



JOINT REVIEW COMMITTEE
for the Draft Community Development Code
Wednesday, August 14, 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 OF MINUTES:
 - A. July 17, 2013 ([backup](#))
 - B. July 31, 2013 ([backup](#))
3. REVIEW DRAFT COMMUNITY DEVELOPMENT CODE:
 - A. Continued Discussion of Article 3 – Specific to Zones, beginning at Section 3.2.100
4. OTHER BUSINESS
 - A. Next Meeting: Wednesday, August 28, 2013, at 3:00 P.M. in Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, SC 29902
5. 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
July 17, 2013

The Community Development Code Review Team (CDCRT), also known as the Joint Code Review Team (Committee), met on Wednesday, July 17, 2013 at 3:00 p.m., in the Executive Conference Room of the County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Team (Committee) Members:

- County Councilmen: Brian Flewelling, Team (Committee) Chair; and Cynthia Bensch (Absent: Gerald Dawson and William McBride)
- County Planning Commissioners: Mary LeGree, Ed Riley, and Randolph Stewart (Absent: Diane Chmelik)

Staff: Anthony Criscitiello, County Planning Director; Robert Merchant, Long-range Planner; and Barbara Childs, Administrative Assistant to Planning Director

Others: Reed Armstrong, Coastal Conservation League; Scott Baldwin, Fire Marshal for Lady's Island/St. Helena Island Fire District; Lauren Kelly, City of Beaufort Planner; Robert Semmler, County Planning Commission;

CALL TO ORDER: Chairman Brian Flewelling called the meeting to order at approximately 3:00 p.m. and led those assembled in the Pledge of Allegiance to the United States of America. Councilman Flewelling asked that those attending the meeting would introduce themselves for the record.

Councilman Flewelling noted an item needed clarification from the Fire District and turned the floor to Mr. Anthony Criscitiello. Mr. Criscitiello noted that the turning radius was questioned so he and Mr. Robert Merchant met with Fire Marshal Scott Baldwin to discuss the issue. Fire Marshal Baldwin addressed the Committee indicating that the numbers can work; however, their bigger issue is parking. Additional discussion occurred regarding a traffic software.

REVIEWING THE CODE – Continue Reviewing Article 2 and Begin Reviewing Article 3 (see attached Summary of Requested Changes).

Mr. Merchant gave a power point presentation regarding Article 3 of the Code.

OTHER BUSINESS: Mr. Flewelling noted that the next meeting was on July 31, 2013, at 3:00 p.m. in the Executive Conference Room, to continue review from page 3.2-9.

ADJOURNMENT: Mr. Flewelling adjourned the meeting at approximately 4:56 p.m.

Note: You may review the video of the meeting on the County website at:
http://beaufort.granicus.com/MediaPlayer.php?view_id=2&clip_id=1073

COMMUNITY DEVELOPMENT CODE REVIEW TEAM
Summary of Requested Changes – July 17, 2013

Article 3

- In 3.1.20.C – Reword to read: *“Where uncertainty exists as to the boundaries of any of the zones shown on the Zoning Map or maps, or an error is identified in the production of the maps, the Planning Commission, upon written application or upon its own motion, shall determine the location of such boundaries on said Zoning Map or maps. All dedicated public streets within the County shall be zoned.”* The Code Review Team requested that Planning staff ask the County Attorney to look at the legality of this recommended revision.
- In Table 3.1.60 - place a legend at the bottom of each table defining “P”, “C”, “S”, “—”, and “TCP”
- In Table 3.1.70 – Change the definition of “Dwelling: Accessory Unit” to read “An auxiliary dwelling unit, no larger than 50% of the total heated square footage of the principle dwelling unit or 800 SF, whichever is greater, that is either attached to a principal dwelling unit or located within an accessory structure on the same lot.”
- In 3.2.30.E –Place the key closer to the use table.
- In 3.2.40.C – On the diagrams above, make the side yard and front yard setbacks proportional to the standards in the Building Placement standards.
- In 3.2.40.C – Change the side street setback from 20’ to 50’.
- In 3.2.40.D – change the main building height from 2 stories to 35 feet.

COMMUNITY DEVELOPMENT CODE REVIEW TEAM
July 31, 2013

The Community Development Code Review Team (CDCRT), also known as the Joint Code Review Team (Committee), met on Wednesday, July 31, 2013 at 3:00 p.m., in the Executive Conference Room of the County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Team (Committee) Members:

- County Councilmen: Brian Flewelling, Team (Committee) Chair; and William McBride (Absent: Cynthia Bensch and Gerald Dawson)
- County Planning Commissioners: Mary LeGree, Ed Riley, and Randolph Stewart (Absent: Diane Chmelik)

Staff: Anthony Criscitiello, County Planning Director; Robert Merchant, County Long-range Planner

Others: Reed Armstrong, Coastal Conservation League; Lauren Kelly, City of Beaufort Planner; and Robert Semmler, County Planning Commission;

CALL TO ORDER: Chairman Brian Flewelling called the meeting to order at approximately 3:00 p.m. and led those assembled in the Pledge of Allegiance to the United States of America. Councilman Flewelling asked that those attending the meeting would introduce themselves for the record.

REVIEWING THE CODE – Continue Reviewing Article 3, beginning at Section 3.2.100 (see attached Summary of Requested Changes).

OTHER BUSINESS: Mr. Flewelling noted that the next meeting was on August 14, 2013, at 3:00 p.m. in the Executive Conference Room, to continue review from Section 3.2.100 and revisit the issue under "Transportation, Communication, Infrastructure" use in T3 neighborhoods.

ADJOURNMENT: Mr. Flewelling adjourned the meeting at approximately 5:00 p.m.

Note: You may view the video of the meeting on the County website at:
http://beaufort.granicus.com/MediaPlayer.php?view_id=2&clip_id=1115

COMMUNITY DEVELOPMENT CODE REVIEW TEAM
Summary of Requested Changes – July 31, 2013

Article 3

- In 3.1.40.H – consider adding “Manufacturing, Processing, and Packaging” as a special use in rural. Have staff draft special use standards and bring them to a later meeting for review. Some considerations to include in the special use standards include putting heavy emphasis on natural resource protection including a generous setback and buffer from tidal wetlands; and requiring an adequate transportation network.
- In 3.2.50 – Revise illustration at the beginning of the section to remove one house and remove sidewalks.
- In 3.2.50.A – Add to the purpose statement language that restricts the spread of the Rural Neighborhood district. Restrictions include requiring any rezoning to Rural Neighborhood to meet the criteria for Rural Residential in the current ZDSO (a cluster of 5 or more lots that are 5 acres or less in size). Otherwise, any new Rural Neighborhood district shall be part of an identified Rural Crossroads or Hamlet.
- In 3.2.50.D – Revise the setback illustrations to be more proportional to the actual setback standards.
- In 3.2.50.F – Provide a note that defines floor area ratio and explains that it applies to non-residential development only.
- In 3.2.50.H – Change the maximum parking driveway width from “10 feet” to “n/a.” Remove “N” from the illustration above.
- In 3.2.50.I – Revise the use table to allow “gas station/fuel sales” as a special use in Rural Neighborhood Open. Special use standards should include separation standard between other gas stations and limit the location of the use to major collectors and arterials. (Note: use table section needs to be changed from “H” to “I”).
- In 3.2.60 – Revise the illustration at the beginning of the section to show interconnected parking.
- In 3.2.60.C and 3.2.60.F – Revisit setback standards for buildings and parking. Allow parking in front of residential structures. Allow more flexibility in building setback and parking at the side of non-residential buildings. Research whether there are restrictions on the location of parked commercial vehicles at residences.

- In 3.2.60.H – Change the maximum parking driveway width from “10 feet” to “n/a.” Remove “N” from the illustration above.
- In 3.2.90.D – Make sure we define “façade zone.”
- In 3.2.90.E – Make sure that the 30% maximum lot coverage does not place unnecessary restrictions on houses and density.
- In 3.2.90.H – Look at the appropriateness of allowing “infrastructure and utilities: regional (major) utility” in residential districts such as T3 Edge, T3 Hamlet Neighborhood and T3 Neighborhood.