



JOINT REVIEW COMMITTEE
for the Draft Community Development Code
Wednesday, November 20, 2013
2:00 – 5:00 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 – 2:00 P.M.
2. REVIEW DRAFT COMMUNITY DEVELOPMENT CODE:
 - A. Continued Discussion of Article 5. Supplemental to Zones, Division 5.2 – Private Frontage Standards
 - B. Summary of Requested Changes from November 6, 2013, meeting ([backup](#))
3. OTHER BUSINESS
 - A. Next Meeting: Wednesday, December 4, 2013, at 2:00 P.M. in Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, SC 29902
4. ADJOURNMENT

Notes:

- The November 6, 2013, Joint Review Committee meeting video can be viewed at http://beaufort.granicus.com/MediaPlayer.php?view_id=2&clip_id=1238
- 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 – November 6, 2013

Article 3

- 3.2.90.D – Change the rear yard setback in T3 Neighborhood to be 5 foot minimum for ancillary buildings.

Article 5

- 5.1.30 – Provide an administrative procedure that allows new building types for unusual circumstances.
- Table 5.1.30.A – Provide an additional building type called “Sideyard House” to accommodate the Charleston Single building type.
- Table 5.1.30.A – Reword definition of Carriage House to read - *“Carriage House: This Building Type is a ~~secondary~~ accessory structure typically located at the rear of a lot. This structure typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Building Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods. Multiple Carriage Houses can be utilized to organize Family Compounds and Farmsteads.”*
- Table 5.1.30.A – Allow the Estate House to be permitted in T3 Neighborhood. Correct in 5.1.50.A as well.
- Table 5.1.30.A – Reword definition of Industrial/Agricultural building type to read - ***Industrial/Agricultural.** This Building Type is a medium to large structure that accommodates retail, light industrial, agricultural and mixed uses that are too large to be appropriately housed in a residential building type. This Building Type is typically located on the edge of the commercial core within a rural crossroads or hamlet place type. The design and massing of this Building Type find their precedent in the vernacular packing sheds, barns, and warehouses of the Lowcountry.*
- 5.1.40.A – Revise definition of Carriage House to match the definition in Table 5.1.30.A.
- 5.1.40.B – Delete the provision that states – *“~~Allowed as a standalone structure on a lot when the lot has direct access from an alley.~~”*
- 5.1.40.E – Provide a hyperlink for Allowed Frontages to Division 5.2.
- 5.1.50.J and K (pages 5.1-9 and 5.1-10) – Remove from code.
- 5.1.60 (page 5.1-11) – Change description of second photograph to note that the buildings have side porches, not wraparound porches.

- 5.1.70 – Change name of “Cottage House” to “Small Lot Cottage House”. Rename everywhere it is referenced in the Code.
- 5.1.70 (Page 5.1-13) – Correct page to not permit in T3 Neighborhood.
- 5.1.80 (page 5.1-15) – Find photographs that are more local.
- 5.1.100.B – change minimum lot width to 18 feet and minimum lot depth to 80 feet.
- 5.1.100.D – change main body width to 18 feet minimum and 36 feet maximum.
- 5.1.100.E – allow Gallery and Arcade frontages for townhouses.
- 5.1.110 (page 5.1-21) – change bottom mansion apartment photo.
- 5.1.110.H – change minimum area of common open space to 150 square feet.