



City Council Regular Meeting
Meeting Minutes – City Hall Council Chambers, 2nd Floor

June 28, 2022

I. CALL TO ORDER

7:00 PM

Mayor Pro Tem, Mike McFee

Council members in attendance - Neil Lipsitz, Mike McFee, and Mitch Mitchell

Absent - Phil Cromer, Mayor Murray

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem, Mike McFee.

III. PUBLIC COMMENT

No public comment.

IV. MINUTES

A. Worksession and Regular Meeting - June 14, 2022.

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

Minutes approved as presented.

V. OLD BUSINESS

B. Ordinance amending the City of Beaufort Zoning Map to include parcel R100 026 00A 0203 000, 1502 Palmetto Drive, to be zoned T4-N, noted herein - 2nd reading.

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

Reece Bertholf, Deputy City Manager, reported that the MPC met on June 22, 2022, and voted 4-1 to recommend that the parcel be zoned T3-S. The parcel owner wants the zoning to be T4-N, and city staff supports this request.

Rico Giani, Community and Economic Development Department, spoke about the differences between how the parcel is currently zoned with Beaufort County C3NMU, as it compares to the zoning requested for the City of Beaufort T4-N. He also went over the Formed Base Code requirements as they relate to development.

The following citizens spoke on this issue.

Chuck Newton, Sea Island Coalition

Melinda Hagan, 2813 Riverbank Drive
Roxanne Pierce, 1603 Palmetto Drive
Jack Noe, 2811 Riverbank Drive
Medicus Rentz, 1706 Palmetto Drive



Reece Bertholf, Deputy City Manager, read a letter from Jessie White, Coastal Conservation League. The letter is attached to these minutes.

All were in favor, motion carried.

VI. ADJOURN

8:04 PM

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

All were in favor, motion carried.

Disclaimer: This document is a summary. All City Council Worksession 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.



6/28/2022

Dear Beaufort City Council,

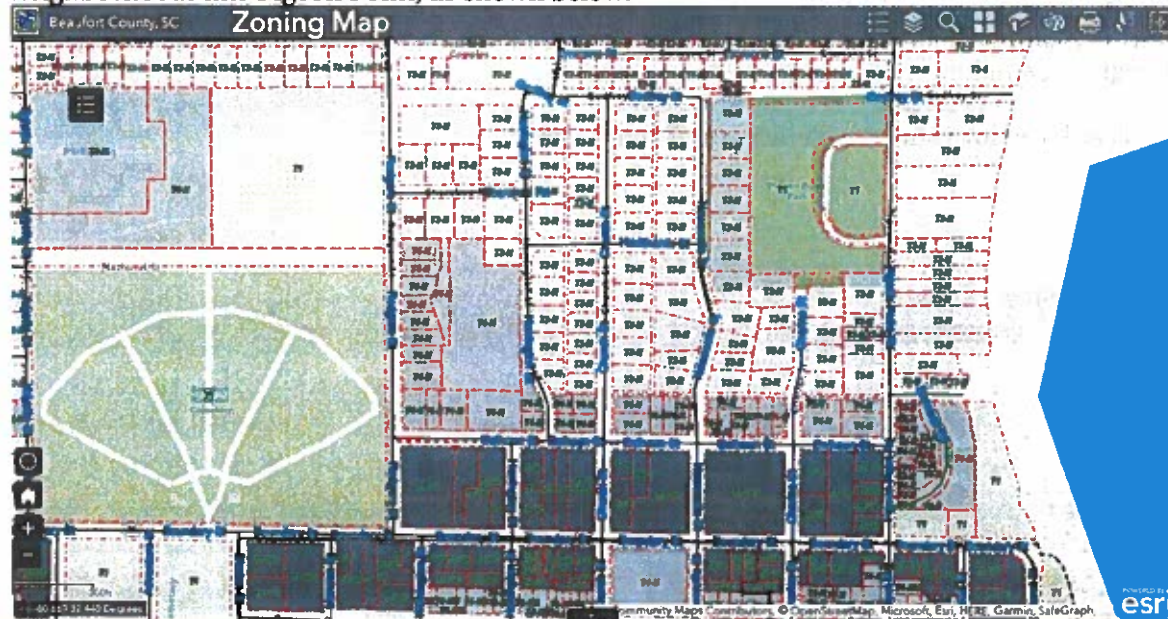
Thank you for the opportunity to comment on behalf of the Coastal Conservation League regarding the zoning of 1502 Palmetto Drive.

As stated in prior public comment, we support the City in pursuing donut hole annexations for properties within the growth boundary, particularly in areas like Polk Village which are already located within the city's urban core. We further believe because Polk Village is an established neighborhood, that great care and sensitivity should be afforded to the zoning assigned to such parcels to help maintain the character and sense of place.

City staff recommended T4-N zoning, which is a mixed-use neighborhood district that allows a range of residential uses and limited commercial. Staff further indicated that T3-N zoning, which is a neighborhood district that allows a range of residential units, may be appropriate. On June 22, the MPC recommended T3-S zoning, which is a suburban district with primarily single-family residential.

The property adjacent to 1502 Palmetto Drive is zoned T5-UC, which is a mixed-use, higher density urban corridor district that is intended to promote walkability and a defined public realm. T4-N zoning is a logical transition to create a buffer between the higher intensity uses allowed along Boundary Street and the largely single-family homes of Polk Village.

The city should consider limiting the depth to which future T4-N zoning may extend into Polk Village and assigning T3-N zoning to the majority of the residential lots, should future annexations occur. This structured transition would be consistent with the zoning in other neighborhoods like Pigeon Point, as shown below.



CHARLESTON
131 Spring Street, Ste A
Charleston, SC 29403

COLUMBIA
1219 Assembly Street, Ste 202
Columbia, SC 29201

BEAUFORT
1212 King Street
Beaufort, SC 29902

GROWFOOD CAROLINA
990 Morrison Drive
Charleston, SC 29403

(843) 723-8035
coastalconservationleague.org
action@sccl.org

Similarly, as shown below, there are existing parcels zoned T5-UC along the main corridors of Boundary and Polk Streets. We recommend the city consider defining the depth of a T4-N zoning district for parcels like 1502 Palmetto Drive that are immediately abutting Polk Street, or a second row further up to Second Street where parcels zoned T5-UC already exist.



With the above considerations in mind, we agree with staff that the proposed zoning of T4-N is appropriate for 1502 Palmetto Drive and that it can serve as an example of good infill. Prioritizing infill takes development pressure off our open spaces. Since our inception, the Conservation League has advised municipalities not to overextend their reach into rural parts of the unincorporated counties. This advice often goes unheeded, and we end up with suburban sprawl that impacts our environment, quality of life, and sense of place. By filing in donut holes and growing inward to create more housing opportunities near the urban core, the City of Beaufort is creating a model for what responsible growth looks like which other municipalities in the region can follow.

Thank you for your consideration and your service.

Respectfully,

Jessie White
South Coast Office Director
843.522.1800 | jessiew@sccccl.org