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AGENDA
NATURAL RESOURCES COMMITTEE

Monday, November 2, 2015

2:00 p.m.

Executive Conference Room

Administration Building

Beaufort County Government Robert Smalls Complex

100 Ribaut Road, Beaufort

Committee Members:

Brian Flewelling, Chairman
Alice Howard, Vice Chairman
Gerald Dawson
Steve Fobes
William McBride
Jerry Stewart
Roberts "Tabor" Vaux

Staff Support:

Anthony Criscitiello, Planning Director
Gary James, Assessor
Eric Larson, Division Director
Environmental Engineering
Dan Morgan, Division Director
Mapping & Applications

1. CALL TO ORDER – 2:00 P.M.
2. PRESENTATION / VOLUME SENSITIVITY STUDY (THE SALINITY STUDY)
Ms. April Turner and Dr. Denise Sanger, South Carolina Department of Natural Resources
3. TEXT AMENDMENT TO COMMUNITY DEVELOPMENT CODE (CDC) TABLE 3.1.60 CONSOLIDATED USE TABLE—OFFICES & SERVICES, #17. RESIDENTIAL STORAGE FACILITY, ADDING " C" (PERMITTED USE WITH CONDITIONS) TO T4-HC (HAMLET CENTER) ([backup](#))
4. EXECUTIVE SESSION
 - A. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
5. ADJOURNMENT

2015 Strategic Plan Committee Assignments

Comprehensive Plan Update

Stormwater Management and Rate Analysis (Goal Accomplished September 2015)



Use Amendments

- Add Residential Storage Facility as a conditional use in T4 Hamlet Center Open and T4 Neighborhood Center.** The Community Development Code currently does not permit Residential Storage Facilities in any of the T4 districts. This was originally done because the T4 districts are meant to encourage pedestrian friendly development. However, two areas of the County (Shell Point and Lady's Island) have T4 districts for the entirety of their commercial districts. With this particular use in high demand, especially in areas with small residential lots, staff is recommending adding residential storage facility as a conditional use in T4.

17. Residential Storage Facility	--	--	--	--	--	--	--	--	--	--	<u>C</u>	--	<u>C</u>	<u>C</u>	--	C	C	C
18. Vehicle Services: Minor Maintenance and Repair	--	--	--	--	--	C	--	--	--	--	--	C	C	C	--	C	C	--
19. Vehicle Services: Major Maintenance and Repair	--	--	--	--	--	C	--	--	--	--	--	--	C	C	--	C	C	C
Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI

"P" indicates a Use that is Permitted By Right.

"C" indicates a Use that is Permitted with Conditions.

"S" indicates a Use that is Permitted as a Special Use.

"TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3

"--" indicates a Use that is not permitted.

The following amendments are recommended to Section 4.1.220 for residential storage facility in T4. Provide an additional subsection "E" to address this use in T4 Hamlet Center Open:

"E. Residential Storage Facilities in T4 Hamlet Center, T4 Hamlet Center Open and T4 Neighborhood Center: Residential storage facilities shall be sited so that storage buildings are located in the interior of the block and do not face a street. The site shall incorporate outparcels to screen and separate the storage buildings from the street. The leasing office and/or security quarters may face and address the street. In the T4 Hamlet Center District where an adaptive reuse of an existing building is sought to preserve commercial stability on a street, the building and parcel upon which it resides may be remodeled and converted into a residential storage facility."

- Revising the Definition of Lodging:Inn:** Regulating the short-term rental (i.e., less than 30 days) of single-family homes as a commercial lodging use requires that the homes be renovated to commercial building code standards per the County Building Official. For this reason, staff recommends that the short-term rental of single-family homes be deleted from the definition of "Lodging: Inn." Staff will be developing separate standards for this use for the Planning Commission's future consideration. Revise Table 3.1.70 as follows:

OFFICES AND SERVICES

This category is intended to encompass activities, without outdoor storage needs, that are primarily oriented towards office and service functions.

Land Use Type	Definition
9. Lodging: Inn	A building or group of buildings used as a commercial lodging establishment having up to 24 guest rooms providing lodging accommodations to the general public. This includes the use of any dwelling unit for lodging accommodations on a daily or weekly rate to the general public.