



CITY OF BEAUFORT
1911 Boundary Street
Council Chambers
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
REDEVELOPMENT COMMISSION AGENDA
June 6, 2013

PLANNING CONFERENCE ROOM – 1ST FLOOR
1911 BOUNDARY STREET

4:30 P.M.

I. CALL TO ORDER

II. REVIEW OF MINUTES

May 8, 2013

III. REPORTS

- A. Update from Housing/RDC Task Force
- B. Boundary Street Update
- C. Marina RLOI Progress Report
- D. Lafayette Street Update
- E. Beaufort Code Update
- F. Civic Master Plan Update

IV. EXECUTIVE SESSION

Pursuant to Title 30, Chapter 4, and Section 70 (a) (2) of the South Carolina Code of Law: Discussion Regarding Proposed Contractual Arrangements and Sale or Disposition of Land

Proposed Mission Statement

The City of Beaufort Redevelopment Commission has been established to renovate, revitalize, and regenerate distressed areas of Beaufort.

BRC's mission is to lead a coordinated strategy of redevelopment and design strengthening the City of Beaufort as:

- The heart of economic development for Northern Beaufort County
- A prosperous place for business and institutions; and
- An attractive urban environment for residents and visitors

NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE, PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL INFORMATION

STATEMENT OF MEDIA NOTIFICATION

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

A meeting of the Beaufort Redevelopment Commission was held on May 8, 2013 at 4:30 p.m. in the Beaufort Municipal Complex, City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Jon Verity and Commissioners Mike McNally, Wendy Zara, Keith Waldrop, Martin Goodman, Mike McFee, and Henrietta Goode.

Commissioners Alan Dechovitz and Stephen Murray were absent.

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting. The meeting was called to order at 4:32 p.m. by Chairman Verity.

MINUTES

On page 6, paragraph 3, Commissioner Zara said the minutes should read that she feels it should *not* be left as project acreage and future conversations should include the Open Land Trust. **Commissioner Zara made a motion, seconded by Commissioner McNally, to approve the minutes of the April 4, 2013 meeting.** Commissioner Goodman abstained from voting because he was not at the meeting. **The motion passed unanimously.**

UPDATE FROM HOUSING / RDC TASK FORCE

Commissioner Zara said they had met with the Housing Authority board and had had phone conversations; they're "very positive about figuring out how to coordinate efforts," she said, but have an issue with money. They want to know how much money the city would contribute to fund a position and what it would entail. Commissioner Waldrop said they would like to find a way to make it work; they have no surplus space or staff, so "it's an accounting matter."

Everything the Housing Authority does outside of public housing has to be accurately accounted for. Commissioner Zara said the primary issue is finding someone for the position and possibly finding housing for them. Commissioner McFee recommended meeting first with **Scott Dadson** and **Kathy Todd** regarding the financials. **Julie Franklin** said she would set that up and include Chairman Verity, Commissioner Zara, and Commissioner Waldrop.

Commissioner Zara said **Shirley Wilkins** has a homebuyer education class and a housing forum scheduled for July. The workshop is in conjunction with the credit counseling service that had spoken to the Redevelopment Commission. They are keeping in touch with **Eric Brown** and **Brad Gooding** about this so that they will have buyers for the houses they are building. She also has the names of lenders in Charleston "who will be more tuned into this kind of thing" than local lenders.

Commissioner McNally said he is working on some housing initiatives and looking at large vacant properties for possible senior housing. Commissioner Waldrop said the discussion with the Housing Authority led to the need for a major overhaul of their web site, and the committee, which has been looking into a housing site, may be able to combine forces to create

a site with pages dedicated to various aspects of housing: new construction, infill, rehabbing, etc.

BOUNDARY STREET UPDATE

Craig Lewis said they are “in process” and in the middle of right-of-way acquisition. “It’s going okay,” he said. There is “some continued resistance.” Construction documents are going to the state for final permitting; they expect to release the RFP in August. It needs to be under contract by September 30. They have had to decide about the boardwalk trail and weren’t able to get it behind the 16 Gate Cemetery on the south side and provide safe passage, so they are going to take it just past Wendy’s and then across the street with a “hawk signal.” The state has approved this interim signaling.

MARINA RLOI PROGRESS REPORT

Ms. Franklin said they have gotten some response and a few questions on the RLOI for the marina. The response date is June 14.

LAFAYETTE STREET UPDATE

Mr. Brown has told Ms. Franklin that they plan to close on May 24. Commissioner Goodman said “it’s all staked out and cars are running over the stakes.” Mr. Brown has said that he’s ready to start building.

Commissioner Goodman said Ms. Wilkins had brought a client to him; they have “a small commercial loan piece,” so he’ll be working with the client on their business plan and their financials.

Commissioner McNally said that the Beaufort Bakery has a terrific website, and Commissioner Goodman said it will open on Lady’s Island.

REVIEW AND APPROVAL OF RECOMMENDED CHANGES TO THE CIVIC MASTER PLAN

Chairman Verity said they have received a lot of good ideas from the community meetings they have held on the Civic Master Plan. Some of the changes are mechanical. The next step will be to take all these changes, make them in the plan, and release a new draft. There will be a hearing about that draft, and if it needs amendments before it goes to council, they will do those. City council has the final approval.

Commissioner Zara asked if the Planning Commission has made its recommendation. Mr. Lewis said no, that the Redevelopment Commission will make a recommendation to the Planning Commission. The Planning Commission has a copy, he said. Commissioner Zara said statutorily the Planning Commission is the recommending body.

Chairman Verity said they haven’t had the ability to go in and change the plan after every meeting, so they have accumulated the changes and published them on the web site. They will

go through the ones that they considered important today at this meeting. They seek to create a document that “makes sense and would work for us.”

Chairman Verity said the Lawrence Group will take 30+ days with the next draft, and they will publish that draft to the web site, have a public meeting, and then send it to the Planning Commission and council. Chairman Verity explained that the changes are divided into chapters, not by the sectors. Mr. Lewis will read through the recommended changes, Chairman Verity said, and they would like comments by the commissioners. Then they will go on to the next section. They are trying to improve the copy to reflect the comments that were made.

Mr. Lewis said in Chapter 1, they need to make sure that it’s clear that what is presented in the draft is conceptual, particularly the illustrations. The goal of presenting the private plans was to show where the opportunities were so the city can channel their resources and also to show opportunities for development and land use as it will inform the new code. This will be part of the Comprehensive Plan, so “this will flow to the code committee,” and they will “create the appropriate things” so that they don’t have to amend the plan.

Everything should be noted as conceptual, he reiterated. There are more conceptual ideas that are less guidance-oriented and more, “Hey, this is an opportunity.” There are no significant changes from what is permitted by zoning ordinance today, Mr. Lewis said. They will note this from the beginning of the plan and provide instructions on how to use the images and how that will translate to the zoning. Chairman Verity said the images in the plan, if approved, can be built, which concerns some and contains a “modicum of truth,” so they need to ensure that the renderings of properties, particularly in Sector Four, “are clearly ideas, not plans.”

They will provide information on how to use the plan, Mr. Lewis said. There are projects shown in it that would likely be for Redevelopment Commission attention, but 95% of them would not be. When they show pictures on private property, Mr. Lewis said, people think that the government is going to take their property. All they were trying to do, he said, “was to anticipate things,” so the language about that has to be clear.

Mr. Lewis said there is a lot of MCAS-related commentary. All but two of **Alice Howard’s** comments have been incorporated already, he said. Commissioner Zara asked if they plan to address the other two, and Mr. Lewis said yes. Ms. Howard had asked “to clarify what Shanklin Road would look like” and “to clarify the street connections through there,” and they will clarify that. The other questions will be addressed as he comes to them, he said.

Commissioner Waldrop said on the first page, they discuss parcels that aren’t available for development on Highway 21; he asked Mr. Lewis to identify those parcels and Mr. Lewis did. That will be fixed, Mr. Lewis said.

Commissioner Zara asked about a comment from Ms. Howard, and Mr. Lewis said they haven't thought about it up to this point. Commissioner Zara said she hears pretty consistently that there seems not to be a reference to current neighborhoods when people see the drawings and therefore they "don't see how their existing neighborhood fits in." Mr. Lewis said, "Absolutely" he would address that.

Mr. Lewis said in Chapter 2, in regard to the public waterfront, they corrected some language and spelling errors. He discussed the use of the phrase "public and private property." In regard to the illustration of the marina, it will be removed. They thought of replacing it with a second drawing that would provide guidance to those who might want to develop it.

Commissioner McNally said many people feel like "the illustrations don't look like Beaufort," i.e., Beaufort buildings are white and these are dark and don't seem to fit. Commissioner Waldrop said it looks like Old Town Alexandria. Commissioner Zara said the mass also is part of why the buildings in the drawings don't look like Beaufort. Mr. Lewis said "Beaufort doesn't have a good commercial precedent." Some drawings can be redrawn, the red can be changed to white, and they have heard all the comments about this. They are removing some, not redrawing them all.

Chairman Verity said in the ROLI, they took the marina slide out so as not to seem to be saying "developers have to build this exact thing." They want what fits economically and in terms of the aesthetics of Beaufort, which will be a challenge for the developer. Commissioner Waldrop asked if the second alternative drawing was the one on page 30, and Mr. Lewis said that was one of the alternatives. Commissioner Zara asked about the aerial views of the same thing on another page. Mr. Lewis said they are open to guidance, and this is what they landed on because it captures some key points: the massing of the buildings is similar to others on Bay Street for example. There are a lot of buildings, he said, "because it's a big space to fill."

Commissioner Waldrop said in the ROLI discussion, there's land shown that is controlled by the Open Land Trust and which was created to preserve the view of the water, but here buildings are shown that block the view, and he questioned if the drawing should be modified to address the concern that was raised. Commissioner Zara said she agrees. Chairman Verity said the parking garage in the drawing may or may not be in the space that would be used. Commissioner McNally asked if they have included a caveat that said that the buildings shown are completely hypothetical and are there to show a potential use for the space.

Commissioner Goodman said they are asking for letters of interest, and someone will present a plan at some point. Ms. Franklin said it seems to be helpful to give a general idea for developers of what Beaufort wants. Commissioner McNally said that based on his experience, developer interest will solely be based on the amount of land available and the location. Commissioner McNally said whatever they draw will be "wrong" in the eyes of the public, so they need a strong statement, but they also need text that explains the purpose of the drawings.

Chairman Verity asked what level of predetermination this creates if they leave in the picture of the waterfront. Commissioner Goodman said every picture in the plan creates the same problem. The post office, for example, is not being sold yet, but there's a conceptual plan for what could be there if everything falls into place at some point. Commissioner Zara said it's also in the Historic District, so it has to be compatible with that. Commissioner Goodman said his point is that if they are going to be critical of every picture, they will find people who will not agree with the pictures. Commissioner Goodman said the plan doesn't say anything about being able to circumvent the approvals necessary to be in the Historic District.

Commissioner McFee said he feels it's important "not to make it too vanilla," lest they lose excitement and interest. He feels they are not being too misleading. They decided that some of the things in the original drawing of the marina, because of its current activity, aren't necessary. Commissioner Goodman said that if they weren't looking at the redevelopment of the marina area today, but were looking at then Bellamy Curve and the university, for example, people will have the same concerns about that that they have about the marina. Commissioner Goodman said that the Civic Master Plan says that the amphitheater at Bellamy Curve for example is not something that *will* be built but something that *could* be built. He fears "picking it to death," and they "will lose the excitement for what can be." He said in regard to Lafayette Street, if you looked at it now, he doesn't have the vision to see how it will be like architects and creative people who can see what could be put there. He thinks it's good to have an idea about what *could* go in a space. "Beaufort is Beaufort and is always going to be Beaufort," Commissioner Goodman said. If the city decides they want to do the amphitheater, then they will have a public meeting about it. Commissioner Zara said if it's on Open Land Trust land, the city will have no jurisdiction and having a drawing of something that is so unlikely seems pointless to her.

Commissioner McNally said if they look at the marina, they are trying to illustrate a zoning concept that could be approved here. Those are questions a developer will ask, and the illustrations tell the developer those things they want to know; that's the purpose of the drawings of the structures. They are really illustrating "zoning to be," he said. Ms. Franklin said the drawings help "generate creativity." When she sits with a developer, "this gets them to think beyond the vanilla box they would normally work in" and shows them the level that the city wants. Not all developers are as creative as some others and they need to be pushed a little bit to get to the level the city wants.

Commissioner Waldrop said he doesn't have a problem with the illustrations in the current draft, but as he went through Mr. Lewis's memo, he wished he'd read the additional comments, etc. at the end, first. Those comments were "of a more general nature." Of the meetings he has participated in, there were several that indicated that the public perception of some is that the Master Plan is the cover for the code. The public perception is that these illustrations are so different than the Beaufort they know and love, so in their minds, "it's being

shown this way because they want the code to be adopted that would permit this to be done.” Chairman Verity said he thinks that’s true.

Mr. Lewis said heights are measured from the base flood elevation, so in many cases, a three-story building may be 3-7’ higher than the current rate for both residential and commercial. This is “raw code today” and doesn’t apply to the Historic District, which will have its own additional code. What was drawn is what was adopted, he said. There are a lot of three-story buildings in an image of Bay Street, and people aren’t used to seeing it from the angle that’s in the drawing, which shows how big and wasteful of space that parking lot is. That’s what they were hoping to show – how many buildings could fit in there – but they understand that if this doesn’t work for the public, they can try something else, Mr. Lewis said.

Commissioner Waldrop said they voted to approve the draft in this form, and he agrees with the illustrations remaining in because they “stimulate thought on the art of the possible.” Commissioner McNally agreed that it shows what scale they want, i.e., they don’t show a ten-story hotel because they don’t want that. Commissioner Waldrop suggested there might be a way to soften the language to indicate that they are not “setting this in stone – or brick.”

Chairman Verity said that developers will want to know what they want on the marina site. There’s no approval to do anything yet on the site, which is a conservation-preservation area. He’s concerned that the original drawing “hasn’t played well,” and he feels they might muddy the waters as they seek developers. It’s no longer conceptual, because if developers see it, they will think that that’s what is wanted. Commissioner McNally said a developer’s plan could be totally contrary to this.

Chairman Verity asked the commissioners “if the illustrations create an expectation.” He’s envisioned getting a partner who will work in meetings with the Planning Commission, Historic Beaufort Foundation, and other community partners. They will need to be more patient than a developer who just wants to see what can be zoned and what the city wants. Commissioner McNally said they could say that the property is out for an RFP, but Mr. Lewis said that would “date” the Civic Master Plan, and if they don’t get the responses that they want for the marina, it won’t be out for an RFP anymore.

Chairman Verity said he’s concerned that the illustrations of the marina hinder them in terms of getting a developer. He’s in favor of taking out controversy since they’re in the middle of a project by taking out the marina rendering, and he’s tempted to take out the pictures on page 30 as well. Commissioner McNally said the next draft won’t go out until after the response date.

Commissioner Zara said Mr. Lewis is asking for guidance. Chairman Verity said they shouldn’t put out this plan without asking the community what it wants. Mr. Lewis said there was a substantial process for Sector One, and they didn’t get any direct feedback on this matter; it

was quiet for about a year. He doesn't want to question motivations. They are looking at everything at one time now, so if this is an opportunity to look at that, they are willing to look at it again. Chairman Verity said people's "level of discovery" is different at different times; when the reality hit that they were going to do the marina project, he said, public interest was aroused. Not everyone will be pleased, but he feels they should put the best vision forward. The drawings have been out there without much response, but there was a "learning end of it," and people didn't consider it as going to be done. Commissioner McFee agreed but said that the rendering is not offensive to him, and he feels that "the language is repeated often in the plan as to this."

Commissioner Goodman said now that they're requesting the letters of interest, the public is looking at it again. Chairman Verity said that the marina drawings were taken out of the RLOI, so they should take them out of the Civic Master Plan. Commissioner Goode said most of the pictures would have to come out if this is a concern, but they didn't say in the plan anywhere that the rendering is anything more than "here is a thought of what you could do to this property." She feels they're "getting too bogged down in a small piece."

Ms. Franklin said if they take out the renderings of the marina ideas, they remove the notions of what can be done. Chairman Verity said it shows 30% of the land being green, "which everyone wants." Ms. Franklin said from a legal standpoint it shows that they have a plan. The site plan is consistent with what's already on there. They can take the rendering out, Chairman Verity said.

Commissioner Zara said that Mr. Lewis has "5 bullet points there," and the reference to 3-4 stories should be changed to 3 because it says 3 everywhere else in the plan.

In Chapter 3, Mr. Lewis said in regard to the illustration on page 60, removal is recommended for the rendering of the post office block as well as the plan in that particular area. Mr. Lewis said when they were doing this, there was a real possibility that the post office would close, and it still might. They have gotten good, legitimate feedback about the townhomes that are shown there. The townhomes in the Historic District currently are not good historic examples of good townhomes. These are in the heart of the Historic District, and they will need a lot of conversation about them, so they should take the illustration out and all the references to them.

Mr. Lewis said the Bladen Street area, on page 61, is currently under the Bladen Street code, and "this kind of development is encouraged." It's two-story buildings, and they can change them from brick to tabby. Mr. Lewis said they are recommending making some changes on that illustration. They colored buildings that they show changes to: they would rejuvenate the courthouse, not change it otherwise.

Mr. Lewis said in regard to the pictures of USCB, the buildings on the left side of the drawing will be cropped out. They were trying to illustrate to USCB how to break the buildings down and make them appropriate to the campus; "as this thing has matured," Mr. Lewis said, the university is being encouraged to head up Boundary Street, so they will crop this from the drawing. Commissioner McFee said USCB has a plan, too. Mr. Lewis said the buildings shown in the rendering "were (from) their plan." They don't really have a full Master Plan for this campus, Mr. Lewis said. Chairman Verity said the community said they didn't want what Jane Upshaw showed them. Mr. Lewis said since they did the plan, another model has been decided on.

Mr. Lewis said they want to show the Bladen Street boundaries "so it's a good historical marker to bring that through." Mr. Lewis said, if they color and amend the buildings on the USCB campus area to scale it down and include how senior housing would work, then if someone does something else, in the narrative they can explain how the buildings would be broken down.

Mr. Lewis said in Chapter 4, changes have been made to the green infrastructure plan, and the map will be cleaned up. He gave an example of the tracing area problem that they will be cleaning up. Another thing they will ensure is that Marshall Farms in the North End neighborhood will be incorporated as a great *opportunity* for an Open Land Trust purchase or a conservation easement.

In regard to Southside Park, Mr. Lewis said the homes are drawn on 60' of park property, and they have discussed that with those associated with that property. The association approves of the "eyes on the park" but want to keep it 100% off of park property, so they will do that, he said. Chairman Verity asked if there would be other changes to the Southside Park illustration, and Mr. Lewis said that will come later in the discussion. Mr. Lewis said that in order to get it off park property, there are city restrictions, so he recommends a park boulevard adjacent to the private property and up to the edge of the park. They can preserve some trees and make it look nice.

Sams Point Park on Lady's Island was coordinated with the county's planning / form-based code effort, so the building forms are reflective of that, Mr. Lewis said. They show a road going across the park, but they need to clean that up.

Mr. Lewis said they are currently resolving the phases of Southside Park to have them accurately depicted. "The drawing on the board out there is not the correct drawing," he said. That will not be part of the final Master Plan, so they will include short, medium, and long-term plans and are working with the Southside Park committee and the city to collaborate on that. Mr. Lewis said on Spanish Moss Trail, there were specifics about the Depot Area, and they anticipate that the trail will change the dynamics up and down, but they don't know where those changes will be, and they don't want to be specific to any one location. They are making

the language more generic, and if there's something specific to the Depot, it will be in the Depot section of the Civic Master Plan.

Mr. Lewis said on page 104, he missed the Marsh Road behind TCL and the medical office building. They are keeping it in as a trail along the waterfront, but it won't be a street connection. Chairman Verity said they signed an agreement with the hospital specifically taking the marsh road out, and it's now been removed as an easement and is no longer in the hospital's master plan. Commissioner Waldrop asked if this will have an adverse impact on plans for Ribaut Road. Chairman Verity said in the final analysis, no one – the hospital, TCL and the neighborhood – wanted it, and the decision's been made. Commissioner Waldrop said he understands that but wondered "if it undermines the idea of Ribaut Road as a boulevard." Mr. Lewis said they will still advocate for connection, but it won't be there in some places. Chairman Verity said they don't expect it will be connected between TCL and the hospital. Mr. Lewis said the idea is connecting driveways instead of having a road there to do it.

Commissioner Zara said she couldn't find "encourage the multi-use path along Highway 170." Mr. Lewis said he was writing the notes and copying and pasting, and this wasn't edited. Dr. Gray owns some tracts down there, he said, and "has embraced the idea of a meandering trail working its way down there on the east side of Highway 170." Chairman Verity said **John and Molly Gray** would like to develop along 170 with trees in front, building a pedestrian / bicycle trail along the length of their property that could go various ways. He said "it was sort of their idea, and it was a good one."

Mr. Lewis said on page 110 they are removing some street sections for Ribaut Road. They are removing all specific references for what might happen down there. For future planners, they want to know what was being discussed in 2013 about what needs to be done to improve Ribaut Road. Later, there's a diagram of the priority of those ideas. There needs to be a comprehensive study of that area and "have people have that conversation in sum total." Chairman Verity said they will take the conceptual drawings out. Mr. Lewis said they will take out components and show those, i.e., street trees and decorative lighting, not show all of them together.

Chairman Verity said in Section 5, there's concern about the trail crossings. Commissioner Zara said they could cut Middleton off and not make it a through-street. Mr. Lewis said people are using it as a cut-through, not trucks. They need to have two crossings, so that there's not a cul de sac. Middleton and Hay are used today; Hay is not formalized. Chairman Verity said the concern was that people would go into neighborhoods to exit; the goal is to improve circulation.

Terry Murray said the concern was that the early proposed circulation pattern would allow new traffic to circulate through the neighborhood. They had discussed with Chairman Verity "requesting a very good, rational plan" for parking along the Depot for users of the trail. Now

they are parking in the neighborhood and at the Depot. She thinks “this is a real-world planning issue.” They need a traffic management and parking plan. Commissioner Zara said one problem is that there’s no parking at Allison, and Ms. Murray agreed that’s one problem. The neighborhood committee says that traffic and trucks can come through Hay and Middleton and that’s the main concern, but they need a plan. Ms. Murray said “some parking at Allison is much better than having acres of parking lot.” Chairman Verity said the hospital has agreed to use some parking space for the trail, but Ms. Murray said people aren’t aware of it.

Mr. Lewis said this is just the first phase, and at Beaufort Plaza, there will be a big parking area. Mr. Lewis said they are applying for a grant soon for Allison Road. **Kathy Lindsay** asked if it’s possible to increase the parking north. Mr. Lewis said there are two pieces of good news: having a parking problem means the trail is a success, and he believes it’s a short-term problem because the first phase was never intended to be the main section. When the other two sections are built in the next 3 years, those parking problems will be gone, but they need to manage it until then. Mr. Lewis said he advocates convenience and accessibility, and he doesn’t think trucks are likely to go west. The beneficiaries of these two connections are those who live in the neighborhood. They can put up a No Trucks sign. They can kick the can down the road and have it as a pedestrian and bicycle connection only and not open it as a full street but leave it as a future right-of-way for opening. He understands the current concern, he said.

Chairman Verity said he’d like to see if the parking could be accomplished going north. Mr. Lewis asked how they would like to show Hay and Middleton. Commissioner McNally said if they take the connections out, the neighbors will be upset because they are using them. Mr. Lewis said they are “minor” streets, and they “showed them as narrow.” Chairman Verity said the residents should have the same normal access they have today, but they don’t want people exiting that way. Commissioner McFee said if trucks start using that area, they could mark it with a sign for No Trucks, but when the trails are built on either end, in 2-3 years, the problem won’t be there.

Ms. Murray said they would like them to revisit the cul-de-sac plan or show an area for future streets. Commissioner Zara said this will need to be revised in 10 years, and Chairman Verity said there needs to be an update in 5 years. Chairman Verity said they will work toward keeping the roads open with a circulation pattern that will make it work for the people who live there.

Mr. Lewis said in Chapter 6, they are building on the existing tracts that are there, which is meant to address a resident’s concern. In regard to the north end neighborhood, he showed the infill site based on their knowledge that a developer had been scouting this area years ago, so they were looking to organize it. They would like a small cluster of homes right around the trail and to preserve some of the waterfront; he showed how that would look in the plan. This is an R-2 zoning, Mr. Lewis said, but right now it’s zoned R-1. They have re-drawn two alternatives “to throw in to show the R-1 cookie cutter” and then another is an R-1 cluster. They will include these as a conceptual alternative and will remove one illustration. They realize

through this process that the illustrator had to remove a lot of trees to show some of the buildings, and “they look stark, but in 3 years they will be covered up.” If they put in the live oaks that are there, you would only see the trees, Mr. Lewis said. There are neighborhoods at this density but are covered in the live oaks.

On page 134-135, Ms. Howard :had brought up that they had gotten aggressive in the development,” Mr. Lewis said, “but it’s pretty stable,” so they will remove the graphic and clip the illustration. It is a potential redevelopment opportunity, he said. There was a general discussion of the condos on Brotherhood Road.

They have a question about Polk Village, which is not in the city limits and was left out of the Boundary Street Master Plan, Mr. Lewis said. He called it “an area in transition.” He doesn’t feel it’s “hit bottom.” Commissioner Zara asked if the city intends to annex it; Commissioner McFee said it’s not in the direction of the current city philosophy. In regard to service delivery, etc., “it would be a very difficult take,” he said. It would not be cost-effective because “it’s not attractive to use.”

Mr. Lewis said there are areas in Burton near the high school that are near the growth boundary and could be good for new development. The county wants to give Polk Village to the city. Commissioner Zara said their plan should cover all the unincorporated areas. Mr. Lewis said it does, but it “doesn’t give the city any real direction.” **Jay Weidner** asked if they were going to abandon Polk Village in terms of planning. Mr. Lewis said “that’s the question.” Mr. Lewis said “there’s not common ownership out there.” It would take a lot of property acquisition to make it a viable site. It’s not cohesive in boundaries or ownership to be a redevelopment site.

Commissioner McNally said their plan should respond to the city’s plan. Commissioner Goode asked, if the county and the city leave Polk Village to die, what it will do to the rest of the plan. 5-10 years done the road will they just act like it’s not there? Commissioner McFee said it’s part of the county even though it’s in the city’s growth boundary. From a service delivery standpoint, it’s not an area the city would annex. **Libby Anderson** said they couldn’t annex it by state law, though the city might consider it and do a small area plan if that law changes. Commissioner McFee said they are trying to work on legislation for doughnut holes, but it hasn’t happened yet.

Mr. Lewis said illustrations were done around Battery Creek high school that are not in the city but are in the growth boundary and are in green fields. They wanted to give guidance as developers develop that property and bring it into the city. There’s a lot of brown in the illustration because there is a lot of community agriculture; it’s marshy and they are getting into the AICUZ boundaries, he said. Mr. Lewis said the owners are absentee. Commissioner Zara said they should leave it in the county plan until the city decides to annex it, she feels. Ms. Anderson said they could get an annexation petition tomorrow, and it would be nice to have a plan for

what they want and don't want so they have an idea; it would be an upzoning if that were to happen. Chairman Verity said it makes sense to him to keep it in.

Mr. Lewis said in Chapter 7, in regard to civic institutions, they have included MCAS references and they will play those up a little more. TCL adopted a Master Plan, Mr. Lewis said, and they have dropped it into the Civic Master Plan. They met with the hospital today about general expectations about what can happen south of the line, the majority of which the hospital owns. Mr. Lewis said their goals were to get a better sense of their needs and expectations over the next 10-20 years and a vision for Ribaut Road in that area in regard to aesthetics along the frontages. He discussed some of their plans phased over 20-40 years. They "are going to loosen up the plan a little bit, removing a few buildings in the area," and they will draw a 10-20 year interim plan. There's "agreement to improve the shabbiness of the west side of Ribaut Road." Mr. Lewis said this is an example of buildings built to today's code.

Commissioner Zara asked about the Polk Island boardwalk, and Mr. Lewis explained where the pedestrian boardwalk would be and the ways people could connect to the trail. It's in the TCL Master Plan to have a conference center there with cottages for people to stay in.

Commissioner Zara asked if in place of the big picture that opens the chapter if they could use a picture of a property in the city, and Mr. Lewis said he will if they can find a good commercial example in the city. The picture referred to is of Habersham. Suggestions of other locations were made. Commissioner McNally said Palmetto Bluff has "some commercial buildings that look like Beaufort." Mr. Lewis said in regard to Lowcountry architecture, he understands what they mean. A building on Bellamy Curve was suggested, and **Dick Stewart's** property on Greenlawn.

Mr. Lewis said on page 173 in Chapter 8, they would like to keep the idea of the roundabout in. It "changes context from one side to the other," and it keeps traffic moving, though slowly. Commissioner McNally said roundabouts can be very effective. Mr. Lewis said they can't give any of the spokes priority in order to keep the traffic moving. They want to keep it in but could relocate it to the later Ribaut Road concept for "down the road."

On page 180-185 of the plan, there is a set of drawings of Wal-Mart, Lowe's and other big box properties. Mr. Lewis said they were doing an academic exercise to show how much land was being used "that would rot in ten years," and they did a model of a walkable area, purely as an academic concept, and they want to have it clearly conveyed that it's "a 100-year vision to show how consumptive that sort of development is," not doing anything from a coding standpoint to tell people that this should be built today. They will convey that with a lot of language to indicate that it's a possible 100-year redevelopment.

On page 181, Old Jericho Road was the original road to Parris Island. Mr. Lewis said it's non-functional as a road, and Mr. Weidner said it's the by-pass to avoid Cross Creek. Mr. Lewis said

the road is used but not functional. There's an option to double it, but not widen it, so it would be one side of a boulevard. They can preserve the integrity of the passageway and the live oaks, Mr. Lewis said. It's only 16-18' wide and could be part of the trail system out there, as another option. People do use it, he agreed, and as part of the planning effort, they want to increase the number of choices.

In Chapter 9, they will change the language to reflect everything that's been discussed in regard to the Depot Road area. Mr. Lewis invited Ms. Lindsay to send him "any massaging" she has. Ms. Lindsay asked him to define a zoning designation for Neighborhood Industrial Area. Mr. Lewis said that's what it is today, and they have been discussing in regard to coding if there are various types of industrial.

Commissioner Waldrop asked what "an industrial arts district" is. Mr. Lewis said that's where artisans would be. Ms. Lindsay asked if they would be able to sell their work there; Ms. Anderson said there's only one industrial zoning now, so they can have a rendering plant in the area but not allow artisan sales. Ms. Lindsay said if it converts to a retail destination, "the neighborhood is against it and has been all along," but to have low rent for artisans, they would need to have sales. Chairman Verity said only those things permitted now are being considered, unless there's a change that could happen based on everyone's agreement. Mr. Weidner asked them to clarify that there was a sign maker selling signs down there. He added that he can't see why a truck would ever want to go down Hay or Middleton Streets.

Mr. Lewis said he will go by the direction of the Redevelopment Commission. Commissioner McFee said they "should leave it as limited industrial and let it grow." It may change over 100 years and can be dealt with them. Commissioner Goode said as the city grows and moves in that direction, they will need that space for retail. Mr. Lewis said it will not be a main corridor and "will change based on the folks that are down there." Where the rents are low, artists move in and bring life to it, and then they adapt a zoning ordinance to what's happening. It can be taken out for right now.

Ms. Lindsay asked about the mixed use recommendation for that area, and Mr. Lewis suggested making it office and industrial. Ms. Lindsay said on page 78 of the plan, a new pavilion is proposed in the Depot area, and the neighbors don't want concerts and performances in the area because it's surrounded by residential properties. Mr. Lewis said they will remove all of the program amenities.

Ms. Anderson said they will be revisiting this matter as the Depot area changes over time. She recalled the port-a-potty rental place there, and feels they can do better in the future. Ms. Murray said she agreed. Chairman Verity said when the trail is built out, this matter will all be reopened by the property owners. These things probably will happen, and taking it out of the current plan draft doesn't mean it won't be part of the conversation. There will be 1000 people on the trails on the weekend, he added.

Colleen Barrett works at the MCAS and said she's there as "a representative of a large landowner." She thanked them for incorporating the MCAS comments. She offered to help with the AICUZ properties.

Mr. Lewis said in chapter 10, Ms. Howard had raised a question about the different districts. They don't show the 3-bedroom, 2-bath brick ranch as a housing type. Commissioner Zara said there are Habersham pictures in there, too. Mr. Lewis said they don't have good examples of townhomes in the community.

Mr. Weidner said the Milner report "admonished the city not to build townhome developments ever again in the Historic District." They are "a complete anomaly," he said, and townhomes and Charleston houses are not compatible with the forms of old Beaufort in the Historic District. He said he wished that the plan would recognize this effort to preserve the character of the Historic District, which he feels Beaufort would not exist without. Mr. Lewis said they have removed those townhomes by the post office. Mr. Weidner said they can build duplexes.

Mr. Lewis showed the different regulations for the different codes, which he stressed are not uniform for all streets. He indicated which drawings would be removed and said they would indicate that it is "pretty much as it is today." In regard to Hermitage Road, they can keep the median and there was not strong support for running a sidewalk down either side. He thinks they should paint it as a sharrow to show it's a known bike route to the trail. That's all they are going to show, Mr. Lewis said.

Chapter 11, Mr. Lewis said, is project implementation, and he showed the changes in development opportunities. He showed the priorities for the development opportunities and how they are tied into the market.

There being no further business to come before the Commission, **Commissioner Goodman made a motion, seconded by Commissioner McNally, to adjourn the meeting. The motion passed unanimously**, and the meeting adjourned at 7:11 p.m.