CALL TO ORDER 0:58

A meeting of the Metropolitan Planning Commission was called to order by Susan Cosner, Chair, and was held in-person on October 16, 2023 at 5:00 PM.

ATTENDEES

Members in attendance: Sue Cosner (Chair), Josh Gibson, Dennis Ross and James White.

Members absent: Wendy Zara (Vice-Chair) and Judy Alling.

Staff in attendance: Curt Freese, Community Development Department Director.

REVIEW OF MINUTES - NONE

All [Insert name of Review Board] meeting minutes are recorded and can be found on the City’s website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tgdmlner@cityofbeaufort.org.

QUESTIONS RELATING TO MILITARY OPERATIONS 1:35

None.

REVIEW OF CITY OF BEAUFORT PROJECTS 1:41

Ms. Cosner asked for a motion to rearrange the agenda so the MPC can review the City of Beaufort rezoning request for 955 & 989 Ribaut first.

Motion: Mr. Gibson made a motion to take them out of order and move to number V.A to start with. Mr. Ross seconded the motion. The motion passed unanimously.

A. City of Beaufort – Rezoning. Application for rezoning of parcels of property located at 955 & 989 Ribaut Road, further identified as R120 005 000 0192 0000. The current zoning is Institutional & Campus (IC) and T4-Neighborhood (T4-N). The proposed zoning is Institutional & Campus (IC). Applicant: Beaufort Memorial Hospital.
The Applicant has applied for a zoning map amendment from a split zoning of T4-Neighborhood (T4-N) and Institutional & Campus (IC), to solely IC for a 3.95-acre portion of property on Ribaut Rd. The property is currently the Beaufort Memorial campus, and the 3.95-acre portion zoned T-4 N is part of the same parcel for the entire campus on the Eastern side of Ribaut Road. This portion was zoned T4-N in 2017 and followed a then existing property line. In 2018, the Hospital consolidated all of the property lines on the property into one parcel which now had two zoning classifications. At this time, City staff should have required a rezoning, as it is not legally advisable for one property to have multiple zoning 2 district. Staff cannot locate any reasoning for why T-4 N was placed on this southern parcel, rather than zoning the entire Beaufort Memorial Complex IC.

The Hospital has requested the district to resolve this issue, and to also place a childcare center on an interior portion of this center lot. The location would be located in the same general area as an older building, which was removed, with a tap that remains. The T-4 N district would require building frontage against Ribaut Road, or dedication of a private street for frontage.

The Institutional Campus IC district is similar to its name—it is intended for institutional and large campus style uses, like a hospital. Therefore, medical offices, and other support and accessory uses are permitted with limited additional requirements in a campus like setting. The T-4 N District is an urban neighborhood district intended for primarily residential but limited commercial uses. Mr. Freese showed a chart showing the differences in zoning from the current T-5 UC and the T-4N district.

The Future Land Use Map envisions the area as Urban Center, which would support the IC district, but is not supported by the T-4 N district.

Mr. Freese stated staff has resent the Notice for the meeting and letters to adjacent owners and reposted the property since there was no quorum at the last meeting in September.

Staff recommends approval of the rezoning requested for the property located at 955 and 985 Ribaut Road as it satisfies the recommended findings found in pages 4-6 of this staff report, as per the requirements of Section 9.16.3 C.

No public comment.

Allison Coppage the Associate Vice-President at the hospital was present. Ms. Coppage stated that Mr. Freese covered the project really well. We are trying to give you consistency across our entire property for future development and have that flexibility to continue to develop the campus as a campus.

**Motion:** Mr. Ross made a motion that the application for rezoning of the parcels property located at 955 & 989 Ribaut Road to change the proposed zoning to Institutional & Campus (IC) from T4-Neighborhood (T4-N). Mr. Gibson seconded the motion. The motion was unanimously approved.
B. **City of Beaufort – Text Amendments.** Amendments to the City of Beaufort Development Code, Chapters 2-10, to consider processes for approvals, boards and commissions, and historic preservation.

Mr. Freese stated council voted for the city to have their own planning commission and asked if the MPC would like to send this text amendment to the new City Planning Commission which should be in place by December or would the MPC continue to go through it tonight and make a recommendation since you are still the acting MPC. Commissioners agreed to continue tonight with the review of the text amendments since it has been before the MPC at least two times already. Ms. Cosner said we need to focus on the content and get to a decision on content tonight and then we will work with Mr. Freese if there are any grammatical issues by sending Mr. Freese a note or calling him with your changes.

Mr. Freese said nothing has changed from the last meeting and will not be giving the MPC a presentation. The members went over the amendment page by page and discussed them.

Public Comment:

Cynthia Jenkins spoke about archeological surveys. She said it’s a very private map, only key people are allowed access; she doesn’t. If the city is serious about archeology, then there needs to be a much stronger ordinance. Ms. Jenkins also mentioned she has spoken with the National Park Service and how they have been working on an integrity study for a year and now she is worried about the city redoing the ordinance because the National Park Service has spent 6 months making recommendations that will help strengthen the preservation side of our ordinance and also clarify a lot of the confusing wording issues. Ms. Jenkins spoke about the section regarding extensions and argued that most of the historic districts would require a 12 to 24 period for demolition and if it’s not done, they have to come back because if a building needs demolishing. To keep giving demolition extensions seems to be ridiculous. She also referred to the Seven Integrities.

City Staff, MPC members, and Ms. Jenkins continued to go over the amendments.

Motion: Ms. Cosner made a motion to request that Mr. Freese to make the changes we discussed tonight and bring those changes back to the MPC in a more formal document. Mr. Gibson seconded the motion. The motion passed unanimously.

Mr. Gibson made a statement of record that it was nice tonight to see the city and the outside parties working together cooperatively, collectively, and politely.

Ms. Cosner said in the future, when we have code changes that are out for review, she wants to see comments provided to staff in writing and then those comments come to the commission. If someone wants to be in on the process, they have to provide their comments in writing for the record. She will be talking to the mayor and other council members about this.
Motion: Ms. Ross made a motion for adjournment at 6:30 pm. seconded by Mr. Gibson. The motion passed unanimously.