



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION
THURSDAY, September 3, 2015
6:00 p.m.

Council Chambers, 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. COMMISSIONER'S WORKSHOP – 5:30 P.M.
Planning Office, Room 115, County Administration Building
2. REGULAR MEETING – 6:00 P.M.
Council Chambers
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MINUTES
 - A. January 5, 2015 ([backup](#))
 - B. May 4, 2015 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. LADY'S ISLAND ZONING MAP AMENDMENT FOR R200 015 000 0165 0000, R200 015 000 0169 0000, R200 015 000 0721 0000, R200 015 000 0820 0000, R200 015 000 0866 0000, R200 015 000 0867 0000, R200 015 000 0868 0000, R200 015 000 0869 0000, R200 015 000 0870 0000, R200 015 000 0871 0000, R200 015 000 0872 0000, R200 015 000 0873 0000, R200 015 000 0874 0000, R200 015 000 0875 0000 (14 PARCELS TOTALING 9.5 ACRES, SOUTH SIDE OF SEA ISLAND PARKWAY BETWEEN LADY'S ISLAND COMMONS AND YOUMANS ROAD) FROM T3-HC (HAMLET CENTER) TO T4-HCO (HAMLET CENTER OPEN); APPLICANT: COUNTY PLANNING STAFF ([backup](#))
9. LADY'S ISLAND ZONING MAP AMENDMENT FOR R200 015 000 111G 0000, R200 015 000 0114 0000, R200 015 000 114B 0000, R200 015 000 114C 0000, R200 015 000 114D 0000, AND R200 015 000 0638 0000 – NORTH OF SEA ISLAND PARKWAY; R200 018 00A 0147 0000, R200 018 00A 0148 0000, R200 018 00A 0149 0000, R200 018 00A 0150 0000, R200 018 00A 0161 0000, R200 018 00A 0162 0000, R200 018 00A 0163 0000, R200 018 00A 0192 0000, R200 018 00A 0193 0000, AND R200 018 00A 0248 0000 – SOUTH OF SEA ISLAND PARKWAY (16 PARCELS TOTALING 19 ACRES, NORTH AND SOUTH SEA ISLAND PARKWAY BETWEEN GAY DRIVE AND DOW ROAD)



FROM T3-N (NEIGHBORHOOD) AND T3-HN (HAMLET NEIGHBORHOOD) TO T4-NC (NEIGHBORHOOD CENTER) AND T4-HCO (HAMLET CENTER OPEN); APPLICANT: COUNTY PLANNING STAFF ([backup](#))

10. STREET NAME CHANGE REQUEST FROM FAY LANE TO SEA BISCUIT LANE ON LADY'S ISLAND (NEAR THE INTERSECTION OF SEA ISLAND PARKWAY AND OLD DISTANT ISLAND ROAD); CONTACT: WILLIAM ANDERSON, JR. ([backup](#))

11. TEXT AMENDMENTS TO ARTICLES 2, 3, 4, 5, 6, 7, AND 10 OF THE COMMUNITY DEVELOPMENT CODE AS A RESULT OF THE SIX-MONTH REVIEW OF THE NEWLY ADOPTED CODE; APPLICANT: COUNTY PLANNING STAFF ([backup](#))

12. OTHER BUSINESS

A. Next Meeting – Monday, October 5, 2015, at 6:00 p.m.

13. ADJOURNMENT



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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, January 5, 2015, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman
Ms. Carolyn Davis
Mr. Edward Riley III

Mr. Charles Brown
Mr. Marque Fireall
Mr. Randolph Stewart

Ms. Diane Chmelik
Mr. George Johnston

Members Absent: Vacancy/Mr. John Thomas (at-large representative)

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Mr. Robert Merchant, Long-range Planner
Mr. Eric Larson, Environmental Engineering Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:01 p.m.

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the flag of the United States of America.

REVIEW OF MINUTES: The Commission reviewed the following minutes:

- **November 3, 2014: Motion:** Mr. Marque Fireall made a motion, and Mr. Charles Brown seconded the motion, **to accept the November 3, 2014, minutes as written.** No discussion occurred. The motion was **carried unanimously** (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Stewart).
- **December 1, 2014: Motion:** Mr. Marque Fireall made a motion, and Mr. Ed Riley seconded the motion, **to accept the December 1, 2014, minutes as written.** No discussion occurred. The motion was **carried** (FOR: Chmelik, Davis, Fireall, Johnston, Riley, and Semmler; ABSTAINED: Brown and Stewart).

CHAIRMAN'S REPORT: Mr. Semmler noted that the Planning Commission is about to begin the 5-year review of the Beaufort County Comprehensive Plan, as required by South Carolina law. The meetings will occur in the Planning Department every second Tuesday at 5:30 p.m. The meeting agendas will be provided to the media and the public is welcome to attend the meetings. The current Comprehensive Plan is on the County website and Mr. Semmler urged the Commissioners to read it in preparation for the meetings.

PUBLIC COMMENT on non-agenda item: No comments were received.

SOUTHERN BEAUFORT COUNTY FUTURE LAND USE MAP AMENDMENT FOR R600-039-00B-0038-0000 (41.7 ACRES, OFF ULMER ROAD IN BLUFFTON) FROM RURAL TO URBAN MIXED USE; OWNER: PLYCO FARMS, LLC / APPLICANT: JOE PITTS, JR. / AGENT: DON GUSCIO

--AND--

SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR R600-039-00B-0038-0000 (41.7 ACRES OFF ULMER ROAD IN BLUFFTON, TO BE KNOWN AS MAY RIVER WOODS PLANNED UNIT DEVELOPMENT) FROM RURAL WITH TRANSITIONAL OVERLAY (R-TO) TO PLANNED UNIT DEVELOPMENT (PUD); OWNER: PLYCO FARMS, LLC / APPLICANT: JOE PITTS, JR. / AGENT: DON GUSCIO

Mr. Anthony Criscitiello asked that the applicant go first, based on the December 9, 2014, letter Mr. Criscitiello wrote to the applicant.

Comment by the Applicant: Mr. Don Guscio, a landscape architect representing the applicant, noted that the 40-acre property is buffered by wetlands on both ends of the property. The property is along Ulmer Road, across from the County offices. A concrete plant, other light industrial uses, and an animal kennel are near the property. The project proposes 39 residential lots and a climate control storage which complies with the definition of a Planned Unit Development (PUD) which is two or more uses in a project. The project also includes boat storage for the residents. Mr. Guscio proceeded to verbally address the five items/points that were raised at the December 4, 2014, Commission meeting as stated in Mr. Criscitiello's December 2014 letter:

- stormwater runoff concerns (Mr. Guscio noted he would address the stormwater runoffs during the permitting process),
- lot sizes not conforming to T3-Edge district (Mr. Guscio noted that 6 lots that do not comply will be adjusted accordingly),
- moving the climate control storage elsewhere on the property to provide a neighborhood-oriented environment off Ulmer Road (Mr. Guscio noted that buffering and setbacks would be provided),
- septic tank concerns (Mr. Guscio noted that DHEC results will be the guide on the final plat, even if some lots are lost), and
- infrastructure concerns with the proposed phasing plan (Mr. Guscio noted that his client wanted to fund the project in three phases).

Discussion from Commissioners included the unique criteria of a PUD not being met by the project since it is not unique nor walkable, and concern with the wetlands on the property that is in a rural area.

Mr. Guscio noted that the storage was the least impact of use proposed on the property; it does not generate many trips per day, it will not impact the residents; and it will be convenient to the residents. Also, the residents would be given first priority before the storage was opened to non-residents.

Mr. Criscitiello noted that Mr. Guscio's responses did not adequately meet the concerns raised in Mr. Criscitiello's December letter to Mr. Guscio. The intent of the Planning Commission at its December 2014 meeting was for the applicant to review his application to bring the project more closely as a PUD, rather than an upzoning from the current T3-Edge zoning. The staff remains in its position of recommending denial of the PUD request. Mr. Criscitiello noted concerns for final review not being in the hands of the Planning Commission.

Further discussion by the Commissioners included clarification of the communication tower fall zone, supporting the denial recommended by the Planning staff's assessment that the project is a combination of a single-family subdivision and a stand-alone storage facility not being a PUD, supporting the staff's denial recommendation, and clarifying that the newly adopted Community Development Code zoning of the area as T3-Edge with a density of 2 units per acre instead of the requested 4 units per acre in the PUD.

Mr. Criscitiello noted that lots on Confederate Street, an adjacent street to the property, could not perk. The 39-unit subdivision may face the same dilemma.

Public Comment: Mr. Reed Armstrong of the Coastal Conservation League reiterated his comments from the December 2014 meeting. It is not an innovative design and should not be considered a PUD. The project is simply a sprawling residential subdivision with self storage that is not internally connected to the residential portion of the project. He agrees with the staff's recommendation that the project should be denied.

Additional discussion from Commissioners included agreeing with the Planning staff's recommendation of denial; believing that the project does not meet intent of the Comprehensive Plan or the Alljoy community planning; concern with the 20 acres of wetlands on the property and the ability to obtain perkability of the land; suggesting more pedestrian and environmentally friendly uses such as a park or kayak landings; recommending using innovative sewage systems; concern with the applicant's inadequate responses to Mr. Criscitiello's December 2014 letter; concerns with sewer, natural resources, and density issues; noting the by-right of T3-Edge zoning under the Code for the property; and noting that it is a beautiful property but the wrong venue has been proposed by the applicant.

Motion: Mr. Ed Riley made a motion, and Mr. Marque Fireall seconded the motion, **to recommend denial to County Council on Southern Beaufort County Future Land Use Amendment on R600-039-00B-0038-0000 (41.7 acres, off Ulmer Road in Bluffton), from Rural to Urban Mixed Use; Owner: Plyco Farms, LLC, Applicant: Joe Pitts, Jr., Agent: Don Guscio.** The motion passed (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Stewart).

Motion: Ms. Carolyn Davis made a motion, and Ms. Diane Chmelik seconded the motion, **to recommend denial to County Council on Southern Beaufort County R600-039-00B-0038-0000 (41.7 acres, off Ulmer Road in Bluffton), Owner: Plyco Farms, LLC, Applicant: Joe Pitts, Jr., Agent: Don Guscio:**

- **Zoning Map Amendment/Rezoning Request (to be known as May River Woods Planned Unit Development (PUD)) from Rural with Transitional Overlay (R-TO) to Planned Unit Development (PUD).**

The motion passed unanimously (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Stewart)

OTHER BUSINESS:

- **Comprehensive Review:** Mr. Semmler noted that the first meeting will occur on the second Tuesday in February 2015 at 5:30 p.m. Mr. Criscitiello noted that the schedule was a guide that may change as needed. Mr. Semmler noted that a quality review was needed when presenting the final product to County Council. He also noted that public comment will be welcome. Mr. Criscitiello noted that a guide was given to the Commissioners and the process will probably take longer than presented earlier. Staff will provide a timely staff report and the chapters to be reviewed before each meeting.
- **Next Planning Commission Meeting:** Mr. Semmler noted that the next Commission meeting is scheduled for Monday, February 2, 2015, at 6:00 p.m.
- **2015 Elections:**
 - **President:** Mr. Semmler opened the floor to nominations for President of the County Planning Commission. **Mr. Riley nominated Mr. Robert Semmler, and Ms. Davis seconded the nomination.** No other nominations were received and nominations were closed. Mr. Semmler accepted the nomination. **The Commission voted to elect Mr. Robert Semmler as its president for 2015** (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Stewart).
 - **Vice Chair:** Mr. Semmler opened the floor to nominations for Vice-President of the County Planning Commission. **Mr. Riley nominated Mr. Randolph Stewart, and Mr. Marque Fireall seconded the nomination.** No other nominations were received and nominations were closed. Mr. Stewart accepted the nomination with honor. **The Commission voted unanimously to elect Mr.**

Randolph Stewart as its vice-president for 2015 (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Stewart).

ADJOURNMENT: Motion: Mr. Charles Brown made a motion, and Mr. Marque Fireall seconded the motion, **to adjourn the meeting**. The motion **was carried** (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Stewart). Mr. Semmler adjourned the meeting at approximately 6:42 p.m.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: September 3, 2015, as written

Note: The video link of the January 5, 2015, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=1932



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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, May 4, 2015, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman Mr. Randolph Stewart, Vice-Chairman Ms. Diane Chmelik
Ms. Carolyn Davis Mr. George Johnston Mr. Edward Riley III
Mr. Eric Walsnovich

Members Absent: Mr. Charles Brown and Mr. Marque Fireall

Staff Present:

Mr. Anthony J. Criscitiello, Planning Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:01 p.m.

PLEDGE OF ALLEGIANCE: Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the flag of the United States of America.

REVIEW OF MINUTES: The Commission reviewed the following minutes:

- **April 7, 2014: Motion:** Mr. Randolph Stewart made a motion, and Ms. Diane Chmelik seconded the motion, **to accept the April 7, 2014, minutes as written.** Mr. Semmler noted a typographic error that he had mentioned to Mrs. Childs; other than that there were no other corrections. No other discussion occurred. The motion **was carried** (FOR: Riley, Semmler, and Stewart; ABSTAINED: Chmelik, Davis, Johnston, and Walsnovich; ABSENT: Brown and Fireall).
- **September 4, 2014: Motion:** Ms. Diane Chmelik made a motion, and Mr. Ed Riley seconded the motion to accept the September 4, 2014, minutes as written. No discussion occurred. The motion **was carried** (FOR: Chmelik, Riley, Semmler, and Stewart; ABSTAINED: Davis, Johnston, and Walsnovich; ABSENT: Brown and Fireall).
- **October 6, 2014: Motion:** Ms. Caroline Davis made a motion, and Mr. George Johnston seconded the motion, **to accept the October 6, 2014, minutes as written.** No discussion occurred. The motion **was carried** (FOR: Chmelik, Davis, Johnston, Riley, Semmler, and Stewart; ABSTAINED: Walsnovich; ABSENT: Brown and Fireall).

CHAIRMAN’S REPORT: Mr. Semmler really hopes the Atlanta Braves do much better this season than last season. He also noted that the Commission was reviewing the Comprehensive Plan on second Tuesdays at 5:30 p.m. in the Executive Conference Room and invited the public to attend.

PUBLIC COMMENT on non-agenda item: No comments were received.

ST. HELENA ISLAND ZONING MAP AMENDMENT/REZONING REQUEST FOR R300-016-000-183A-0000 (10 ACRES, OFF BALL PARK ROAD, KNOWN AS THE LEROY E. BROWNE CENTER) FROM T2-R (RURAL) TO T2-RNO (RURAL NEIGHBORHOOD OPEN); OWNER: BEAUFORT COUNTY / APPLICANT: STAFF (TO CORRECT A MAPPING ERROR)

Mr. Anthony Criscitiello noted that the map amendment is to correct a mapping error that would parallel the former St. Helena Island Community Preservation (CP) District that was agreed upon during a charrette that was held on St. Helena Island. The staff acknowledges the mapping error to accommodate the reuse of the Leroy E. Browne Center. There exists a 10,000-square foot building on the 10-acre property. Staff is recommending approval of the map amendment to correct the mapping error.

Discussion from Commissioners included the rationale for this mapping correction coming before the Commission rather than simply correcting the map, and acknowledging that the property has a good building that should be redeveloped. Mr. Criscitiello noted that in the past the staff would correct the minor mapping errors (scrivener's errors) internally, however the Zoning Board of Appeals (ZBOA) determined that such mapping amendments should go through the map amendment process as outlined in the zoning ordinance, thereby allowing public comment on such map amendments.

Public Comment: Ms. Gardenia Simmons-White, a resident of Ball Park Road, asked if anything can be allowed on the property. Mr. Criscitiello noted that more expanded uses were allowed in the proposed zoning rather than the current zoning.

Motion: Ms. Carolyn Davis made the motion, and Ms. Diane Chmelik seconded the motion, to recommend approval to County Council on the St. Helena Island Map Amendment/Rezoning Request for R300-016-000-183A-0000 (10 acres, off Ball Park Road, known as the Leroy E. Browne Center) from T2-R (Rural) to T2-RNO (Rural Neighborhood Open). Further discussion including concern with the uses allowed for the property. The motion was carried (FOR: Chmelik, Davis, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Brown and Fireall).

TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), SECTION 5.6.40 (PERMANENT SIGN TYPES FOR BUILDINGS, BUSINESSES AND COMMUNITIES) (TO PERMIT FREE STANDING SIGNS IN T4 DISTRICTS, SUBJECT TO CERTAIN CONDITIONS); APPLICANT: DAVID TEDDER

Mr. Criscitiello noted that this amendment came about because of existing utility easements of major power lines that prohibit the intent of the district where buildings are closer to the street for a more pedestrian friendly environment. Therefore the impracticality of relying on wall and projecting signs were not practical. The proposed text amendment would allow freestanding signs in T4 district where the principal structures are located more than 30 feet from the property line. The text amendment is an accommodation of an existing physical limitation on Lady's Island.

Applicant's Comments:

1. Mr. Rick Toomey, a Beaufort Memorial Hospital representative, noted that Mr. David Tedder filed the application as a board member. Mr. Toomey explained that the Lady's Island facility is built 50 feet from the road, a temporary banner sign hangs from the building, and many patients cannot find the building. The proposed text amendment allows the erection of a monument sign that will enable the patients to locate the Lady's Island facility. He appreciates the staff working

with them to find a solution to their dilemma where they had to build 50 feet from the road because of the overhead power lines.

2. Mr. Christopher Inglese, a co-worker of Mr. David Tedder, noted that the 40-foot easement prevented the building from being built closer to the road. The staff has recommended the allowance of a freestanding sign within the easement. He noted that the staff study shows 81% of existing businesses in the area note have free-standing signs. The community needs good directional signage, especially in the context of the hospital services, and this proposed text amendment meets the need.

Public Comment: None were received

Discussion included clarifying the one-year length of consideration that originally went before the Zoning Board of Appeals (ZBOA) where the chairman stated that he had found the building easily without the requested signage, commenting that the County is lacking in directional signage, concern that a safety issue exists when people are driving and looking for locations that do not have appropriate directional signage, and expressing a belief that the proposed text amendment was a necessary fix.

Motion: Mr. Randolph Stewart made the motion, and Ms. Carolyn Davis seconded the motion, **to recommend approval to County Council on the Text Amendments to the Beaufort County Community Development Code (CDC), Section 5.6.40 (Permanent Sign Types for Buildings, Businesses and Communities) to permit free standing signs in T4 Districts, subject to certain conditions.** No further discussion occurred. The **motion was carried** (FOR: Chmelik, Davis, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Brown and Fireall).

OTHER BUSINESS: Next Meeting: Mr. Semmler noted that the next Commission meeting is scheduled for Monday, June 1, 2015, at 6:00 p.m.

ADJOURNMENT: Motion: Mr. Eric Walsnovich made a motion, and Ms. Chmelik seconded the motion, **to adjourn the meeting.** The motion **was carried** (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Stewart). Mr. Semmler adjourned the meeting at approximately 6:42 p.m.

SUBMITTED BY:

Barbara Childs, Admin. Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: September 3, 2015, as written

*Note: The video link of the May 4, 2015, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2111*



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Planning Director
DATE: September 3, 2015
SUBJECT: Lady's Island Amendment #2 - Sea Island Parkway, between Lady's Island Commons and Youmans Road, from T4-HC (Hamlet Center) to T4-HCO (Hamlet Center Open)

A. BACKGROUND:

Case No. ZMA-2015-05
Applicant/Owner: Beaufort County
Property Location: Located on Lady's Island on the south side of Sea Island Parkway between Lady's Island Commons and Youmans Road
District/Map/Parcel: R200 015 000 0165 0000, R200 015 000 0169 0000, R200 015 000 0721 0000, R200 015 000 0820 0000, R200 015 000 0866 0000, R200 015 000 0867 0000, R200 015 000 0868 0000, R200 015 000 0869 0000, R200 015 000 0870 0000, R200 015 000 0871 0000, R200 015 000 0872 0000, R200 015 000 0873 0000, R200 015 000 0874 0000, R200 015 000 0875 0000
Property Size: 9.5 acres
Future Land Use Designation: Community Commercial
Current Zoning District: T3 Hamlet Center
Proposed Zoning District: T4 Hamlet Center Open

B. SUMMARY OF REQUEST:

As part of the development of the Beaufort County Community Development Code (CDC), the County changed the zoning of the business district of Lady's Island. The original zoning designation of properties along Sea Island Parkway was "Lady's Island Village Center" which allowed for a wide range of commercial land uses and pedestrian friendly development with buildings addressing the street. For this reason, as the County was developing its new code, this portion of Lady's Island was determined to be a good location to apply the transect zones to continue the goals of promoting pedestrian friendly development. The transect zones were mapped during a charrette held in December 2011 and refined by the Lady's Island Community Preservation Committee.

The original intention of the delineation of the districts was to taper off the intensity of the zoning as development moved back from Sea Island Parkway. Therefore, the zoning along US 21 at the Lady's Island Shopping Center is T4 Hamlet Center Open with the interior lots zoned T4 Hamlet Center. T4HC is more restrictive and limits retail and office uses to 3,500 square feet. However, the property owner brought to the attention of the Planning Department that the Lady's Island Shopping Center buildings crossed parcel boundaries, rendering the shopping center split zoned. Since it is the intention of the owner to eventually redevelop the shopping center, the owner did not want to be encumbered by the split zoning and the restrictions placed by T4 Hamlet Center. After further analysis, it was also determined that the building occupied by Seaside Vineyard (formerly Lady's Island Cinema) would be restricted by the T4 Hamlet Center zoning if it ever were to be converted to a retail or office use because of the size restriction. The Planning Department brought this map issue to the attention of the Lady's Island Community Preservation Committee who recommended the following map change (see attached map).

C. **ANALYSIS:** Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

1. ***Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.***

The area proposed to be rezoned is designated as Community Commercial in the Comprehensive Plan which calls for land uses that typically serve nearby residential areas, such as a shopping district anchored by a grocery store. The Comprehensive Plan also promotes infill development and redevelopment within the context of its future land use plan. Since it is the intention of the property owner to redevelop the site as a cohesive master planned commercial development, having consistent zoning across parcel boundaries would greatly facilitate this endeavor.

2. ***Is not in conflict with any provision of this Development Code, or the Code of Ordinances.***

The proposed zoning change will ensure that development in this area will be consistent with other parcels along Sea Island Parkway on Lady's Island.

3. ***Addresses a demonstrated community need.***

Not applicable

4. ***Is required by changing conditions.***

Not applicable

5. ***Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.***

The T4 Hamlet Center Open district allows for larger retail and office uses and would accommodate the existing buildings that exceed 3,500 square feet including the shopping center building (33,200 sf) and the Seaside Vineyard building (10,400 sf)

6. ***Would not adversely impact nearby lands.***

The site currently has commercial, office and institutional uses compatible with the types of uses and intensity of the proposed T4 Hamlet Center Open zoning.

7. *Would result in a logical and orderly development pattern.*

The proposed zoning would achieve consistent zoning across the Lady's Island Commons and Lady's Island Shopping Center properties. It would also provide a logical continuation of the commercial zoning along Sea Island Parkway.

8. *Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Because of the existing commercial development on the site, the proposed T4 Hamlet Center Open zoning is not determined to have any adverse impacts on the natural environment.

9. *Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, storm water management, solid waste collection and disposal, schools, parks, police, and fire and emergency facilities)*

The site has adequate public facilities.

D. STAFF RECOMMENDATION:

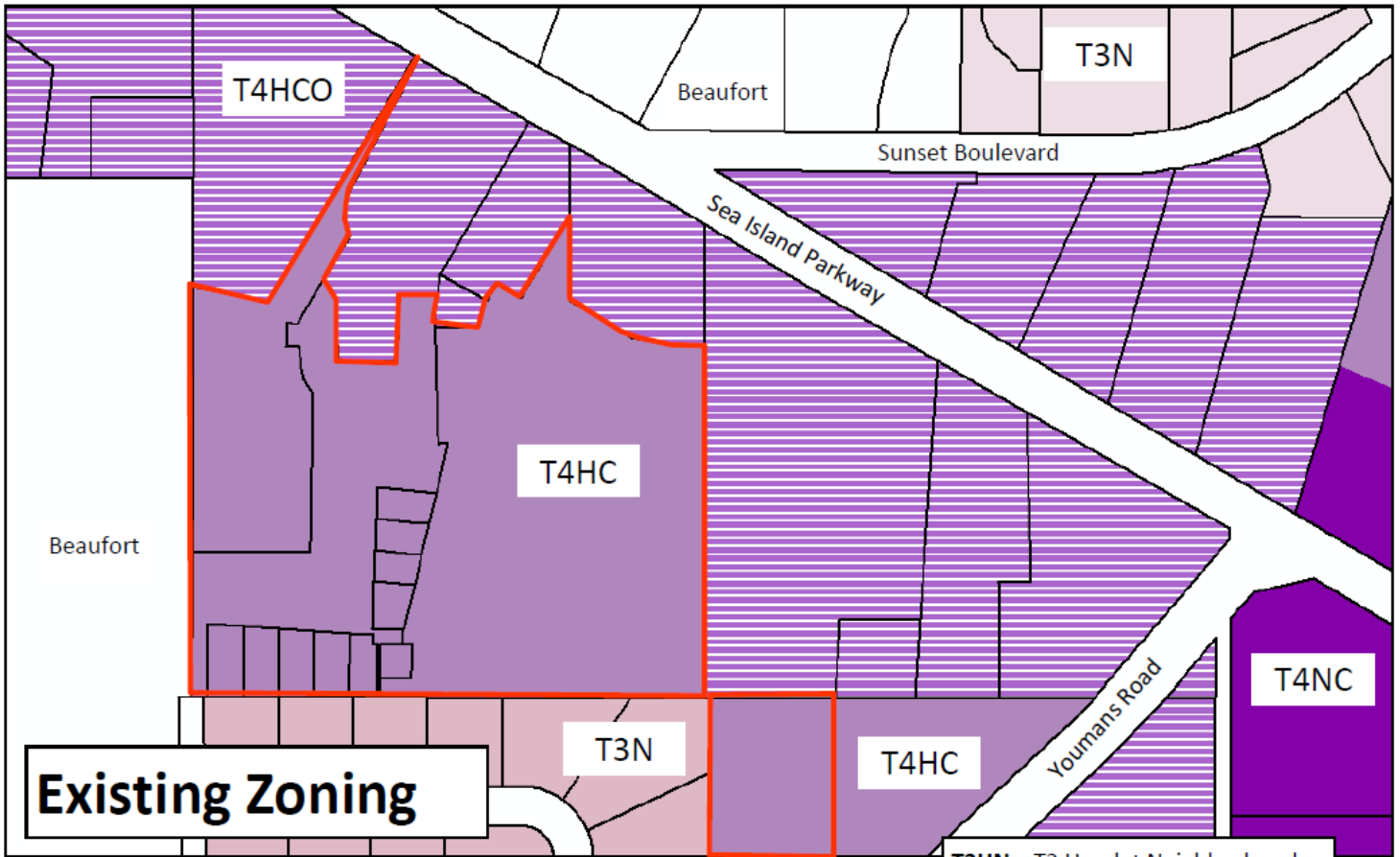
After review of the guidelines set forth in Section 7.3.40 of the Community Development Code, staff recommends correcting the official zoning map from T4 Hamlet Center to T4 Hamlet Center Open.

E. METROPOLITAN PLANNING COMMISSION DRAFT MINUTES SUMMARY AND RECOMMENDATION:

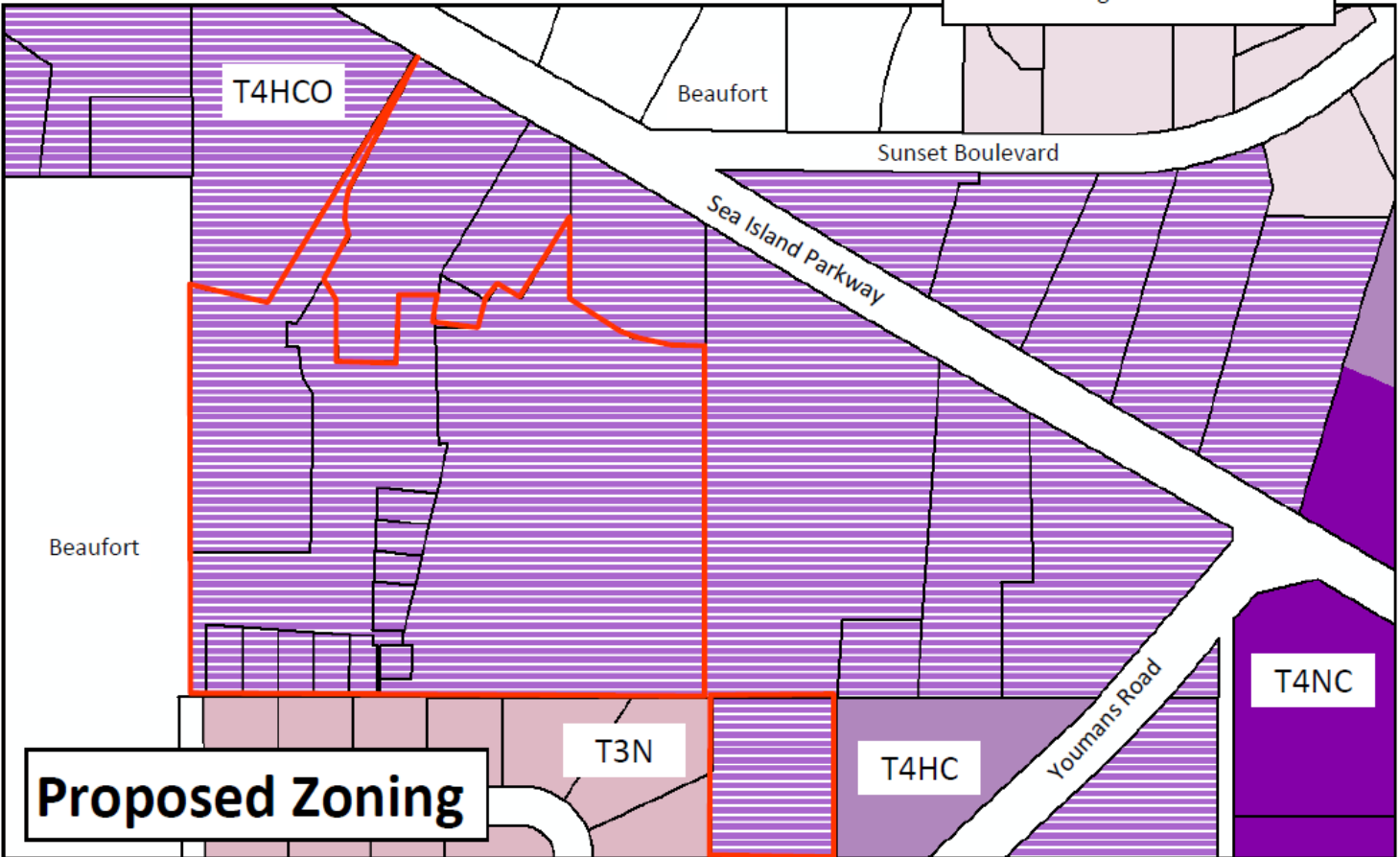
The Commission met on August 17, 2015. Rob Merchant, Beaufort County Long-range Planner, summarized the proposed zoning map change to the Metropolitan Planning Commission. One person from the public spoke. Loretta Grant asked about Youman's Road and if that part would include the community center off of Red Oak. Mr. Merchant said no, those properties are not included. Commissioner Harris asked if there was anything more intense zoning "up toward the bridge." Mr. Merchant said the most intense zoning is at the intersection of Sam's Point Road and Sea Island Parkway, and "as you go towards the bridge, it tapers." He added that there are some city properties there, too. Commissioner Semmler moved to correct the official zoning map from T4-HC to T4-HCO. Commissioner Johnson seconded the motion. The motion passed unanimously.

F. ATTACHMENTS:

- Existing and Proposed Zoning Map (ZDSO)
- Property Owners Notified of Map Amendment
- Notification Letter (copy)



T3HN—T3 Hamlet Neighborhood
T3N—T3 Neighborhood
T4HC—T4 Hamlet Center
T4HCO—T4 Hamlet Center Open
T4NC—T4 Neighborhood Center



PROPERTY OWNERS NOTIFIED OF LADY'S ISLAND MAP AMENDMENT OF 14 PARCELS

near Sea Island Parkway between Lady's Island Commons Youmans Road, from T4-HC (Hamlet Center) to T4-HCO (Hamlet Center Open)

PIN	Owner1	MailingAdd	City	State	ZIP
R200 15 751	AMERICAN CAPITAL RESOURCES COMPANY	108 CLEARVIEW DRIVE	MC MINNVILLE	TN	37110-1615
R200 15 173,175	BAKER ROBERT J (BISHOP OF CHARLESTON	119 BROAD STREET	CHARLESTON	SC	29401
R123 15 155	BEAUFORT COUNTY SCHOOL DIST	POST OFFICE DRAWER 309	BEAUFORT	SC	29901
R200 15 165B,820	BEAUFORT JASPER WATER & SEWER AUTHORITY	6 SNAKE ROAD	OKATIE	SC	29909-3937
R123 15 915	BEAUFORT SENIOR LIVING PROPERTIES LL	1124 PARK WEST BLVD #101	MOUNT PLEASANT	SC	29466-7158
R123 15 178A	BISHOP OF CHARLESTON	POST OFFICE BOX 818	CHARLESTON	SC	29401
R200 16 051	BROWN WILLIE MAE	10 RED OAK DRIVE	BEAUFORT	SC	29907
R200 15 163B	CAROLINA LAND AND LEASE LLC	POST OFFICE BOX 856	WALTERBORO	SC	29488
R200 15 177	CARTER DENISE M / JESSICA K	54 YOUMANS DRIVE	BEAUFORT	SC	29902
R200 15 133	CHANDLER FRANKLIN THOMAS	101 SEA ISLAND PKWY	BEAUFORT	SC	29907
R123 15 790,791,792,793	COASTALSTATES BANK	POST OFFICE BOX 4800	HILTON HEAD ISLAND	SC	29938
R200 15 167	COLE CK PORTFOLIO VI LLC % CIRCLE K	POST OFFICE BOX 52085	PHOENIX	AZ	85072
R200 15 874	COMMUNITY DEVELOPMENT CORP OF BEAUFORT	2009 BAY STREET	BEAUFORT	SC	29902
R123 15 798	CROUT PROPERTIES LLC	422 COVE VIEW PT	COLUMBIA	SC	29212
R200 16 050	CUPPIA JEROME CHESTER	8 RED OAK DRIVE	BEAUFORT	SC	29907
R200 16 062	CUYLER MISHAW T	1 RED OAK ROAD	BEAUFORT	SC	29907
R123 15 921	DE TREVILLE ROBERT ELLIS / KAREN	POST OFFICE BOX 942	BEAUFORT	SC	29901
R123 15 138	DETREVILLE B ELLIS TRUSTEE B ELLI	POST OFFICE BOX 942	BEAUFORT	SC	29901
R200 15 132	DOCK HOLIDAY OF BEAUFORT LLC	109 SEA ISLAND PKWY	LADYS ISLAND	SC	29907
R200 15 173A	DUMAC COMPANY INC (THE)	1044 WHARF INDIGO PL	MOUNT PLEASANT	SC	29464
R200 15 173C	DUMAC COMPANY INC (THE)	186 SEVEN FARMS DRIVE F394	DANIEL ISLAND	SC	29492
R200 15 717	EZELL SYLVESTER THERESA K	POST OFFICE BOX 1521	BEAUFORT	SC	29907
R200 15 870	FACTORY CREEK LANDING GROUP LLC	2009 BAY STREET	BEAUFORT	SC	29902
R123 15 139,800	FALCON MORTGAGE GROUP LP	307 W 7TH STREET	FORT WORTH	TX	76201
R200 16 057	GILBERT GREGGORY L / CATIA	301 WIMBEE LANDING ROAD	SEABROOK	SC	29940
R200 16 060	GOODWATER SHURLEEN D	9 RED OAK DRIVE	BEAUFORT	SC	29907
R200 16 055	GRANT LORETTA E	18 RED OAK DRIVE	BEAUFORT	SC	29901
R123 15 137,903,904	HAMILTON VILLAGE LLC	325 FALLEN OAK DRIVE	COLUMBIA	SC	29229
R200 15 173B	HARRIS MARY	56-A YOUMANS DRIVE	BEAUFORT	SC	29907
R200 15 185	HARVEY JOHN G CANDACE O	15 TUSCARORA DRIVE	BEAUFORT	SC	29907
R200 15 172	HERNANDEZ DIONISIO / ALBA LUZ DIAZ	57 YOUMANS DRIVE	BEAUFORT	SC	29907
R200 16 059	HOLLOWAY SINGLETON RENEE C	15 RED OAK DRIVE	BEAUFORT	SC	29907
R200 15 178	JENKINS FRED FORD NATHANIEL BROWN V	33 F AND B ROAD	BEAUFORT	SC	29907

PROPERTY OWNERS NOTIFIED OF LADY'S ISLAND MAP AMENDMENT OF 14 PARCELS

near Sea Island Parkway between Lady's Island Commons Youmans Road, from T4-HC (Hamlet Center) to T4-HCO (Hamlet Center Open)

R200 15 172A	JENKINS LACARRA	325 AMBROSE RUN APT 206	BEAUFORT	SC	29906
R200 15 168	JENKINS MARION HRS OF C/O ROSE MARIE	65 YOUMANS DRIVE	BEAUFORT	SC	29907-1462
R200 15 151	KENT THERON JAIMIE (LIFE EST) ALEXA	70 SEA ISLAND PARKWAY	BEAUFORT	SC	29907
R200 15 875	LADY'S ISLAND COMMONS PROPERTY OWNER	POST OFFICE DRAWER 4160	BEAUFORT	SC	29903-4160
R200 15 152	LANASA CAROLINE C / LYNETTE C	1009 COTTON PLANTATION DRIVE	STOCKBRIDGE	GA	30281
R200 15 174	LAWRENCE ANTHONY	POST OFFICE BOX 2352	BEAUFORT	SC	29907
R200 16 61	LINNEN MARY D	POST OFFICE BOX 1954	BEAUFORT	SC	29907
R200 15 872	MAZZANNA REVOCABLE TRUST AGREEMENT	51 HIDDEN COVE POINT	PROSPERITY	SC	29127-9087
R200 15 869	MCDUGALL J OLIN II SHAWN SALYER J	POST OFFICE BOX 1336	BEAUFORT	SC	29901
R200 15 180	MIDDLETON WILLIE D MARVIN J	50 YOUMANS DRIVE	BEAUFORT	SC	29907
R200 15 182	MIDDLETON WILLIE DEE	50 YOUMANS DRIVE	BEAUFORT	SC	29907
R200 15 174A	MITCHELL SYRAUS ANNIE MAE	12 SANGSTER ROAD	BEAUFORT	SC	29907
R200 16 56	MYERS A D GLORIA E	20 RED OAK DRIVE	BEAUFORT	SC	29907
R200 15 130	NATSCO INC (D/B/A GUYS & DOLLS)	111 SEA ISLAND PKWY	BEAUFORT	SC	29907
R200 16 53	NAVY FEDERAL CREDIT UNION	820 FOLLIN LANE	VIENNA	VA	22180
R200 15 873	NEAL'S CONSTRUCTION LLC	69 ROBERT SMALLS PKWY STE 2E	BEAUFORT	SC	29906
R123 15 799	OAKKLAND HOLDING LLC	900 QUAIL DRIVE	WALTERBORO	SC	29488
R200 15 868	PASAI LLC	POST OFFICE BOX 88	PORT ROYAL	SC	29935
R200 16 52	PATTERSON J ALLAN THREE P'S PARTNERS	2732 DEPOT ROAD	BEAUFORT	SC	29907
R200 15 176/R200 16 49	PIZZO MARY E	45 SHORTS LANDING ROAD	BEAUFORT	SC	29907
R200 15 185A	R & K HEAPE PROPERTIES LLC	3 SUNSET BLUFF	BEAUFORT	SC	29907
R200 16 47	RHODAN GEORGE	2 RED OAK DRIVE	BEAUFORT	SC	29907
R123 15 905	SHAKY POND LLC	6821 OAKMONT DRIVE	BEAUFORT	SC	29906
R200 16 54	SIMMONS ANGELINE %LAVERN SIMMONS LES	16 RED OAK DRIVE	BEAUFORT	SC	29907
R200 15 171	SINGLETON CHARLES D	1107 WASHINGTON STREET	BEAUFORT	SC	29907
R200 15 871	SIS HOLDINGS LLC	POST OFFICE BOX 2450	BEAUFORT	SC	29901
R200 15 163C	SMITH JAMES A	7632 JOE ALLEN DRIVE	BEAUFORT	SC	29906-9752
R200 15 166	TAYLOR DELORES M	21 MERIDIAN ROAD	BEAUFORT	SC	29907-1402
R123 15 631	THOMPSON DAVID B MOST REV (THE DIOCE	119 BROAD STREET	CHARLESTON	SC	29401
R200 15 163, 165, 165A, 169, 648	THREE P'S PARTNERSHIP	2732 DEPOT ROAD	BEAUFORT	SC	29907
R200 15 721,866,867	TRASK DEVELOPMENT CO LLC	POST OFFICE BOX 4160	BURTON	SC	29903
R200 16 048	ULMER GEORGE L MARVELLE L	2207 WEST SALEM	BEAUFORT	SC	29907
R200 16 58	WISE JIMMY LEE JR NELSON ALBERT C V	29 BROWN ROAD	YEMASSEE	SC	29945



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

August 25, 2015

RE: REVISED Notice of Public Meetings to Consider a Lady's Island Map Amendment for Fourteen* (14) Parcels (see attached map), near Sea Island Parkway, between Lady's Island Commons and Youmans Road, from T4-HC (Hamlet Center) to T4-HCO (Hamlet Center Open); Applicant: Beaufort County Planning Staff

Dear Property Owner:

In accordance with the Beaufort County Zoning & Development Standards Ordinance, Section 106-402, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a map amendment/rezoning proposal can be adopted. You are invited to attend the following meetings and public hearings to provide comments on the subject proposed map amendments in your neighborhood. A map of the properties is on the back of this letter.

1. The **Beaufort County Planning Commission** (public hearing): **THURSDAY, September 3, 2015, at 6:00 p.m.** in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
2. The **Natural Resources Committee** of the County Council: **Monday, October 5, 2015, at 2:00 p.m.** in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
3. **Beaufort County Council** usually meets second and fourth Mondays at 5:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please contact the County Planning Department for specific dates, times, and locations.

Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case, please contact the Planning Department at (843) 255-2140.

Sincerely,

Anthony J. Criscitiello
Planning Director

Attachment: Map on back of letter

***Properties Affected by Map Amendment:**

R200 015 000 0165 0000
R200 015 000 0169 0000
R200 015 000 0721 0000
R200 015 000 0820 0000
R200 015 000 0866 0000
R200 015 000 0867 0000
R200 015 000 0868 0000
R200 015 000 0869 0000
R200 015 000 0870 0000
R200 015 000 0871 0000
R200 015 000 0872 0000
R200 015 000 0873 0000
R200 015 000 0874 0000
R200 015 000 0875 0000



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Anthony Criscitiello, Planning Director

DATE: August 25, 2015

SUBJECT: Lady's Island Amendment #1 - Zoning Map Amendment for 16 Parcels north and south of Sea Island Parkway between Gay Drive and Dow Road

A. BACKGROUND:

Case No. ZMA-2015-04

Applicant/Owner: Beaufort County

Property Location: **Located on Lady's Island** north and south of Sea Island Parkway (US 21) between Gay Drive and Dow Road (see map)

District/Map/Parcel:

***Properties Affected by Map Amendment:**

North of Sea Island Parkway:	South of Sea Island Parkway:
R200 015 000 111G 0000	R200 018 00A 0147 0000
R200 015 000 0114 0000	R200 018 00A 0148 0000
R200 015 000 114B 0000	R200 018 00A 0149 0000
R200 015 000 114C 0000	R200 018 00A 0150 0000
R200 015 000 114D 0000	R200 018 00A 0161 0000
R200 015 000 0638 0000	R200 018 00A 0162 0000
	R200 018 00A 0163 0000
	R200 018 00A 0192 0000
	R200 018 00A 0193 0000
	R200 018 00A 0248 0000

Property Size: 19 acres

Future Land Use Designation: Community Commercial

Current Zoning District: T3 Hamlet Neighborhood and T3 Neighborhood

Proposed Zoning District: T4 Hamlet Center Open and T4 Neighborhood Center

B. SUMMARY OF REQUEST:

As part of the development of the Beaufort County Community Development Code (CDC), the County changed the zoning of the business district of Lady's Island. The original zoning designation of properties along Sea Island Parkway was "Lady's Island Village Center" which allowed for a wide range of commercial land uses and pedestrian friendly development with buildings addressing the street. For this reason, as the County was developing its new code, this portion of Lady's Island was determined to be a good location to apply the transect zones to continue the goals of promoting pedestrian friendly development. The transect zones were mapped during a charette held in December 2011 and refined by the Lady's Island Community Preservation Committee.

The original intention of the delineation of the districts was to taper off the intensity of the zoning on both sides Sea Island Parkway as it approached the marshes of Little Capers Creek east of Lady's island Middle School. However, the Planning Department was approached by a property owner who had commercial zoning under the former zoning ordinance, but was now restricted to primarily residential uses with T3 Hamlet Neighborhood in the new code. In addition, several existing businesses in the area were rendered non-conforming including Mother Earth Nursery, Island Flooring, and Tidewatch. This was brought to the attention of the Lady's Island Community Preservation Committee and they recommended revising the zoning to ensure that all of the property owners who were originally zoned Lady's Island Village Center will have a compatible commercial zoning district in the new code (T4 Hamlet Center Open and T4 Neighborhood Center).

C. ANALYSIS: Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

1. *Is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.*

The area proposed to be rezoned is designated as Community Commercial in the Comprehensive Plan which calls for land uses that typically serve nearby residential areas, such as a shopping district anchored by a grocery store. Commercial development within the growth boundaries of northern Beaufort County is also encouraged to be mixed use which would be restricted with the current T3 Neighborhood and T3 Hamlet Neighborhood Zoning. In addition, the Plan calls for the promotion of appropriate infill development and redevelopment within the context of the future land use plan. With the development of a new Walmart at Airport Junction looming, the parcels along Sea Island Parkway between Sams Point Road and the proposed Walmart are good candidates for infill development which may be discouraged with the current T3 zoning.

2. *Is not in conflict with any provision of this Development Code, or the Code of Ordinances.*

The proposed zoning change will ensure that development in this area will be consistent with other parcels along Sea Island Parkway on Lady's Island.

3. *Addresses a demonstrated community need.*

Not applicable.

4. *Is required by changing conditions.*

With the proposed Walmart at Airport Junction located ½ mile east of the rezoning, there will likely be greater demand for commercial development in this area.

5. *Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land.*

The proposed T4 Hamlet Center Open and T4 Neighborhood Center districts are applied to other commercial properties on Sea Island Parkway on Lady's Island. From 2000 to 2014, the properties were zoned Lady's Island Village Center which is consistent with the proposed T4 zoning districts.

6. *Would not adversely impact nearby lands.*

There are existing non-conforming commercial uses scattered in the area proposed to be rezoned including Mother Earth Nursery, Island Carpet and Flooring, and Tidewatch.

7. *Would result in a logical and orderly development pattern.*

The proposed zoning is a logical continuation of the commercial zoning along Sea Island Parkway.

8. *Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

The site is buffered from the marsh on the north side of Sea Island Parkway by School District property (Lady's Island Middle). On the south side, there is one property east of Dow Road that fronts the marsh. This parcel has an existing 2,500 square foot commercial building that is severely limited in its redevelopment potential given the non-conforming nature of the site.

9. *Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, storm water management, solid waste collection and disposal, schools, parks, police, and fire and emergency facilities)*

The site has adequate public facilities.

D. STAFF RECOMMENDATION:

After review of the guidelines set forth in Section 7.3.40 of the Community Development Code, staff recommends correcting the official zoning map from T3 Hamlet Neighborhood and T3 Neighborhood to T4 Hamlet Center Open and T4 Neighborhood Center.

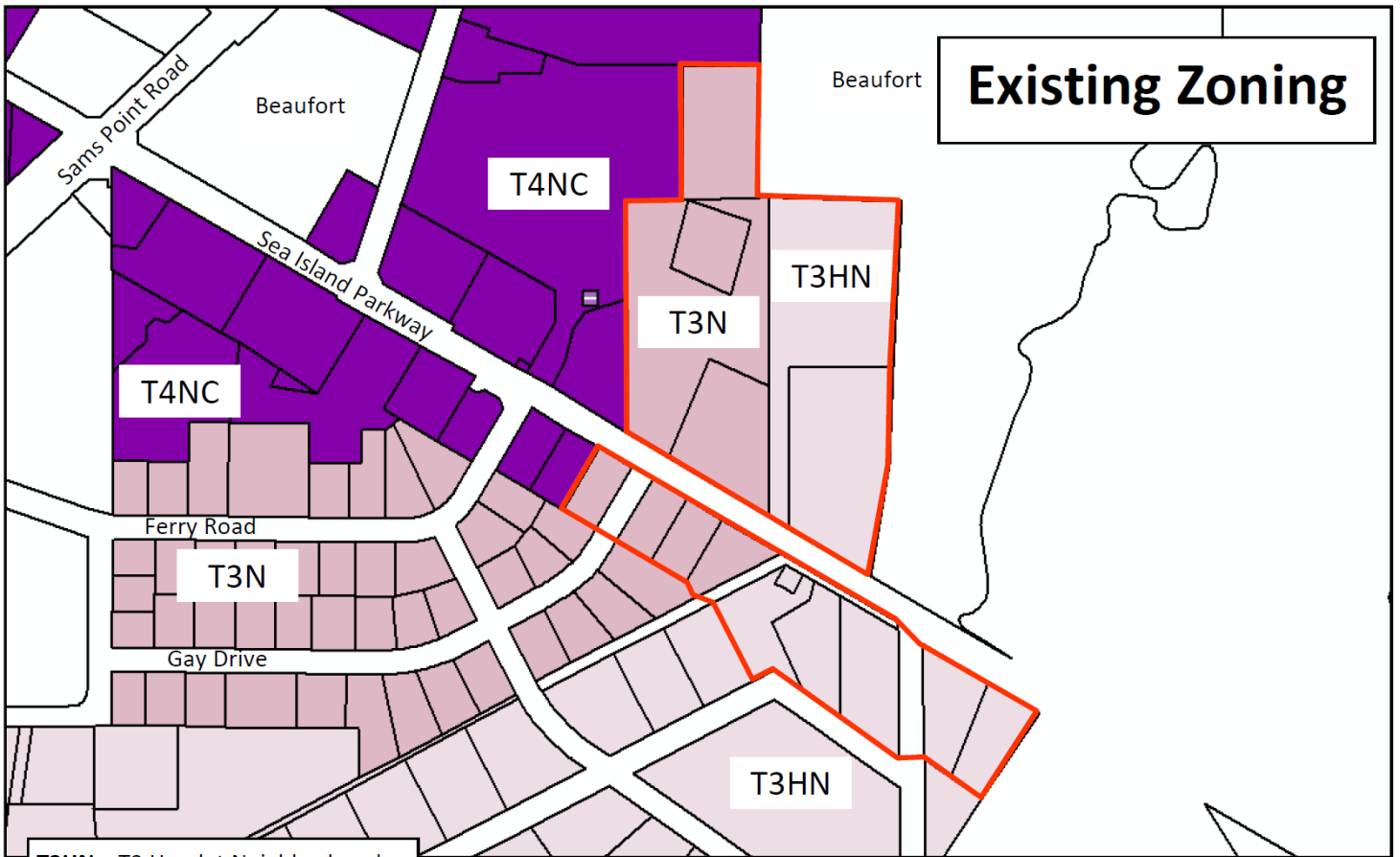
E. METROPOLITAN PLANNING COMMISSION DRAFT MINUTES SUMMARY AND RECOMMENDATION:

The Commission met on August 17, 2015. Rob Merchant, Beaufort County Long-Range Planner, summarized the proposed zoning map change to the Metropolitan Planning Commission. One person from the public spoke. Selmer Robert Holmquist said he had heard Mr. Merchant say

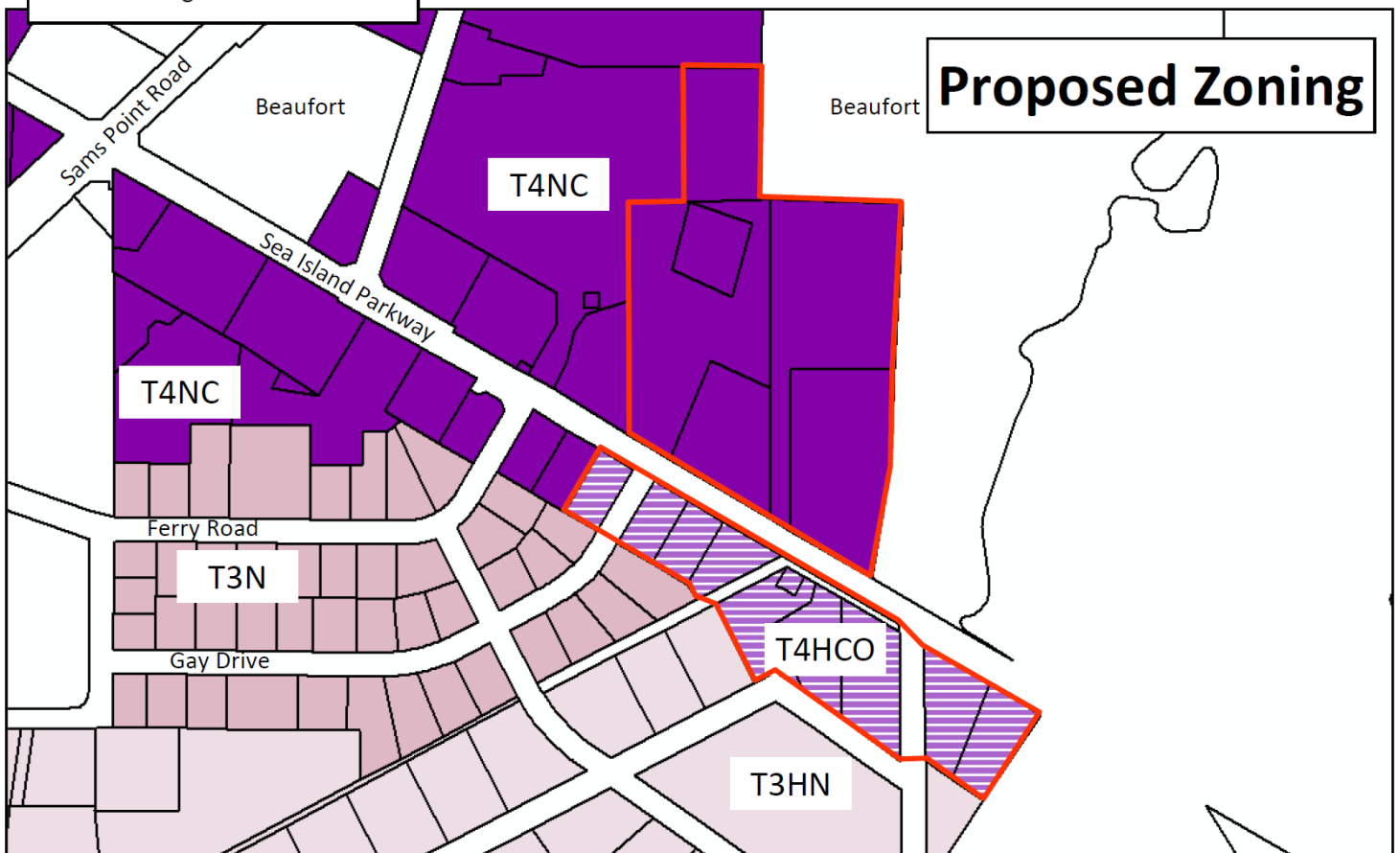
he'd talked to people, but he is here in reference to his own property and to his church. He indicated the section that the church owns and said, "Nobody's talked to us." He asked Mr. Merchant if someone has applied to put a business there. He showed some heirs' property and marshland that is within this area. Mr. Merchant said it's the county's opinion that they are making it consistent with the zoning that's been there for the last 15 years. They are bringing it back in line with what the zoning was historically. They are not doing it in response to any particular application. They have received no petitions for projects. This will only bring it more in line with the zoning policy, not "change the land use policy in that area that would result in anything that couldn't have located there already. Commissioner Johnson made a motion to recommend the change in the zoning map from T3-Neighborhood and T3-Hamlet Neighborhood to T4-Neighborhood Center and T4-Hamlet Center Open. Commissioner Harris seconded. The motion passed unanimously.

E. ATTACHMENTS:

- Existing and Proposed Zoning Map (ZDSO)
- Property Owners Notified
- Notification Letter (copy)



T3HN—T3 Hamlet Neighborhood
T3N—T3 Neighborhood
T4HC—T4 Hamlet Center
T4HCO—T4 Hamlet Center Open
T4NC—T4 Neighborhood Center



PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT FOR 16 PARCELS ON LADY'S ISLAND,
between Gay Drive and Dow Road, to T4-NC (Neighborhood Center) for north of Sea Island Parkway;
and T4-HCO (Hamlet Center Open) for south of Sea Island Parkway

PIN	Owner1	MailingAdd	City	State	ZIP
R200 15 505	AHUMADA VICTOR	7 ROBIN DRIVE	BEAUFORT	SC	29907
R200 18 108	AMSLER THOMAS W	1143 OTTER CIRCLE	BEAUFORT	SC	29902
R200 15 638	BARKER ASSOCIATES	808 BROOME LANE NORTH	BEAUFORT	SC	29902
R200 18 147	BEAUFORT COUNTY	POST OFFICE DRAWER 1228	BEAUFORT	SC	29901
R200 15 284-286, R123 15 110	BEAUFORT COUNTY SCHOOL DIST	POST OFFICE DRAWER 309	BEAUFORT	SC	29901
R200 15 661; R200 18 2	BEAUFORT JASPER WATER AUTHORITY	6 SNAKE ROAD	OKATIE	SC	29909
R200 18 148 & 149	BLALOCK TIMOTHY P	7 CHICKADEE LANE	BEAUFORT	SC	29907
R200 18 153	BODISON ANNIE PEARL	1086 BODISON MEMORIAL DR	ROUND O	SC	29474
R200 18 122	BRYANT WILBERT J LYNN C	9 FERRY DRIVE	LADYS ISLAND	SC	29907
R200 15 194F	CSRH ENTERPRISES LP	130 SPANISH POINT DRIVE	BEAUFORT	SC	29902
R200 18 192	FARRIOR DAVID P DAUBERT BARBARA J	1 HERMITAGE POINTE	BEAUFORT	SC	29907
R200 18 126	FAW JOHN E / PATRICIA T	14002 GREENCROFT LANE	COCKEYSVILLE	MD	21030
R123 18 483	FLEMING ANDERSON GROUP LTD P/S	POST OFFICE BOX 189	PORT ROYAL	SC	29935
R200 15 114B	GODOWNS FRANCES T	64 ALUMNI ROAD	BEAUFORT	SC	29907
R200 18 51	GRAVE YARD ISRAELITE CEMETERY OF L I	29 ISRALITE CHURCH ROAD	BEAUFORT	SC	29907
R200 15 107A, 111, 111A, 111D-G, 115, 275, 277, 279, 280, 281, 282, 503, 729	GRAY HOLDING LIMITED P/S	22 SAMS POINT ROAD	BEAUFORT	SC	29907
R200 18 163	GREENWALT TRISTAN	1 BOYDS LANDING	OKATIE	SC	29909
R200 18 145	HENDERSON CLINT C	530 ROOKERY LANE	SAINTE HELENA ISLAND	SC	29920
R200 18 124	HOLMQUIST S R JANET O'QUINN	1 SALICORNIA DRIVE	BEAUFORT	SC	29907
R200 18 154	HOLSOPPLE WAYNE PATRICIA I	5 FERRY DRIVE	BEAUFORT	SC	29907
R200 15 114 & 114C	HORTON JAMES E JR	197 SEA ISLAND PARKWAY	BEAUFORT	SC	29907
R200 18 157	HUDSON MILTON JOSEPH DEBRA C	POST OFFICE BOX 705	BEAUFORT	SC	29907
R200 18 675	INLET FARM LLC	8 FLYCATCHER LANE	BEAUFORT	SC	29902
R200 18 143	KERR GARRY R MARIA AMALIA	4 CAPWING DRIVE	BURTON	SC	29902
R200 18 125	KNOLES TIMOTHY L LORRAINE K BURLEY	12 GAY DRIVE	LADY'S ISLAND	SC	29907
R200 18 107	LAZER LLC	22 SAMS POINT ROAD	BEAUFORT	SC	29907
R200 18 109	LEMIEUX DANIEL G PAMELA G	6 FERRY DRIVE	BEAUFORT	SC	29907
R200 18 193 & 194	MARSHALL JAMES L	POST OFFICE BOX 3035	CROSSVILLE	TN	38557
R200 18 123	MCCRACKEN WILLIAM C JR MCCRACKEN MAR	POST OFFICE BOX 276	PORT ROYAL	SC	29935
R200 18 158-160, 168	MEADOWBROOK BAPTIST CHURCH	POST OFFICE BOX 118	LADYS ISLAND	SC	29907
R200 18 158-160, 168	MEADOWBROOK BAPTIST CHURCH	12 LUPO DRIVE	BEAUFORT	SC	29907
R200 15 114D	MOTHER EARTH LANDSCAPING INC	199 SEA ISLAND PARKWAY	BEAUFORT	SC	29907

PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT FOR 16 PARCELS ON LADY'S ISLAND,
between Gay Drive and Dow Road, to T4-NC (Neighborhood Center) for north of Sea Island Parkway;
and T4-HCO (Hamlet Center Open) for south of Sea Island Parkway

R200 18 156	NEWTON LINDA L WAYNE S MICHAEL E FAY	3151 DATURA ROAD	VENICE	FL	34293
R200 18 155	NGUYEN SON THANH	8 GAY DRIVE	BEAUFORT	SC	29907
R200 18 142	PHAM RICHARD / NGUYEN ANH	4961 LAKE PALMETTO LANE	NORTH CHARLESTON	SC	29418
R200 15 315	PIZZO MARY E	45 SHORTS LANDING ROAD	BEAUFORT	SC	29907
R200 18 146	RAHTJEN KATHLEEN H	3 GAY DRIVE	BEAUFORT	SC	29907
R200 18 760	RIVER CITY DEVELOPERS LLC	1857 RIBAUT ROAD	PORT ROYAL	SC	29935
R200 15 312	RODRIGUEZ PATRICIA OROZCO	3 KATY CIRCLE	BEAUFORT	SC	29907
R200 18A 150-152	RUSHTON SUSAN Y / EMORY W	2700 FORT SCOTT DRIVE	ARLINGTON	VA	22202
R200 18 141	SENG STEVEN D SHAWN K D	POST OFFICE BOX 4158	BURTON	SC	29903
R200 15 316	SMALLS ROSA MAE A/K/A MCDONALD ROSA	ST RTE 5 BOX 69E	BEAUFORT	SC	29907
R200 15 115A	SOUTH CAROLINA BANK & TRUST NA ATTN:	POST OFFICE BOX 1287	ORANGEBURG	SC	29116
R200 18 144	STEPHENS DAVID W / VERONICA M	7 GAY DRIVE	BEAUFORT	SC	29907
R200 18 182	TARRANCE GREGG N	304 COTTAGE FARM DRIVE	BEAUFORT	SC	29907
R200 18 161-162	TIDEWATCH OWNERS ASSOCIATION INC	POST OFFICE BOX 1600	SAINT HELENA ISLAND	SC	29920
R200 15 313	TRASK E CHANDLER	162 COOSAW CLUB DRIVE	BEAUFORT	SC	29907
R200 18 110	VELICH KATHY N LOUIS JAMES	8 FERRY DRIVE	BEAUFORT	SC	29907
R200 15 283	WELLS ROBERT ALLEN SARAH ALICE	28 ROBIN DRIVE (LOT 9)	BEAUFORT	SC	29907
R200 15 318	WISE JOYCE A	27 ROBIN DRIVE	BEAUFORT	SC	29907
R200 18 171, 180-181, 221	YOAKUM DAVID W / PATRICIA P	3 LUPO DRIVE	BEAUFORT	SC	29907



**COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION**
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

August 25, 2015

RE: REVISED Notice of Public Meetings to Consider a Lady's Island Map Amendment for Sixteen* (16) Parcels (see attached map), north and south of Sea Island Parkway, between Gay Drive and Dow Road, from T3-N (Neighborhood) and T3-HN (Hamlet Neighborhood) to:

- **T4-NC (Neighborhood Center) for north of Sea Island Parkway; and**
- **T4-HCO (Hamlet Center Open) for south of Sea Island Parkway.**

Applicant: Beaufort County Planning Staff

Dear Property Owner:

In accordance with the Beaufort County Zoning & Development Standards Ordinance, Section 106-402, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a map amendment/rezoning proposal can be adopted. You are invited to attend the following meetings and public hearings to provide comments on the subject proposed map amendments in your neighborhood. A map of the properties is on the back of this letter.

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Sincerely,

Anthony J. Criscitiello
Planning Director

Attachment: Map on back of letter

***Properties Affected by Map Amendment:**

North of Sea Island Parkway:	South of Sea Island Parkway:
R200 015 000 111G 0000	R200 018 00A 0147 0000
R200 015 000 0114 0000	R200 018 00A 0148 0000
R200 015 000 114B 0000	R200 018 00A 0149 0000
R200 015 000 114C 0000	R200 018 00A 0150 0000
R200 015 000 114D 0000	R200 018 00A 0161 0000
R200 015 000 0638 0000	R200 018 00A 0162 0000
	R200 018 00A 0163 0000
	R200 018 00A 0192 0000
	R200 018 00A 0193 0000
	R200 018 00A 0248 0000



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Planning Director
DATE: August 18, 2015
SUBJECT: Proposed Street Renaming on Lady's Island

A. BACKGROUND:

Case No. MISC 2015-07
Parcels: R200-019-000-0004, 0005, 0054, 0055, 0063, 0064, 0067, 0068, 0069, 0071, 0072, and 0073
Current Name: Fay Lane
Proposed Name: Sea Biscuit Lane

B. STAFF REVIEW

A request for a street renaming has been submitted to the Planning Department for consideration. Fay Lane is a private, unpaved road located off Sea Island Parkway (U.S. Hwy. 21) on Lady's Island (see attached map). The street name change petition is signed by three of the four owners of property located along this road, which meets the minimum requirement for submittal of this request.

Section 7.2.100.D of the Community Development Code establishes the following standards for review of a street renaming request:

- 1. Road renaming requests after individuals for any collector or higher order street should be reserved for individuals whose contribution has been of notable significance to the citizens off Beaufort County;**

The proposed street name is not an individual's name.

- 2. Duplication or near duplication of street names is not permitted;**

The proposed street name is not a duplication or near duplication of another street name as verified by the Beaufort County E-911 Addressing Center.

- 3. Use of numbered (e.g., 1st) or lettered (e.g., "A") names and complicated, lengthy, offensive, or unconventionally spelled words or phrases are not permitted; and**

The proposed street name meets this standard.

4. Street names shall be consistent with the historical or physiographical features of the local area in which the street name exists.

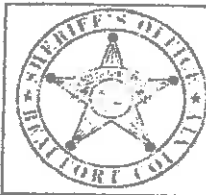
The name “Sea Biscuit” refers to a marine animal similar to a sand dollar.

C. STAFF RECOMMENDATION

After review of the standards set forth in Section 7.2.100.D of the Community Development Code, staff recommends approval of the street name change for this road from Fay Lane to Sea Biscuit Lane.

D. ATTACHMENTS

- Street Name Change Petition
- Map of Affected Properties
- Notification Letter to Property Owners
- List of Affected Property Owners



Beaufort County Sheriff's Office

E - 911 Addressing

Law Enforcement Center - P.O. Box 1758

Beaufort, SC 29901

Phone: (843) 255-4017 Fax: (843) 255-4008

Street Name Change Petition

Date

2015-06-23

We, the undersigned property owners, request that our street, presently named: Fay Ln

be changed to: Sea Biscuit Ln

The Road is located in Ladys Island Island/Township, near the intersection of Sea Island Pkwy

and Old Distant Island Rd in the County of Beaufort, in the State of South Carolina.

<u>Name of Property Owner(s)</u>	<u>Parcel Tax ID Number</u>	<u>Legal Signature</u>	<u>Telephone Number</u>
HMM Enterprises	R200 019 000 0073 0000	X	(843) 525-0004
HMM Enterprises	R200 019 000 0072 0000	X	
HMM Enterprises	R200 019 000 0071 0000	X	
HMM Enterprises	R200 019 000 0069 0000	X	
HMM Enterprises	R200 019 000 0068 0000	X	
HMM Enterprises	R200 019 000 0067 0000	X	
Leonard & Lisa Andrews	R200 019 000 0004 0000		843-575-4430
Leonard & Lisa Andrews	R200 019 000 0064 0000		843-575-4430
HMM Enterprises	R200 019 000 0063 0000	X	
William Anderson	R200 019 000 0054 0000		770-480-5553
William Anderson	R200 019 000 0055 0000		770-480-5553
George Barnwell	R200 019 000 0005 0000		

Contact:

William Anderson Jr
Name

P.O. Box 105 - Port Royal, SC 29935
Address

770-480-5553
Telephone

PLEASE NOTE:

1. This petition requires the signatures of fifty-one percent (51%) of all property owners whose parcels touch the road being petitioned for naming.
2. If two or more persons own the same parcel, only one name will count towards the 51% calculation.
3. Only one signature is allowed per parcel owner. If one or more persons own two or more parcels touching the road, only one signature is counted.
4. Only the trustee may sign for parcels listed as heirs property.

If you have any questions, please call the County E-911 Addressing Center before submittal of the petition.

→ gatlanticspec@aol.com
Professionally we serve; Personally we care!

08/07/2015

Beaufort County,

We the property owners feel a road on a sea island should never been allowed to be named after a person, instead road names should be a theme that would more fit the coastal area. Since our property is on an "island" we feel it's more fitting to rename the road from "Fay Ln" to "**Sea Biscuit Ln**"

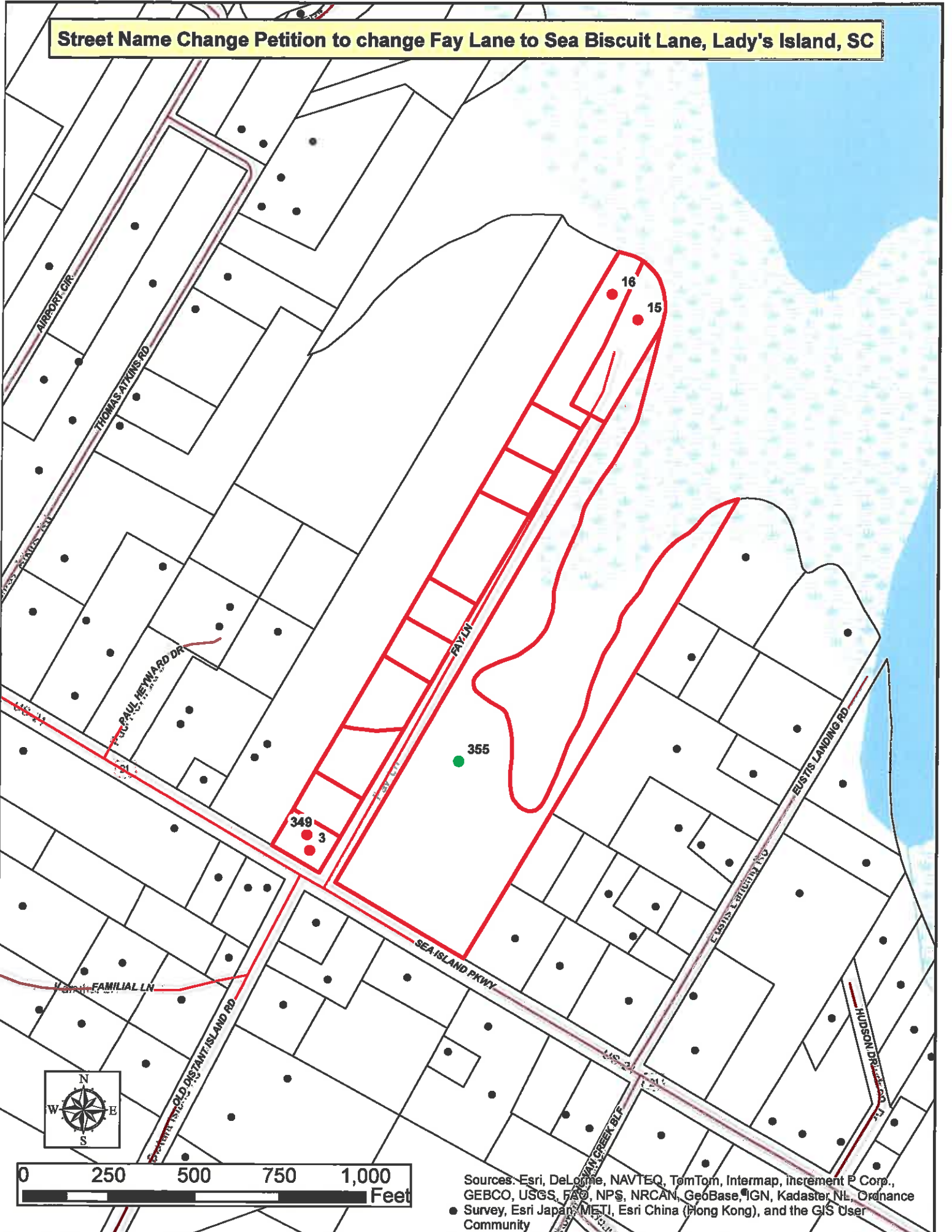
Sea Biscuit is not the racehorse. That would be "*Seabiscuit*". This is two words. "Sea" and "Biscuit" referring to the sea creature similar to a Sand Dollar in the family of Echinoderms. We are hopeful this name will be considered acceptable.

Kindest Regards,

Fay Ln Property owners:

HMM Enterprises, Inc
William C. Anderson, Jr.
Leonard & Lisa Andrews

Street Name Change Petition to change Fay Lane to Sea Biscuit Lane, Lady's Island, SC



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), and the GIS User Community

PROPERTY OWNERS NOTIFIED OF STREET NAME CHANGE PETITION
changing Fay lane to Sea Biscuit Lane, Lady's Island, SC

PIN_	Owner1	MailingAdd	City	State	ZIP
R200 19 54-55	ANDERSON WILLIAM C (LIFE EST)	301 COTTAGE FARM DRIVE	BEAUFORT	SC	29902
R200 19 4, 64	ANDREWS LEONARD R / LISA	2525 AZALEA DRIVE	BEAUFORT	SC	29902
R200 19 5	BARNWELL GEORGE W HRS OF BARNWELL WI	325 WALNUT AVENUE	CHARLOTTE	NC	28208-4573
R200 19 63, 67-69, 71-73	HMM ENTERPRISES INC	4141 DICKERSON MILL ROAD	BEDFORD	VA	24523



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

August 12, 2015

Re: Notice of Street Name Change Petition To Change The Street Name from Fay Lane to Sea Biscuit Lane on Lady's Island, SC (near intersection of Sea Island Parkway and Old Distant Island Road)

To All Affected Property Owners:

The Beaufort County Planning Department received a street name change petition to change the street name from Fay Lane to Sea Biscuit Lane. The petition included signatures from over 51% of the affected property owners.

A public meeting will be held on Thursday, September 3, 2015, at 6:00 p.m. in the Beaufort County Council Chambers in the County Administration Building at 100 Ribaut Road, Beaufort, SC, at the regularly scheduled Beaufort County Planning Commission meeting.

You are cordially invited to attend the public meeting and provide comment on this street name change petition, if you so desire.

For further information or confirmation of the meeting, please call the Beaufort County Planning Department at 843-255-2140.

Sincerely,

Anthony J. Criscitiello
Planning Director

Attachments:

1. Map of affected properties
2. Street Name Change Petition
3. List of Property Owners Notified



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Tony Criscitiello, Planning Director

DATE: August 25, 2015

SUBJECT: 6-Month Review of Community Development Code – Proposed Text Amendments

When County Council adopted the Community Development Code (CDC) on December 8, 2014, the motion included a 6 month and 1 year evaluation of the code as a condition of approval. Since the adoption of the CDC, staff has learned of both minor and major corrections that should be made to the ordinance based on application and enforcement of the Code. A summary of these changes were presented to the Natural Resources Committee meeting on June 1, 2015 as part of the 6-month review of the code. At that time, the Committee approved the summary and directed staff to bring any necessary amendments forward.

To help navigate through this list of amendments, they have been categorized with the major changes first and minor fixes at the end of the document. The amendments are divided into the following categories:

- **Transect Zone Amendments:** These include amendments to transect zones and related provisions, such as the Traditional Community Plan, which promote mixed-use walkable communities. Since the transect zones are a prominent feature in the new Code, it is in the County's best interest to insure that the districts are utilized and do not present unnecessary barriers to development.
- **Sign Amendments:** These are changes to the sign requirements in Division 5.6.
- **Use Amendments:** These are amendments to the Use Table (Section 3.1.60), the Land Use Definition Table (Section 3.1.70), and Specific To Use standards (Division 4.1).
- **Corrections, Clarifications, and provisions from the ZDSO:** These are minor amendments that do not change the substance of the code. They include mistakes found in the code, such as incorrect building setbacks, or references to provisions that were removed from the code (e.g. Plat Vacation). They also include clarifications, which are changes to wording that aid in the understanding of the requirements. Finally, some of the changes being brought forward were provisions that were in the former ZDSO and did not make it into the final draft of the CDC.

Transect Zone Amendments

1. Allowing Mobile Homes to be replaced without meeting Building Type and Public Frontage Standards:

This series of amendments is proposed to address an issue that has occurred in the enforcement of the Community Development Code. Some of the transect zones have Building Type and Public Frontage standards for single family dwellings that are difficult to meet for standard mobile homes. This has come up several times in the Alljoy/Brighton Beach Community, Land’s End and Shell Point. In order to prevent placing undue burden on property owners who are simply replacing an older mobile home with a newer unit, staff recommends the following amendment in T2 Rural Neighborhood Open (3.2.50), T2 Rural Center (3.2.60), T3 Hamlet Neighborhood (3.2.80), T3 Neighborhood (3.2.90), T4 Hamlet Center (3.2.100), and T4 Neighborhood Center (3.2.110). See sample table below from T2 Rural Neighborhood Open for the proposed amendment that will appear in the above sections.

A. Purpose

The Rural Neighborhood (T2RN) Zone protects the residential character of existing communities and neighborhoods in the rural area. The district is intended to minimize non-conforming lots and provide owners of small clustered rural lots flexibility in the use of their land. The districts are established by identifying areas with five contiguous lots of five or fewer acres. It permits subdivision of existing lots to a maximum of 1.2 units to one acre gross density, with DHEC approval, for wastewater treatment. The district is not intended to promote tract development or to encourage rezoning.

The T2 Rural Neighborhood (T2RN) Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.

B. Subzones

T2 Rural Neighborhood Open

The T2 Rural Neighborhood Open (T2RNO) Subzone provides rural residential areas with limited retail and service uses in the scale and character of the T2RN zone.

C. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Estate House	5.1.50
Village House	5.1.60

Miscellaneous

Building Type Standards only apply to T2 Rural Neighborhood Open

Existing manufactured homes that are being replaced with another manufactured home that does not exceed the size and/or setbacks of the existing unit are exempt from Building Type (Division 5.1) and Private Frontage (Division 5.2) Standards.

- Facilitating Side-Parking in the T4 Transect Zones:** The T4 Hamlet Center, T4 Hamlet Center Open, and T4 Village Center Transect Zones are mixed use districts that promote pedestrian friendly development that is in close proximity to the street and sidewalk. Many of the areas of Beaufort County (e.g. Shell Point, Lady’s Island, Corners Community) that are zoned with these districts are in the process of transitioning from auto-oriented to pedestrian-friendly communities. During this transition, many businesses will resist having parking at the rear of the building when a majority of customers will access the business from the highway and want to park in front of the business. A good compromise is to allow parking at the side of the building with the entrance at the front corner. This orients the building both toward the sidewalk and the parking lot accommodating both modes of transportation. The rigid requirements in the T4 districts for the percentage of building façade within the façade zone, and the parking setbacks make it difficult to impossible to have parking at the side of the building. Therefore, staff proposes to allow a wall or decorative fence that screens side parking to count toward a percentage of the façade zone. Staff also recommends reducing the parking lot setback to align parking with the front façade of the building minus 5 feet to allow a fence or wall with landscaping (see tables on pages 4 and 5).
- Making Allowances for Larger Buildings in the T4 Zones:** T4 Hamlet Center Open and T4 Village Center allow buildings of a size up to 50,000 square feet. T4 Neighborhood Center has no limit on the square footage of retail or service uses. However, there are other standards that make it difficult to site larger buildings in the T4 districts. Both districts have a maximum lot size and width

that is too small to accommodate larger buildings. In addition, the Building Types assigned to the T4 districts also limit the size of buildings. Therefore staff recommends the following amendments to accommodate the larger buildings that are already permitted in these districts:

- a. Providing for an exemption from the maximum lot sizes in the T4 Districts for larger buildings;
- b. Providing an exemption from the maximum building footprint width for larger buildings;
- c. Adding the Industrial/Agricultural building type to the T4 Districts; and
- d. Allowing for an exemption for larger buildings from the building size and massing requirements for the Industrial/Agricultural building type.

The tables below show the amendments required to allow side parking and to accommodate larger buildings in the T4 districts:

Section 3.2.100.C Amended to allow Industrial/Agricultural Building Type in T4HC, T4 HCO, and T4 VC

A. Purpose
 The Hamlet Center (T4HC) Zone is intended to integrate appropriate, medium-density residential building types, such as duplexes, townhouses, small courtyard housing, and mansion apartments in an environment conducive to walking and bicycling.

The T4 Hamlet Center is appropriate for more rural areas, implementing the Comprehensive Plan goals of creating areas of medium intensity residential in portions of Beaufort County, the City of Beaufort and Town of Port Royal.

B. Sub-Zones
T4HC-O (Open)

The intent of the T4HC-O Sub-Zone is to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4HC zone.

T4VC (Village Center – St. Helena)

The Village Center (T4VC) Zone provides a tailored set of land uses for St. Helena Island.

C. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Village House ¹	5.1.60
Small Lot House	5.1.70
Cottage Court	5.1.80
Duplex	5.1.90
Townhouse	5.1.100
Mansion Apartment	5.1.110
Apartment House	5.1.120
Industrial/Agricultural	5.1.140

Notes
¹The use of this building type is limited to non-residential uses

Section 3.2.100.D Amended to accommodate decorative fences and walls screening parking to count toward façade within façade zone requirement. Section 3.2.100.D also amended to exempt large buildings from maximum lot size requirements. Section 3.2.100.E amended to exempt large buildings from maximum building footprint width requirements.

D. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	10' min., 25' max.	A
Side Street	10' min., 20' max.	B
Side:		
Side, Main Building	5' min.	C
Side, Ancillary Building	5' min.	
Rear	5' min.	D
Façade within Façade Zone ¹		
Front	75%	
Side Street	50%	

Notes
¹A Parking Lot Perimeter Strip (Section 5.8.80.C) utilizing a decorative fence or wall can substitute up to 50% of the required façade within the façade zone.

Lot Size (37,500 SF Maximum)		
Width	150 ft. max.	E
Depth	250 ft. max.	F

Miscellaneous
 Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.
 Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses, and buildings with a footprint exceeding 10,000 square feet.

E. Building Form		
Building Height		
Main Building	2.5 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level: ¹		
Residential	18" min.	H
Commercial (T4HC-O)	6" max.	
Ground Floor Ceiling:		
Commercial (T4HC-O)	10' min.	I
Upper Floor(s) Ceiling		
	8' min.	J
Ground Floor lobbies and Common areas in multi-unit buildings may have a 0" to 6" ground floor finish level. Within 25' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.		

Footprint		
Width: Main Building	100' max. ²	
All upper floors may have a primary entrance along the front. Loading docks, overhead doors, and other service entries may not be located on street-facing façades.		

Notes
¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.
²Buildings with a footprint exceeding 15,000 square feet are exempt from the maximum building width requirement.

Section 3.2.100.G Amended to reduce parking lot setback to 5 feet behind the front façade line.

F. Encroachments and Frontage Types		
Encroachments		
Front	12' max.	L
Side Street	12' max.	M
Side	3' max.	N
Rear	3' max.	O
Encroachments are not allowed across a side or rear property line, or across a curb.		
See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.		
Allowed Frontage Types		
Common Yard	Forecourt	
Porch: Projecting	Dooryard	
Porch: Engaged	Porch: Side Yard	
Stoop	Shopfront ¹	
Terrace ¹		

¹ Allowed in T4HC-O Sub-Zone only.

G. Parking		
Required Spaces: Residential Uses		
Single-family detached	2 per unit	
Single family attached/ duplex	2 per unit	
Multi-family units	1.25 per unit	
Accessory dwelling unit	1 per unit	
Community residence	1 per bedroom	
Required Spaces: Service or Retail Uses		
Retail, Offices, Services	1 per 300 GSF	
Restaurant, Café, Coffee Shop	1 per 150 GSF	
Drive-through Facility	Add 5 stacking spaces per drive-through	
Gas Station/Fuel Sales	1 per pump plus requirement for retail	
Lodging: Bed and breakfast	2 spaces plus 1 per guest room	
Lodging: Inn/hotel	1 per room	
Required Spaces: Industrial Uses		
Light manufacturing, processing and packaging	1 per 500 GSF	
Warehousing/Distribution	1 per 2,000 GSF	
For parking requirements other uses see Table 5.5.40.B (Parking Space Requirements).		
Location (Setback from Property Line)		
Front	40' min. 5' behind front façade of main building	P
Side Street	15' min. 5' behind side façade of main building	O
Side	0' min.	R
Rear	5' min.	S
Miscellaneous		
Parking Driveway Width		T
40 spaces or less	14' max.	
Greater than 40 spaces	18' max.	

Section 3.2.110.B amended to allow Industrial/Agricultural Building Type in T4NC.

A. Purpose
The Neighborhood Center (T4NC) Zone is intended to integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.
The T4 Neighborhood Center Zone implements the Comprehensive Plan goals of creating areas of higher intensity residential and commercial uses in Beaufort County, the City of Beaufort and Town of Port Royal.

B. Allowed Building Types	
Building Type	Specific Regulations
Carriage House	5.1.40
Small Lot House	5.1.70
Cottage Court	5.1.80
Duplex	5.1.90
Townhouse	5.1.100
Mansion Apartment	5.1.110
Apartment House	5.1.120
Main Street Mixed Use	5.1.130
Industrial/Agricultural	5.1.140

Section 3.2.110.D amended to exempt large buildings from maximum lot size requirements in T4NC.

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	0' min., 15' max.	A
Side Street	0' min., 10' max	B
Side:		C
Main Building	3' min., 6' max.	
Ancillary Building	0' or 3' min.	
Rear	5' min.	D
Façade within Façade Zone:		
Front	75%	
Side Street	50%	
Lot Size (62,500 SF Maximum)		
Width	250' max.	E
Depth	250' max.	F
Miscellaneous		
Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front-most immediately adjacent property.		
No planting strips are allowed between sidewalk and building.		
Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses, and buildings with a footprint exceeding 20,000 square feet.		

D. Building Form		
Building Height		
Main Building	2 stories min., ¹ 4 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level: ²		
Residential	18" min.	H
Commercial	6" max.	
Ground Floor Ceiling:		
Commercial	10' min.	I
Upper Floor(s) Ceiling		
Commercial	8' min.	I
Ground Floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.		
Within 25' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.		
Footprint		
Width: Main Building	250' max.	
Miscellaneous		
Distance Between Entries, to Upper Floor(s)	80'	
All upper floors must have a primary entrance along the front.		
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.		
Notes		
¹ On Lady's Island, one-story buildings are permitted; multi-story buildings are recommended		
² Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.		

Section 5.1.140.C amended to exempt larger buildings from the maximum dimensions for the Industrial/Agricultural building type.

B. Lot		
Lot Size		
Width	100 ft	A
Depth	200 ft	B
C. Building Size and Massing		
Height		
Per building form standards based on zone.		
Main Body ¹		
Width	100 ft. max.	C
Depth	150 ft. max.	D
Notes		
¹ Buildings with a footprint exceeding 15,000 square feet may exceed main body maximum width and depth requirements provided that the building meets the standards in Division 5.3 (Architectural Standards and Guidelines) and the site planning standards of Division 2.6 (Commercial Oriented Communities).		

D. Allowed Frontages		
Porch: Projecting	Porch: Engaged	
Gallery	Arcade	
The porch, gallery, or arcade, shall extend along at least 75% of either the length or width of the building.		
E		
E. Pedestrian Access		
Main Entrance Location	Front or Side	F
F. Vehicle Access and Parking		
Parking may be accessed from the alley, side street, or front.		
Parking drives and access may be shared on adjacent lots.		
G. Private Open Space		
No private open space requirement.		

4. **Traditional Community Plans: Allowing Greater Flexibility in the Choice of Transect Zones:** The Traditional Community Plan (Division 2.3) is a good tool for promoting the development of mixed use walkable communities. In order to promote the use of the TCP, staff recommends having greater flexibility with the Neighborhood-Scale TCP which currently requires the assignment of three transect zones for a development as small as 40 acres. Staff recommends making the following amendment to Table 2.3.60.B to reduce the number of required transect zones for the Neighborhood-Scale TCP from 3 to 2:

Table 2.3.60.B Required Allocation Mix of Transect Zones		
Transect Zone	Percentage of Land Assigned to Zone	
Infill-Scale TCP		
T3 Edge (T3E)	No min.	25% max.
T3 Hamlet Neighborhood (T3HN)	25% min.	70% max.
T3 Neighborhood (T3N)	25% min.	50% max.
Neighborhood-Scale TCP		
T2 Rural (T2R)	No min.	50% max.
T3 Edge (T3E)	No min.	25% max.
T3 Hamlet Neighborhood (T3HN)	25% No min.	40% max.
T3 Neighborhood (T3N)	25% 60% min.	50% 90% max.
T4 Hamlet Center (T4HC)	10% min.	40% max.
Commercial Redevelopment TCP		
For Areas Zoned C4		
T3 Neighborhood (T3N)	No min.	100% max.
T4 Hamlet Center Open (T4HCO)	No min.	100% max.
For Areas Zoned C5		
T4 Hamlet Center Open (T4HCO)	No min.	100% max.
T4 Neighborhood Center (T4NC)	No min.	100% max.

5. **Place Type Overlay Zone: Greater Flexibility for Village Place Type (3.4.80.E):** The following amendment is proposed to allow greater flexibility of the allocation of transect zones in the Village Place Type provided that the regulating plan meets the objectives of the division and is the product of a multi-day charrette involving stakeholders and the public. The amended language reads as follows:

“E. Allocation of Transect Zones: Applications for a comprehensive amendment under the provisions of the Place Type Overlay (PTO) Zone shall assign and map transect zones to each pedestrian shed according to the percentages allocated in the Table 3.4.80.E. The Director may ~~approve a variance for~~ modulate up to 15% for the transect zone allocation within Table 3.4.80.E as long as the proposed regulating plan meets the objectives of this Division. Modulations greater than 15% of the transect zone allocation may be permitted for the Village Place Type, provided that the regulating plan meets the objectives of this Division and is the product of a multi-day charrette involving all affected stakeholders and the public.”

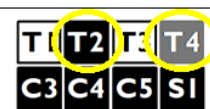
Sign Amendments

The following amendments are proposed for Division 5.6. The most common form of sign in auto-oriented areas is the freestanding sign which includes pole signs and monument signs designed to be seen from the highway by passing motorists. When the Community Development Code was adopted, Table 5.6.40.A allowed freestanding signs in each of the conventional zones, but none of the transect zones. The original purpose of prohibiting freestanding signs in T4 was that the T4 zones were meant to

create pedestrian oriented development. With buildings set at a close distance from the street, wall signs and projecting signs are easily visible from the street and are conducive to a pedestrian environment. However, this created a hardship for buildings that were unable to be sited close to the highway. Staff responded with an amendment allowing for freestanding signs in T4 when the building was sited 30 feet or greater from the front property line. After further analysis, staff has determined that neighboring jurisdictions permit freestanding signs in areas zoned for pedestrian friendly development. Therefore, staff is bringing forward the following amendment that would allow freestanding signs in T4, but at a scale that is more pedestrian-friendly, but still visible from the street. In addition, freestanding signs were prohibited in T2 districts in the Community Development Code. Staff believes that this was a mistake and is bringing forward as a correction to permit them in the T2 districts.

Table 5.6.40.A amended to allow for freestanding signs as permitted in T2 districts and as a conditional use in T4 districts:

Free Standing Signs: Free standing signs encompass a variety of signs that are not attached to a building and have an integral support structure. Three varieties include: Freestanding, Monument and Pole.



5.6.120

Section 5.6.120.B amended to provide conditions for freestanding signs in T4 districts:

A. Description			Location													
<p>Freestanding Signs encompass a variety of signs that are not attached to a building and have an integral support structure. Freestanding varieties include Monument and Pole Signs.</p> <p>A Pole Sign, usually double-faced, mounted on a single or pair of round poles, square tubes, or other fabricated members without any type of secondary support.</p> <p>A Monument Sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.</p>			Signs per Highway Frontage:													
			Single Tenant	1 max.												
<p>B. Standards</p> <p>Size</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #4F7942; color: white;">Signable Area</th> <th style="background-color: #4F7942; color: white;">T4</th> <th style="background-color: #4F7942; color: white;">All Other Districts</th> </tr> </thead> <tbody> <tr> <td>Single Tenant</td> <td style="background-color: yellow;">24 SF max.</td> <td>40 SF max.</td> </tr> <tr> <td>Multiple Tenant with one highway frontage</td> <td style="background-color: yellow;">32 SF max.</td> <td>80 SF max.</td> </tr> <tr> <td>Multiple Tenant with two or more highway frontages</td> <td style="background-color: yellow;">32 SF per frontage</td> <td>80 SF per frontage</td> </tr> </tbody> </table>			Signable Area	T4	All Other Districts	Single Tenant	24 SF max.	40 SF max.	Multiple Tenant with one highway frontage	32 SF max.	80 SF max.	Multiple Tenant with two or more highway frontages	32 SF per frontage	80 SF per frontage	Multiple Tenant	1 max. ^{1,2}
			Signable Area	T4	All Other Districts											
Single Tenant	24 SF max.	40 SF max.														
Multiple Tenant with one highway frontage	32 SF max.	80 SF max.														
Multiple Tenant with two or more highway frontages	32 SF per frontage	80 SF per frontage														
<p>Miscellaneous</p> <p style="background-color: yellow;">Freestanding signs are permitted in T4 zones in cases where the principal structure is located greater than 30 feet from the front property line.</p> <p>Changeable copy signs are allowed for gasoline price signs, houses of worship, schools, directory signs listing more than one tenant, and signs advertising restaurant food specials, films and live entertainment which change on a regular basis.</p>			Height	10' max. (A)												
			Width	15' max. (B)												
<p>Distance from ground to the base of the sign</p> <p>Setback within Corridor Overlay District</p> <p>¹Individual tenants may not have a Freestanding Sign. ²Frontages greater than 500 feet may include one additional freestanding sign not to exceed 80 SF in area and with a total allowable sign area not exceeding the maximum allowable sign area for the multiple tenant center.</p>			Distance from ground to the base of the sign	4' max.												
			Setback within Corridor Overlay District	10' min.												

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	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	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 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.

- 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.

Corrections, Clarifications, and provisions from the ZDSO

2.7.40.C: Family Compound Standards (Clarification). Edit as follows:

- C. **Property May Be Subdivided.** Family compounds shall be developed and the dwelling units built, or the family compound property may be subdivided and conveyed by the landowner to a family member to build a dwelling unit. Family compounds that are subdivided are limited to the maximum number of units without clustering shown in Table 2.7.40.A.

2.7.40.D: Family Compound Standards (from ZDSO). Add a new subsection that reads as follows:

- 5. **Family Compound Design.** Family compounds that are subdivided shall be accompanied by covenants and cross easements, or similar restrictions and reservations, guaranteeing essential infrastructure and 50 feet of vehicular access for each lot.

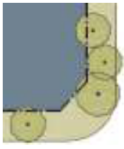
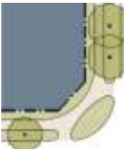

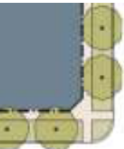




2.9.80.C: Minimum Construction Specifications for Unpaved Roads (Clarification). Edit item 2 as follows:

- 2. Minor subdivisions, as long as no more than four lots will be served by the proposed road, and rear lanes (see Table 2.9.90.E) may utilize a stabilized aggregate road, in accordance with the standards in this section.

2.9.80.C: Minimum Construction Specifications for Unpaved Roads (Correction). Delete item 6.

- ~~6. The road shall consist of a 20-foot roadway with four-foot shoulders and roadside ditches.~~

2.9.9.F: Public Frontage Standards (Correction). Amend table to allow public frontage type “HW-RD-ST” which allows open swales in the T3 and C3 districts with approval by the director.

Table 2.9.90.F Public Frontage Standards				
This table assembles prescriptions and dimensions for the public frontage elements - curbs, walkways, and planters - relative to specific thoroughfare types within transect zones. The Assembly row assembles all of the elements for the various thoroughfare types.				
Transect Zone	T1 T2 T3 T4 C3 C4 C5 S1	T1 T2 T3 T4 C3 C4 C5 S1	T1 T2 T3 T4 C3 C4 C5 S1	T1 T2 T3 T4 C3 C4 C5 S1
Public Frontage Type*	HW-RD-ST	RD & ST	ST-DR-AV	ST-DR-AV-BV
Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.				
Total Width	13' – 22'	13' – 22'	10' – 17'	12' – 16'
Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.				
Type	Rural (Open Swale)	Rolled Curb (Valley Gutter)	Raised Curb	Raised Curb
Radius	25'	10' – 30'	5' – 20'	5' – 20'

3.2.30.B T1 (Natural Preserve) Building Placement (from ZDSO). Amend table to establish a minimum lot width of 150 feet for this district (see Table below)

B. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	50' min.	A
Side Street	50' min.	B
Side:		
Side, Main Building	50' min.	C
Side, Ancillary Building	20' min.	
Rear	100' min.	D
Lot Size (One Acre Minimum)		
Width	n/a 150' min.	E
Depth	n/a	F
Miscellaneous		
Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.		

3.2.30.C: T2R (Rural) Building Placement (from ZDSO). Amend table to change side setbacks for residential uses from 50 feet to 18 feet to match what was in the ZDSO for the Rural district. Change site setbacks for ancillary uses from 20 feet to 10 feet. Establish a minimum lot width for Rural of 100 feet (see Table below).

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	50' min.	A
Side Street	50' min.	B
Side		
Side, Main Building	50' 18' min.	C
Side, Ancillary Building	20' 10' min.	
Rear	50' min.	D
Lot Size (Half Acre Minimum)		
Width	n/a 100' min	E
Depth	n/a	F
Miscellaneous		
Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front-most immediately adjacent property.		

3.2.80.C: T3HN (Hamlet Neighborhood) Building Placement: (Correction): Remove maximum side yard setback for main buildings (see table below).

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	25' min., 35' max.	A
Side Street	15' min, 25' max.	B
Side:		
Side, Main Building	10' min, 15' max.	C
Side, Ancillary Building	5' min.	
Rear	15' min.	D
Lot Size (7,500 SF Minimum)		
Width	65' min.	E
Depth	100' min.	F
Miscellaneous		
Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.		

3.2.110.C: T4NC (Neighborhood Center) Building Placement: (Correction): Remove maximum side yard setback for main buildings and ancillary buildings (see table below).

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	0' min., 15' max.	A
Side Street	0' min., 10' max	B
Side:		C
Main Building	3' min., 6' max.	
Ancillary Building	0' or 3' min.	
Rear	5' min.	D
Façade within Façade Zone:		
Front	75%	
Side Street	50%	
Lot Size (62,500 SF Maximum)		
Width	250' max.	E
Depth	250' max.	F

3.4.30.D: MCAS Airport Overlay – Noise Reduction Requirement: (Correction). Amend note #2 to read as follows:

“Because manufactured homes are constructed to federal standards that may not meet the standards listed above for noise attenuation, all permit applications for the placement of manufactured homes within a noise zone 2a, 2b, or 3 shall be accompanied by the following disclosure statement:”

3.4.30.E: MCAS Airport Overlay – Notification: (Correction). Amend subsection 2 to read as follows:

“All prospective renters signing a commercial or residential lease shall be notified by the property owner through a written provision contained in the lease agreement if the leased property is located within the ~~ZØ~~ MCAS-AO Zone.”

4.1.120.C: General Retail: Specific to S1 District. [from ZDSO] This amendment to the ZDSO was approved by County Council in 2014 and is being recommended by staff to be carried over to the Community Development Code. Amend subsection C to read as follows:

1. Access shall be from the development’s internal streets.
2. The use shall not have direct access to arterial or collector streets.
3. General retail establishments may reuse developed sites that have been unoccupied by a light industrial business for more than two years provided the following standards are met:
 - a. Adequate parking in compliance with Division 5.5 (Off-Street Parking) shall be provided;
 - b. The site shall be located within 1,000 feet of an arterial road, and traffic impacts as measured by trips per day shall not exceed by more than 10% the traffic impact of the former permitted use on the site;
 - c. The proposed use shall meet the Land Use Compatibility Recommendations of the United States Navy for the Accident Potential Zones (APZs) or Noise Zones, if the site is within such a zone; and
 - d. No outside sales for an adaptive reuse shall be permitted with the APZs or Noise Zones, if the site is within such a zone.
 - e. Structural additions shall not increase the existing floor space by more than 15%; if more than a 15% increase is proposed, the application will be treated as a special use.”

4.2.20.E General Standards and Limitations: Standards for Freestanding Accessory Buildings/Structures: (Clarification) Amend subsection 1(2) to read as follows:

“ Except in T1, T2R, and T2RL zones, all river, marsh, and ocean waterfront lots, and water/marine-oriented facilities, no accessory structure shall project beyond the front building line of the principal structure.”

4.2.200.I: Private Fish Ponds: Fencing: (Correction) Delete subsection “I. Fencing”

5.3.20.2: Architectural Standards and Guidelines: Applicability: (Clarification) Amend subsection A(2) to read as follows:

“The ~~T2RNO, T2RC, T3E, T3HN, T3HN, T3N, and T3NO~~ T2 and T3 Zones with the exception of agricultural, single-family and two-family residential uses.”

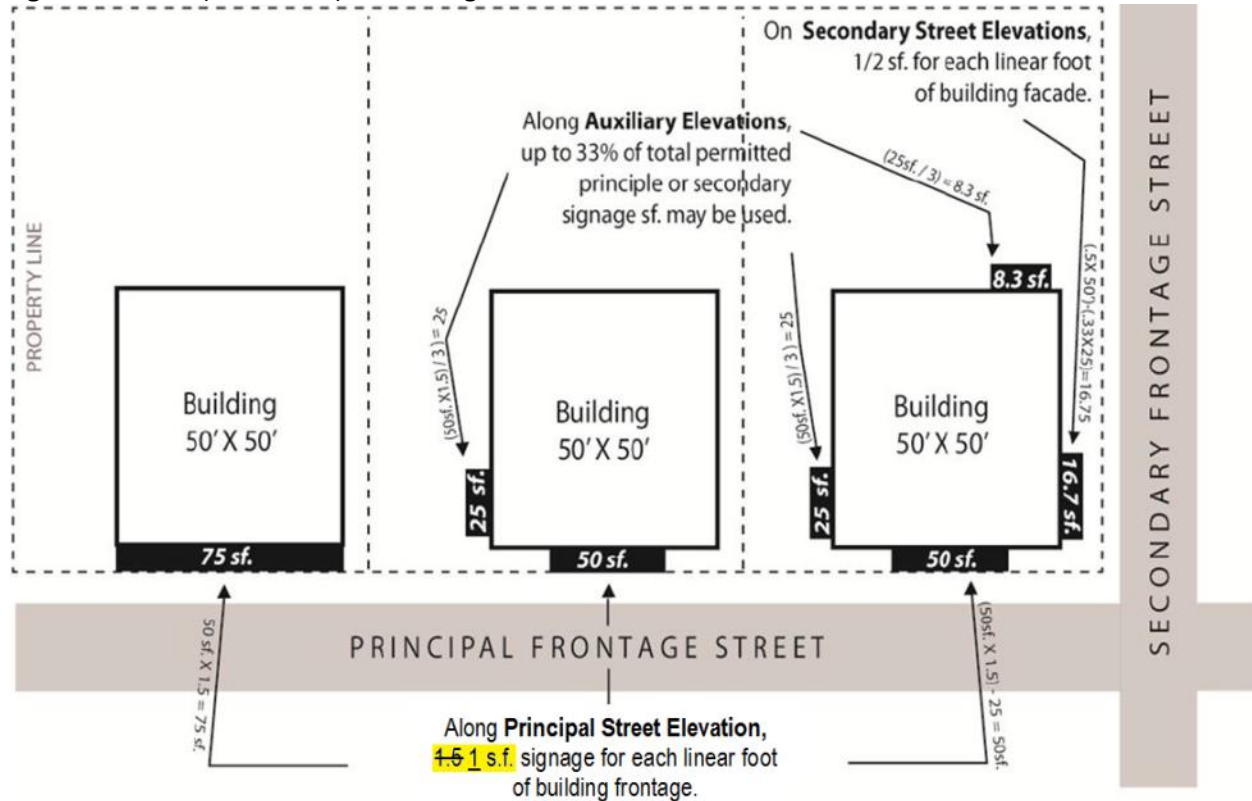
5.4.60.D: Design and Appearance: Landscape Screening: (Correction) Amend subsection to read as follows:

“All chain link fences and fences and walls exceeding four feet in height, if located within 15 feet of a public street right-of-way, shall be supplemented with landscape screening in accordance with the following standards, to soften the visual impact of the fence. These standards shall not apply to fences in the S Zone or single-family dwellings in the ~~CS~~ C3 Zone, unless they are located within 15 feet of the right-of-way of an arterial or collector street.”

5.6.30.F: General Sign Requirements: Sign Height Measurement: (Clarification) Amend Subsection F(2) to read as follows:

“Sign height is measured as the vertical distance from the average elevation between the highest point and the lowest point of finished grade at the base of a sign to the top of the sign. Refer to sections 5.6.80 – 5.6.190 for height measurements by type of sign.”

5.6.40.B: Permanent Sign Types for Buildings, Businesses and Communities: Figure 5.6.40.B Aggregate Sign Standards: (Correction) Amend Figure to read as follows:



5.7.50: Illumination of Outdoor Sports Fields and Performance Areas: (from ZDSO) Add the following subsections:

C. Height of Fixtures. Light fixtures shall not exceed a height of 80 feet.

D. Buffers Adjacent to Residential Properties. A landscaped buffer yard sufficient to prevent light and glare spillover to adjacent residential properties may be required by the Director."

5.8.20.B Landscaping, Buffers, and Screening Standards: Applicability: Exemptions: (Clarification) Amend as follows:

- 1. "Within Transect Zones:** Single-family residential and duplexes on individual lots 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, T3 Hamlet Neighborhood, and T3 Neighborhood.
- 2. Within Conventional Zones and Community Preservation Districts:** Single-family residential and duplexes on individual lots are exempt."

5.8.30.B: General Landscape Design Applicable to All Zones: Existing Landscape Preservation: (Clarification) Amend subsection 2 to read as follows:

~~"Trees 8 inches DBH and larger, and all dogwoods (*Cornus spp.*), reduds (*Cercis canadensis*), and magnolias (*Magnolia spp.*) four inches DBH and larger may not~~ No vegetation may be removed from required buffers without approval of a re-vegetation plan unless dead, diseased, or listed as an invasive species in Table 5.11.100.C. of this ordinance."

5.8.50.B: Thoroughfare Buffer: Applicability: (Clarification) Amend subsection “B” to read as follows:

“ A thoroughfare buffer is required along all collector and arterial roads within all conventional zones, community preservation districts, T2 Rural, T2 Rural Low, and T2 Rural Neighborhood.”

5.9.20: Neighborhood Compatibility Standards: Applicability: (Correction) Amend subsection as follows:

“Except where exempted in accordance with Section 5.9.30 (Exemptions), these neighborhood compatibility standards apply to all institutional, commercial, light industrial, mixed-use, townhouse, and multi-family development in the conventional, community preservation, T1, and T2 zones located on land abutting one side or across a street or alley with two or fewer lanes from existing single-family detached residential development.”

5.11.20.A: Resource Protection Standards: General: Applicability: (Clarification) amend subsection to read as follows:

“ These resource protection standards apply to all development property in the unincorporated County, unless expressly stated otherwise in this Division.”

5.11.60.A: River Buffer: River Buffer Setbacks: (Correction) Amend Table 5.11.60.A as follows:

Table 5.11.60.A: River Buffer Setbacks						
District	River Buffer	Single Family/ Duplex Setback	Other Residential Buildings and Nonresidential Buildings Setback	Parking Lots and Drives Setback	Septic Tank/ Tile Field Setback	Agriculture/ Golf Course Setback
T1 and T2	50 feet	60 feet	100 feet	100 feet	100 feet	150 feet
Conventional & CP Districts; PUDs	50 feet	60 feet	100 feet	100 feet	100 feet	150 feet
T3 Edge	40 feet	50 feet	75 feet	100 feet	100 feet ¹	150 feet
T3	25 feet	35 feet	35 feet	100 feet	100 feet ¹	150 feet
T4	20 feet	30 feet	30 feet	50 feet	100 feet ¹	150 feet

¹Or as approved by SCDHEC.

5.11.60.C: River Buffer: Uses Allowed Between Building Setback and River Buffer: (Clarification) Amend subsection C(1) to read as follows:

“Residential – playgrounds, fire pits, outdoor furniture, pervious hardscapes, uncovered decks, pools, etc.”

5.11.60.F: River Buffer: Buffer Disturbance (Clarification) Amend Subsection (2) to read as follows:

“Removal of Trees: Except for invasive species; see Section 5.11.100.G (Removal of Invasive Tree Species), removal of any tree within a river buffer shall require a tree removal permit; see section 7.2.50 (Tree Removal Permit). Removal of trees shall require plant back inch for inch (DBH) of trees removed, except in those instances in which a tree is dead, hollow, or has another condition that poses a hazard to people or structures on the property or adjoining property as determined in

writing by a certified arborist. In those cases, the tree shall be replaced with one 2.5 inch minimum caliper tree. If all tree inches cannot be planted back on site due to site constraints, the remaining tree inches shall be subject to a general county reforestation fee; see Section 5.11.100.D.3 (Reforestation Fee)."

5.11.60.K: River Buffer: Private Trails (Clarification) Amend Subsection to read as follows:

- K. **Private Trails.** ~~Private~~ Trails shall be permitted to cross the river buffer at reasonable intervals for access to the water. Horizontal trails through the river buffer, such as walking paths and bikeways, will be allowed with the following requirements:
1. Such trails shall be designed and constructed in a manner that does not result in them becoming channels for stormwater, that does not result in erosion, or that does not damage surrounding vegetation.
 2. The County may require trails to be of boardwalk construction, pervious paving systems, or stepping stones if needed to ensure meeting the objectives of the buffer, and for long term maintenance of the trail.
 3. The trails shall be no more than 5 feet wide.
 4. Such trails will be accessible to the public or residents of a private community.

5.11.100.D: Tree Protection: Tree Removal: (Clarification) Add a new subsection (3) to read as follows.

" 3. **Penalty for Removing Trees Prior to Permitting.** If trees are cut down prior to a development receiving all necessary permits from the County, the County shall not issue a permit to allow the development to occur within two years of the tree removal, unless the property owner provides mitigation for the trees removed. Mitigation shall involve the replanting of trees a minimum of 2.5 caliper inches with a total caliper equal to 1.25 times that of the DBH of the trees removed." [Note: renumber **Reforestation Fee** to subsection 4.]

5.11.100.F: Tree Removal on Developed Properties: Single-Family Residential Lots: (Clarification)

Amend Subsection (1)(b) as follows:

- "b. **Tree Removal Permit Standards:** A tree removal permit will be issued to remove a grand tree from a residential lot if the tree is dead, diseased, hollow, or has another condition that poses a hazard to people or structures on the lot or adjoining lot as determined by a certified arborist. Upon removal, the tree shall be replaced with one 2.5 inch minimum caliper tree of the same species."

5.11.110: Allowed Activities in Resource Protection Area: (Correction) Amend Table 5.11.110.A as follows:

Table 5.11.110.A: Activities in Resource Protection Areas							
	Activities						
	Water Dependent Uses	Trails	Bike-way	Picnic Area	Public Road/ Essential Access	Water Sewer Line	Additional Standards
Tidal Wetlands	C	--	--	--	--	--	Sec. 5.11.30
Non-Tidal Wetlands	--	C	C	--	S	S	Sec. 5.11.40
Beach-Dunes	--	C	--	--	--	--	Sec. 5.11.50
River Buffer	C	C	C	--	S	S	Sec. 5.11.60
Endangered Species Habitat	--	C	--	--	--	S	Sec. 5.11.70
Forests	--	C	C	--	--	--	Sec. 5.11.90

C = Conditional S = Special Use -- = Not Permitted

6.1.60.B: Subdivision and Land Development: Easements: (Clarification) Amend Subsection as follows:

“Width: Utility easements shall be a minimum of ten feet wide. Easements that fall on shared side or rear lot lines shall be divided equally, requiring five feet from each lot. Access easements shall meet the standards of Division 2.9 (Thoroughfare Standards) for a comparable roadway.”

Section 7.2.20.A: Procedures: Zoning Permit: Purpose: (Clarification) Amend Subsection as follows:

“Purpose: The purpose of a Zoning Permit is to ensure that proposed development and/or new land uses complies with all the requirements of this Development Code and has any required permits for access, potable water, sewer, and any other permits required under the Code of Ordinances and/or state or federal law prior to issuance of a Building Permit or Business License.”

Section 7.2.30.A Modulation Permit: Allowable Modulations (Correction): Amend Table 7.2.30.A as follows:

Table 7.2.30.A: Allowable Modulations		
Modulation	Required Findings	Maximum Modulation
Community Scale		
Block Face and Perimeter Length. See Section 2.2.40.A.2.	Natural resources limit the ability to create an interconnected network of streets and blocks.	20 percent
Dead-End Streets and Cul-de-Sacs See Section 2.2.30.E (Dead-End Streets and Cul-de-Sacs).	Existing site specific environmental feature(s) requires protection and/or preservation, and no alternative block structure is practicable.	Allowed
Building Placement		
Setbacks: A decrease of the minimum required setback areas (e.g., side, street side, and rear) for structures. See Article 3 (Specific to Zones).	Existing development on adjacent parcels on the same block face is less than the required setback; and The modulation will allow the proposed development to blend in with the adjacent development.	3 feet or 20 percent, whichever is greater. For lots of record created before 1999, no less than 10-ft side and rear setbacks to make lot buildable. ¹
Setbacks: Additions. Allowing any new addition to an existing structure to be located up to the furthest point of setback encroachment, subject to Fire Code regulations. See Article 3 (Specific to Zones).	New addition does not increase the non-conformity; and Addition to or new garage is not within 15 feet of a public right-of-way.	Up to existing encroachment. ¹
Build-to-Line: Front or Side. A relaxation of the specified build-to-line. See Article 3 (Specific to Zones).	Existing development on adjacent parcels on the same block face is set back less than the required setback; and The modulation will allow the proposed development to blend in with the adjacent development.	5 feet
Build-to-Line: Defined by an Existing Building. A relaxation of the specified build-to-line, defined by the building façade, for sites located within Transect Zones. See Article 3 (Specific to Zones).	Modulation will allow the proposed development to blend with the existing adjacent development.	10 percent
Facade within façade zone in Transect Zones. A relaxation of the specified front façade requirements for sites located within Transect Zones. See Article 3 (Specific to Zones).	Modulation will allow the proposed development to blend in with the adjacent development.	10 percent
Parcel dimensions (e.g., area, depth, or width). A decrease in the minimum required parcel area, parcel depth, or parcel width. See Article 3 (Specific to Zones).	An existing parcel can be developed following the intent of the zone; or The size of a new parcel is limited by natural resources.	10 percent

7.4.50.A: Public Hearing Scheduling and Notice: Required Public Hearings: (Correction) Amend Table 7.4.50.A as follows:

Development Application or Approval	Advisory or Decision-Making Bodies		
	County Council	Planning Commission	Zoning Board of Appeals (ZBOA)
Comprehensive Plan Amendment	X	X	
Text Amendment	X	X	
Zone Map Amendment	X	X	
Special Use Permit			X
Variance Permit			X
Plat Vacation	X		
Street Renaming		X	
Appeal to Planning Commission		X	
Appeal to Zoning Board of Appeals			X
Development Agreements	X		

7.4.130.B: Expiration of Development Approval: Exceptions: (Correction) Amend subsection to read as follows:

“**Exceptions:** Zoning map amendments, ~~plat vacations~~, and street ~~naming and~~ renaming, shall be exempt from the standard in Subsection 7.4.130.A, above.”

7.5.60.A: Department of Community Development and Director: Powers and Duties of Director: (Correction) Delete subsection 3(b)(6) as follows:

~~(6) Plat Vacations. See Section 7.2.70.L (Plat Vacation). [renumber remaining subsection].~~

7.5.70: Administrative Bodies and Staff: Development Review Responsibilities: (Correction) Amend Table 7.5.70.A as follows:

Table 7.5.70.A: Summary Table of Development Review Responsibilities						
D = Decision	R = Recommendation	A = Appeal	< > = Public Hearing			
Procedures	Director	Design Review Board (DB)	Historic Preservation Review Board (HPRB)	Zoning Board of appeals (ZBOA)	Planning Commission	County Council
Application Specific Review Procedures						
Zoning Permit	D	--	--	<A>	--	--
Modulation Permit	D	--	--	<A>	--	--
Sign Permit	D	--	--	<A>	--	--
Tree Removal Permit	D	--	--	<A>	--	--
Land Development Plan (Minor and Major)	D	--	--	--	<A>	--
Subdivision Plat (Minor and Major)	D	--	--	--	<A>	--
Traditional Community Plan (TCP)	D	--	--	--	<A>	--
Plat Vacation	R	--	--	--	--	A <D>
Street Renaming ¹	R	--	--	--	<D>	--
Certificate of Design Compliance	R	D	--	--	--	--
Certificate of Appropriateness	R	--	D	--	--	--
Special Use Permit	R	--	--	<D>	--	--
Variance Permit	R	--	--	<D>	--	--

10.1.160 : P Definitions: Amend definition for Passive Recreation as follows (direction from Natural Resources Committee)

“Passive Recreation. Recreation requiring little or no physical exertion focusing on the enjoyment of one’s natural surroundings. In determining appropriate recreational uses of passive parks, the promotion and development of resource-based activities such as fishing, camping, hunting, boating, gardening, bicycling, nature studies, horse-back riding, visiting historic sites, hiking, etc., shall be the predominate measure for passive park utilization. ~~However, use based activities such as target shooting or archery shall not be prohibited on passive park properties when site designs indicate compatibility of the proposed use with natural or cultural resources.”~~