JOINT REVIEW COMMITTEE
for the Draft Community Development Code
Wednesday, July 17, 2013
3:00 p.m.
Executive Conference Room, County Administration Building
100 Ribaut Road, Beaufort, South Carolina 29902
Phone: (843) 255-2140

Committee Members:
  County Council:
    Cynthia Bensch
    Gerald Dawson
    Brian Flewelling, Committee Chairman
    William McBride
  Planning Commission:
    Diane Chmelik
    Mary LeGree
    W. Edward Riley
    Randolph Stewart

Staff:
Anthony Criscitiello,
  Planning Director

1. CALL TO ORDER – 3:00 P.M.

2. REVIEW DRAFT COMMUNITY DEVELOPMENT CODE:
    A. Continued Discussion of Article 2 – Multi-Lot and Single Lot Community Scale Development: Beginning at Article 2, Division 2.10 (Page 2.10-1) Transfer of Development Rights
    B. Discussion of Article 3 – Specific to Zones
    C. Summary of Requested Changes from respective meetings:
        - May 8, 2013 (backup)
        - May 22, 2013 (backup)
        - June 5, 2013 (backup)
        - June 19, 2013 (backup)

3. OTHER BUSINESS
    A. Next Meeting: Wednesday, July 31, 2013, at 3:00 P.M. in Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, SC 29902

4. ADJOURNMENT

Notes:
- The Draft Community Development Code can be viewed on the County website at http://www.bcgov.net/departments/Planning-and-Development/planning/cdc/
- If you have any questions, please contact the County Planning Office at (843) 255-2140 or you may leave a comment using at the above link.

COMMUNITY DEVELOPMENT CODE REVIEW TEAM
Summary of Requested Changes – May 8, 2013

Article 2

- Page 2.2-6. In 2.2.50.D3 – Change the title from "Drain Lot" to "Lot Drainage." Also, provide a reference to the stormwater standards in Article 5 and a reference to the Stormwater BMP Manual.

- Page 2.2-6. In 2.2.50.E1 – Reword to read *"Each lot shall have a minimum usable lot area equal to or greater than 50 percent of the gross lot area. This is calculated by subtracting the area of wetlands, wetlands setbacks (see Section 5.11.40.H), river buffers, and river buffer setbacks (see Table 5.11.60.A), and all other applicable buffers from the gross lot area."*

- Page 2.2-6. In 2.2.60.A1 – When the final code is in digital format, provide a hyperlink to the Beaufort County Technical Manual.

- Page 2.2-6. In 2.2.60.A2(c) – Revise to read *"To the maximum extent practical, lots fronting an arterial or major collector shall front an internal street, parallel frontage road, or rear alley. This avoids multiple lots with individual access along the existing public road frontage or reverse frontage lots in which buildings turn their back to the public road frontage."*

- Page 2.2-7. In 2.2.60.B5(a) – change the first word in the sentence from "if" to "when."

- Page 2.2-7. In 2.2.60.B5(b) – change the first word in the sentence from "if" to "when."

- Page 2.2-7. In 2.2.60.B5(c) – change the first word in the sentence from "where" to "when."

- Page 2.3-1. In 2.3.10 – In the first paragraph under Purpose, cite the abbreviation for Traditional Community Plans where the term is first used – e.g. Traditional Community Plan (TCP).

- Page 2.3-1. In 2.3.10.D – add the words "and economic diversity" to the end of the sentence.

- Page 2.3-1. In 2.3.10.I – reword to read "Promote ~~Reinforce~~ the unique characteristics ~~identity~~ of Beaufort County that build~~s~~ upon the local context, climate, and history."

General Formatting Comments

- Define "Director" at the beginning of each article.

- Provide definitions of "building envelope" and "stub-out" in Article 10.

Article 2

- Page 2.3-3 – Move Table 2.3.40 to after Section 2.3.40.C

- Page 2.3-3 – In 2.3.40.~~C~~ – Numbering is wrong, change to 2.3.40.<u>A</u>

- Page 2.2-3 – In 2.3.40.~~C~~<u>A</u>1 – Revise first sentence to read *"The project is located within <u>a</u> one mile walk and has direct pedestrian access to <u>at least</u> one of the following civic or commercial functions."*

- Page 2.2-3 – In 2.3.40.~~C~~<u>A</u>1(a) – Revise to read *"Publically accessible outdoor Civic Space of at least ½ acre in size (e.g. County or municipal park, pool, ball fields, <u>public dock,</u> etc.); or"*

- Page 2.2-3 – In 2.3.40.~~C~~<u>A</u>1(c) – Revise to read *"A min<u>imum</u> of 6 diverse functions…"*

- Page 2.3-3 – In 2.3.40.~~D~~ – Numbering is wrong, change to 2.3.40.<u>B</u>

- Page 2.3-3 – In 2.3.40.~~E~~ – Numbering is wrong, change to 2.3.40.<u>C</u>

- Page 2.3-7 – In 2.3.80.B – Under Civic and Open Space Allocations – Have planning staff look at the civic and open space set aside requirement and assess whether we should exclude buffers and stormwater ponds, or make the set aside percentage higher to ensure that useable open space is provided within Traditional Community Plans.

- Page 2.3-9 – In 2.3.100 – Revise first sentence to read *"A mix of building types introduces variety into the character of T~~N~~CPs."*

- Page 2.4-3 – In 2.4.30.B2(d) – Revise to read *"~~Coordinate~~ <u>Consider</u> Site Design with Transit. Site design, including entrances and parking lots, shall ~~be coordinated with~~ <u>consider</u> the location of existing and planned transit facilities."*

- Page 2.4-3 – Delete 2.4.30B3(a) and renumber (b) and (c) accordingly.

- Page 2.4-3 – In 2.4.30B3(b) – Revise to read *"Access to ~~Attached~~ Garages. ~~Attached~~ <u>G</u>~~g~~arages shall be accessed from alleyways or secondary thoroughfares, to the maximum extent practicable."*

- Page 2.4-4 – In 2.4.30.C3 – Revise to read *"If the primary façade of a building faces an Arterial (e.g. ~~SR~~<u>US</u> 278, <u>SC</u> 170), the primary façade may front a parallel access road if:"*

- Page 2.4-4 – Delete 2.4.30.C5 and renumber 6 and 7 accordingly.

General Formatting Comments

- Provide definition of "pedestrian shed" in Article 10.

COMMUNITY DEVELOPMENT CODE REVIEW TEAM
Summary of Requested Changes – June 5, 2013

Article 2

- Page 2.5-1. In 2.5.20.A2 – Reword to read *"The standards in Division 2.1 (Overview), Division 2.2 (General to Community Design) and Division 3.3 (Conventional Zones) work in conjunction with those found in this Division; and should be reviewed ~~prior to~~ <u>in conjunction with</u> reading this Division."*

- Page 2.5-2. In 2.5.30.B2 (b) – Members of the Code Review Team did not like the word "monoculture" and requested either choosing a different word or providing a definition. After reviewing this section, staff recommends simply removing the phrase *"thus preventing the establishment of an isolated monoculture"* from the section.

- Page 2.5-5. In 2.5.30.H7 – Reword the last sentence to read *"Skirting shall be of a material intended for exterior use<u>.</u>"*

- Page 2.6-1. In 2.6.20 – change the colon and semi-colon in the first sentence to read *"These commercial standards apply to the conventional zones; specifically, all new retail…"*

- Page 2.6-4. Delete 2.6.40.H. There are standards in Article 5 Division 5.3 (page 5.3-2, Section 5.3.30.C3) that address screening of roof mounted equipment.

- Page 2.6-5. Revise Figure 2.6.40.A to show parking in the rear of the big box building and to better articulate the big box.

- Page 2.7-4. Eliminate Figure 2.7.40.B.

- Page 2.7-5. Revise 2.7.40.H to read

  *"H. **Affidavit Required**. Applicants must submit a sworn affidavit <u>recorded in the Register of Deeds Office</u> with the following information:*

  1. *<u>There has been no</u> intentional misrepresentation during the application process;*

  2. *<u>There shall be no</u> lease of a family dwelling unit to a nonfamily member within five years of approval; or*

  3. *<u>There shall be no</u> conveyance of any portion of a tract of land granted a dwelling unit or lot under this section to a nonfamily member within five years of approval."*

- Page 2.7-5. In 2.7.40.I2 – Reword to read *"Penalties may be waived <u>by the Director</u> if it can be shown…"*

- Page 2.7-5. In 2.7.40.I4 – Reword to read *"As a condition of approval, the applicant and the person(s) for whom the family dwelling unit is to be built or the property subdivided shall read and sign disclosure forms describing <u>any</u> violations of this section and applicable penalties."*

- Page 2.8-2. In 2.8.30.E – Reword to read *"A list of the typical facilities found within the civic space <u>is provided in Table 2.8.30.A</u>. This list is not intended…"*

- Page 2.8-3. In Table 2.8.30.A remove the # sign in the key at the bottom of the table.

- Page 2.8-7. In Table 2.8.50.A – Reword the footnote to read *"Each pedestrian shed shall assign at least 10% of its <u>aggregate</u> urbanized area to <u>useable</u> civic space."*

General Formatting Comments

- Provide a definition of "parent parcel" in Article 10.

COMMUNITY DEVELOPMENT CODE REVIEW TEAM
Summary of Requested Changes – June 19, 2013

<u>**Article 2**</u>

- Page 2.9-1. In 2.9.20.A – Reword to read *"This Division describes the standards for development of thoroughfares in conventional and transect zones. ~~It~~ <u>which</u> supplement~~s~~ the "Beaufort County Technical Manual.""*

- Page 2.9-1. In 2.9.20.B – Reword to read *"These thoroughfare standards are applicable for the transformation of existing thoroughfares and the creation of new thoroughfares in any areas within ~~the~~ conventional and transect zones."*

- Page 2.9-1. In 2.9.20.C – Reword to read *"Thoroughfare standards are applicable for the design of collector and local streets. Thoroughfare standards applied to existing arterials and roadways under the jurisdiction of the South Carolina Department of Transportation may require additional review <u>(Section 2.9.30.C)</u> in order to obtain approval."*

- Page 2.9-2. In 2.9.30.B – Renumber subsections "a and b" to "1 and 2."

- Page 2.9-2. In 2.9.30.B2 – Reword to read *"If one or more of the predefined components are permitted by the Director, ~~then~~ the thoroughfare shall be submitted for review to the Director and County Traffic Engineer."*

- Page 2.9-4. In Figure 2.9.40.A – remove line in the middle of the landscaped median; and add comment stating that *"Parkway Plan and Cross-section are not drawn to scale and are for illustrative purposes only."*

- Page 2.9-5. In 2.9.40.E – eliminate last sentence in paragraph.

- Page 2.9-5. In 2.9.40.F4 – Reword to read "Thoroughfares ~~may~~ <u>should</u> be designed to accommodate stormwater treatment and retention facilities."

- Page 2.9-5. In 2.9.40.I – correct formatting error.

- Page 2.9-6 – In 2.9.50 – at the end of the first paragraph change the reference to "Tables 2.9.80.A-C"

- Page

<u>**General Formatting Comments**</u>

- Provide a definition of "parent parcel" in Article 10.