



JOINT REVIEW COMMITTEE
for the Draft Community Development Code
Wednesday, December 18, 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 5.9 Neighborhood Compatibility Standards
 - B. Summary of Requested Changes from December 4, 2013, meeting ([backup](#))
3. OTHER BUSINESS
 - A. Next Meeting: Wednesday, January 8, 2014, at 2:00 P.M. in Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, SC 29902
4. ADJOURNMENT

Notes:

- The December 4, 2013, Joint Review Committee meeting video can be viewed at http://beaufort.granicus.com/MediaPlayer.php?view_id=2&clip_id=1292
- 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 – December 4, 2013

Article 4

- 4.1.310.Bb – Reword to read “~~To the extent truck traffic is routed through residential areas, the plan shall also identify the impacts on residential areas, and how those impacts will be mitigated.~~ Truck traffic through existing residential areas is mitigated or avoided to the maximum extent practicable.”

Article 5

- 5.6.80.B – Under Miscellaneous, the third comment should be reworded as follows: ~~Vinyl or plastic awnings are strongly discouraged.~~ Fabric awnings shall be covered only with canvas, woven acrylic or similar fabric materials. Shiny or glossy materials like vinyl and plastic are not permitted.
- 5.6.90 – Revise the illustration so that the monument sign doesn’t appear to be on the sidewalk.
- 5.6.110 – Have staff evaluate whether having a 10 foot extension of a marquee sign above the roof of a building is appropriate.
- 5.6.130.A – At the end of the first paragraph, spell out the word “Synonym.”
- 5.6.140.A – In the first paragraph, change the word “paseo” to “passageway.”
- 5.6.160.A – Make sure we define the word “entablature” in Article 10.
- 5.6.160.B – Under “Location” change the projection from façade from 8 feet to 8 inches.
- 5.6.180.B – Under “Size” change the maximum height from 36 feet to 36 inches.
- 5.6.190.A – Revise first paragraph to read as follows: “Yard Signs are signs mounted on a porch or in a yard between the public ROW and the building facade. Yard signs mounted on a porch are placed parallel to the building’s facade. Yard signs mounted in a yard are placed parallel or perpendicular to the ROW. Yard signs work well for home businesses ~~located in mixed-use environments.~~”
- 5.7.20.B – Revise to read: “**Time of Compliance.** A lighting plan ~~shall~~ may be submitted with an application for approval of a land development plan (minor or major), Special Use Permit, or Certificate of Design Compliance, whichever occurs first.” Provide hyperlinks for the above review processes.
- 5.7.40.A4 – Reword to read – “All interior lighting shall be so designed to prevent the light source or high levels of light from being visible from ~~the corridor~~ a public right-of-way.”

- 5.7.40.A5 – Reword to read – “Entrances into developments from the street may be lighted for traffic safety reasons, provided such lighting is approved by the agency maintaining the roadway and does not exceed the applicable footcandle requirements specified in this Division or in conformance with the most current version of the American Association of State Highway and Transportation Officials (AASHTO) Roadway Lighting Guide.”
- 5.7.40.A – Add a new subsection “8” to read as follows: “Strobe, flashing, blinking, pulsing, and revolving lights are prohibited.”
- 5.8.10.B – Reword to read: *“These Standards should enhance the health, safety, and quality of life in our communities, along our thoroughfares, and in our public and private spaces by promoting the application of trees and landscaping to:”*
- 5.8.20.B1 – Reword to read: *“**Within Transect Zones:** Single-family residential and duplexes are exempt from the requirements of this section within T1 Natural Preserve, T2 Rural, T2 Rural Neighborhood, T2 Rural Neighborhood Open, T2 Rural Center, T3 Edge, ~~and~~ T3 Hamlet Neighborhood, and T3 Neighborhood.”*
- 5.8.30.B2 – Exempt thoroughfare buffers from this requirement.
- 5.8.30.I – Explore the possibility of requiring rain gardens and bioswales to be used for a percentage of the site where the soil conditions are compatible.
- 5.8.40 – Revise illustration to add color.
- Table 5.8.40.A – Edit note 1 to read *“Single-family residential, and duplexes are exempt within T2 Rural Neighborhood Open, T2 Rural Center, T3 Edge, ~~and~~ T3 Hamlet Neighborhood, and T3 Neighborhood.”*
- 5.8.80.C – Label the figures that show the configuration of landscape medians.
- Table 5.8.90.D – Move the notes at the end of the table to be under each buffer type.
- 5.8.90.G1 – Revise this section to recognize that the removal of existing vegetation is permitted in some buffers.
- 5.8.100.B 2 – Reword to read *“Loading and service areas to the extent practicable;”*
- 5.8.110.C3 – Remove this paragraph and renumber “4” and “5” accordingly.
- 5.8.110.D2 – Reword to read – *“**Additional Inspections ~~after First Year.~~** The Director, or designee ~~may shall~~ inspect a development site during the second growing approved landscape plan or alternative landscape plan, and to ensure that the landscaping is properly maintained. Failure to maintain required landscaping (trees and shrubs) in accordance with the standards of this Section shall constitute a violation of this Development Code.”*