

Beaufort Comprehensive Plan Update

Steering Committee Meeting #5

Meeting Information

Date:	» July 27, 2021
Time:	» 4:00 PM
Location:	» Hybrid; Town Hall Conference Room or Virtual via Zoom
Attendee	» Mr. McLeod McLeod (Stewart), Allison Evans (Stewart), Andrea Radford (Stewart), Kyle Garner (Town), Ms. Diane Meelheim, Ms. Paula Gillikin, Johnna Davis, Mr. Ralph Merrill, Mr. Robert Harper and Ms. Heather Poling, Rachel-Love Adrick (CAMA)

Agenda Items

- Project Schedule and Status Update

Mr. McLeod provided an update on the project schedule and stated that so far the project was on schedule.

- Rachel Carson – RCR Update – Paula Gillikin – Ms. Gillikin gave an overview of the reserves undertaking of the resiliency plan that included a Habitat Resilience Plan, and that a vulnerability assessment tool called Climate Change Vulnerable Assessment Tool for Coastal Habitat was being used and a partnership with South Carolina to implement the program. Also, analysis considered as wide vault knowledge based that included historic photos showing how the reserve and channel has changed. She also expressed that even though not a barrier island that it wants to act like one protection.
- Ms. Gillikin went on to say that they have been conducting a lot of analysis and putting into a knowledge base – to include historic imagery and photos as far back as 1907. She also said that the reserve elevation use to be much lower until Coastal Engineering began to build up and deposited sand. Which did help increase marsh habitat. She went on to say that this study would also be used develop strategy and actions like living shoreline to help marsh areas.

She made note that Habitat change will also be included in the plan.

Mr. Merrill asked about the dunes disappearing on the west end of the island and deposited into the lagoon and movement of the sand dunes. Ms. Gillikin said that did happen years ago after there was almost a breach at that it part of the island. She went on to say that sand is coming off Shackleford and Bird Shoal heading east and about the build-up on the island and also where sand was moving constantly and making new, smaller dunes. When asked when they may be finished with the plan Ms. Gillikin was hoping to be nearly complete by the end of December this year.

- Committee Review and Discussion

- Future Land Use Map

Mr. McLeod gave an update to the Future Land Use Map including the edits that added the Cedar Street Mixed Use Area, Conservation Buffers adjacent to Coastal Wetlands and Commercial Activity areas near the Front Street Village development on Lennoxville Road. Also, was discussed were areas of refinement on the northeastern part of town adjacent to Live Oak and the former elementary school at Mullberry Street and Live Oak.

For the character areas the edits included the additions in the Traditional Neighborhood category to include neighborhood commercial serving small service uses. Cedar Street Mixed Use was added and additional language regarding the non-intensification zones and definition on low intensity uses.

Mr. Merrill spoke about the issue of disconnect with the Land Use Map and uses that are commercial and the map recommending residential which removes commercial and places pressure on the Boards that is what is recommended and he wanted this to be more clear in the description.

Mr. McLeod pointed out that the map and text was designed to be more flexible than previous plans and that the current Boards were more versed in the mechanics of what the community needs and that this added flexibility will help in those decisions.

Mr. Harper agreed with Mr. Merrill as to the amount of property changing from commercial to residential and that the plan should lean more on the commercial.

Mr. Merrill suggested that some other identifier on the map would be helpful.

Mr. McLeod mentioned the text again and how that could help and asked Mr. Garner of comment.

Mr. Garner suggested that in the text to give examples to help the Board as well as language that these would be determined on a case –by- case basis and with a neighborhood information meetings given by the applicants prior to submittal to gain public input before submittal.

Ms. Rachel Love Adrick – Suggested looking at the description of the area and not just the map when looking at future decisions.

Ms. Gillikin added that she would like to see a text box on the map that stated that there are other aspects to the decision other than just using the map.

Ms. Meelheim expressed that she was concerned that along Cedar Street that most applicants for rezoning or use understand what it is intended to be which is mixed use and emphasizing the historic area.

With no further comments Mr. McLeod moved on to the next topic.

- Draft Goals and Recommendations

Mr. McLeod started off by saying that the item he wanted to focus on was not discussed very much at the last meeting which was the Affordable Housing Goal. And that one of the

recommendations was for the Town to undertake an affordable housing plan.

Mr. Harper expressed concern about how structures looked and current potential state legislation before the state legislature dictating that all types of residential uses would have to be permitted in all zones as infill development.

Mr. Merrill was concerned with the amount of infill and changing the character of a neighborhood and asked that it be defined better in the text.

Mr. Harper then mentioned that in A-2-3 that the Live Work standards in Cedar Street district might be applied to other areas in Town as well.

- Mr. McLeod stated that with no further comments on Affordable Housing that they would move next to 7-D-3 Short Term Rentals in which they offered a menu of options to include separation, restriction to particular zoning districts or that in some districts the units must be owner occupied and establish guidelines for how many bedrooms is too many, design requirements etc.

Ms. Evans spoke as to that there are low and high impact options as well as monitoring and Short Term Rental education but the main task was to figure out what Beaufort as a community wants to do.

Mr. Harper asked for more examples from other communities that have worked plus any reasonable limitations that could help dealing with the problem.

Mr. Garner stated that some more description in this area would help when discussed as part of the UDO update and help with the discussion and show that the Steering Committee tried to give good options for consideration.

Mr. McLeod stated that would add some more detailed language and pitch some options.

- At this point the discussion moved to Section 7-D and historic Preservation with Andrea Radford leading the discussion.

Ms. Radford shared that their edits included the potential expansion of the Local & National Historic District Areas as well as including some resiliency planning in the design Standards, more public education on historic properties, and consider archeological surveys and reports prior to development in the national district.

Ms. Polling stated that expansion was tried around 6-7 years ago and did not go well.

Mr. Garner stated that even though things did not go well in the past to keep the text as this was a future document and things could change especially if there was a full time Historic Preservation Planner. Also the creation of maybe another local district emphasizing African American Community.

Mr. McLeod wrapped with also the recommendation of National Register Nominations with underserved communities.

- At the conclusion of this discussion Mr. McLeod ask if there were other comments not covered previously in the discussion.

Ms. Gillikin added the thought of the Town working partnering with other agencies to conserve working lands that are outside of the corporate area but play a very important part in our community. Particularly mentioned were silviculture and agriculture to the north.

Mr. Harper then added to suggest recommending permeable pavement not just in new development but redevelopment as well.

He followed that comment with one on plastics as well as construction standards on new or rebuilt docks. Mr. Garner followed saying that all new or rebuilt docks get CAMA permits or approvals and use the current building code as what is required.

Mr. Harper then mentioned how to handle parking areas in town as making them use or convert permeable material.

With no more comments Mr. McLeod began to show the format and layout of the draft document.

After review of the format the meeting concluded around 5:40 PM

- Next Steps
 - Draft Comp Plan to be submitted for review and a Community Meeting on October 14th with the document out for review for a period of at least 30 days for comment.

Attachments:

- **Draft** Character Areas & Descriptions
- Revised **Draft** Goals
- **Draft** Future Land Use Map