



JOINT REVIEW COMMITTEE  
for the Draft Community Development Code  
Wednesday, January 15, 2014  
2:00 – 5:00 p.m.

Executive Conference Room, County Administration Building  
100 Ribaut Road, Beaufort, South Carolina 29902  
Phone: (843) 255-2140

Committee Members:

County Council:

Cynthia Bensch  
Gerald Dawson  
Brian Flewelling, Committee Chairman  
William McBride

Planning Commission:

Diane Chmelik  
Mary LeGree  
W. Edward Riley  
Randolph Stewart

Staff:

Anthony Criscitiello,  
Planning Director

1. CALL TO ORDER – 2:00 P.M.
2. REVIEW DRAFT COMMUNITY DEVELOPMENT CODE:
  - A. Discussion of Article 7. Procedures
  - B. Summary of Requested Changes from January 8, 2014, meeting ([backup](#))
3. OTHER BUSINESS
  - A. Next Meeting: Wednesday, January 22, 2014, at 2:00 P.M. in Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, SC 29902
4. ADJOURNMENT

**Notes:**

- The January 8, 2014, Joint Review Committee meeting video can be viewed at [http://beaufort.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1329](http://beaufort.granicus.com/MediaPlayer.php?view_id=2&clip_id=1329)
- The Draft Community Development Code can be viewed on the County website at <http://www.bcgov.net/departments/Planning-and-Development/planning/cdc/>
- If you have any questions, please contact the County Planning Office at (843) 255-2140 or you may leave a comment using at the above link.

**COMMUNITY DEVELOPMENT CODE REVIEW TEAM**  
**Summary of Requested Changes – January 8, 2014**

**Article 5**

- 5.11.80.A – Reword to read: *“**Indication of Flood Hazard Areas.** The 100-year flood elevation, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map ~~official County floodplain maps~~, shall be delineated on the conceptual and final plat, and the conceptual and final land development plan. The line shall be determined by field measurement of the elevation on the site.*
- 5.11.90.D1 – Reword to read: *“To support wildlife habitats and corridors, these areas shall be preserved from the understory herbaceous layer to the overstory canopy layer. However, in some cases, the Director may allow selective underbrushing depending on the approved use of the area with the following qualifications: - ~~Examples include but are not limited to:~~*
- 5.11.100.F1a – Reword last sentence to Read: *“It represents an individual tree that contributes aesthetically to the region’s visual “sense of place” and serves as a seed stock for future generations. An individual tree is considered a grand tree by the following size criteria:”*
- 5.12.20.B – Reword to read: *“**Private Drainage Systems Not County Responsibility.** Where private drainage systems and easements have been previously approved as private facilities, prior to 4/26/1999, as well as all new development and redevelopment, and have not been accepted by the County, such facilities shall not become County responsibility, and are to be so noted on any new subdivision plat or land development plan, as well as in the respective covenants and agreements which control or follow the property.”*
- 5.12.20.C – Reword to read: *“**On-Lot Volume Control.** If single-family homes are not covered by an approved development volume control, the Building Permit will require controls as specified in the current edition of the County’s Stormwater BMP manual.”*
- Section 5.12.30: Consider adding illustrations to this section.
- Table 5.12.30.C: Allow green roofs in all zoning districts.
- Table 5.12.30.C: Reword the definition of Disconnected Downspouts to read as follows: *“**Disconnected Downspouts.** In lower density residential areas downspouts should be disconnected from storm drain systems and directed towards landscaped areas or other BMP devices. This reduces the burden on the storm drain network and allows runoff to slow and infiltrate before overflowing to storm drains.”*
- Table 5.12.30.C: Ask the Stormwater Manager if he thinks that a “tree box” bmp should be added to Table 5.12.30.C or if it is adequately addressed under “flow-through planters.”

**Article 6**

- Article 6 Table of Contents: Add line between Divisions 6.3.50 and 6.3.60.

- 6.1.10 – Amend first paragraph to read as follows: “State law defines subdivisions as land development that divides a tract or parcel of land into two or more lots, building sites, or other divisions. This Article provides the standards by which subdivisions will be reviewed. Adherence to the provisions of this Article ensures new subdivisions are consistent with the County's Comprehensive Plan and community-oriented character to by ensuring:”
- 6.1.30 – Add “commercial subdivision” as a subdivision type per the recent amendments to the ZDSO
- 6.1.40.E – Fix formatting of bold “E”.
- 6.1.40.F – Revise to read: “**Density and Lot Size.** Maximum gross density and minimum/maximum lot size shall meet the standards established in Article 3 (Specific to Zones). Maximum gross density for a site shall be calculated using the Base Site Area. ~~The Base Site Area shall be determined as follows:~~  
Gross site area as determined by actual survey:  
Minus Land separated by a road or utility right of way  
Minus Land separated by water and/or marsh  
Minus Land within existing roads’ ultimate rights of way  
Minus Existing natural water bodies on the property and land/tidal wetlands seaward of the OCRM critical line  
Minus Land previously”
- 6.1.40 – Add and item “G” that reads “The Base Site Area shall be determined as follows:  
Gross site area as determined by actual survey:  
Minus Land separated by a road or utility right-of-way  
Minus Land separated by water and/or marsh  
Minus Land within existing roads’ ultimate rights-of-way  
Minus Existing natural water bodies on the property and properties seaward of the OCRM critical line  
Minus Land previously”
- 6.1.50 – Reword to read: “All subdivision improvements shall meet the standards of this Article. To ensure all required improvements are completed, all subdivisions shall be required to provide adequate surety for roads, utilities, stormwater management systems, landscaping, open space, and other infrastructures and improvements shown on the final plat. ~~All infrastructure shall be completed within 12 months. Such surety shall be posted prior to the recording of a final plat or sale of lot(s). See Section 6.2.70 (Performance Guarantee).~~”
- 6.2.40 – Put this division in Article 2 where we discuss road/thoroughfare design issues.

- 6.2.40.C10 – Reword to read: *“10. The road will be designed the road to minimize the impact of proposed road on existing trees. The engineer designing the road shall produce a summary on how the following standards are accomplished to the greatest extent practicable: The engineer designing the road will produce a summary on how these standards are accomplished, including the following:*
  - ~~e~~a. *The developer or the developer’s contractor shall use the services of a certified arborist in determining the impact and survivability of individual trees.*
  - ~~a~~ b. *The existing tree root systems within the right-of-way shall be trimmed and cut back to eliminate and reduce intrusion or presence within the road sub-grade, including the 24-inch compact sub-grade.*
  - ~~b~~ c. *No existing standing trees which are adversely impacted by the root pruning shall be left standing such that they would present a dangerous or hazardous condition within the right-of-way.*
- 6.2.50.C2d– Reword to read: *“**Private Water Systems.** Private water systems shall be designed to handle fire flow in the subdivision they serve by water mains or an approved alternative system. The required fire flow shall be established according to the 2006 International Fire Code Table B105.1 or its most current update.”*
- 6.2.50.C3 – Reword last sentence to read: *“In T2 Zones that have no suitable public or quasi-public water system available, water supply for fire protection shall be provided that complies with National Fire Protection Association 1142 or its most current update as a viable alternative method of providing the required fire flow.”*
- 6.2.50.D – Reword to read: *“**Compliance with Other Laws and Codes.** The fire safety standards prescribed in this Section shall be in accordance with the 2012 International Fire Code ~~County Ordinance No. 89-5~~, as amended; with other life, fire, building and safety codes that are adopted by the county and the state; and shall apply to all development. The local fire district shall review all new development for compliance with fire and life safety standards of the county.*
- 6.2.50.D4 – Check with Building Codes and the Fire Districts to determine whether the height of buildings is measured to the eave or the ridge and revise language accordingly.
- 6.2.50.D7 – Reword to read: *“**Gate Access.** The installation of gates across fire apparatus access roads must be approved by the Director. All developments that utilize electronic vehicular access gates shall install an emergency gate opener in accordance with County Ordinance (#####) ~~approved by the Fire District Fire Chief~~. The owner of the property shall be responsible for all costs associated with the purchase, installation, and maintenance of this system.”*
- 6.2.80 – Reword to read: *“Upon completing the improvements required under this Development Code, the surety will be reduced or eliminated. A maintenance guarantee of ten percent of the actual construction cost for improvements (e.g., road, sidewalk, landscaping, and drainage facilities) shall be deposited with the County Treasurers’ Office for anticipated maintenance for a period of two years after the completion of all improvements.” Work with Josh Gruber to determine whether 10% is enough and 2 years is sufficient. Also address phasing and be more explicit that each phase is on its own.*
- 6.3.20.A – Reword to read: *“Any development that will generate more than 50 trips as determined by the County Traffic Engineer during the peak hour shall require a Traffic Impact Analysis (TIA) as part of the application for development plan or subdivision plat approval.”*

- 6.3.30.F – in last sentence, capitalize “Director of Emergency Management”
- 6.3.40.B6d – Reword last sentence to read: *“Other phases of the development if they can be reasonably determined shall be considered as well.”*
- 6.3.50 – Staff will research and determine whether additional mitigation options such as roundabouts and turning lanes need to be specifically addressed in this section.