



City Council Special Meeting and Worksession Meeting Minutes – Planning Conference Room – 1st Floor

August 15, 2023

I. CALL TO ORDER

5:00 PM

Stephen D. Murray III

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

II. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

- A. Proclamation proclaiming August 19 - 26, 2023, as USCB Sand Shark Week.

Motion to approve was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

III. NEW BUSINESS

- A. Request from USCB to close Newcastle Street from Boundary Street to Calhoun Street and request waiver of the Noise Ordinance to host a Welcome Back to Campus Block Party on Tuesday, August 22, 2023, from 5:00 pm to 11:00 pm.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.

All were in favor, motion carried.

IV. DISCUSSION ITEMS

- A. Beaufort Development Code Changes regarding Zoning.

Curt Freese, Community and Economic Development Director went over several areas and their issues within the Code that dealt with zoning. He stated that these are concerns from citizens, developers and staff. Amendments will be brought back at the September and October worksessions for review, and recommendations will then be sent to the Metropolitan Planning Commission. He said that zoning is the regulation of uses.

Height Transition

Mr. Freese stated that Height in Transect Districts is the most common complaint. Height in T-4 and T-5 districts are 4-5 stories and may seem out of place when being placed in some surrounding neighborhoods that are only 1 to 2 stories tall. Some potential changes would be to create a height transition requirement, and to revise the height requirements of the specific districts.

The following addressed Council:

Jeremiah Smith - Historic Review Board Chair
Benjie Morillo - Design Review Board Chair
Dianne Farrelly - 2415 Oak Haven Street
Lise Sundrla - Historic Beaufort Foundation
Ben Sellers - 2415 Oak Haven Street

Staff will move forward with creating a height transition requirement along with a distance requirement between the structures. Staff will reach out to other local jurisdictions to see what their experiences have been on this issue.

Missing Middle/Lack of Mixed Uses

Mr. Freese reported that many of the new projects being brought forth are single use, such as apartment complexes and shopping centers. He stated that single use projects are contrary to the goals of a form-based code. A form-based code encourages walkable, well-designed neighborhoods, with multiple residential product types. A potential change would be to require a mixture of uses for projects that are over a certain minimum size, such as 5 acres or more.

The following addressed Council:

James White - 521 New Street
Paul Trask - 608 Bladen Street
Courtney Worrell - 303 Associates
Ian Scott, Beaufort Chamber of Commerce
Jeremiah Smith - Historic Review Board Chair
Dianne Farrelly - 2415 Oak Haven Street
Lise Sundrla - Historic Beaufort Foundation
Kay Merrill - 813 Audusta Place

Staff will look at all the uses in the existing districts to heavily encourage more mixed-use development and attainable housing options.

Accessory Dwelling Units

There was discussion on Accessory Dwelling Units and how they provide options to create attainable housing. The current requirements are spread out in the code and are not consistent per district. One potential change would be to add Accessory Dwelling Units as standalone use with requirements to make it easier for the addition of one of these units to be developed.

Staff will regulate the design standards of all Accessory Dwelling Units.

RMX/T5-UC Split District:

Mr. Freese stated that the T5-UC is the strictest and densest urban transect, while RMX is more of a suburban based district. There is no code criteria in place to choose which standard is to be followed, and they both have different requirements. The current administration is requiring a developer to pick one of the standards in the beginning. It is not recommended to ever have a split zoned lot. A few changes could be to eliminate the split zoning or set a clear process from the beginning by choosing between the two districts, including that if some urban characteristics already exist, the T5-UC district must be adhered to.

The following addressed Council:

Benjie Morillo - Design Review Board Chair
Lise Sundrla - Historic Beaufort Foundation
Courtney Worrell - 303 Associates
Paul Trask - 608 Bladen Street.

Staff will move forward with creating criteria for choosing between the RMX and T5-UC Districts.

Storage Uses in T-4/T-5:

Mr. Freese said that Storage uses are not specifically called out in the zoning use category in the table of permitted uses. Storage can be made to look urban, but would the use be more appropriate in an Industrial District, and not in a high visibility area. One proposed change is to remove the storage use from the Transect Districts of T-5/RMX and T-4.

The following addressed Council:

Courtney Worrell, 303 Associates
Lise Sundrla, Historic Beaufort Foundation
Ian Scott, Beaufort Chamber of Commerce
Benjie Morillo, Design Review Board Chair

Staff will move forward with amendments that will only allow Storage use in the Industrial Zones and remove them from the Transect Districts.

Cleanup of Sections 3.3 - 3.9

These sections can be improved to include relabeling and classifying what is a special exemption and what is a conditional use. Some uses are restricted within the context of the section, and not in the table of uses. This is the only section that references specific requirements for T4-NA.

Staff will rewrite and organize these sections based on conditional uses and special exceptions. They will also better organize the T4-NA standards. They need to be more predictable and more streamlined as laid out in the Civic Master Plan.

V. ADJOURN

7:14 PM

Motion to adjourn was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

Disclaimer: This document is a summary. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at www.cityofbeaufort.org (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.