



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION

Multi-Government Center • 100 Ribaut Road, Room 115
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SPECIAL PLANNING COMMISSION

Tuesday, August 11, 2015

5:30 p.m.

Executive Conference Room, Administration Building
100 Ribaut Road, Beaufort, South Carolina

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting.

1. CALL TO ORDER – 5:30 P.M.
2. PLEDGE OF ALLEGIANCE
3. SIX-MONTH REVIEW OF COMMUNITY DEVELOPMENT CODE ([backup](#))
4. OTHER BUSINESS
 - A. Next Meeting – Tuesday, September 8, 2015, at 5:30 p.m.
5. ADJOURNMENT





MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Tony Criscitiello, Planning Director

DATE: August 11, 2015

SUBJECT: Update on Status of Six Month Review of Community Development Code

The purpose of the August 11, 2015 workshop is to discuss the six month review of the CDC. Specific text and map amendments will be presented to the Commission at their meeting/public hearing on September 3, 2015. The Planning Commission's recommendations will then be forwarded to the Natural Resources Committee for consideration for adoption.

At the June, 1, 2015, meeting of the Natural Resources Committee, staff presented an overview of the six month review of the Community Development Code (CDC). The overview identified changes to the CDC being considered and recommended by staff based on implementation of the new code since its enactment in December, 2014. The proposed changes cover six areas:

1. **Transect Zone Issues** – mobile home replacements, façade zones, porch depth.
2. **Use Issues** – park types by district, residential storage in transect zones, adaptive reuse of industrial buildings for retail sales.
3. **Signage** – allowance of freestanding and wall signs in T2 and T4 districts.
4. **Modulation** – alternative setbacks for nonconforming lots of record
5. **Map Corrections** – 2 amendments on Lady's Island (US 21) and 1 amendment in Bluffton area (Ulmer Road) to address nonconformities.
6. **Minor Fixes** – other minor corrections to address conflicting standards, clarify language, etc.

At the June 1st Natural Resources Committee meeting, additional direction was provided by Council members to staff on the following items:

1. Removal of “gun range” from the definition of passive park.

Status: Staff has revised the definition to remove this language.

2. Reconsideration of traffic signal locations outlined in the Buckwalter Parkway Access Management Plan (Appendix C.4).

Status: Forwarded to the Public Facilities Committee (next meeting: August 17, 2015).

3. Modulation process and procedures to address the proliferation of requests for river buffer setback variances.

Status: Forwarded to Staff Attorney's office for review.