

A meeting of the Beaufort-Port Royal Metropolitan Planning Commission (MPC) was held on **March 19, 2018 at 5:30 p.m.** in the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Vice Chairman Bill Harris, Commissioners Judy Alling, Tim Rentz, and Caroline Fermin, and Lauren Kelly and Libby Anderson, City of Beaufort planning. Chairman Joe DeVito and Commissioner Robert Semmler were absent.

In accordance with the 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.

Commissioner Rentz called the meeting to order at 5:32 p.m. and led the Pledge of Allegiance.

### **MINUTES**

**Commissioner Alling made a motion, second by Commissioner Fermin, to accept the minutes of the February 19, 2018 MPC meeting. The motion to accept the minutes as submitted passed unanimously.**

### **REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT**

**SIX-MONTH CODE UPDATE OVERVIEW** – This will be a general overview of the code changes proposed as part of the 6-month overview to prepare the commissioners for the code and mapping changes, which will be reviewed in April. ☐

Commissioner Rentz asked how the commissioners would handle both this review *and* the Whitehall project – given the size of the crowds when Whitehall has been before the commission in the past – if it comes back to the MPC next month. Ms. Anderson suggested it might be easier to do both than the commissioners might think. “The big moves have already been made for Whitehall,” she said, so it will only need “tightening up.”

Ms. Kelly said staff has been reviewing the code. There are about 45 to 50 code updates – many of which involve adding a word for clarity, for example – and four map amendments.

For the MPC review, the commissioners will get a spreadsheet with the code section, the topic, the proposed change, and who initiated the change, Ms. Kelly said. Staff plans to get this to the commissioners in the next week, she said. If they think it will be too much to do the review if there’s a big Whitehall crowd, they might have a special meeting for the code review, Ms. Kelly said.

Ms. Kelly highlighted some examples of items that would be in the review:

**Billboards** – A provision was added to the code that all of the city’s billboards have to be removed in 5 years, but staff has learned that this “is sort of a legal gray area,” she said, and it may not be 100% legally defensible because there is a billboard lobby at the state

level. There are only 2 billboards in the city, Ms. Kelly said, and there is a prohibition against new billboards in the code, so staff's suggestion is that it will "work closely with" the billboards' owners.

Zoning of water – This would clarify the zoning district when there is "water next to land," she said; it would be the same zoning as "what's attached to it" (e.g., a dock projecting into the water).

Residential lighting standards – These were added to the new code, Ms. Kelly said, and one of them – which dictates that "in the mostly residential districts, security lighting had to be motion-activated" – was not well-received. If this is eliminated, they will ensure that "the rest of the lighting standards are modified," she said, so lights are not shining into neighbors' yards, which was the intention of this provision. The city had received a lot of complaints about that and had no way to enforce residential lighting standards, so this was added to the code, but it "maybe went a little too far," Ms. Kelly said.

Farmers' markets – There are no standards clearly set out in the code for farmers' markets, so that will be added.

Consolidation of accessory structures (e.g., garages, carports, shed, workshop, etc.) – There are currently 10 or 12 classifications of accessory structures, Ms. Kelly said. Many of the standards for these overlap, so they are going to try to simplify this in the code.

Ms. Anderson said if both the Whitehall project and the code update are on the April agenda, both items might go more quickly, but they can postpone the update and schedule a special meeting at that time if necessary.

Ms. Kelly said she would check on the periods of review; she thinks they're at 6, 12, and 18 months.

Commissioner Fermin asked if the workshop setting in the first-floor conference room, with the public invited, would be more appropriate for the code review. Ms. Kelly said if they do a special meeting, that could be done. Commissioner Fermin said that's how the code was reviewed when it was created, not in this more formal setting, which isn't as conducive to "this type of housekeeping."

Vice Chairman Harris said he feels that the update should be on the agenda for the MPC's regular meeting in April, and if there are a lot of comments, or if there seems to be a need because of Whitehall, then a work session could be scheduled.

#### **UPDATE OF CITY COUNCIL ACTIONS**

Ms. Anderson said on the retail frontage overlay for King Street, council had a work session because they had concerns, particularly about the possible restaurant use at the old jail site, so the overlay is on hold until the owner, **Esther Harnett**, has a better feel for what she wants to do with her property. There are other ways to handle this, Ms. Anderson said, and the staff can give Ms. Harnett a strategy to do what she decides to do.

There being no further business to come before the commission, **Commissioner Fermin made a motion to adjourn**, and Vice Chairman Harris adjourned the MPC meeting at 5:47 p.m.