



CITY OF BEAUFORT
1911 Boundary Street
Council Chambers
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
REDEVELOPMENT COMMISSION AGENDA
February 7, 2013

PLANNING CONFERENCE ROOM – 1ST FLOOR
1911 BOUNDARY STREET

5:00 P.M.

I. CALL TO ORDER

II. REVIEW OF MINUTES

January 3, 2013

III. REPORTS

- A. Finance and Residential Committee
- B. Commercial / Economic Development Committee
- C. Boundary Street Update
- D. Depot Road Update
- E. Marina Update – Next Steps

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 January 3, 2013 at 5:00 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, Mike McFee, Keith Waldrop, Martin Goodman, Alan Dechovitz and Wendy Zara.

Henrietta Goode and Pat Kase 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 5:00 p.m. by Chairman Verity.

MINUTES

Commissioner Goodman noted that Commissioner McFee was incorrectly referred to as Michelle Mapp in the motion to accept the minutes. Commissioner Goodman said that the first paragraph under Main Street Beaufort Report should be above that heading as it applied to the Marina Update matter. Commissioner Zara said that the reference in the Lowcountry Housing Trust section should be to a CDFI (Community Development Financial Institution). Under Finance Committee, Chairman Verity said he would prefer that it to be *qualify* all the incentives, not *review*.

Commissioner McFee made a motion, second by Commissioner Goodman, to approve the minutes of the December 6, 2012 meeting as amended. Commissioner Zara and Commissioner McNally abstained from voting because they were not present at the meeting. **The motion passed 5-0.**

REPORTS

FINANCE & RESIDENTIAL COMMITTEE

Commissioner McNally said the committees have merged because the same people are on both committees, and it's working out well. Commissioner McNally said they have ideas about how to get involved with the Beaufort Housing Authority and Habitat For Humanity. They have a meeting schedule for January 22.

Commissioner McNally said they have had discussions with Habitat For Humanity on a block in the Northwest Quadrant where a city maintenance garage facility is. The group will come back with a suggested agreement. On the Lafayette Street project, they are in a due diligence period and the contract was completed. Commissioner Waldrop said the focus is on housing, not commercial. Commissioner Zara said they "hope to benefit from the staff of other entities."

Commissioner Dechovitz asked if Dr. Bush was being "made aware of what's going on at the Baptist Church." Chairman Verity said they are keeping the conversation open. **Julie Franklin** said the Historic District Review Board would have to approve it to relocate it. Ms. Franklin told Commissioner Dechovitz she would follow up with it again. Ms. Franklin said they had told the

owners that they would like to see development that would put the property back on the tax rolls.

COMMERCIAL / ECONOMIC DEVELOPMENT COMMITTEE

Chairman Verity said this committee would not be re-established, but they would look toward “object orientation” with people heading up the project committees. They would give individuals “a run at continuing the projects.” He said Commissioner Dechovitz is working on the marina project, for example.

DEPOT ROAD UPDATE

Nothing has been done on the Depot building, and there are no plans to do anything, Chairman Verity said. Until the county completes the next phase, he said, “the building is not going to be that attractive.” He hopes eventually they will find “neat uses for it” especially when the trail is done. Commissioner McNally asked if the building would be big enough for a small health club. Chairman Verity said it could be, but they have to remember that the hospital has invested money into putting their Life Fit Center on the trail.

Maxine Lutz mentioned that there’s another historic building in the area that SCE&G owns which was a power plant, and SCE&G wants to demolish it. As they think of developing the area with the flavor of old industrial buildings, she said, this one could also add to it. The SCE&G representatives will come back to the HDRB in February to request its demolition again. Commissioner McFee said Ms. Lutz should talk with **Kathy Lindsey** about the project because she might be able to help with getting neighborhood support against the building’s demolition.

There was general conversation about the Rail Trail. Chairman Verity said they hope to see the extension done in 2013.

BOUNDARY STREET UPDATE

Ms. Franklin said that there’s been a lot of coordination with the county on Boundary Street, and the Office of Civic Investment has met with them and the engineers. There’s a slight delay in the right-of-way acquisitions. They are on hold until SCDOT gives them a final permit so they can only have conversations until this time. Beaufort County has agreed to coordinate the information for the TIGER grant. Commissioner Zara asked if the matter of SCE&G burying lines had been taken up, and Ms. Franklin said she didn’t know. Chairman Verity said he thinks they have contacted Lindsey Graham’s office about the matter. Ms. Franklin said **Craig Lewis** met with **Paul Trask**, and is having conversations with him about Beaufort Plaza regarding connectivity to the trail and providing public access.

Ms. Franklin said they are in the final stretch of putting all the sector plans into a final document and will know more next week. They “hope to have some internal documents” soon. They will take all the sector plans and consolidate them into one document that integrates them by certain goals. It is meant to replace the current project book. Commissioner Zara asked

if all the sectors have been approved, and Ms. Franklin said no, but this will be for approval of all the sectors at once. Chairman Verity asked if it had been reduced in size, and Ms. Franklin said yes.

Commissioner Dechovitz asked if the Civic Master Plan replaces the comprehensive plan. Ms. Franklin said they would work in conjunction together. Commissioner McNally agreed. Ms. Franklin said the Comprehensive Plan meets the state's plan, and while the Civic Master Plan isn't statutorily required, it "gives the tools to implement the Comprehensive Plan vision." Beaufort is progressive in that it has a detailed Master Plan, Ms. Franklin said.

In regard to the form-based code, Ms. Franklin said the committee has had a slow start. Getting a schedule down that worked for everyone was difficult but has now been done. They also "have set up a process to make the process go more smoothly." The group is very engaged, she said, and really gets into the details which makes the process slow, so they created an online document editing process for people to make their comments and suggestions, so that then when they meet, they "will go over the big picture items." Chairman Verity said he feels this is so important that they should work through it as long as it takes.

Commissioner Dechovitz said no land use planning document can be comprehensive; that is why they have a planning commission and council reviews their input. He feels that "if this is not a time-bounded activity, it will go on forever." Commissioner Zara said what they have looked at so far is *not* user-friendly. It's "administrative stuff that is not fun to work with" and highly detailed, she said. Commissioner Dechovitz said the form-based code "has been here for two years." Commissioner McFee said Opticos, the consultancy that worked for the county, had the form-based code, and Commissioner Zara added that the committee didn't begin its work until October.

Commissioner Dechovitz said "somewhere between us and economic development is an endpoint for this code development." He thinks that need a "time-bounded" date, with the group doing the best work it can until then. Ms. Franklin said it's a big group. Commissioner Zara said all of the members don't come to all the meetings. Ms. Franklin said they talked about breaking into committees, but that wasn't well-received. Commissioner Zara agreed that there is too much – like infill – that they can't do now but could do if they had the code.

Commissioner McNally said "the participants should be reminded that the city wants results and timeliness." He thinks the group should not feel as if they have all the time in the world. Commissioner Zara said the group doesn't want to waste time, but they want a good document. Chairman Verity said he feels the end of summer is a good date to shoot for.

Commissioner Waldrop asked if there were a model from another community for the form and content. Ms. Franklin said they are comfortable with this, and they have gone through this in other communities. Commissioner Waldrop asked if they could find something online to see what a sample code looks like. Ms. Franklin said they could do that. Ms. Franklin said if the

commissioners are interested, they could e-mail chapters of the code as it's reviewed. There was general agreement that this would be a good idea.

Commissioner Dechovitz asked about the budget for this project in the contract with the Lawrence Group. Ms. Franklin said she is behind in getting the financials to the Redevelopment Commission by email and that would help. Commissioner McNally explained how they estimated the break down for the hours and projects. The time and material number is an estimate and could be higher or lower, but the total of all the tasks in the agreement is a fixed limit. Commissioner Dechovitz said he thinks it's more relevant that a unlimited time process for the form-based code limits the Redevelopment Committee's ability to do other projects. Ms. Franklin said at the February meeting she will be sure to provide enough information to answer the questions raised.

MARINA UPDATE – NEXT STEPS

Commissioner Dechovitz said they are waiting for direction from Ms. Franklin as to the schedule, and she is working on materials for them to begin the project plan and to get things rolling. Over the holidays, they had conversations with Harbormaster **Rick Griffin** about the boat there and his plans. He got a permit for 20 moorings but then did a survey and found there's sufficient depth and water in the area that the DNR and Corps of Engineers could allow 43 moorings with a new technology. That's Mr. Griffin's plan, but he'll start with 20. Commissioner Zara asked about demand for moorings. Commissioner Dechovitz said many cities up and down the Intracoastal Waterway are installing moorings. Commissioner Dechovitz said they would have more moorings at the Yacht Club if they could, and it would be advantageous at the marina for several reasons.

Commissioner Dechovitz said they met with Main Street Beaufort and had a positive meeting about the marina. Commissioner Zara asked about an RFP for the sports center. Commissioner Goodman said they were discussing a request for letters of interest. Ms. Franklin said they are going to talk to council about it. Commissioner Dechovitz said they can find out that way if what's in the Civic Master Plan is of interest to anyone. Ms. Franklin said after that conversation with council, they can begin to look at engineering.

There was a general discussion of dates for the Redevelopment Commission retreat. The preliminary date chosen was January 25. There was then discussion about items the commissioners would like to discuss during the retreat.

There being no further business to come before the commission, **Commissioner McNally made a motion, seconded by Commissioner Zara, to adjourn the meeting. The motion passed unanimously**, and the meeting adjourned at 5:55 p.m.