

**ORDINANCE**

AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, SECTION 2.7, "HISTORIC DISTRICT REVIEW BOARD; POWERS AND DUTIES," AND SECTION 3.21, "HISTORIC DISTRICT DESIGNATION," TO IMPLEMENT THE SPECIAL ASSESSMENT FOR REHABILITATED HISTORIC PROPERTIES ORDINANCE

WHEREAS, the City Council desires to adopt the "Bailey Bill," the special assessment for rehabilitated historic structures; and

WHEREAS, City Council desires to include structures outside the Historic District which are listed on the Historic Sites Survey as being eligible for the Bailey Bill provisions; and

WHEREAS, structures outside the Historic District must be officially designated as "historic," and the renovations proposed for such structures must be approved by the Historic District Review Board, to be eligible for consideration under the Bailey Bill; and

WHEREAS, amendments to the Unified Development Ordinance are needed to provide for structures outside the Historic District being designated historic, and for renovation plans for such structures to be reviewed by the Historic District Review Board; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance that clarifies the process for designating structures and districts "historic," and that gives the Historic District Review Board the authority to review rehabilitation plans for structures outside the Historic District; and

WHEREAS, this amendment has been presented to the Beaufort--Port Royal Metropolitan Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on May 13, 2014, with notice of the hearing published in *The Beaufort Gazette* on April 28, 2014;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that *The Unified Development Ordinance of the City of Beaufort, South Carolina*, be amended as follows:

1. Revise Section 2.7.F, "Historic District Review Board; Powers and Duties," by deleting the current paragraph 1, and replacing in with a new paragraph 1 to read as follows:
  1. It shall be the function of the Historic District Review Board to pass upon the appropriateness of altering, constructing or demolishing any building or structure within the Beaufort Historic District and for approving alterations to structures listed on the "1997 Beaufort County Above Ground Historic Sites Survey," which have applied for a Special Property Tax Assessment for Rehabilitated Historic Properties.

2. Revise Section 3.21, "Historic District Designation," by deleting the current subsection B, "Designation Process," and replacing in with a new subsection B to read as follows:

**B. Designation Process**

Based upon the criteria set forth in this section, the Board shall review such proposed designations and then it shall make a subsequent recommendation regarding the designation to the City Council for final approval.

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

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BILLY KEYSERLING, MAYOR

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IVETTE BURGESS, CITY CLERK

1st Reading

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2nd Reading & Adoption

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Reviewed by:

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WILLIAM B. HARVEY, III, CITY ATTORNEY