

## APPLICATION PROCEDURE FOR NATURAL RESOURCES SITE CAPACITY ANALYSIS AND REVIEW FOR BEAUFORT COUNTY

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The Beaufort County Zoning and Development Standards Ordinance (ZDSO) per Article VII requires that all development projects perform a site capacity analysis to review any possible impacts on natural resources and to ensure that the proposed development does not exceed the site's resources ability to sustain the development (Chapter 106, Article VII - Resource Protection, Site Capacity Analysis and Open Space section of the ZDSO, partial attached). In order for this review to occur, the information listed below will need to be submitted prior to submission of the permit application.

This information should be submitted either in person or by mail to:

The Beaufort County Planning Department  
Attn: Amanda Flake, Natural Resources Planner  
Beaufort County Administration Building  
100 Ribaut Rd., Rm 115  
P.O. Drawer 1228  
Beaufort, SC 29902-1228  
843-255-2142 (P)  
843-255-9432 (F)

The following information is required for review:

1. A brief cover letter that provides the name of the project, size, type of project, brief location description, and the name, address and phone/fax numbers of the person or firm requesting the review (see attached sample letter).
2. 2011 or current aerial delineating property boundaries including the location of the proposed project (see attached example). An 11" x 17" aerial can be obtained from the Beaufort County GIS Department or from engineering, planning or surveying consultants.
3. Delineated natural resource boundaries shall be located and labeled on the aerial. Please see attached Table 106-1782 of the ZDSO for a list of protected resources to be delineated and see Chapter 106, Article VII of the ZDSO for additional natural resource protection standards.
4. Include any letters and correspondence, delineations, and permits and permit applications from Federal and State entities that address stormwater, wetlands, and endangered and threatened species.

Submissions must be made at least two (2) weeks prior to the Conceptual Review process with the Zoning Department and the Beaufort County Development Review Team (DRT).

SAMPLE SAMPLE SAMPLE SAMPLE

ABC Engineering, Inc.  
P.O. B. XXX  
Beaufort, SC 29902  
(p) 843-123-4567  
(f) 843-123-6789

June 12, 2002

Mrs. Amada Flake, Natural Resources Planner  
Beaufort County Planning Department  
100 Ribaut Rd., Rm 115  
P.O. Drawer 1228  
Beaufort, SC 29901-1228

Re: Green Acres Subdivision  
Lady's Island

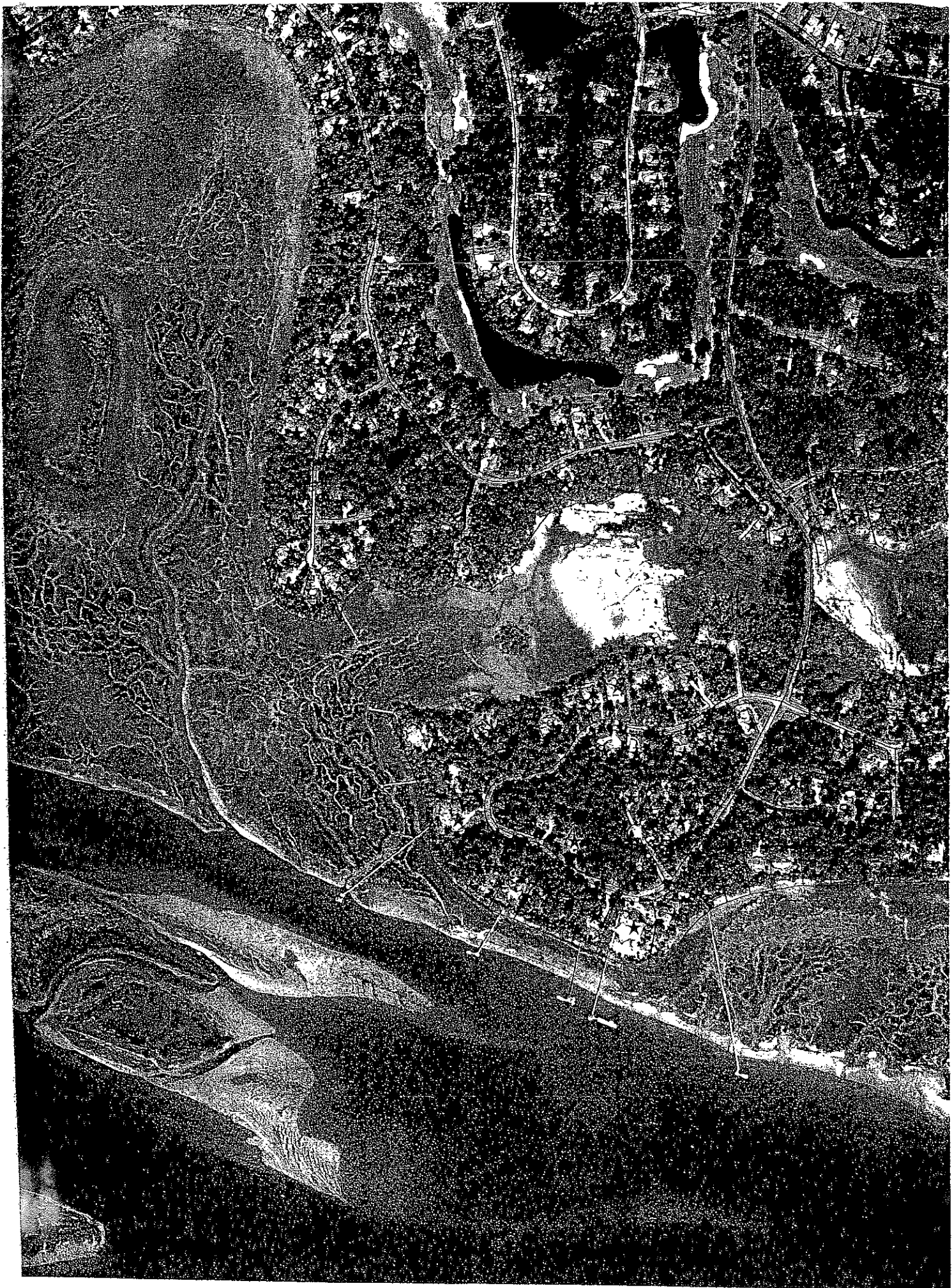
Dear Mrs. Flake,

I am requesting a natural resources review for the Green Acres Subdivision on Lady's Island. The project is a 50-lot subdivision with some small commercial uses proposed on a 100-acre site. The site is located on the northern end of Lady's Island at the intersection XXX Road and XXX Way. Attached is an aerial with the proposed development location outlined and natural resources delineated.

Please call if you have any questions or need further information.

Sincerely,

John Doe  
ABC Engineering, Inc.



**Sec. 106-1814. Step 3: calculation of base site area and total protected resource land.**

Table 106-1814 provides a simple method for determining base site area and total protected resource land for a site based on existing conditions and the protected resource survey.

**TABLE 106-1814. BASE SITE AREA AND TOTAL PROTECTED RESOURCE LAND**

<b>CALCULATION 1: Determine Base Site Area</b>					
Enter gross site area as determined by actual survey					ac.
Subtract land within existing roads' ultimate rights-of-way, or land within major utilities' rights-of-way (minimum 50-foot width within subject property)					- ac.
Subtract land cut off from use by railroad, highway, or water body					- ac.
Subtract all existing natural water bodies and tidal wetlands					- ac.
Subtract land previously dedicated as open space					- ac.
Equals base site area					= ac.
<b>CALCULATION 2: Measure all natural resources in the base site area and enter in the acres measured column 2. If resources overlap, measure only that resource with the highest resource protection ratio. These numbers provide each resource's area of land. Multiply by resource protection ratio for the district (column 3, 4, or 5) and insert result in column 6.</b>					
Column 1 Protected Resource	Column 2 Acres Measured	Multiply Column 2 by Resource Protection Ratio			Column 6 Protected Land
		Column 3 R, RQ, RC, RB districts	Column 4 S, CS districts	Column 5 All other districts	
Nontidal wetlands		1.00	0.80	0.60	
Beach-dune		1.00	1.00	1.00	
Headwaters buffer (RQD only)		1.00	1.00	1.00	Reserved
River buffer		1.00	1.00	1.00	
Maritime forest		0.70	0.65	0.60	
Mixed upland forest, mature		0.55	0.45	0.20	
Pine forest, mature		0.40	0.30	0.20	
Mixed upland forest, young		0.25	0.20	0.10	
Endangered species areas		1.00	1.00	1.00	
<b>CALCULATION 3: Total resource land equals the sum of all protected resources listed above. Enter this figure to the right:</b>					
<b>CALCULATION 4: Total protected resource land equals sum of column 6 at right:</b>					

(Ord. No. 99-12, § 1 (05.130), 4-26-1999; Ord. No. 2005/40, 11-28-2005)

**Sec. 106-1815. Step 4: calculation of residential/nonresidential capacity.**

Tables 106-1815(1) and 106-1815(2) provide the procedures for calculating residential or nonresidential use capacity of a site based on protected resources. Where the site is in more than one zoning district, or where the site is to be developed for both residential and nonresidential uses, separate calculations are required. Final capacity calculations shall be rounded down to a whole dwelling unit (du) or square footage.

**TABLE 106-1815(1). RESIDENTIAL USE CAPACITY CALCULATION**

Calculation 1:	Take base site area (table 106-1814, calculation 1)	=	ac.
	Subtract total resource land (table 106-1814, calculation 3)	-	ac.
	Equals total unrestricted land	=	
	Enter protected resource land (table 106-1814, calculation 4)		
Calculation 2:	Enter base site area (table 106-1814, calculation 1)		ac.
	Multiply by minimum open space ratio (table 106-1526)	×	
	Equals minimum district required open space	=	ac.
Calculation 3:	Enter base site area (table 106-1814, calculation 1)		ac.
	Subtract protected resource land (calculation 1 or 2, whichever is greater)	-	ac.
	Equals net buildable site area	=	ac.
	Multiply by maximum net density (table 106-1526)	×	
	Equals site specific maximum density yield	=	du's
Calculation 4:	Enter base site area (table 106-1814, calculation 1)		
	Multiply by maximum gross density (table 106-1526)	×	
	Equals district maximum density yield	=	du's
Calculation 5:	Maximum yield for site (calculation 3 or 4, whichever is less)	=	du's

TABLE 106-1815(2) NONRESIDENTIAL USE CAPACITY CALCULATION

Calculation 1:	Enter base site area (table 106-1814, calculation 1)		ac.
	Subtract protected resource land (table 106-1814, calculation 4)	-	ac.
	Equals buildable land, site	=	ac.
Calculation 2:	Enter base site area (calculation 1)		ac.
	Multiply by minimum landscape surface ratio (table 106-1526)	x	
	Equals minimum landscaped area	=	ac.
Calculation 3:	Enter base site area (calculation 1)		ac.
	Subtract minimum landscaped area (calculation 2)	-	ac.
	Equals buildable land, district	=	ac.
Calculation 4:	Enter calculation 1 or 3, whichever is less		ac.
	Multiply by maximum net floor area ratio (table 106-1526)	x	
	Equals maximum floor area in acres	=	ac.
		x	43,560
	Multiply by 43,560 to determine maximum floor area in square feet	=	sq. ft.
Calculation 5:	Minimum landscaped surface calculation 1 (total protected land) or calculation 2 (minimum landscaped area), whichever is greater	=	ac.

(Ord. No. 99-12, § 1 (05.140), 4-26-1999)

Secs. 106-1816—106-1840. Reserved.

### DIVISION 3. NATURAL RESOURCE PROTECTION STANDARDS

#### Sec. 106-1841. Scope.

This division contains performance standards and mitigation requirements for the various types of protected natural resources found in the county. Only certain uses are permitted in protected resource areas. Table 106-1876 lists use permissions for each type of resource.

(Ord. No. 99-12, § 1 (div. 05.200), 4-26-1999)

#### Sec. 106-1842. Tidal wetlands.

Water dependent facilities shall be the only use permitted in tidal wetland areas according to the following additional standards:

- (1) All proposals for this use shall require the approval of a special use permit.
- (2) An environmental impact assessment shall be submitted by the applicant that indicates the design: (i) minimizes the impact on the wetlands, and (ii) is such that