



City Council Worksession

Meeting Minutes – Planning Conference Room – 1st Floor

June 20, 2023

I. CALL TO ORDER

5:01 PM

Stephen D. Murray, III

Members of Council in attendance - Neil Lipsitz, Mitch Mitchell, Josh Scallate and Mayor Murray.

Absent - Mike McFee.

II. DISCUSSION – DEVELOPMENT CODE UPDATES

A. Section 9.8.2 - Development Design Review Z (Major).

Curt Freese, Community and Economic Development Director stated that a Text Amendment change for the Redevelopment District was heard by the Metropolitan Planning Commission in December of 2022.

The current proposal is to add a public comment period for all projects in the Redevelopment District. It is proposed to have a 15-day public review and comment period for all submittals. Staff and the applicant must respond to comments in writing before approval and minor resubmittals are exempt.

The following addressed Council:

Paul Trask - 608 Bladen Street

Graham Trask - 68 Fiddlers Bridge Road, Staatsburg, NY

Dianne Farrelly - 2415 Oak Haven Street

Staff will move forward with the 15-day public review period with Staff being required to respond to the comments but have the applicants response be voluntary.

B. Section 9.10.2 - Process and Approval.

1. Demolitions and Non-Contributing Structures.

Mr. Freese stated that Staff can approve the demolition of a Non-Contributing Structure. There are no specific guidelines or time-limits for demolition to take place, and historically significant buildings that are not listed as contributing, have been authorized for demolition without public comment or historic review.

The current proposal is to remove staff level demolitions for Non-Contributing Structures and send them to the Historic District Review Board just like Contributing Structures. Set a 2-year time limit with 5 1-year extensions for demolition. Add standards and findings for

granting demolition approvals or denials by using standards that are set by the Secretary of the Interior.

Staff will move ahead with the text amendments regarding the demolition of Non-Contributing Structures being sent to the Historic District Review Board and with the time limits for demolition. Staff will develop separate demolition procedures for Contributing and Non-Contributing Structures.

2. Administrative Approvals.

Mr. Freese reported that in April of this year, the Historic District Review Board voted to allow Staff to review simple changes to fences, window replacements in-kind, and roof replacements. He stated that this saves the applicant a great deal of time.

Staff will move ahead with the recommended text amendment changes.

3. New Development in Historic District Rules.

Mr. Freese stated that the Historic District Review Board must approve all new development within the Historic District. There are no real guidelines in place, and some projects can take years to complete. The three-pronged approval from Conceptual to Final is not found in the code that is being used by the Board.

Being proposed is to create findings for new development based on the Beaufort Preservation Manual. This would allow for smoother meetings, and also strengthens the legal weight of any decisions should they be appealed. This will also allow for Conceptual to Final approval to be held during one meeting.

Staff will make the necessary corrections and move forward with the recommended text amendment changes.

4. Rules for Certificates of Appropriateness.

Mr. Freese stated that these are approved for minor alterations to Contributing Structures. They require a hearing and approval by the Historic District Review Board. The Code lacks Secretary of interior Standards on findings to approve these from the Board.

Staff will correct some Scriveners errors and move forward with the recommended text amendment changes.

The following addressed Council on items 1 - 4:

James White - 521 New Street
Cynthia Jenkins - Historic Beaufort Foundation
Courtney Worrell - 303 Associates
Fred Washington - 804 West Street
Paul Trask - 608 Bladen Street
Dick Stewart - Property owner in the City
Dianna Farrelly - 2415 Oak Haven Street
Jeremiah Smith - Historic District Review Board
Grant McClure - Coastal Conservation League
Ronesto Pineda - 1107B West Street

C. Sections 10-7-2 and 10-7-3 - Powers and Duties/Membership, Terms and Compensation.

Mr. Freese, started off by saying that as it stands right now, the Historic Beaufort Foundation by Code gets to nominate one member to sit on the Historic District Review Board. The City has now received a letter from the Beaufort Chamber of Commerce that they would like to nominate a member to the Board. The question being brought forth is if the Historic Beaufort Foundation should remain the sole external organization with the ability to nominate, or whether this designation is value-added when it is restricted to one organization. Staff is recommending the removal of the requirement that one of the five members shall be recommended by the Historic Beaufort Foundation.

The following addressed Council:

Ian Scott - Beaufort Chamber of Commerce
Kim Poovey - 912 Scott Street
Rob Montgomery - Historic Beaufort Foundation
Joe McDermott - 1809 Boundary Street
Billy Keyserling, Rising Tide Drive
Cynthia Jenkins, Historic Beaufort Foundation
Steve Harrison - Rhett House Inn
Paul Trask, 608 Bladen Street
Grant McClure, Coastal Conservation League
Maxine Lutz - 811 North Street
Conway Ivy - 501 King Street
Marty Johnson - 204 Dataw Drive
Brenda Litchfield - 808 Hamilton Street
Mike Sutton - Historic District Review Board
Jack Fleming - 113 S. Hermitage Road
Dianne Farrelly - 2415 Oak Haven Street
Ray Stocks - 810 King Street
Beth Grace - 509 North Street
Fred Washington - 804 West Street
Bobby Jenkins - 1010 Congress Street
Jeremiah Smith, Historic District Review Board
Parker Moore - 310 New Street
Graham Trask, 68 Fiddlers Bridge Road, Staatsburg, NY
Patricia Denkler - 2108 Wilson Drive
William Rutter - 706 N. Reeve Road
Jack Worrell - Lives on Lady's Island and owns property on Joshua Court.

There was no consensus to create another designated seat.

Staff will proceed with its recommendation to remove the last sentence in section 10.7.3.A that states "One of the 5 members of the Historic Review Board shall be recommended by the Historic Beaufort Foundation."

All of the recommended changes that were discussed this evening will be reviewed by Legal Services before going in front of the Metropolitan Planning Commission for their opinion. Then the recommended changes will come in front of Council to be changed by ordinance which requires two readings. There will be plenty more opportunities for public input.

III. ADJOURN

9:07 PM

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