



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Beaufort County Government Robert Smalls Complex
Administration Building, 100 Ribaut Road, Room 115
Mailing: Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Thursday, July 6, 2017

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 were 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 MEETING MINUTES FOR JUNE 5, 2017 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. STREET NAME CHANGE FROM BENS RUN TO LAKE VISTA DRIVE (ON LADY'S ISLAND OFF SUNSET OAKS DRIVE IN THE PLEASANT POINT SUBDIVISION); OWNER/APPLICANT: EXCEL COASTAL, LLC / JEN TU CHING; CONTACT/AGENT: CHARLES HWANG / DAVID YOUMANS ([backup](#))
9. TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE, DIVISION A.2 (LADY'S ISLAND COMMUNITY PRESERVATION DISTRICT--LICP) OF APPENDIX A, COMMUNITY PRESERVATION DISTRICT: TABLE A.2.40.A (LAND USES) AND SECTION A.2.50 (CONDITIONAL AND SPECIAL USE STANDARDS) TO PERMIT COMMUNITY RESIDENCES (E.G. DORMS, CONVENTS, ASSISTED LIVING FACILITIES, TEMPORARY SHELTERS) AS A SPECIAL USE SUBJECT TO ADDITIONAL STANDARDS; APPLICANT: JADE EASTRIDGE ([backup](#)).
10. TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE: APPENDIX A. COMMUNITY PRESERVATION DISTRICT, DIVISION A.13 MAY RIVER COMMUNITY PRESERVATION DISTRICT (MRCP), SECTION A.13.80.G. DESIGN STANDARDS/FENCING (TO ALLOW WOODEN PRIVACY FENCING); APPLICANT: LORETTA E. WELLS, AGENT: RUSSELL P. PATTERSON ([backup](#))
(NOTE: THE APPLICANT HAS REQUESTED THAT THIS ITEM BE DEFERRED)



11. NEW BUSINESS

12. OTHER BUSINESS – Next Meeting: Monday, August 7, 2017, at 6:00 p.m.

13. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
ADMINISTRATION BUILDING, 100 RIBAUT ROAD
POST OFFICE DRAWER 1228, BEAUFORT, SOUTH CAROLINA 29901-1228
Phone: 843-255-2410 / FAX: 843-255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, June 5, 2017, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Robert Semmler, Chairman
Mr. Ed Pappas

Mr. Jason Hinchler
Mr. Eric Walsnovich

Mr. Harold Mitchell

Member Absent: Ms. Diane Chmelik; Ms. Caroline Fermin; Mr. Marque Fireall; and Mr. Randolph Stewart, Vice-Chairman

Staff Present:

Mr. Anthony 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 6:11 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.

Mr. Semmler noted the delay in the start of meeting was due to a parliamentary issue that has since been resolved. He noted that there was a quorum and the meeting would proceed.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the May 1, 2017 minutes. **Motion:** Mr. Ed Pappas made the motion, and Mr. Jason Hinchler seconded the motion, **to accept the minutes, as written.** The motion carried (**FOR: Hinchler, Semmler, and Walsnovich; ABSTAIN: Mitchell and Pappas; ABSENT: Chmelik, Fermin, Fireall, and Stewart**).

CHAIRMAN'S REPORT: Lady's Island Community Preservation Committee: Mr. Semmler noted that the Committee met this morning, and Mr. Jim Hicks, the Committee Chairman, was absent due to medical reasons. Mr. Semmler noted that the Committee was a part of the Planning Commission, so he attended and chaired the meeting to keep the process going. He noted that at the next meeting, the Committee would vote for an acting chair until Mr. Hick's return.

PUBLIC COMMENT on non-agenda items: None were received.

PRESENTATION – DAUFUSKIE ISLAND PLAN AMENDMENT

Mr. Criscitiello introduced Ms. Beverly Davis and Mr. Sonny Timmerman, both experienced in regional planning. Mr. Criscitiello noted that Ms. Davis would be discussing the process to amend the 2009 Daufuskie Island (DI) Plan. The amendment will come before the Planning Commission for its recommendation, then move forward to County Council for adoption.

Ms. Deborah Smith, of the Daufuskie Island Council and Chairman of the DI Council's Plan and Code Committee, noted that Mr. Criscitiello had covered the basic part. Mr. Semmler noted that input from the DI Council was asked for by the Commission during the Bloody Point rezoning. Ms. Smith thanked Mr. Semmler for the courtesy and proposed projects have been brought before the DI Council thereafter. Ms. Smith noted that the review would be done by Ms. Davis and Mr. Timmerman, pro bono, and that both have extensive experience in community planning. She also noted that Mr. Timmerman was a professional

engineer. Ms. Davis will have her consulting firm, RS&H, working on the Plan. Ms. Smith also reached out to Ecological Planning Services in Savannah, GA, who agreed to offer their services pro bono. Additionally, she stated that funding was not being requested from the County for this review. She stated that the review process must have robust and diverse community participation like Daufuskie Island, be a public and transparent process, and be consistent with state planning requirements and in full coordination with the County—staff, Planning Commission, and Council.

Ms. Beverly Davis showed a power point presentation. She noted the DI Council Plan and Code Committee makeup, the professional background of several committee members, the intent to be compliant with the SC planning requirements, obtaining diverse opinions from the community, the Committee's vision and goals, the project timeline and schedule, etc. Discussion included clarification of a milestone presentation schedule, clarification of the Planning Department interaction with the committee, and clarification on DI buildout and its impacts.

Mr. Semmler thanked Ms. Smith, Ms. Davis, and Mr. Timmerman for the presentation. Mr. Semmler asked about the DI ferry plan—he was assured that the plan was being worked on.

Mr. Ed Pappas asked about visiting Daufuskie Island to see what was going on there since he represents Southern Beaufort. Mr. Semmler suggesting coordinating the visit with Mr. Criscitiello.

PROPOSED AMENDMENT TO THE BEAUFORT COUNTY OFFICIAL ZONING MAP—SECTION 3.1.20 (ESTABLISHMENT OF ZONES) TO ADOPT THE 2013 F-35B AICUZ (AIR INSTALLATION COMPATIBILITY USE ZONE) MAP AS THE MCAS-AO OVERLAY ZONE

Mr. Harold Mitchell, Planning Commissioner, recused himself from the discussion due to possible personal interests. He left the Council Chambers.

Mr. Anthony Criscitiello briefed the Commission on the map amendment. He noted that the Metropolitan Planning Commission recommended approval of the map amendment to adopt the 2013 F-35B AICUZ map to replace the F-18 map approved by County Council in 2004. The difference between the two maps is 2,200 acres because of the increased noise contours for the F-35B. Mr. Criscitiello noted that the text amendment associated with the map amendment (Section 3.4.30) included County notification requirements to the Marine Corps Air Station-Beaufort and their response time to such notifications.

Discussion included clarification of the recourse of property owners within the new AICUZ (*Mr. Criscitiello noted that the property owners upon sale of their property are to notify future owners that the property is in the AICUZ. There is no financial benefit; however, in the future the Transfer of Development Rights (TDR) Program when implemented may provide some financial assistance. Mr. Semmler noted that the process for adopting the new overlay has been going on for over two years and it now exists—to not adopt it would be negating all the conversations, meetings, and discussion that has occurred for over two years.*).

For the Record: Mr. Semmler stated that the meeting started with a quorum; despite Mr. Mitchell recusing himself for this amendment, a quorum still exists.

Further discussion included clarification on the difference between the F-18 and F-35B AICUZ zones (*Mr. Criscitiello noted that the staff deemed reasonable to use the F-35B map rather than working with two maps simultaneously since the F-35B zones encompassed the F-18 zones, and the F-35Bs will eventually replace the F-18s.*); and acknowledging that F-18s would be used for several years.

Public Comment: None were received.

Motion: Mr. Ed Pappas made the motion, and Mr. Jason Hinchler seconded the motion, to accept the Proposed Amendment to the Beaufort County Official Zoning Map– Section 3.1.20 (Establishment of Zones) to adopt the 2013 F-35B AICUZ (Air Installation Compatibility Use Zone) map as the MCAS-AO overlay zone. The motion carried (FOR: Hinchler, Pappas, Semmler, and Walsnovich; RECUSED: Mitchell; ABSENT: Chmelik, Fermin, Fireall, and Stewart).

Note: Mr. Harold Mitchell returned to the meeting, after leaving the Council Chambers due to his recusal of the Amendment to the Official Zoning Map.

**TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE (CDC);
APPLICANT: BEAUFORT COUNTY PLANNING STAFF:**

- A. SECTION 3.4.30 MCAS AIRPORT OVERLAY (MCAS-AO) ZONE STANDARDS (ADDS NOTICE REQUIREMENTS IN COMPLIANCE WITH SECTION 6-29-1610 OF THE SOUTH CAROLINA CODE);**
- B. SECTION 5.3.20 APPLICABILITY (ARCHITECTURAL STANDARDS AND GUIDELINES) (CLARIFIES THAT ARCHITECTURAL STANDARDS ONLY APPLY TO NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES THAT ARE WITHIN 500-FEET OF ARTERIALS AND MAJOR COLLECTOR ROADS IN CONVENTIONAL, PUD (PLANNED UNIT DEVELOPMENT), AND CP (COMMUNITY PRESERVATION) DISTRICTS)**
- C. SECTION 5.5.30 GENERAL PARKING STANDARDS (ALLOWS PARKING OF COMMERCIAL TRUCKS AND SEM-TRAILER TRACTORS/CABS ON RESIDENTIAL LOTS OF ONE ACRE OR LARGER IN THE T2 DISTRICTS); AND**
- D. SECTION 5.8.20 APPLICABILITY (LANDSCAPING, BUFFERS, AND SCREENING STANDARDS) (ADDS TREE REQUIREMENTS FOR NEW SINGLE-FAMILY AND DUPLEX LOTS).**

Mr. Criscitiello briefed the Commission on the text amendments proposed by the staff. This is part of an 18-month review of the Code. The Staff has chosen to withdraw the following amendments that the Commission forwarded from last month's meeting since the Staff agreed with the Commission from its last month's meeting discussion:

- Section 3.2.90.D regarding increasing the maximum lot coverage from 30% to 50% for the T3-Neighborhood district;
- Sections 3.1.60, 3.1.70, and 4.1.410 regarding the stand-alone use for boat/vehicle storage; and
- Section 5.8.20 regarding tree requirements on new residential lots.

Mr. Semmler noted that he would like the Commission to separately discuss and approved each text amendment, and no objection was offered by the Commissioners.

- **Section 5.5.30:** Mr. Criscitiello noted that a member of County Council requested allowing tractor cabs only in one acre lots or large of T2 districts, and staff agreed. Commission discussion included clarification that tractor cabs and not trailers would be allowed in 1-acre lots in T2, clarification of service professionals with trailers attached to their vehicles were allowed especially with home occupations, noting a hardship if only 1 vehicle was allowed in a 1-acre or larger residential lot, and clarification on multi-acre residential lots and the number of vehicles allowed.

Motion: Mr. Jason Hinchler made the motion and Mr. Harold Mitchell seconded the motion, to recommend approval to County Council on the Text Amendment **Text Amendment to the Community Development Code (CDC) Section 5.5.30 General Parking Standards that allows parking of commercial trucks and semi-trailer tractors/cabs on residential lots of one acre or larger in the T2 district.** Discussion included concern for potential abuses of other vehicles, querying

the genesis for this amendment came from a resident asking his Councilman to alleviate his situation to allow him to park his tractor-trailer cab at his residence, clarification on the T2 zoning district being affected, noting that covenants may prevent this amendment, and recommending citizens who may be affected by this amendment to contact the Planning Department. The motion **carried (FOR: Hincer, Mitchell, Pappas, Semmler, and Walsnovich; ABSENT: Chmelik, Fermin, Fireall, and Stewart).**

- **Section 5.3.20:** The Staff is adding architectural guidelines within existing PUDs (Planned Unit Developments). This standard was in the ZDSO (Zoning and Development Standards Ordinance), but not included in the Code, unintentionally. Mr. Criscitiello noted that if existing PUDs did not have architectural guidelines in their PUD agreement, then this standard would be used. Discussion included clarification on the effect of this proposed amendment to existing PUDs on Highway 278 being impacted by road widenings.

Motion: Mr. Eric Walsnovich made the motion and Mr. Ed Pappas seconded the motion, **to recommend approval to County Council on the Text Amendment to the Community Development Code (CDC) Section 5.3.20 Applicability (Architectural Standards and Guidelines) that clarifies that architectural standards only apply to non-residential and multi-family structures that are within 500-feet of arterials and major collector roads in conventional, PUD (Planned Unit Development), and CP (Community Preservation) Districts.** No further discussion occurred. The motion **carried (FOR: Hincer, Mitchell, Pappas, Semmler, and Walsnovich; ABSENT: Chmelik, Fermin, Fireall, and Stewart).**

- **Section 5.8.20:** Mr. Criscitiello noted that this is a way to have better tree standards and tree cutting requirements on residential lots. Discussion included clarification on supporting the standard.

Motion: Mr. Ed Pappas made the motion and Mr. Eric Walsnovich seconded the motion, **to recommend approval to County Council on the Text Amendment to the Community Development Code (CDC) Section 5.8.20 Applicability (Landscaping, Buffers, and Screening Standards) that adds tree requirements for new single-family and duplex lots.** The motion **carried (FOR: Hincer, Mitchell, Pappas, Semmler, and Walsnovich; ABSENT: Chmelik, Fermin, Fireall, and Stewart).**

- **Section 3.4.30:** Mr. Criscitiello noted that this text amendment was related to the earlier map amendment that the Commission recommended approval to County Council; therefore a separate vote was not needed. Discussion included clarification on the proposed text amendment regarding public notification to the Air Station (*Mr. Criscitiello noted that the verbiage was in accordance to state law and as recommended by the JLUS (Joint Land Use Study).*)

Public Comments: None were received.

NEW BUSINESS:

1. **Mining Standards:** Mr. Semmler asked Mr. Criscitiello on an update regarding mining standards. Mr. Criscitiello stated that sand mining was a special use with various requirements such as fencing, slope of the embankments, road impacts, noise, and hours of operation. The Planning Staff has not evaluated any additional standards. He explained the special use process that included the Staff Review Team and the Zoning Board of Appeals. He noted the distinction between agricultural and commercial uses for digging a pond (sand mining).

Mr. Semmler noted that Mr. Marque Fireall raised the issue at the last Planning Commission meeting based on Councilman York Glover's request. Mr. Semmler stated that it was incumbent upon the Planning Commission determine whether to pursue the issue and to what end. Discussion included not having enough information to determine what to request from the Planning staff, querying Mr. Criscitiello on Councilman Glover's intent (*the current regulations being a stumbling block to one of his constituents after receiving a negative result from the Planning staff*). Having not received

clarification from Councilman Glover, Mr. Semmler proposed to speak with Councilman Glover for further direction and will update staff at the next meeting. No objections were noted from the other Commissioners.

2. **Tree Standards:** Mr. Pappas noted he was glad to see the proposed tree standards brought forward by staff. He asked if there were other tree standards being considered by staff. Mr. Criscitiello noted that staff did consider all the suggestions and are incrementally moving those that staff agreed with forward for consideration.

OTHER BUSINESS: Next Planning Commission Meetings:

- a. The next scheduled regular Planning Commission meeting is Thursday, July 6, 2017, at 6:00 p.m. in the County Council Chambers, 100 Ribaut Road, Beaufort, SC.
- b. The Special Planning Commission meeting scheduled for June 13, 2017, at 5:30 p.m. will occur; details will follow when available.

ADJOURNMENT: Motion: Mr. Pappas made the motion, and Mr. Jason Hinchler seconded the motion, **to adjourn the meeting.** The motion **carried (FOR: Hinchler, Mitchell, Pappas, Semmler, and Walsnovich; ABSENT: Chmelik, Fermin, Fireall, and Stewart).** Mr. Semmler adjourned the meeting at approximately 7:30 p.m.

SUBMITTED BY:

Barbara Childs, Administrative Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: July 6, 2017

*Note: The video link of the June 5, 2017, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3275*



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Tony Criscitiello, Planning Director *T.C.*
DATE: June 27, 2017
SUBJECT: Proposed Street Renaming on Lady's Island

A. BACKGROUND:

Case No. MISC 2017-06
Parcels: R200-004-000-0179, 0325 through 0356 (33 parcels)
Current Name: Bens Run
Proposed Name: Lake Vista Drive

B. STAFF REVIEW

This is a request for a street renaming. Bens Run is a private road located near the intersection of Pleasant Point Dr. (public) and Sunset Oaks Dr. (private) on Lady's Island (see attached map). All 33 properties located along this road are owned by one entity, a representative of which signed the street name change petition.

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. The road is a local residential street.

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.

Staff is not aware of any historic significance of the existing name, Bens Run. Lots along this road front onto a tidal lagoon at the entrance to the Pleasant Point PUD. Though not a "lake," the property does have a water view.

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 Bens Run to Lake Vista Drive.

Attachments:

1. Street Name Change Petition
2. List of Properties Affected by Street Renaming
3. Area Map



County Council of Beaufort County

E - 911 Addressing

Law Enforcement Center - P.O. Drawer 1228

Beaufort, SC 29901-1228

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

COPY

Street Name Change Petition

Date 2017-05-12

We, the undersigned property owners, request that our street, presently named: Bens Run

be changed to: Lake Vista Dr

The Road is located in Ladys Island Dr Island/Township, near the intersection of Pleasant Point Dr

and Sunset Oaks Dr 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>
✓ Excel Coastal LLC	R200 004 000 0343		(954)849-6126
✓ Excel Coastal LLC	R200 004 000 0344		"
✓ Excel Coastal LLC	R200 004 000 0345		"
✓ Excel Coastal LLC	R200 004 000 0346		"
✓ Excel Coastal LLC	R200 004 000 0347		"
✓ Excel Coastal LLC	R200 004 000 0348		"
✓ Excel Coastal LLC	R200 004 000 0349		"
✓ Excel Coastal LLC	R200 004 000 0350		"
✓ Excel Coastal LLC	R200 004 000 0179		"
✓ Excel Coastal LLC	R200 004 000 0356		"
✓ Excel Coastal LLC	R200 004 000 0351		"
✓ Excel Coastal LLC	R200 004 000 0329		"
✓ Excel Coastal LLC	R200 004 000 0328		"
✓ Excel Coastal LLC	R200 004 000 0327		"
✓ Excel Coastal LLC	R200 004 000 0326		"
✓ Excel Coastal LLC	R200 004 000 0325		"
✓ Excel Coastal LLC	R200 004 000 0355		"
✓ Excel Coastal LLC	R200 004 000 0342		"
✓ Excel Coastal LLC	R200 004 000 0341		"
✓ Excel Coastal LLC	R200 004 000 0352		"
✓ Excel Coastal LLC	R200 004 000 0340		"
✓ Excel Coastal LLC	R200 004 000 0339		"
✓ Excel Coastal LLC	R200 004 000 0338		"

COPY

County Council of Beaufort County
E - 911 Addressing
 Law Enforcement Center - P.O. Drawer 1228
 Beaufort, SC 29901-1228
 Phone: (843) 255-4017 Fax: (843) 255-4008

Street Name Change Petition

✓ Excel Coastal LLC	R200 004 000 0354	<i>[Signature]</i>	(954)849-6126
✓ Excel Coastal LLC	R200 004 000 0330	<i>[Signature]</i>	"
✓ Excel Coastal LLC	R200 004 000 0331	<i>[Signature]</i>	"
✓ Excel Coastal LLC	R200 004 000 0332	<i>[Signature]</i>	"
✓ Excel Coastal LLC	R200 004 000 0333	<i>[Signature]</i>	"
✓ Excel Coastal LLC	R200 004 000 0334	<i>[Signature]</i>	"
✓ Excel Coastal LLC	R200 004 000 0353	<i>[Signature]</i>	"
✓ Excel Coastal LLC	R200 004 000 0335	<i>[Signature]</i>	"
✓ Excel Coastal LLC	R200 004 000 0336	<i>[Signature]</i>	"
✓ Excel Coastal LLC	R200 004 000 0337	<i>[Signature]</i>	"

Contact: global@commercialworldwide.com
 Name: Charles Hwang Address: 6177 NW 9th Ave. Parkland FL 33067 Telephone: (407) 226-9988
 Agent: David S. Youmans Address: 2201 Boundary St., Suite 103 Telephone: 843-524-3261
 PLEASE NOTE: Beaufort, SC 29902 david@bftsurveying.com

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.

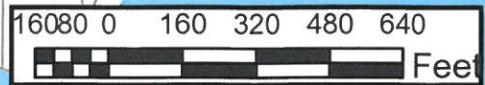
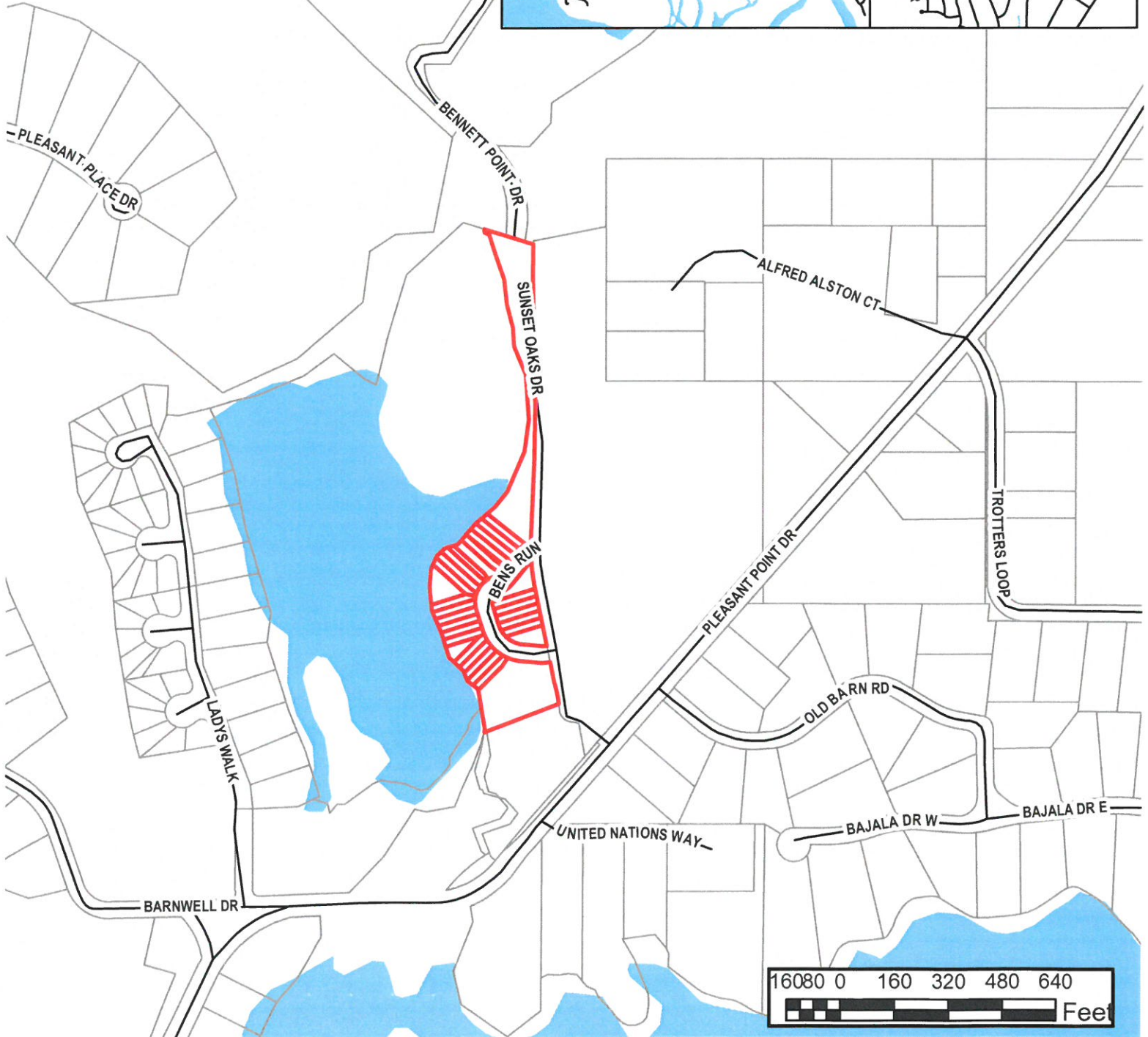
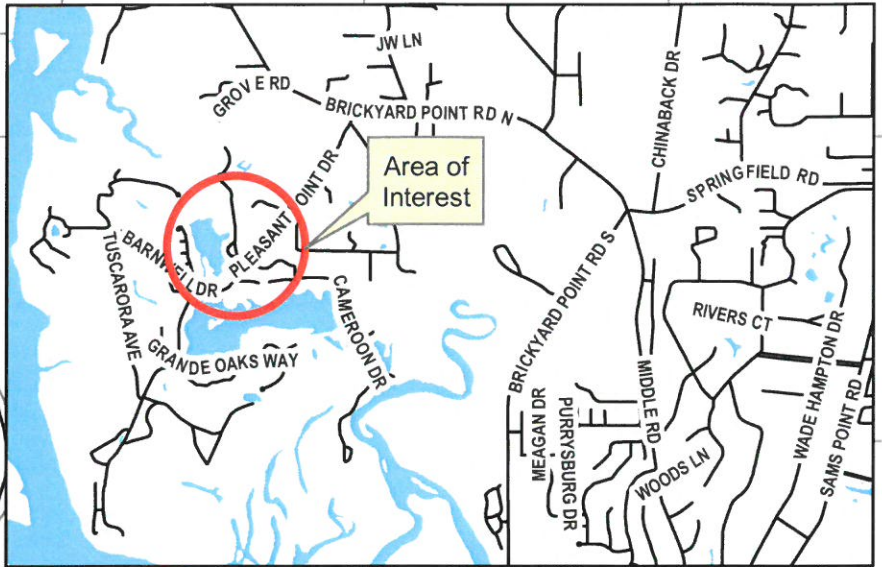
If you have any questions, please call the County E-911 Addressing Center before submittal of the petition.

Mary Brantley; mary@bftsurveying.com (843) 524-3261
 Professionally we serve; Personally we care!

PROPERTIES AFFECTED BY STREET RENAMING OF BENS RUN TO LAKE VISTA DRIVE

PIN_	Owner1	MailingAdd	City	State	ZIP
R200 004 000 0179 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0325 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0326 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0327 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0328 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0329 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0330 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0331 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0332 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0333 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0334 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0335 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0336 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0337 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0338 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0339 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0340 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0341 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0342 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0343 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0344 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0345 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0346 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0347 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0348 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0349 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0350 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0351 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0352 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0353 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0354 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0355 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0356 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067
R200 004 000 0359 0000	EXCEL COASTAL LLC	6177 NW 90TH AVENUE	PARKLAND	FL	33067

Street Name Change Petition to Change Bens Run to Lake Vista, Lady's Island, SC





MEMORANDUM

To: Beaufort County Planning Commission
From: Anthony Criscitiello, Beaufort County Planning Director
Subject: Amendment to the Beaufort County Community Development Code
Date: June 26, 2017

A. BACKGROUND:

Case No. ZTA 2017-07
Applicant: Jade Eastridge
Proposed Text Change: Amendment to Permit Community Residences as a “Special Use” in the LICP District with Conditions

B. SUMMARY OF REQUEST:

The proposed amendment would change the Use Table for the Lady’s Island Community Preservation (LICP) district to permit “Community Residence” (e.g. dorms, convents, assisted living, temporary shelters) as a Special Use. This use is currently only allowed in the LICP district if part of a larger Traditional Community Plan (TCP). The Special Use designation means that this use could be developed as a stand-alone project in the LICP district if approved by the Zoning Board of Appeals through a public hearing process. The applicant is also proposing the following additional standards apply to this use:

1. Minimum Site Area: 5.0 acres
2. Maximum Height: 35 feet
3. Adjoining Buffers: LICP = 50 ft., All other districts = 20 ft., Local/collector roads = 50 ft.
4. Adjoining Setbacks: LICP = 50 ft., All other districts = 20 ft., Local/collector roads = 50 ft.
5. Community Residences are limited to sites within one and one-half mile from the centerline of the intersection of Sea Island Parkway (US 21) and Sams Point Rd./Lady’s Island Dr.

C. ANALYSIS:

Sec. 7.7.30(C). Code Text Amendment Review Standards. The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

1. Is consistent with the goals, objectives, and policies of the Comprehensive Plan;

The proposed amendment is consistent with one of the goals of the Comprehensive Plan to ensure a variety of housing types in the County to accommodate the full range of income, age, cultural groups, disabilities and special needs in the community. This amendment would make more sites available on Lady’s Island for elderly residents in needs of assisted living facilities.

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

The proposed change does not conflict with other provisions of the Development Code or Code of Ordinances.

3. Is required by changed conditions;

(Not Applicable)

4. Addresses a demonstrated community need;

The Housing Chapter of the Comprehensive Plan notes that more infill development is needed for elderly residents, especially assisted living and continuing care facilities, in urbanized areas of the County. This amendment would help address this need by allowing these facilities as a Special Use within a 1 ½-mile radius of the intersection of Sea Island Parkway (US 21) and Sams Point Rd./Lady’s Island Dr., near grocery stores, pharmacies, medical and dental offices, banks, restaurants, and churches.

5. Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County;

This amendment would promote these facilities in residential areas of Lady’s Island close to the commercial core, while requiring large buffers from adjoining residential development, a minimum site area of five acres, height restrictions, and special use review by the Zoning Board of Appeals to mitigate incompatibilities.

6. Would result in a logical and orderly development pattern; and

See responses to Items 4 and 5.

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

The proposed amendment does not affect any environmental regulations contained in the Code.

D. STAFF RECOMMENDATION:

After review of the standards set forth in Section 7.7.30(C) of the Community Development Code, staff recommends Approval of the proposed amendment:

PROPOSED AMENDMENT (new language underscored)

Table A.2.40.A: Lady’s Island Community Preservation Land Uses

Land Use	Use Definition	Use Permission
Residential		
<u>Community Residence (dorms, convents, assisted living, temporary shelters)</u>	<u>See definition in Article 8, Table 3.1.70</u>	<u>S</u>

Sec. A.2.50 Conditional and Special Use Standards

L. Community Residence not part of a Traditional Community Plan

1. Minimum Site Area: 5.0 acres
2. Maximum Height: 35 feet
3. Adjoining Buffers: LICP = 50 ft., All other districts = 20 ft., Road ROWs = 50 ft.
4. Adjoining Setbacks: LICP = 50 ft., All other districts = 20 ft., Road ROWs = 50 ft.
5. Community Residences are limited to sites within one and one-half mile from the centerline of the intersection of Sea Island Parkway (US 21) and Sams Point Rd./Lady's Island Dr.

E. LADY'S ISLAND COMMUNITY PRESERVATION COMMITTEE RECOMMENDATION:

At the Lady's Island Community Preservation Committee meeting held on June 5th, a request for a text change to the Lady's Island Community Preservation (LICP) District section of the Beaufort County Community Development Code for a 9.5 acre parcel of land was made by RE Capital. The intention of RE capital is to construct a 66 bed assisted living facility near the corner of Sea Island Parkway and Meridian Road. Delores Frazier of the Beaufort County planning staff said that the CP Committee could consider two options for the proposed text amendment: either allow the facility as a "Conditional Use" in the LICP subject to specific requirements (e.g. minimum site area, buffers, setbacks, height restrictions and distance from the intersection of Lady's Island Drive and Sea Island Parkway), or a "Special Use" that would add an additional notification and public hearing process. Following discussion, the LICPC voted unanimously to recommend that the project move forward as a text amendment to allow it as a "Special Use." That process will involve notification to nearby property owners, a public review, and a Design Review Board review, before final approval or rejection by the Beaufort County Zoning Board of Appeals.

F. METROPOLITAN PLANNING COMMISSION RECOMMENDATION: The Metropolitan Planning Commission met on June 19, 2017. Commissioners in attendance were Robert Semmler, Caroline Fermin, and Bill Harris. The Commissioners heard a presentation from Mr. Anthony Criscitiello, County Planning Director. There being a lack of quorum, no recommendation was provided by the Commission.

ATTACHMENTS:

- Copy of application for Code Text Amendment
- Map of Lady's Island
- LICP Land Use Table

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)
ZONING MAP OR TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): PUD Master Plan Change
 Zoning Map Designation/Rezoning Community Development Code Text

2. Give exact information to locate the property for which you propose a change: (N/A: LICP)
Tax District Number: _____, Tax Map Number: _____, Parcel Number(s): _____
Size of subject property: _____ Square Feet / Acres (circle one)
Location: _____

3. How is this property presently zoned? (Check as appropriate)
 T4NC Neighborhood Center T2RC Rural Center C3 Neighborhood Mixed Use
 T4HC Hamlet Center T2RN Rural Neighborhood C4 Community Center Mixed Use
 T4HCO Hamlet Center T2RNO Rural Neighborhood Open C5 Regional Center Mixed Use
 T4VC Village Center T2R Rural S1 Industrial
 T3N Neighborhood T1 Natural Preserve Planned Unit Development/PUD
 T3HN Hamlet Neighborhood Community Preservation (name) _____
 T3E Edge (specify) Lady's Island

4. What new zoning do you propose for this property? N/A - Text Amendment
(Under Item 9 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change? Yes No
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.


6. If this request involves a proposed change in the Community Development Code text, the section(s) affected are: Table A3.4.0A and Section A.2.50
(Under Item 9 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply: N/A
 MCAS-AO Airport Overlay District/MCAS MD Military Overlay District
 BC-AO Airport Overlay District/Beaufort County RQ River Quality Overlay District
 CPO Cultural Protection TDR Transfer of Development Rights
 CFV Commercial Fishing Village

8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
 - b. Division 7.3.40, Zoning map amendments (rezoning).
 - c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
 - d. Division 6.3, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed): Please see attachment.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.


Signature of Owner (see Item 5 on page 1 of 1) Date 6-6-17
Printed Name: KR SENIOR LIVING, LLC Telephone Number: 980-201-3348
Address: 2410 ANNAVANT STREET, CHARLOTTE, NC, 28263
Email: JEASTRIDGE@CARROCKINVEST.COM
Agent (Name/Address/Phone/email): JADE EASTRIDGE / 704-780-7864
JEASTRIDGE@CARROCKINVEST.COM



UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

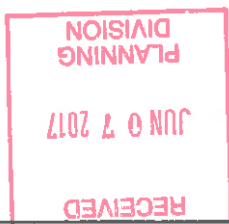
PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received: _____ Date Posting Notice Issued: _____
(place received stamp below) Application Fee Amount Received: _____
Receipt No. for Application Fee: _____



ZTA
2017
07

Text Amendment Analysis

Section 7.3.30: Code Text Amendment Review Standards. The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

1. Is consistent with the goals, objectives, and policies of the Comprehensive Plan;

Comment: The Community Preservation (CP) District implements the future land use designation of Residential in Chapter 4 of the Comprehensive Plan. The future land use designation calls for a mix of housing types and pedestrian access to services and facilities. Removing barriers to the development of Community Residence housing type furthers this goal in the Comprehensive Plan. The Comprehensive plan also recommends that the county continue to evaluate the effectiveness of existing CP Plans and zoning districts and make revisions as warranted.

In addition, the Affordable Housing section (chapter 8) of the Comprehensive Plan indicates a greater range of housing types will be essential to meet the anticipated demographic phenomenon caused by the baby boomer generation. Beaufort County should support mix housing types within developments wherever possible to accommodate various incomes, ages, and special needs. The plan specifically states "More infill development for elderly residents, weather working or retired is needed in urban locations near facilities they frequent, **especially assisted living and continuing care facilities**. Special high-density provisions may be required to accommodate this need."

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

Comment: The proposed text change does not conflict with any other provisions of the Code of Ordinances.

3. Is required by changed conditions;

Comment: Not Applicable.

4. Addresses a demonstrated community need;

Comment: Community Residence development is permitted in the district to encourage a mix of housing types in Beaufort County and to provide additional housing types in areas of the county in proximity to retail and services. Removing a Regulatory barrier to the creation of community residence (assisted living) housing for seniors furthers these community needs

5. Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County;

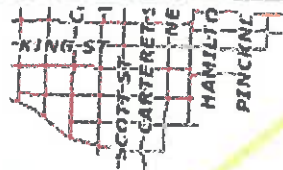
Comment: The CP District currently allows Community Residence as a Traditional Community Plan use. The proposed addition to allow as a Special use with conditions still ensures that new developments are compatible with the surrounding neighborhoods. The special use will also require the community residence project specific sites are reviewed by the zoning board of appeals and notify adjacent properties of the development plans.

6. Would result in a logical and orderly development pattern; and

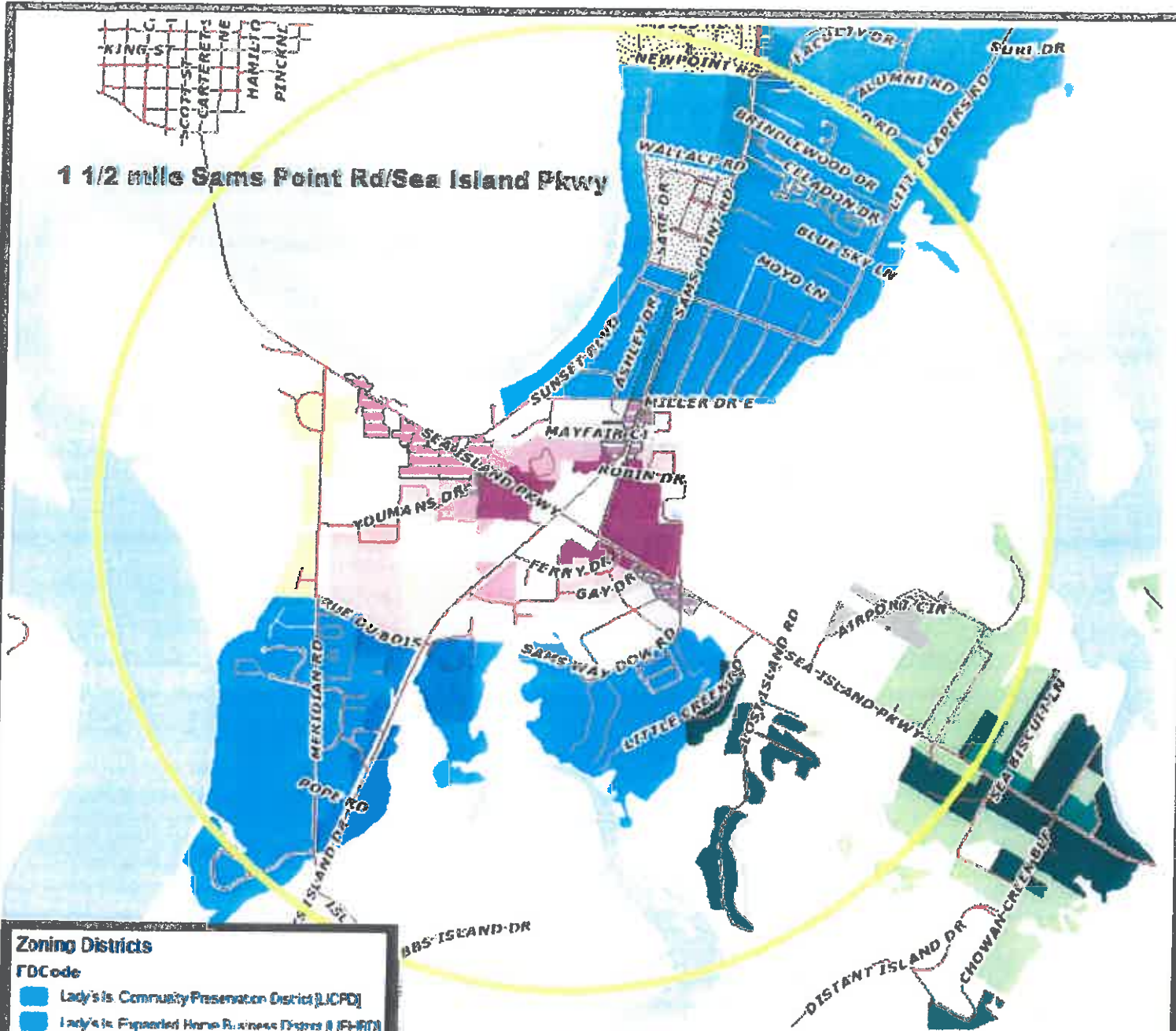
Comment: The proposed amendment would provide greater opportunity and flexibility in the development of community residence in the CP district while maintaining requirements that development is compatible with surrounding neighborhood character in size, scale, and architecture. New Community Residence developments will also be reviewed by the Beaufort County Design Review Board to ensure that these conditions are being met.

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

Comment: The proposed amendment does not change the size or intensity of community residence developments in the CP district. New community residence developments in CP will still be subject to the same environmental and stormwater requirements.



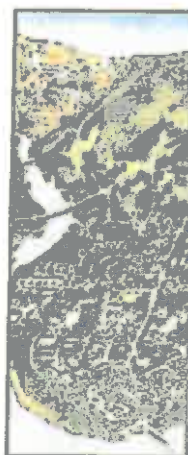
1 1/2 mile Sams Point Rd/Sea Island Pkwy



Zoning Districts

FDC Code

- Lady's Is. Community Preservation District (LJCPD)
- Lady's Is. Fingered Home Business District (LJHBD)
- Lady's Is. Neighborhood Activity Center (LJNAC)
- Lady's Is. Professional Office District (LJPCD)
- Future Planned Land Development (PLD)
- 31 Industrial (S1)
- T1 Natural Preserve (T1NP)
- T2 Rural (T2R)
- T2 Rural Center (T2RC)
- T2 Rural Neighborhood (T2RN)
- T3 Edge (T3Edge)
- T3 Hamlet Neighborhood (T3HN)
- T3 Neighborhood (T3N)
- T4 Hamlet Center (T4HC)
- T4 Hamlet Center Open (T4HCO)
- T4 Neighborhood Center (T4NC)



Beaufort County Development Code
Adopted December 8, 2014

Lady's Island Zoning Map

Prepared by Beaufort County GIS Division
Map Generated February 22, 2017

Table A.3-40.A: Lady's Island Community Preservation Land Uses

Land Use	Use Definition	Use Permission
Residential		
Single-family detached	Detached dwelling unit intended for only one family. Includes any one family dwelling unit, which complies with the Beaufort County Building Code.	C
Single-family cluster	Two or more single-family detached residential uses in a subdivision, or on an individual lot that include, as part of the subdivision or lot design, significant common open space that meets the standards in Article 2, Division 2.8.	C
Traditional Community Plan	See Article 2, Division 2.3 (Traditional Community Plans)	C
Multifamily	A building containing two or more dwelling units, specifically permitting duplexes, mansion apartments, and apartment houses.	C
Accessory dwelling unit	A second dwelling unit, clearly subordinate to the principal unit, either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete independent living facility. Maximum building size shall not exceed 50% of the principal unit's floor area.	C
Family compound	Form of traditional rural development which provides affordable housing for family members allowing additional family dwelling units on, and/or subdivisions of, a single lot owned by the same family for at least 50 years (see Article 2, Section 2.7.40).	C
Group home	Residential facility for nine or fewer mentally or physically handicapped persons providing care on a 24-hour basis and licensed by a state agency or department, or is under contract with a state agency or department, for that purpose.	C
Home occupation	A business, profession, occupation or trade located entirely within a residential dwelling, which does not change the essential character of the residential use.	C
Home business	A business operated out of a single-family residence and accessory structures that permits the employment of up to three unrelated individuals. This includes independent contractors operating from the facility. Farm workers are not included. Uses shall be limited to office and service types, carpentry, upholstery, woodworking, potteries, glasswork and other similar uses; wholesale or retail sales are prohibited on-premises.	C
Offices and Services		
Day care, family	A facility in a private home that is operated by one or more persons duly licensed or qualified to be licensed by the state for the purpose of providing child day care for one to not more than eight children at any one time, who are not relatives of the day care provider. (NAICS 62441)	P
Recreation, Education, Safety, Public Assembly		
Public services	These uses include emergency service, buildings, or garages, (e.g., ambulance, fire, police, rescue, and public works) or other garages or areas where vehicles are stored and dispatched. (NAICS 62191, 92212, 92216, see "Office" uses, below)	P
Religious establishments (large)	Establishments engaged in operating religious organizations, such as churches, religious temples and /or establishments primarily engaged in administering an organized religion or promoting religious activities with or without schools (except Sunday schools occupying no more than 50% of the floor area) as part of the complex and having 15,000 or greater square feet of floor area (NAICS 813110).	S

"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

Division A.2: Lady's Island Community Preservation District (LICP)

Table A.3.40.A: Lady's Island Community Preservation Land Uses (continued)		
Land Use	Use Definition	Use Permission
Recreation, Education, Safety, Public Assembly (continued)		
Religious establishments (small)	Establishments engaged in operating religious organizations, such as churches, religious temples and /or establishments primarily engaged in administering an organized religion or promoting religious activities with no schools (except Sunday schools occupying no more than 50% of the floor area) as part of the complex and having less than 15,000 square feet of floor area.	S
Local utility	Utility substations or transmission and local distribution facilities, including telephone, and all government-owned utilities. Not included are generation facilities, storage of combustibles, regional facilities, and landfills or mining operations. (NAICS 221122, 22121)	S
Outdoor recreation	<ol style="list-style-type: none"> Active recreational activities and supporting services including, but not limited to: jogging, cycling, tot lots, playing fields, playgrounds, outdoor swimming pools, and tennis courts (NAICS 7113); fishing clubs; marinas. Passive recreational uses including, but not limited to: arboretums, wildlife sanctuaries, forests, areas for hiking, nature areas, and other passive recreation-oriented parks Picnic areas, garden plots, and beaches. 	C
Schools, neighborhood (elementary and middle school) and community (high schools)	Institutions of learning or instruction primarily catering to minors, whether public or private, which are licensed by either the county or the State of South Carolina. The definition includes nursery schools, kindergarten, elementary schools, middle schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education catering to those age groups. This does not include charm schools, dancing schools, music schools or similar limited schools. (NAICS 6111)	S
Infrastructure, Transportation, Communications		
Commercial communications towers	A tower, pole or similar structure, which supports a telecommunications antenna, operated for commercial purposes above ground in a fixed location, freestanding or guyed, or atop a structure. This does not include television antennas or satellite dishes. Towers for radio or television station use are regulated as regional utilities.	S
Temporary Uses		
Construction staging or plant	A concrete or asphalt batch plant, or metal forming and cutting facility assembled on the site or located no more than one mile from the site where the construction of a particular road, infrastructure or building is to take place. Such facilities shall be removed within one year.	S
Contractor's office	Security guard buildings and structures, construction equipment sheds, contractor's trailers and similar uses incidental to a construction project. Limited sleeping and/or cooking facilities may also be permitted.	P
Model homes sales office	A dwelling unit or modular unit in a subdivision used as a sales office for that subdivision.	P
Traditional Community Plan Uses		
Single-Family attached	A structure containing one dwelling unit on a single lot and connected along a property line to another dwelling unit on an adjoining lot by a common wall or other integral part of the principal building such as a breezeway or carport.	TCP

"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

Table A.3.40.A: Lady's Island Community Preservation Land Uses (continued)

Land Use	Use Definition	Use Permission
Traditional Community Plan Uses (continued)		
Live/Work	An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: complete kitchen, living, and sleeping space and sanitary facilities in compliance with the Building Code, and working space reserved for and regularly used by one or more occupants of the unit. Workspace is limited to a maximum fifty percent (50%) of the structure and located on the first floor with living space located to the rear or above. Activities are limited to those uses permitted in the underlying Zone in which the Live/Work unit is located.	TCP
General Retail 3,500 SF or less	Stores and shops that sell and/or rent goods and merchandise to the general public. This category does not include "Open Air Retail," "Vehicle Sales and Rental," or "Gas Stations/Fuel Sales."	TCP
Gas Stations/Fuel Sales	An establishment where petroleum products are dispensed for retail sale. This use may include a retail convenience store and/or a single bay carwash. It does not include towing, vehicle body or engine repair (see "Vehicle Services"), or overnight vehicle storage.	TCP
Restaurant, Café, Coffee Shop	A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption; and establishments where customers are served food at their tables for on-premise consumption, which may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated. This use includes all mobile kitchens.	TCP
General Offices & Services: 3,500 SF or less	<ol style="list-style-type: none"> 1. Bank/Financial Services. Financial institutions, including, but not limited to: banks, credit agencies, investment companies, security and commodity exchanges, ATM facilities. 2. Business Services. Establishments providing direct services to consumers, including, but not limited to: employment agencies, insurance agent offices, real estate offices, travel agencies, landscaping and tree removal companies, exterminators, carpet cleaners, and contractors' offices without exterior storage. 3. Business Support Services. Establishments providing services to other businesses, including, but not limited to: computer rental and repair, copying, quick printing, mailing and mailbox services. 4. Personal Services. Establishments providing non-medical services to individuals, including, but not limited to: barber and beauty shops, dry cleaners, small appliance repair, laundromats, massage therapists, pet grooming with no boarding, shoe repair shops, tanning salons, funeral homes. These uses may include incidental retail sales related to the services they provide. 5. Professional and Administrative Services. Office-type facilities occupied by businesses or agencies that provide professional or government services, or are engaged in the production of intellectual property. 	TCP
Animal Services: Clinic/Hospital	An establishment used by a veterinarian where animals are treated. This use may include boarding and grooming as accessory uses.	TCP
Day Care: Commercial Center (9 or more clients)	A state-licensed facility that provides non-medical care and supervision for more than 8 adults or children, typically for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: nursery schools, preschools, after-school care facilities, and daycare centers.	TCP
Lodging: Bed & Breakfast (5 rooms or less)	The use of a single residential structure for commercial lodging purposes, with up to 5 guest rooms used for the lodging of transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and where the owner resides on the property as his/her principal place of residence.	TCP

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

Division A.2: Lady's Island Community Preservation District (LICP)

Table A.3.40.A: Lady's Island Community Preservation Land Uses (continued)		
Land Use	Use Definition	Use Permission
Traditional Community Plan Uses (continued)		
Lodging: Bed & Breakfast (5 rooms or less)	The use of a single residential structure for commercial lodging purposes, with up to 5 guest rooms used for the purpose of lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and where the owner resides on the property as his/her principal place of residence.	TCP
Lodging: Inn (up to 24 rooms)	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.	TCP
Medical Service: Clinics/Offices	See definition in Article 8, Table 3.1.70	TCP
Community Oriented Cultural Facility (less than 15,000 SF)	Public or non-profit facilities that provide educational and cultural experiences for the general public, examples of which include: aquariums, arboretums, art galleries, botanical gardens, libraries, museums, planetariums, civic centers and theaters predominantly used for live performances, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.	TCP
Community Residence (dorms, convents, assisted living, temporary shelters)	See definition in Article 8, Table 3.1.70	TCP

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

A.2.50 Conditional and Special Use Standards

This section describes the standards governing conditional and special uses as designated in Table A.3.40.A of this division. These standards are in addition to other standards required elsewhere in the Beaufort County Community Development Code (CDC), but supersede the conditional, special use, and accessory use standards in Article 4 of the CDC.

A. Local Utility

1. Reports/studies required. All applications for this use shall include an Area Impact Assessment (A.1.30.B), Environmental Impact Assessment (A.1.30C), and an Archaeological and Historic Impact Assessment (A.1.30.E).
2. In considering an application for a special use permit, the zoning board of appeals shall consider the justification for the location of the proposed utility service and any alternative locations which may be available. Utility agencies shall submit service radii or other locational criteria that demonstrate the need to place facilities in this district.
3. Additional buffers. The required perimeter buffer shall be increased by ten feet along common boundaries with residential uses or zones.
4. Screening and buffering consistent with Article 5, Division 5.8 of the CDC shall be required, unless specifically modified as part of the approved conditional or special use permit.