



JOINT REVIEW COMMITTEE
for the Draft Community Development Code
Wednesday, August 28, 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. August 14, 2013 ([backup](#))
3. REVIEW DRAFT COMMUNITY DEVELOPMENT CODE:
 - A. Continued Discussion of Article 3 – Specific to Zones, beginning at Section 3.4.80
4. OTHER BUSINESS
 - A. Next Meeting: Wednesday, September 11, 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
August 14, 2013

The Community Development Code Review Team (CDCRT), also known as the Joint Code Review Team (Committee), met on Wednesday, August 14, 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; Gerald Dawson; Cynthia Bensch; and William McBride
- County Planning Commissioners: Diane Chmelik and Ed Riley (Absent: Mary LeGree and Randolph Stewart)

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

Others: Jason Mann, USMC Air Station Beaufort; and Robert Semmler, County Planning Commission;

CALL TO ORDER: Chairman Brian Flewelling called the meeting to order at approximately 3:05 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. McBride noted that the next meeting was on August 28, 2013, at 3:00 p.m. in the Executive Conference Room. Mr. Flewelling stated that the review would continue from Section 3.4.80.

ADJOURNMENT: Mr. Flewelling adjourned the meeting at approximately 4:43 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=1125*

COMMUNITY DEVELOPMENT CODE REVIEW TEAM
Summary of Requested Changes – August 14, 2013

Article 3

- In 3.2.100.E – Staff will clarify if the requirement that “all upper floors must have a primary entrance along the front” applies to residential development.
- In 3.2.30.D – Make sure that all the footnotes are in the right order.
- 3.3.60 – Look at the Town of Bluffton’s new code to see if their industrial zoning district is consistent with our proposed Industrial (S1) Zone.
- 3.3.60.C – Check with the Fire Districts to see if our 50-foot maximum building height in Industrial can be accommodated with their apparatuses.
- 3.4.30 – Add the following language to the MCAS Airport Overlay District:
 - “1. Lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that is not misleading or dangerous to aircraft operating from the airport or in the vicinity thereof as determined by the airport operator.
 - 2. No operations of any type shall produce smoke, glare or other visual hazards within three miles of a usable runway.
 - 3. No operations of any type shall produce electronic interference with navigation signals or radio communication between the airport and the aircraft.
 - 4. No use of land shall be permitted which encourages large concentrations of birds, waterfowl or other wildlife within the vicinity of the airport.”
- 3.4.60.B – Revise the last sentence to read: “For the purpose of this section, the commercial fishing industry is defined to include aquaculture and mariculture.” Make sure there is a definition of “aquiculture” and “mariculture” in Article 10.