



**County Council of
Beaufort County
Planning Commission
Meeting**

Chairman

ED PAPPAS

Vice Chairman

RANDOLPH STEWART

Commission Members

DIANE CHMELIK

KEVIN HENNELLY

CAROLINE FERMIN

CECILY MCMILLAN

JASON HINCHER

HAROLD MITCHELL

FRANK DUCEY

County Administrator

ASHLEY M. JACOBS

Staff Support

ERIC GREENWAY

ROBERT MERCHANT

NOAH KREPPS

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2140

www.beaufortcountysc.gov

Planning Commission Agenda

Monday, July 6, 2020 at 6:00 PM

Council Chambers, Administration Building

Robert Smalls Complex, 100 Ribaut Road, Beaufort

PLEASE BE REMINDED FACE MASKS ARE REQUIRED

CITIZEN COMMENTS AND PUBLIC HEARING COMMENTS CAN BE SUBMITTED DURING THE MEETING THROUGH THE COUNTY'S FACEBOOK LIVE STREAM.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT.
4. APPROVAL OF [MINUTES](#) - January 6, 2020

ACTION ITEMS

5. **Southern Beaufort County Map Amendment / Rezoning Request** for R600 021 000 0003 0000, R600 021 000 002A 0000, R600 021 000 003A 0000 (approx 4.2 acres at 143 Graves Road, 145 Graves Road, and 147 Graves Road, Bluffton, SC) from T2R Rural to C3 Neighborhood Mixed Use; Applicant: Judy Graves
6. **Northern Beaufort County Zoning Map Amendment/Rezoning Request** for 18.3 acres (R100 024 000 032A 0000, R100 024 000 0276 0000, R100 024 000 030C 0000, and R100 024 000 033A 0000) at the Intersection of Bay Pines Road and Laurel Bay Road from T2 Rural and S1 Industrial to C4-Community Center Mixed-Use District; Applicant: Robert M. Deeb
7. Text Amendment to the Beaufort County Community Development Code (CDC):
Campground Standards: Article 4, Section 4.1.190 (Recreation Facilities: Campgrounds) and Article 3, Section 3.1.60 (Consolidated Use Table) to provide distinctions between primitive, semi-developed, and developed campgrounds.
8. Text Amendment to the Beaufort County Community Development Code (CDC):
Article 5, Section 5.3.20 Applicability – To Apply Architectural Standards and Guidelines to Two-Family (**Duplex**) Residential

**PLANNING COMMISSION AGENDA
MONDAY, JULY 6, 2020 AT 6:00 P.M.**

9. Text amendment To The Community Development Code (CDC):
Appendix B ([Daufuskie Island](#) Community Development Code), Sections B.1.50, B.1.60, B.1.70, and B.1.80 to Eliminate Maximum Lot Size Requirement for Minor Subdivisions

CITIZEN COMMENTS

10. CITIZEN COMMENT (Every member of the public who is recognized to speak shall limit comments to three minutes - Citizens may comment on the County's Facebook Live stream to participate in Citizen Comment.)
11. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development Department

Beaufort County Government Robert Smalls Complex
Physical: Administration Building, Room 115 100 Ribaut Road
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228
Phone: 843-255-2140 / FAX: 843-255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, January 6, 2020, 6:00 p.m., in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Ed Pappas, Chairman	Dr. Caroline Fermin	Mr. Randolph Stewart, Vice Chairman
Ms. Diane Chmelik	Ms. Cecily McMillan	Mr. Harold Mitchell
Mr. Kevin Hennelly	Mr. Jason Hinch	

Members Absent:

None

Staff Present:

Mr. Eric Greenway, BC Community Development Director
Mr. Robert Merchant, BC Community Development Assistant Director
Ms. Diane McMaster, Senior Administrative Specialist

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:04 p.m.

PLEDGE OF ALLEGIANCE: Chairman Ed Pappas led those assembled in the pledge of allegiance.

CITIZEN COMMENTS: There were none.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the November 4, 2019, meeting minutes. Chairman Ed Pappas entertained a motion to accept the minutes as written. Dr. Caroline Fermin made a motion, seconded by Ms. Cecily McMillan, to accept the minutes as written. There was unanimous support for the motion.

ACTION ITEM

**ZTA 2019-03 TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC):
ARTICLE 1, SECTION 1.3.50 APPLICABILITY AND JURISDICTION – EXEMPTIONS TO
ADDRESS COUNTY PUBLIC SERVICE USES**

Mr. Eric Greenway explained that the Amendment is “proactive planning” and would allow the County to provide necessary services in any zoning district with the requirement that County Council provide notification and hold a public hearing to approve such use. The purpose of this amendment is to provide greater flexibility for county government to respond to public safety and service needs throughout the county where the needs are warranted.

Chairman Ed Pappas requested a motion to approve the proposed Text Amendment. Vice Chairman Randolph Stewart made an amended motion approving the proposed Text Amendment, limiting action when warranted by extreme conditions or emergency situations only, as deemed by County Council. The amended motion was seconded by Ms. Diane Chmelik. The amended motion passed by a vote of 6:2 (FOR: Chairman Ed Pappas, Ms. Diane Chmelik, Dr. Caroline Fermin, Mr. Jason Hinch, Vice

Chairman Randolph Stewart, and Mr. Harold Mitchell and OPPOSED: Mr. Kevin Hennelly and Ms. Cecily McMillan).

DISCUSSION ITEMS

Mr. Eric Greenway explained that the Work Calendar/Gantt Chart distributed today tracks three (3) initiatives for consideration by the BC Planning Commission in 2020: 1. Impact Fee Study & Adoption and possible amendment to the Capital Improvements Plan; 2. Comprehensive Plan Update which is more critical than before due to an ever changing, low-lying area environment; and 3. Housing Trust Fund, the key to additional attainable housing. Commissioners will discuss these initiatives over the next 12 months and forward their recommendations to County Council for consideration/adoption.

Vice Chairman Randolph Stewart suggested the Commissioners' Workshop be expanded to one-hour sessions beginning February 2020, allowing additional time to address the 2020 initiatives. It was agreed that a separate agenda would be created for the expanded, one-hour Workshops, and a new start time of 5:00 p.m. would be set. As always, Workshops are open to the public.

Chairman Ed Pappas shared with Commission members that he has been appointed Vice Chairman of the Beaufort County Northern Regional Plan Implementation Committee. He also shared that Mr. Jason Hinchey has been appointed to the Beaufort - Town of Port Royal Metropolitan Planning Commission (MPC).

NEW/OTHER BUSINESS:

New Business: None

Other Business: The next scheduled Planning Commission meeting is set for Monday, February 3, 2020, 6:00 p.m., Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC. **Effective** Monday, February 3, 2020, and until further notice, the **Commissioners' Workshop** will begin at 5:00 p.m. in the Community Development Office, Administration Building, Room 115.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 6:46 p.m. All Commission members were in favor of adjournment.

SUBMITTED BY: Diane McMaster
Community Development Senior Administrative Specialist

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Noah Krepps, Beaufort County Community Development Department
DATE: March 24, 2020
SUBJECT: Zoning Map Amendment/Rezoning Request for 3 parcels (R600 021 000 0003 0000; R600 021 000 002A 0000; R600 021 000 003A 0000) on Graves Road from T2 Rural to C3 Neighborhood Mixed-Use; Applicant: Judy Graves, Kevin Graves, Jan McKim

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2020-02
Owner/Applicant: Judy D. Graves; Linda D. Graves and William Kevin Graves; and Janice Anne G. McKim
Property Location: North end of Graves Road adjacent to Okatie River
District/Map/Parcel: R600 021 000 0003 0000; R600 021 000 002A 0000; R600 021 000 003A 0000
Property Size: 4.2 acres
Current Future Land Use Designation: Rural
Current Zoning District: T2 Rural
Proposed Zoning District: C3 Neighborhood Mixed-Use (C3NMU)

B. SUMMARY OF REQUEST:

The applicant requests to change the zoning of 3 parcels making up 4.2 acres at the north end of Graves Road along the Okatie River. The properties are currently zoned T2 Rural (see attached map). The applicant seeks C3 Neighborhood Mixed-Use zoning to match the zoning of the surrounding area.

C. EXISTING ZONING:

All three parcels are currently zoned T2 Rural, which permits residential development at a density of one dwelling unit per 3 acres in addition to agricultural uses and limited retail.

D. PROPOSED ZONING: The Neighborhood Mixed Use (C3) zoning district provides for moderate density residential development, averaging under three units per acre. Densities by use range from 2.6 dwelling units per acre for single family detached and attached, to 12

units per acre for multi-family with a maximum of 80 units. It also allows for limited office/service uses and gas stations.

E. COMPREHENSIVE PLAN FUTURE LAND USE MAP: The parcels are designated as Rural. The Comprehensive Plan states that these areas, situated outside of designated growth areas, should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural uses. Future development in rural areas should be similar to the type and mix of land uses currently found in the Sheldon area, St. Helena Island, and along the SC-170 corridor between McGarvey’s Corner and the Broad River Bridge. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service, except where a documented health, safety, and/or welfare condition warrants such an expansion.

F. ZONING MAP AMENDMENT ANALYSIS: Section 7.3.40 of the Community Development Code (CDC) 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 proposed amendment is not consistent with the future land use map of the Beaufort County Comprehensive Plan, but the parcels are adjacent to an area of Neighborhood/Mixed-Use future land use designation. This designation is consistent with the proposed C3NMU zoning.

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

The proposed amendment is not in conflict with the Community Development Code or Code of Ordinances.

3. *Addresses a demonstrated community need:*

N/A

4. *Is required by changing conditions:*

N/A

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 amendment is compatible with existing uses surrounding the land subject to the application. Adjacent properties are zoned C3NMU and are currently single-family developed lots or still vacant land. Berkeley Hall, a private, single-family golf community is located across Graves Road from the subject parcels.

6. *Would not adversely impact nearby lands.*

Properties located to the south of these parcels are zoned C3NMU and would not be adversely impacted by amending the zoning of this parcel. There is also a private, single-family golf community located to the east of the proposed amendment that would not be adversely impacted by the amendment.

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

See item 6 above.

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.*

All three parcels are abutting the Okatie River. There should be no adverse impacts assuming that applicable local, state, and federal environmental protection requirements are met with any future development of the parcels.

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)*

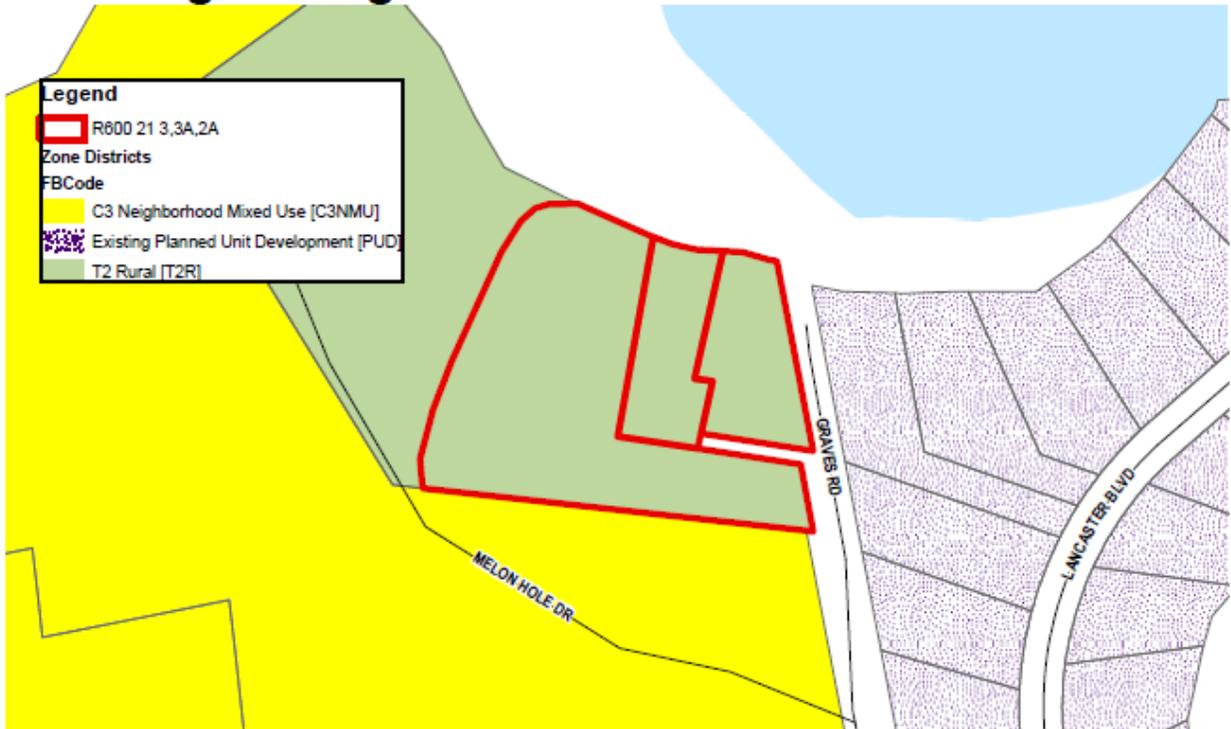
The proposed rezoning is located in close proximity to utilities and public facilities.

G. STAFF RECOMMENDATION: Staff recommends approval.

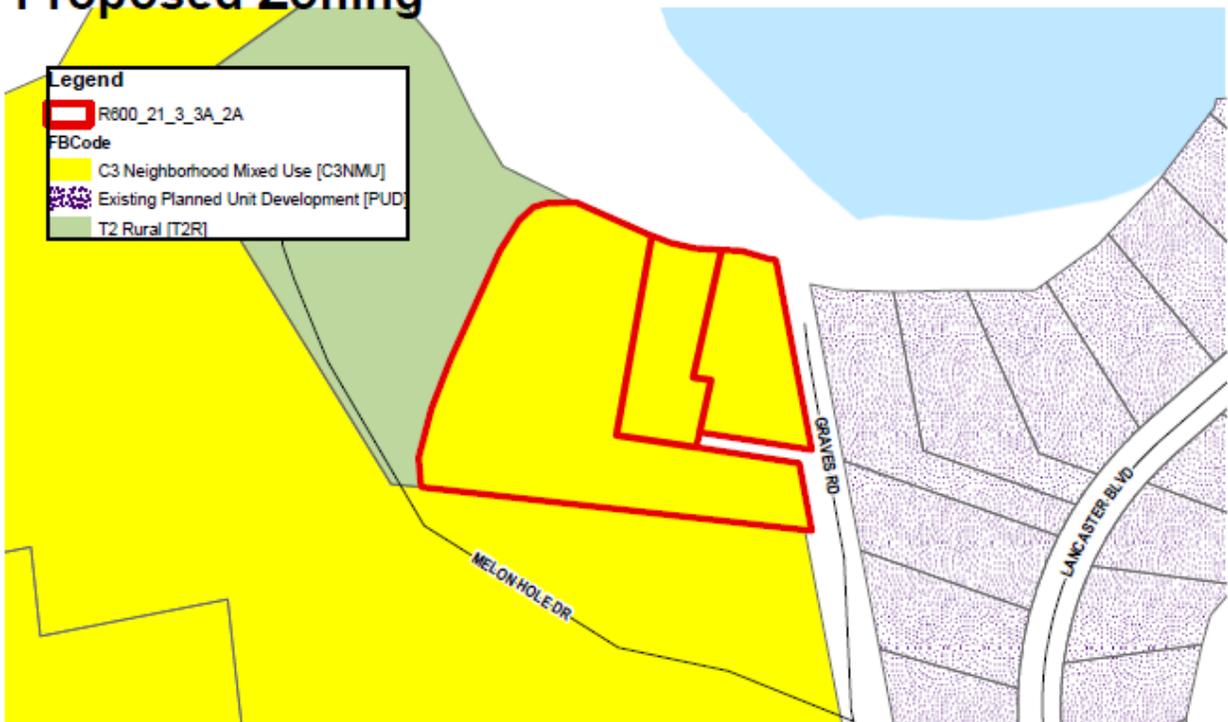
H. ATTACHMENTS:

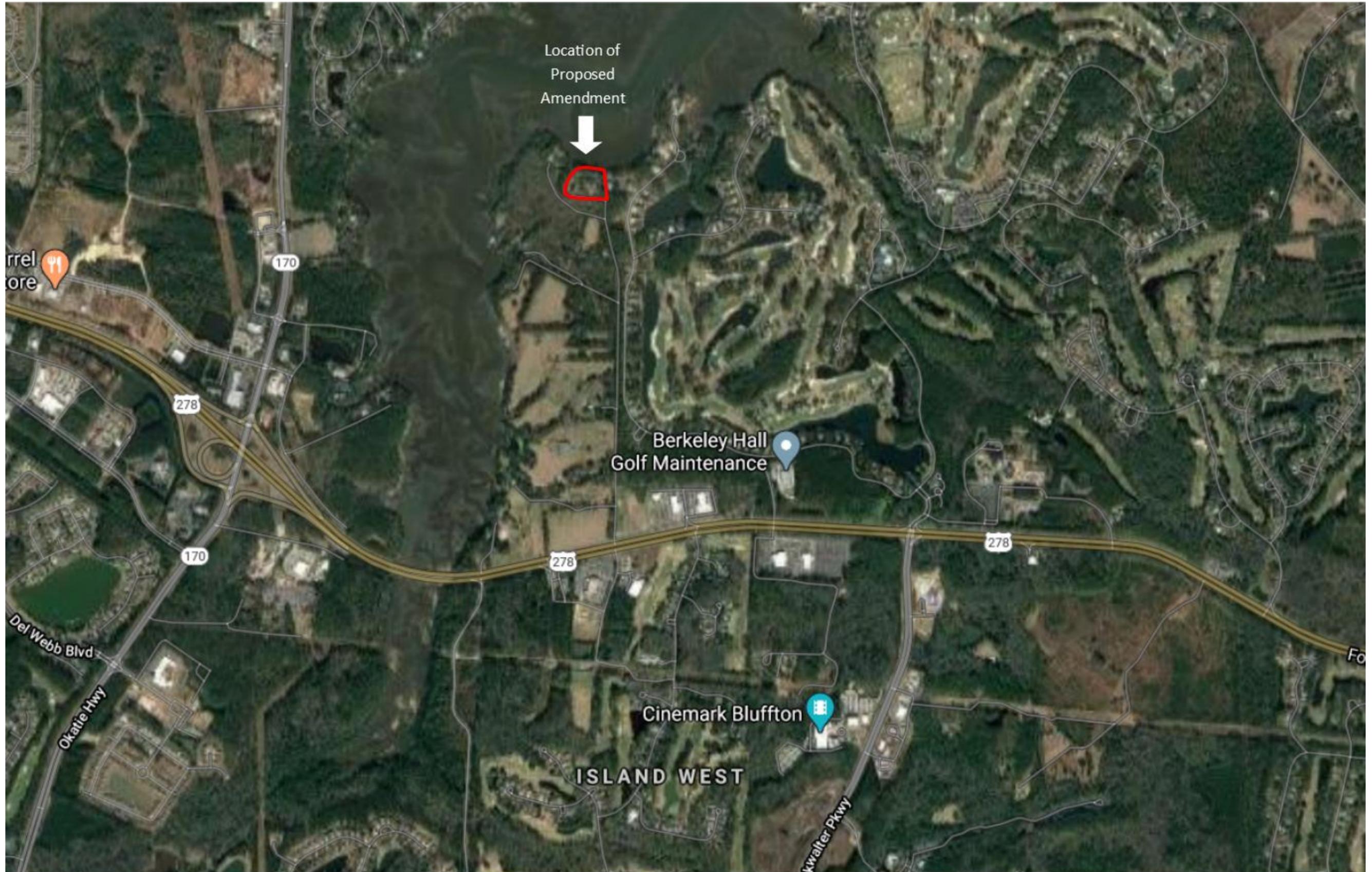
- Zoning Map (existing and proposed)
- Location Map

Existing Zoning



Proposed Zoning







MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Robert Merchant, AICP, Beaufort County Community Development Department

DATE: March 23, 2020

SUBJECT: Zoning Map Amendment/Rezoning Request for 18.3 acres (R100 024 000 032A 0000, R100 024 000 0276 0000, R100 024 000 030C 0000, and R100 024 000 033A 0000) at the Intersection of Bay Pines Road and Laurel Bay Road from T2 Rural and S1 Industrial to C4-Community Center Mixed-Use District; Applicant: Robert Deeb.

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2020-02

Owner/Applicant: Regent Equipment Rentals and Sales, Inc.; Lake Moultrie Construction, Inc.; and N. Etheleen and Lowell Landon (Representative Robert M. Deeb)

Property Location: Located at the northeast corner of the Bay Pines Road/Laurel Bay Road intersection.

District/Map/Parcel: R100 024 000 032A 0000, R100 024 000 0276 0000, R100 024 000 030C 0000, and R100 024 000 033A 0000

Property Size: 18.3 acres

Current Future Land Use Designation: Light Industrial and Neighborhood Mixed Used

Current Zoning District: S1 Industrial and T2 Rural

Proposed Zoning District: C4-Community Center Mixed-Use (C4-CCMU)

B. SUMMARY OF REQUEST:

The applicant seeks to change the zoning of 4 parcels making up 18.3 acres at the northeast corner of Bay Pines Road and Laurel Bay Road. Three of the properties are currently zoned S1 – Industrial. The easternmost parcel is zoned T2 Rural (see attached map). The applicant seeks C4 Community Center Mixed-Use zoning to facilitate the development of multi-family workforce housing on the site.

C. EXISTING ZONING:

Three parcels making up 8.3 acres are currently zoned S1 Industrial. While S1 Industrial permits office, manufacturing, industrial, warehousing and limited retail, it does not permit residential development. The easternmost 10 acres is zoned T2 Rural, which permits residential development at a density of one dwelling unit per 3 acres in addition to agricultural uses and limited retail.

D. PROPOSED ZONING:

The Community Center Mixed Use (C4) Zone provides for a limited number of retail, service, and office uses intended to serve the surrounding neighborhood. These are smaller uses and not highway service types of uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. The district also permits multi-family development with a density of 12 dwelling units per acres and maximum height of 3 stories.

E. COMPREHENSIVE PLAN FUTURE LAND USE MAP:

The western most 8.3 acres are designated as Light Industrial. The Comprehensive Plan states that uses in this category should include, but are not be limited to, business parks, research and development centers, product assembly, distribution centers, cottage industries, and light and heavy industrial uses. The remaining 10 acres is designated as Neighborhood Mixed-Use. In neighborhood mixed-use areas, residential is the primary use, with some supporting neighborhood retail establishments. New development is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. The maximum gross residential density is approximately two dwelling units per acre. No more than 5% to 10% of the land area should consist of commercial development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.

F. AIR INSTALLATIONS COMPATIBLE USE ZONE (AICUZ):

The project is located outside of the AICUZ and therefore is not subject to the restrictions in the MCAS Airport Overlay Zone. The AICUZ is the area designated by MCAS where there are higher decibel levels and potential for accidents due to military aircraft operations.

G. NORTHERN BEAUFORT COUNTY REGIONAL PLAN:

The proposed parcel is located within the growth boundary as put forth in the Northern Beaufort County Regional Plan. The regional plan and the intergovernmental agreement that implements the plan require that all increases in zoning in unincorporated Beaufort County located within the growth boundary explore options to annex into the appropriate municipality – in this case the City of Beaufort. The intergovernmental agreement states the following:

The county shall encourage any landowner who seeks an increase in densities/intensities under current zoning on lands that are not contiguous to a municipality but within the growth boundary, to explore ways to annex the land. If annexation is not feasible, following the procedures outlined in Section G (below) the County will consult with the Planning Staffs of the City of Beaufort and the Town of Port Royal to determine the following: a. Whether the proposed zoning amendment or planned unit development is consistent with the Comprehensive Plan of the municipality in whose future growth area the proposed development is located; and b. Whether the proposed zoning amendment or planned unit development is consistent with the Northern Beaufort County Regional Plan.

This report has been sent to the City of Beaufort staff. Beaufort County staff will consult with City staff to determine whether annexation is feasible and whether this rezoning is consistent with the Northern Regional Plan.

H. ZONE MAP AMENDMENT REVIEW STANDARDS:

In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. **Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;** Approximately 8.3 acres is designated Light Industrial in the Beaufort County Comprehensive Plan. Staff believes that this site is better suited for mixed-use rather than solely industrial development given its location at a major intersection. The proposed C4-CCMU zoning district allows a mixture of residential, commercial and light industrial land uses and would, therefore, not render existing development on the site non-conforming. The remaining 10 acres is designated Neighborhood Mixed-Use. While this designation recommends a maximum gross density of 2 dwelling units per acre, it does recommend higher densities for workforce and affordable housing.
2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;** The proposed rezoning does not conflict with the CDC or Code of Ordinances.
3. **Addresses a demonstrated community need;** The applicant proposed to develop affordable housing on the site, which has been documented in the Housing Needs Assessment to be a community need.
4. **Is required by changed conditions;** The MCAS Airport Overlay District corresponds with the 2013 AICUZ developed for the F35B Joint Strike Fighter. The 2013 AICUZ greatly limits the amount of land in proximity of the MCAS Air Station and Laurel Bay that could be developed to support the needs for military personnel and their families. Since this site is situated outside of the MCAS Airport Overlay District but in proximity to the bases, it should be considered for the development of affordable housing.
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 site is located approximately 1 mile east of the entrance to Laurel Bay. The immediate area is a mixture of residential, institutional, and light industrial uses. Across Laurel Bay Road is a 32-unit townhouse development. Approximately ½ mile east is another affordable multi-family housing development called Magnolia Park, in addition to a Food Lion and a Dollar General.
6. **Would not adversely impact nearby lands;** The site adjoins several single family houses along Laurel Bay Road and Edward Court. The Community Development Code would require a minimum 20-foot wide vegetated buffer between multi-family and single-family development.
7. **Would result in a logical and orderly development pattern;** See 5 and 6 above.
8. **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;** Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual. Approximately 40% of the site is cleared for an existing laydown and storage yard.
9. **Would result in development that is adequately served by public facilities (e.g. streets, potable water, sewerage, stormwater management, solid waste collection and disposal,**

schools, parks, police, and fire and emergency medical facilities): The site is located within the growth area of northern Beaufort County. It is in close proximity to public sewer and water, schools, fire and EMS. It is served by a network of streets and multi-use paths that connect it to MCAS Beaufort and Laurel Bay.

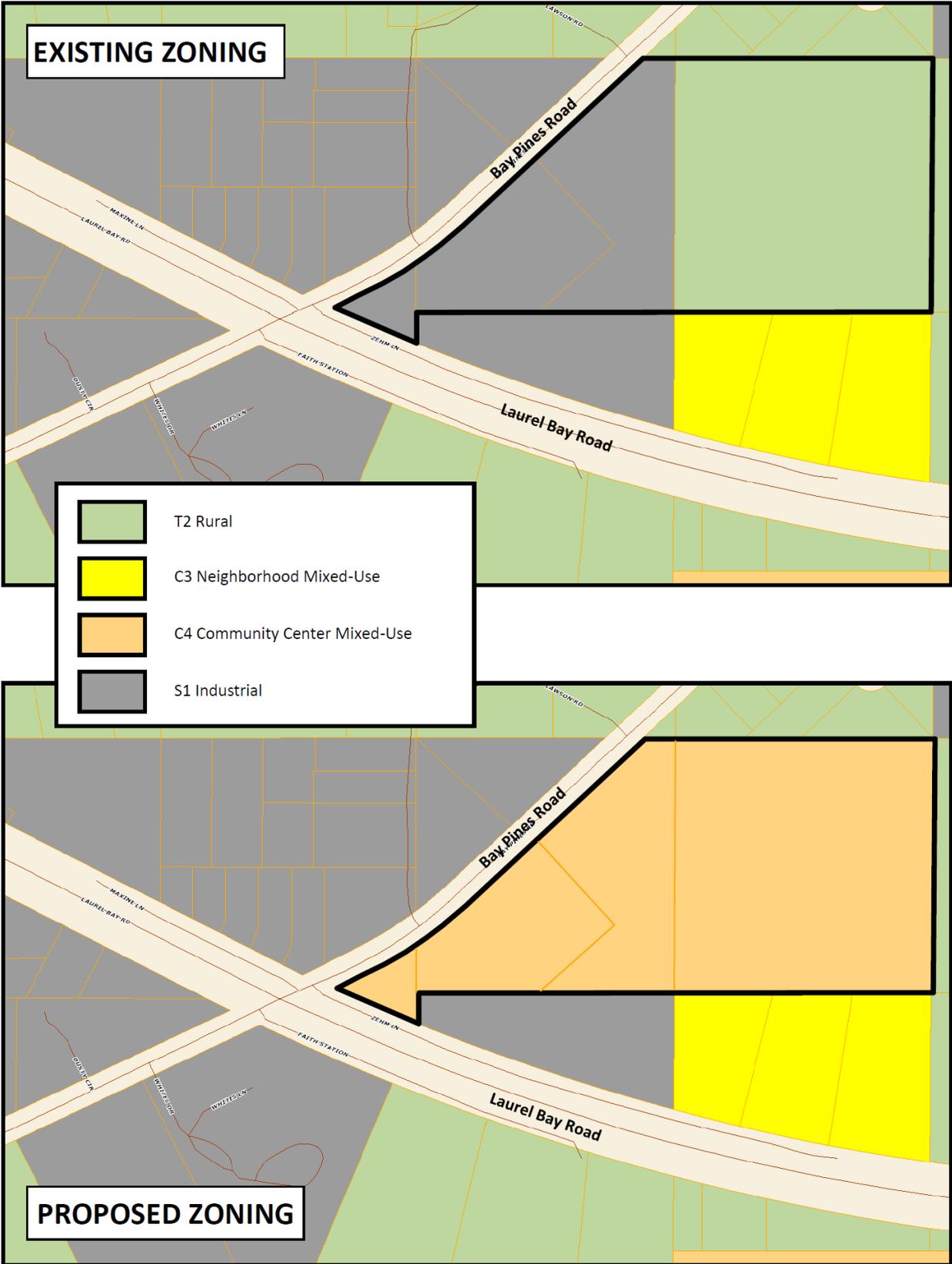
I. METROPOLITAN PLANNING COMMISSION:

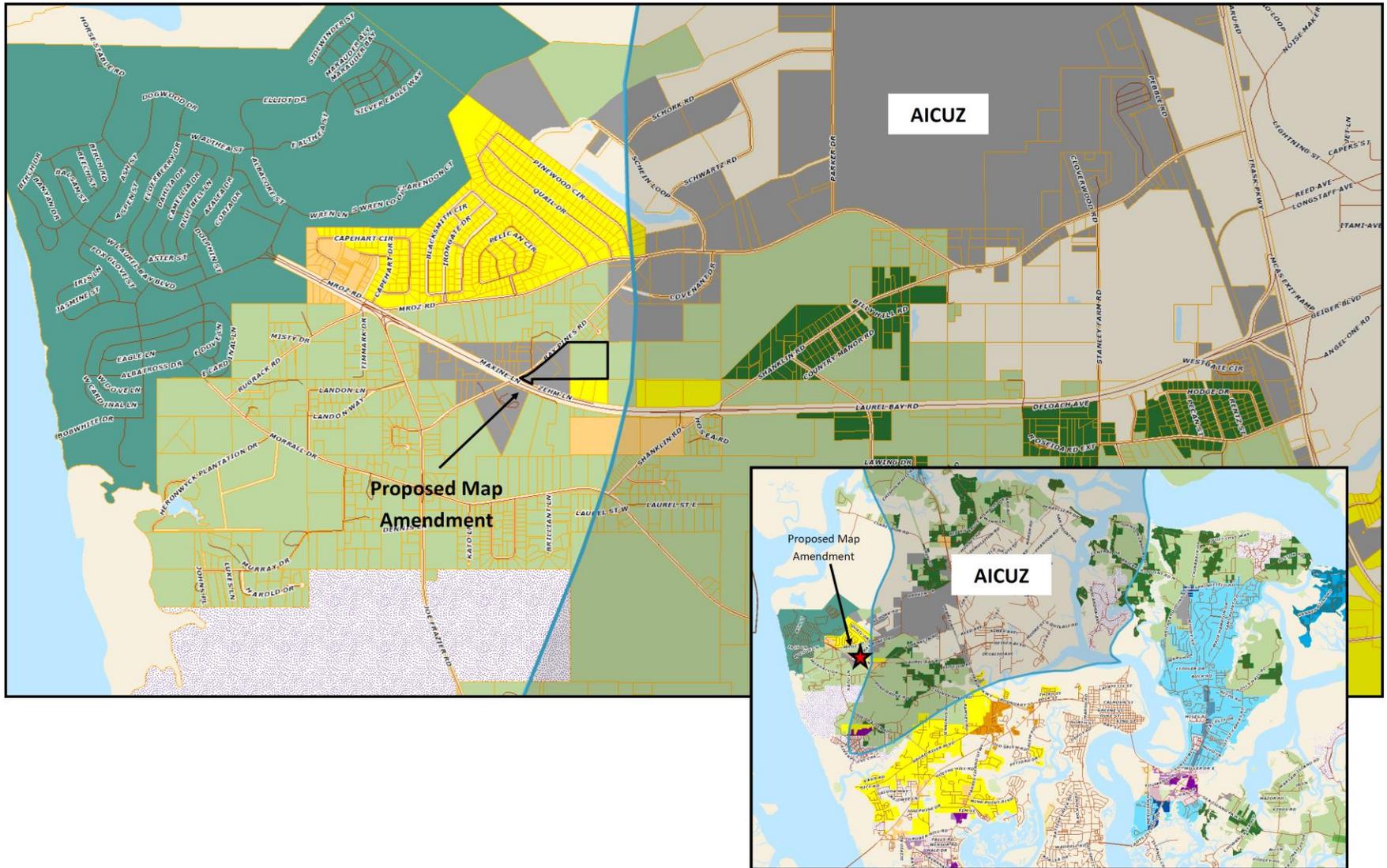
The Metropolitan Planning Commission reviewed this proposed rezoning at their March 16, 2020 meeting. At that meeting, the MPC unanimously recommended approval of the rezoning.

J. STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning map amendment.

K. ATTACHMENTS

- Zoning Map (existing and proposed)
- Location Map







BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Council Committee:

Meeting Date:

Committee Presenter (Name and Title):

Issues for Consideration:

Points to Consider:

Funding & Liability Factors:

Council Options:

Recommendation:

4.1.190 Recreation Facility: Campgrounds

Campgrounds shall be defined as the following:

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Primitive Campground -A campground accessible by walk-in, equestrian, motorized trail vehicles or ~~passenger vehicles, vehicular traffic~~ where basic facilities may be provided for the comfort and convenience of the campers. Primitive Campgrounds shall comply with the following:

- A. Length of Stay. All campers are limited to a 14-day length of stay.
- B. Zones - Primitive Campgrounds are allowed in the T1 Natural Preserve zone and ~~the all~~ T2 Rural zoning district (T2R)es.
- C. Buffers. Any tent sites shall be located no less than ~~100~~ 30 feet from any property line.

~~D. Class A, B+, and C m. No RV's motorized RVs, camping trailers, or camping trailers over 20 feet in length are prohibited shall be allowed. Class B camper vans are allowed.~~

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E. Tree Requirement. Existing Trees shall be left on site, when practical. If there are no trees between campsites at least two trees shall be planted between each campsite

F. Accessory Uses. Facilities for the comfort and convenience of the camper may be provided such as bathing facilities, flushing toilets, grills, tables, fire pits, fire circles, and refuse collection.

Semi- Developed Campground - A campground, with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or vehicular traffic. Semi-Developed Campgrounds shall comply with the following:

- A. Length of Stay. All camping units are limited to a 30-day length of stay.
- B. Zones. Semi-Developed Campgrounds can be located within ~~all~~ T2 Rural Zones ~~with community sewer and water (neighborhood and Rural Center) to the site.~~
- C. Buffers. This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines.

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D. Minimum RV Pad Size. If RV pads are provided they shall be a minimum of 1,600 square feet. This does not include tent only sites. A maximum number of 200 camp sites.

E. Tree Requirement. Existing trees shall be left between all campsites and/or RV Pads, to the maximum extent practicable. If there are no trees between campsites, tent sites or RV pads, at least two trees shall be planted between each campsite, tent site or RV Pad.

F. Accessory Uses. Recreational facilities and amenities shall be for the purpose of the camper enjoyment including sports facilities, equipment for amusement, playground facilities, swimming pools and a camp store/office. These amenities shall not be for general public use and shall not exceed 3,000 square feet.

Developed Campground - A campground with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or vehicular traffic. Sites may be substantially developed with tables, refuse containers, flush toilets, bathing facilities, and one or more service buildings. These campsites may have individual water, sewer, and electrical connections. Developed Campgrounds shall comply with the following:

Division 4.3: Temporary Uses and Structures

- A. Length of Stay. All Camping units are limited to a 30-day length of stay.
- B. Zones. Developed Campgrounds can be located within T2-(only Rural Center Zone), C4 Community Center Mixed Use and C5 Regional Center Mixed Use.
- C. Buffers. This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines.
- D. Minimum RV Pad Size. If RV pads are provided they shall be a minimum of 1,600 square feet. A maximum number of 400 camp sites.
- E. Tree Requirement. Existing trees shall be left between all campsites and/or RV pads, to the maximum extent practical. If there are no trees between campsites or RV pads, at least two trees shall be planted between each campsite, tent site or RV Pad.
- F. Accessory Uses. Recreational facilities and rural recreation businesses including, but not limited to zip lines, horse riding trails, arcades, camp stores, small cafes, small offices, or a club house. The size, intensity and scale of such accessory uses should be reasonably related to the particular campground of which such accessory uses are associated. The amenities shall not be for public use.

Table 3.1.60. Consolidated Use Table (continued)

Land Use Type	I1 R	I2R	I2 RL	I2 RN	I2 RNO	I2 RC	I3E	I3 HN	I3 N	I3 NO	I4 HC	I4 VC	I4 HCO	I4 NC	C3	C4	C5	SI
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY																		
1. Community Oriented Cultural Facility (Less than 15,000 SF)	=	=	=	=	=	P	=	=	=	=	P	P	P	P	TCP	P	P	=
2. Community Oriented Cultural Facility (15,000 SF or greater)	=	=	=	=	=	S	=	=	=	=	=	S	P	P	=	P	P	=
3. Community Public Safety Facility	=	P	P	P	P	P	=	=	P	P	P	P	P	P	P	P	P	P
4. Institutional Care Facility	=	S	=	=	=	S	=	=	=	=	=	=	P	P	=	P	P	=
5. Detention Facility	=	S	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=	S
6. Meeting Facility/Place of Worship (Less than 15,000 SF)	=	C	=	C	C	C	C	C	C	C	C	C	C	C	C	C	C	=
7. Meeting Facility/Place of Worship (15,000 or greater)	=	S	=	=	=	C	=	=	=	C	C	C	C	C	C	C	C	=
8. Park, Playground, Outdoor Recreation Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9. Recreation Facility: Commercial Indoor	=	=	=	=	=	=	=	=	=	=	=	P	P	P	=	P	P	=
10. Recreation Facility: Commercial Outdoor	=	S	=	=	=	=	=	=	=	=	=	C	C	=	=	C	C	=
11. Recreation Facility: Community-Based	=	=	=	=	=	P	=	=	=	=	=	P	P	P	=	P	P	=
12. Recreation Facility: Golf Course	=	P	=	=	=	=	=	=	=	=	=	=	=	=	P	=	=	=
13. Recreation Facility: Primitive Campground	P	P	-P	-P	-P	-P	=	=	=	=	=	=	=	=	=	=	=	=
14. Recreation Facility: Semi-Developed Campground	=	P	P	P	P	P	=	=	=	=	=	=	=	=	=	=	=	=
15. Recreation Facility:	=	=	=	=	=	P	=	=	=	=	=	=	=	=	=	P	P	=



MEMORANDUM

To: Beaufort County Planning Commission
From: Robert Merchant, AICP, Deputy Community Development Director
Subject: Text Amendment To The Community Development Code (CDC): Article 5, Section 5.3.20 Applicability– To Apply Architectural Standards and Guidelines to Two-Family (Duplex) Residential

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2020-03
Applicant: Beaufort County Staff
Proposed Text Change: Text Amendment To The Community Development Code (CDC): Article 5, Section 5.3.20 Applicability

B. SUMMARY OF REQUEST:

Beaufort County Staff is requesting an amendment to Article 5, Section 5.3.20 of the Community Development Code (CDC) to require two family residences (duplexes) to be subject to the Architectural Standards and Guidelines in Article 5, Division 5.3. Currently, the CDC exempts single-family and two-family residential uses from architectural requirements in the T2 and T3 Transect Zones, the Conventional Zones, Existing PUDs and in the Community Preservation Districts. This proposed amendment would change the text to only exempt single-family residential uses in those districts.

The proposed amendment language is attached (additions are highlighted and underlined).

C. ATTACHMENTS:

- Proposed changes to the CDC

Division 5.3: Architectural Standards and Guidelines

Sections:

- 5.3.10 Purpose
- 5.3.20 Applicability
- 5.3.30 General Architectural Standards and Guidelines
- 5.3.40 Architectural Styles

5.3.10 Purpose

The purpose of this Division is as follows:

- A. To provide standards and guidelines that achieve and promote a consistently high level of design for the County's most intense and most visible development; and
- B. To encourage new and renovated buildings to reflect the distinct characteristics of Beaufort County Places.

5.3.20 Applicability

- A. **Within Transect Zones.** The standards and guidelines in Section 5.3.30 (General Architectural Standards) and Section 5.3.40 (Architectural Styles) are applicable to all proposed development within:
 - 1. The T4HC, T4HCO, T4VC and T4NC Zones.
 - 2. The T2 and T3 Zones with the exception of agricultural, ~~and~~ single-family ~~and two-family~~ residential uses.
 - 3. A Traditional Community Plan, in locations where new development is intended to create walkable places of character, and for which a Transect-based Regulating Plan will be established.
- B. **Within Conventional Zones, Existing PUDs, and Community Preservation Districts.** Within Conventional Zones Existing PUDs, and Community Preservation Districts, all development located within 500 feet of the right-of-way of an arterial or major collector, with the exception of single-family ~~and two-family~~ residential, shall meet the standards in Section 5.3.30 (General Architectural Standards and Guidelines) and utilize Section 5.3.40 (Architectural Styles) as a "best practices manual" to achieve the standards in Section 5.3.30 (General Architectural Standards).
- C. **Standards and Guidelines.** This Division includes both standards and guidelines. Statements predicated by the words "shall" or "must" are to be interpreted as standards. Statements predicated by the words "should" or "may" are to be interpreted as guidelines.

5.3.30 General Architectural Standards and Guidelines

The purpose of the following general architectural standards and guidelines are to create a quality built environment that reflects the County's unique Lowcountry character. This is achieved by adhering to good architectural design principles and incorporating traditional architectural features, while blending harmoniously with the natural surroundings.



MEMORANDUM

To: Beaufort County Planning Commission
From: Robert Merchant, AICP, Deputy Community Development Director
Date: June 8, 2020
Subject: Text Amendment To The Community Development Code (CDC): Appendix B (Daufuskie Island Community Development Code), Sections B.1.50, B.1.60, B.1.70, and B.1.80 to Eliminate Maximum Lot Size Requirement for Minor Subdivisions

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2020-04
Applicant: Beaufort County Staff
Proposed Text Change: Text Amendment to the Community Development Code (CDC): Appendix B to remove the maximum lot size requirement for minor residential subdivisions in the D3 General Neighborhood (D3GN), the D4 Mixed Use (D4MU); the Village Center (D5VC), and the Gateway Corridor (D5GC) districts on Daufuskie Island.

B. SUMMARY OF REQUEST:

Background: In January 2019, Beaufort County Council adopted a revised code for Daufuskie Island that mirrored the transect zones in the Community Development Code. The plan was developed by the Daufuskie Island Council with the assistance of two consultants from Savannah. One of the goals in the Daufuskie Island Code is to develop walkable communities at the ferry landings to facilitate growth, economic development and quality of life on the island. Therefore, the Code applied mixed use, moderate density transect zones to two areas of the island, one near Freeport Landing extending into the center of the island; and a much smaller area near the County boat landing (see attached map). The existing character of these areas is rural residential and very similar to other areas of the island outside of the master planned communities.

Maximum Lot Size Requirement: Traditional zoning ordinances usually have minimum lot size requirements that limit the overall density of a given zoning district. However, the D3 General Neighborhood, D4 Mixed Use, Village Center, and Gateway Corridor Districts have a maximum lot size requirement instead for the purposes of promoting rather than discouraging density.

This creates a challenge to property owners simply wanting to subdivide one or two lots in keeping with the existing rural residential character of the area. In addition, public sewer, which should serve higher density development, is not within reach to most of the parcels with maximum lot size requirements.

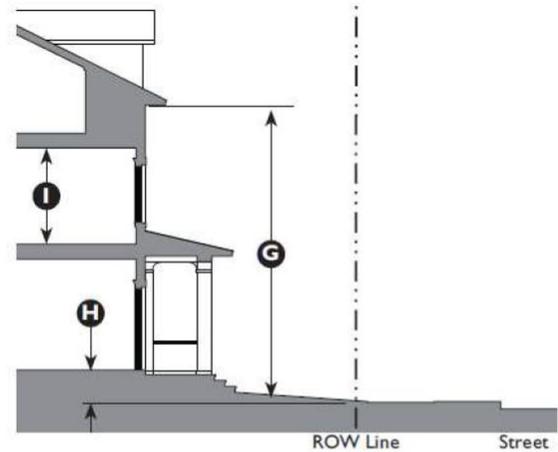
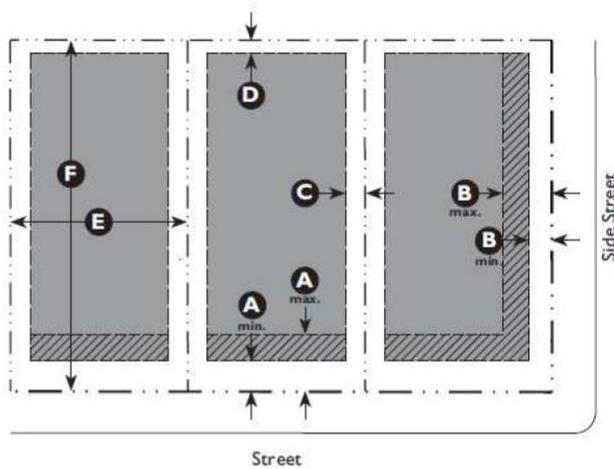
Recommended Solution: Planning staff is recommending to keep the maximum lot size requirement, but only make it applicable to major subdivisions (5 or more lots). This would remove the burden for small subdivisions while insuring that larger developments that will have an impact on the character of the area, will develop at the intended density.

The proposed amendment language is attached (additions are highlighted and underlined).

C. ATTACHMENTS:

- Proposed changes to the CDC
- Daufuskie Island Zoning Map

Division D.1: Transect Zones
D3 General Neighborhood



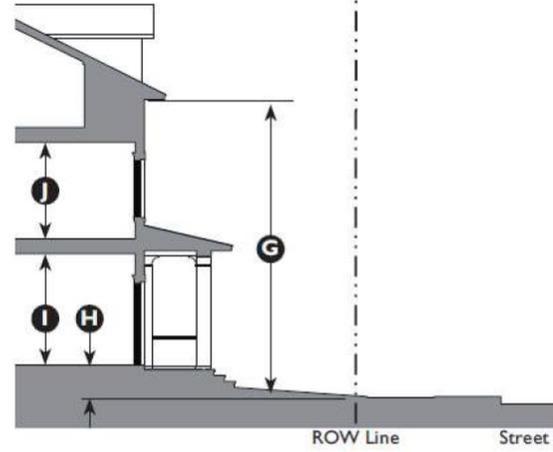
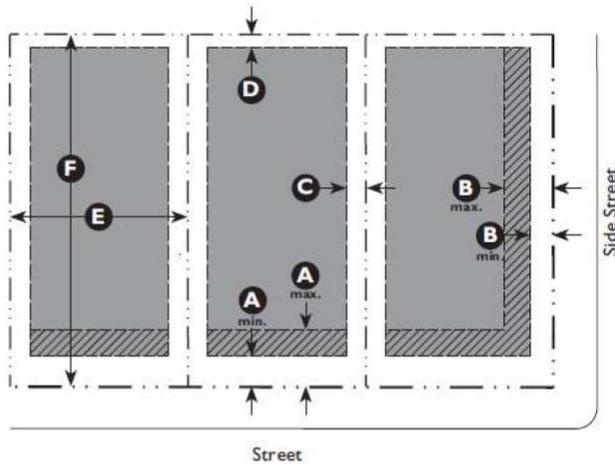
Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Façade Zone

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	15' min., 50' max.	A
Side Street	10' min., 50' max.	B
Side:		
Side, Main Building	7 1/2' min.	C
Side, Ancillary Building	5' min.	
Rear		
Rear, Main Building	15' min.	D
Rear, Ancillary Building	5' min.	
Façade within Façade Zone:		
Front	75%	
Side Street	50%	
Lot Size (43,560 SF Maximum)		
Width	100' max.	E
Depth	200' 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		
Maximum lot size does not apply to minor residential subdivisions meeting the requirements of Section 6.1.30.A		

D. Building Form		
Building Height		
Main Building	2 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	18" min.	H
Upper Floor(s) Ceiling	8' min. clear	I
Footprint		
Maximum Lot Coverage ²	30% of lot area	
Miscellaneous		
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.		
Notes		
¹ Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.		
² Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.		
E. Gross Density ¹		
Gross Density	3.0 d.u. per acre	
¹ Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)		

Division B.I: Transect Zones
D4 Mixed Use



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement

Setback (Distance from ROW/Property Line)

Front	15' min., 30' max.	A
Side Street	10' min., 30' max.	B
Side:		
Side, Main Building	7 1/2' min.	C
Side, Ancillary Building	5' min.	
Rear:		
Rear, Main Building	15' min.	D
Rear, Ancillary Building	5' min.	

Lot Size (20,000 SF Maximum)

Width	100 ft. max.	E
Depth	200 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.

Maximum lot size does not apply to minor residential subdivisions meeting the requirements of Section 6.1.30.A

D. Building Form

Building Height

Main Building	2 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level: ¹	18" min.	H
Ground Floor Ceiling:	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.

Footprint

Maximum Lot Coverage ²	30% of lot area
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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.

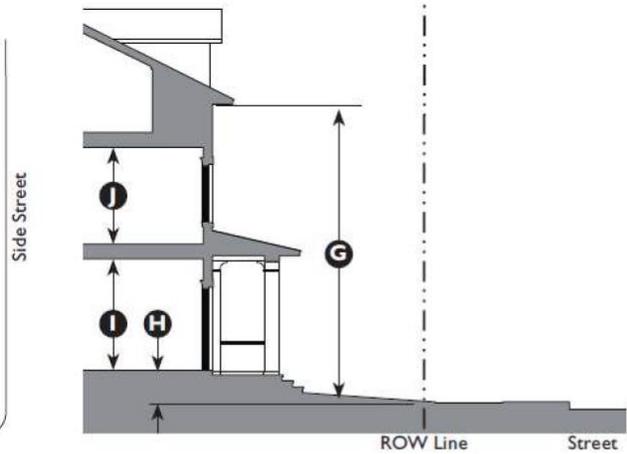
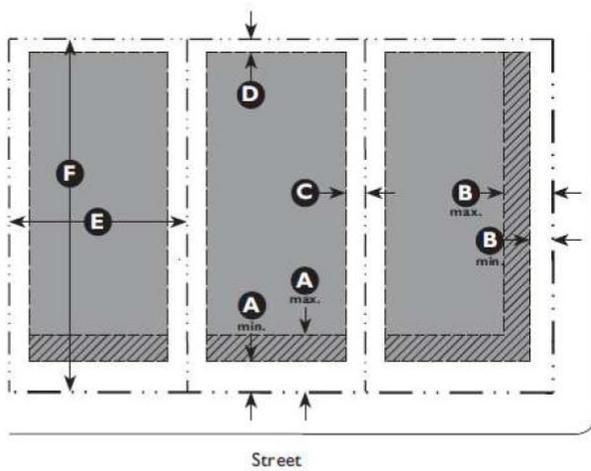
²Lot coverage is the portion of a lot that is covered by any And all buildings, including accessory buildings.

E. Gross Density¹

Base site area less than 5 ac.	8.0 d.u. per acre
Base site area greater than 5 ac.	4.0 d.u. per acre

¹Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

Division D.I: Transect Zones
D5 Village Center



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement

Setback (Distance from ROW/Property Line)

Front	5' min., 20' max.	A
Side Street	5' min., 20' max	B
Side:		C
Main Building	7 1/2' min.	
Ancillary Building	5' min.	
Rear		D
Main Building	15' min.	
Ancillary Building	5' min.	

Lot Size (20,000 SF Maximum)

Width	100' max.	E
Depth	200' 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.

Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses, and buildings with a footprint exceeding 20,000 square feet.

Maximum lot size does not apply to minor residential subdivisions meeting the requirements of Section 6.1.30.A

D. Building Form

Building Height

Main Building	2 1/2 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level: ¹		H
Residential	18" min.	
Commercial	6" max.	
Ground Floor Ceiling:	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.		

Footprint

Maximum Lot Coverage ²	30% of lot area
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Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

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.

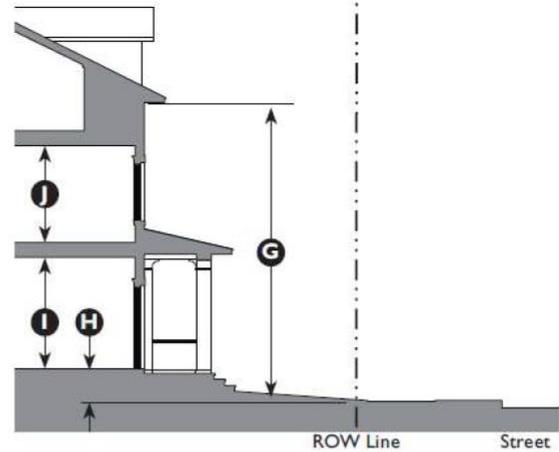
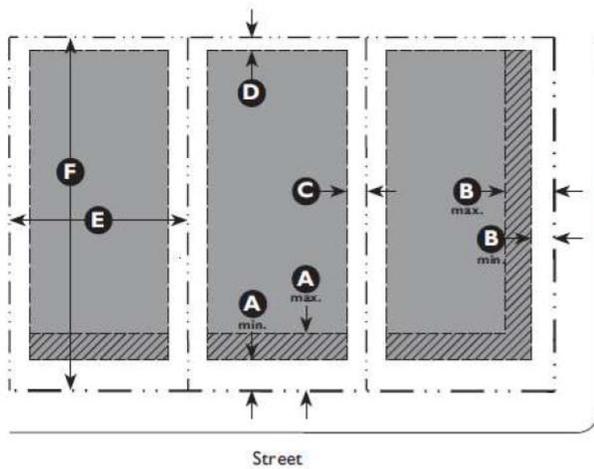
²Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

E. Gross Density

Gross Density ¹	8.0 d.u. per acre
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¹Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

Division D.I: Transect Zones
D5 Gateway Corridor



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement

Setback (Distance from ROW/Property Line)

Front	15' min., 30' max.	A
Side Street	10' min., 30' max	B
Side:		C
Main Building	7 ½' min.	
Ancillary Building	5' min.	
Rear		D
Main Building	15' min.	
Ancillary Building	5' min.	

Lot Size (20,000 SF Maximum)

Width	100' max.	E
Depth	200' 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.

Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses, and buildings with a footprint exceeding 20,000 square feet.

Maximum lot size does not apply to minor residential subdivisions meeting the requirements of Section 6.1.30.A

D. Building Form

Building Height

Main Building	2 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level: ¹		H
Residential	18" min.	
Commercial	6" max.	
Ground Floor Ceiling:	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.		

Footprint

Maximum Lot Coverage ²	30% of lot area
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Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

Notes

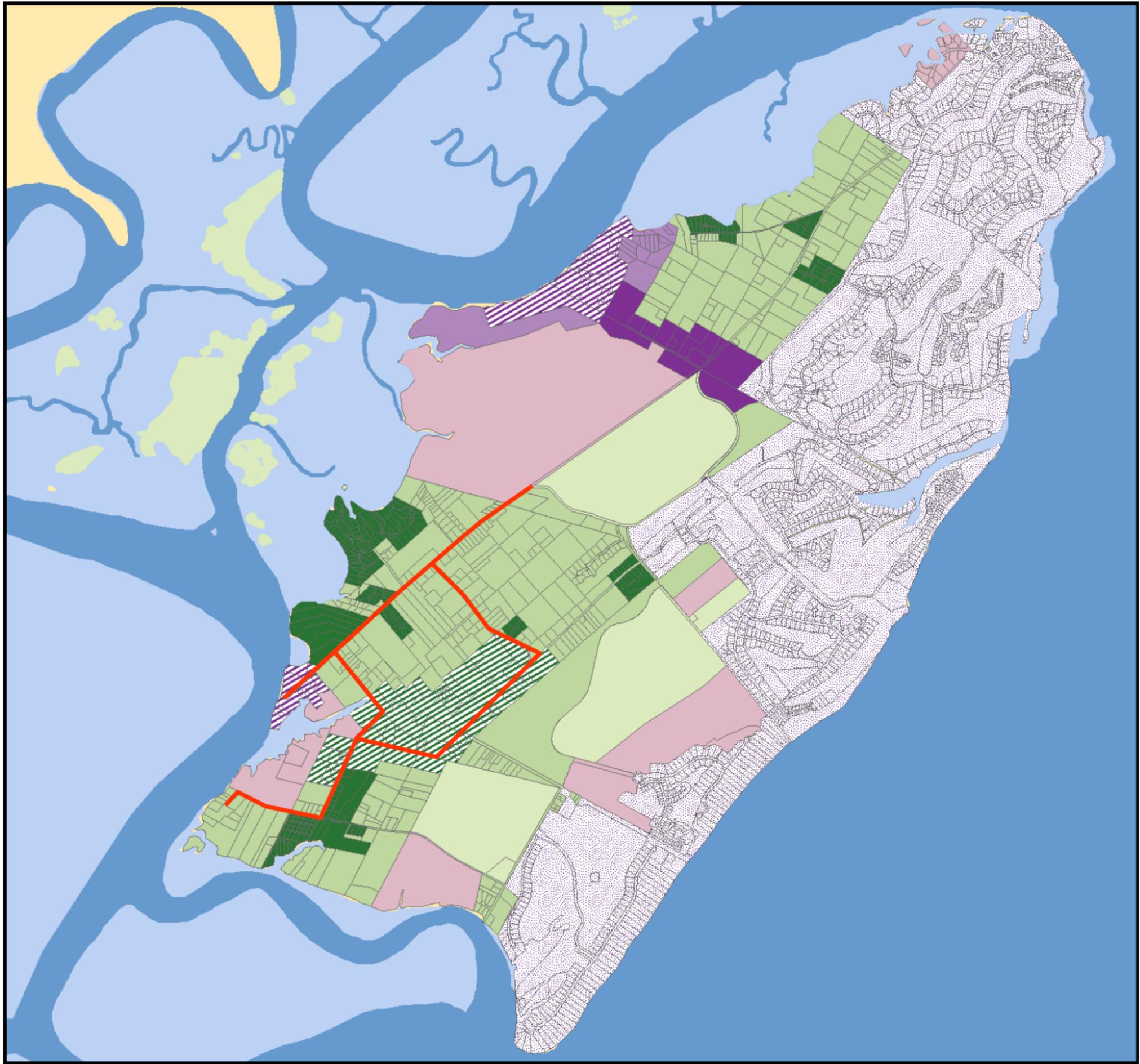
¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

²Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

E. Gross Density

Gross Density ¹	4.0 d.u. per acre
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¹Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)



Daufuskie Island Zoning Map

-  Existing PUD (PUD)
-  Natural Preserve (D1)
-  Rural (D2)
-  Rural Historic (D2R-CP)
-  Gullah Heritage (D2R-GH)
-  General Neighborhood (D3GN)
-  Mixed Use (D4MU)
-  Village Center (D5VC)
-  Gateway Corridor (D5GC)
-  Heritage Corridor Overlay (HCO)
The district extends 200 feet from the centerline of each street that is identified on the Zoning Map.