

A special meeting of the Beaufort-Port Royal Metropolitan Planning Commission (MPC) was held on **June 7, 2018 at 2:00 p.m.** in the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Bill Harris, Commissioners Robert Semmler, Judy Alling, Caroline Fermin, and Jim Crower, and Lauren Kelly and Libby Anderson, City of Beaufort planning. Tim Rentz was 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.

Chairman Harris called the meeting to order at 2:00 p.m.

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

**AMENDMENTS TO THE BEAUFORT CODE** – The amendments, prompted by the 6-month code update required as part of the adoption process in June 2017, span a range of topics. They are primarily clarifications to existing language, but include several adjustments and additions based on experience utilizing the code since its adoption.

*Applicant: City of Beaufort*

Ms. Kelly said these 8 items are on the updated spreadsheet.

**2.5.6.D** – Covered porches and where they can encroach into setbacks – A side setback may not be the best thing to do, Ms. Kelly said, so she read the proposed revision. Chairman Harris said this revision covered his concerns

**2.5.6.H / 4.6.1** – Fences – The main comment was about barbed wire fences being prohibited at the county jail, and staff discovered that because it is existing, the jail's barbed wire would be grandfathered in, Ms. Kelly said. The other MPC issue was with chain-link fencing and the word "visibility," so staff proposes it be changed to state that it is not permitted to extend past the front of the primary structure.

**2.6.1.F** – Modifying first floor height for some uses – Ms. Kelly read the proposed revision; in the Boundary Street Redevelopment District, 24' shall be the maximum height of the first floor. There were no commissioner comments.

**3.3.2.D.3.b.iii** – Display and sale for home occupations – Ms. Kelly explained the goal of this section was to give more flexibility for artists and artisans in the Arts Overlay District. She said the proposal is to break this section out into "display" and "sales." The sales section is the same, but the display section would be modified, and she read the proposed revision.

Ms. Kelly told Chairman Harris that sculpture size would be measured as a percentage of the porch, while painting size would be calculated by the square footage of the wall. The

tricky thing is that no one has proposed doing this, so there are no examples to base this on yet, Ms. Kelly said.

**3.12.2** – Farmers’ markets – This didn’t change, Ms. Kelly said, except that she looked at the Town of Port Royal standards and changed it to 60% farm products and 40% prepared food. Port Royal’s market has specific regulations, so she noted that a manager would have to establish specific rules for the Beaufort market.

Commissioner Semmler asked who hires the manager and ensures there is a manager on-site. Ms. Kelly said there was an on-site manager when Main Street Beaufort ran a farmers’ market downtown, but there’s not one at the current farmers’ market. Ms. Anderson said markets can be on private property, and those have been proposed, so when they come in for a permit, they would need to specify a manager.

Commissioner Semmler suggested there might be problems if the city has a farmers’ market – which he saw would be taking place at Waterfront Park – but it has different standards than a private market. Ms. Kelly said there is currently no language regulating farmers’ markets, and if the city or the Chamber of Commerce had one, for example, they would want those to have these same standards.

**4.5.7.B.4** – Building width – The MPC asked why there needed to be a 16’ minimum, so staff removed that, and only a maximum is provided, Ms. Kelly said.

**4.6.1.H** – Screening requirements for outdoor display – Ms. Kelly said she added a reference to the “Required Buffer Width and Planting Chart” in Section 5.5.1.

**9.9.3 / 10.2.D.3 & 4/ 10.6.2** – Process for review of major subdivisions – Ms. Kelly said state standards were reviewed. Currently, per state standards, major subdivisions could be approved by the planning commission, or the planning commission could delegate authority to staff for approval.

Staff proposes these modifications to the review of major subdivisions, Ms. Kelly said:

- Increase the threshold for major subdivision approvals to 10 acres or more.
- Modify the process to require a sketch plan approval, which would go to the MPC, and then further steps of the process would go to staff via the Technical Review Committee (TRC), which would review preliminary and final plats.
- The county posts major subdivision properties with signs, so the city would match that requirement and post properties requesting major subdivision 10 days before the MPC meeting for more transparency.

Chairman Harris said the threshold is higher now; it was 6 or more lots. Commissioner Fermin asked why this was changed. Ms. Kelly said one lot could have 5 multi-family buildings on it; they thought they could go by units, but in a mixed-use development,

there are issues with that, so they decided on acres, which is the measurement used for other things, such as open space requirements.

Commissioner Semmler said they discussed making the Town of Port Royal and the county “do what the city was doing” in relation to major subdivisions, and he asked if Ms. Kelly had talked to **Rob Merchant** about it. She said she had not.

Ms. Kelly said the City of Beaufort is the only jurisdiction that has a planning commission do major subdivision review. She said the state doesn’t allow a design review board or city council to review major subdivisions. There is not an appointed body that reviews subdivisions in Port Royal or the county, she said.

Chairman Harris said this proposal still allows the public to comment on major subdivisions, which was a concern, and it will “streamline things” after the MPC’s review.

There were no further commissioner comments. **Rikki Parker** said Coastal Conservation League “can live with” these proposals, and **Chuck Newton** had told her that Sea Island Corridor Coalition agrees.

**Commissioner Semmler made a motion, second by Commissioner Fermin, to accept the changes as submitted. The motion passed unanimously.**

#### **CITY OF BEAUFORT – REZONING**

**Rezoning four parcels of property at 1499 to 1523 Salem Road** – The property is further identified as identified as District 122, Tax Map 29, Parcels 171, 172, 227, and 228. The existing zoning is T4-Neighborhood. The proposed zoning is T5-Urban Corridor.

*Applicant: City of Beaufort*

Ms. Anderson said these rezonings are a result of the code update. These 4 parcels are south of Salem Road. Randel’s Lawnmower Equipment is at 1499 Salem Road; 2505 Salem Road is a strip shopping center; 2 outparcels at 1521 and 1523 Salem Road are currently vacant.

Ms. Anderson said the current zoning was in error, because it had been zoned Highway Commercial District under the UDO, but it was zoned T4-N (Neighborhood) as part of the Beaufort Code’s development. T4-N is not the highest intensity zoning, so some of the current uses on these parcels are non-conforming, she said. Staff proposes rezoning them to T5-UC (Urban Corridor), which is a high-intensity, mixed-use zone, and is the closest to the zoning designation that it previously had.

Standard public notification was made, Ms. Anderson said, and no public comments on the application were received.

Ms. Anderson said the property owners were notified of this change, but she's not heard from them. She hopes they would support the rezoning, so that the properties would be conforming.

**Commissioner Crower made a motion to recommend rezoning the properties as T5-UC; Commissioner Fermin seconded. The motion passed unanimously.**

#### **CITY OF BEAUFORT – REZONING**

**Rezoning two parcels of property located at 2601 and 2605 Southside Boulevard** – The property is further identified as District 120, Tax Map 6, Parcels 173A and 173 respectively, and a parcel of property located at 2607 Southside Boulevard is identified as District 120, Tax Map 8, Parcel 367. The existing zoning of all the parcels is T4-Neighborhood. The proposed zoning of all the parcels is T3-Neighborhood.

*Applicant: City of Beaufort*

These 3 properties are on Southside Boulevard, just southeast of the Broad Street neighborhood, Ms. Anderson said. Single-family dwellings are on each of the corner lots (2601 and 2607), and 2605 Southside Boulevard is undeveloped. The lots are currently zoned T4-N. She showed surrounding uses.

T4-N is a mixed-use zone, Ms. Anderson said, which permits all types of residential uses and offices. T4-N also has a build-to line. Buildings in T4-N go through design review at the staff level, she said.

Staff proposes to rezone the properties as T3-N, which allows single-family and multi-family housing but not offices, Ms. Anderson said. Buildings in T3-N are not subject to design review. This zoning is more consistent with the character of the developed lots and that of their neighbors, she said, and the owner of the undeveloped lot refers it to T4-N.

Standard public notification was made, Ms. Anderson said, and staff has been in touch with all 3 property owners, but there were “no official comments.”

There was a general discussion about the difference between T3-N (which Ms. Anderson said is “basically single-family”) and T4-N.

**Commissioner Alling made a motion to recommend the rezoning to T3N; Commissioner Semmler seconded. The motion passed unanimously.**

#### **CITY OF BEAUFORT – REZONING**

**Rezoning three parcels of property located 1402, 1408, and 1410 Palmetto Street** – The property is further identified as District 120, Tax Map 1, Parcels 153, 153A, and 133 respectively. The existing zoning of Parcels 133 and 153 is T3-Neighborhood. The existing zoning of Parcel 153A is T5-Urban Corridor. Parcels 153 (portion) and 153A are

in the Boundary Street Redevelopment District Overlay. The proposed zoning of the parcels is T4-Neighborhood without the Boundary Street Redevelopment Overlay.  
*Applicant: City of Beaufort*

Ms. Anderson said these 3 properties are in the Higginsonville neighborhood. All 3 lots are currently vacant.

Ms. Anderson said 1410 Palmetto Street is T3-N. 1408 Palmetto Street is T5-UC, which is the highest intensity mixed-use zone, she said. It and a portion of 1402 Palmetto Street – which is split-zoned (T5-UC and T3-N) – are also in the Boundary Street Redevelopment District.

Staff is proposing to change the zoning of all 3 parcels to T4-N, without the Boundary Street Redevelopment District overlay, Ms. Anderson said. A development group is interested in putting the parcels together for a development, which requires a uniform zoning designation. All types of residential are allowed, she said, as are offices, but not other commercial buildings.

With this proposed rezoning, the T3-N lots would be upzoned, and the T5-UC lot would be downzoned, Ms. Anderson said. The 3 lots total a little less than an acre. There are 2 owners of these 3 properties, and they are supportive of this proposal.

Standard public notification was made, Ms. Anderson said, and no public comments were received.

Ms. Anderson said 1½ properties are currently in the Boundary Street overlay, but under this proposed rezoning, none of them would be.

**Commissioner Fermin made a motion to recommend rezoning all three properties T4-N; Commissioner Alling seconded. The motion passed unanimously.**

#### **OTHER BUSINESS**

Ms. Anderson said it's not yet known if there will be a regular MPC meeting in June.

Commissioner Semmler said he wants to ensure that those with questions for the military bases have the opportunity to ask them, even if there is not an MPC meeting. Ms. Anderson said she had asked **Kim Fleming**, MCAS government and external relations director, to ensure that both the city and the Air Station are now "all caught up with the answers," and they are. Commissioner Semmler suggested that those answers could be a part of the MPC's minutes.

Commissioner Crower asked if city council would take action on the rezonings it had just voted on. Ms. Anderson said there would be a public hearing on them at the June 12 council meeting, but no vote would be taken until 2 weeks later.

Ms. Kelly said at the next Redevelopment Commission meeting, there would be a work session about the code update, which would allow more public interaction.

Commissioner Crower asked how the City of Beaufort stacks up to other jurisdictions on the review of major and minor subdivisions; Ms. Kelly said in other jurisdictions, the Technical Review Committee might get involved at different points, “but the review is all [done] at the staff level.”

There being no further business to come before the commission, **Commissioner Fermin made a motion to adjourn**, and the MPC meeting ended at 3:00 p.m.