



JOINT REVIEW COMMITTEE  
for the Draft Community Development Code  
Wednesday, May 22, 2013  
3:00 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  
William McBride

Planning Commission:

Diane Chmelik  
Mary LeGree  
W. Edward Riley  
Randolph Stewart

Staff:

Anthony Criscitiello,  
Planning Director

1. CALL TO ORDER – 3:00 P.M.
2. REVIEW DRAFT COMMUNITY DEVELOPMENT CODE: ([Backup](#))
  - A. Continued Discussion of Article 2 – Multi-Lot and Single Lot Community Scale Development: Beginning at Article 2, Division 2.3, Section 2.3.40 (Page 2.3-2)
3. OTHER BUSINESS
  - A. Next Meeting: Wednesday, June 5, 2013, at 3:00 P.M. in Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, SC 29902
4. ADJOURNMENT

**Notes:**

- 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 – May 8, 2013**

**Article 2**

- Page 2.2-6. In 2.2.50.D3 – Change the title from “Drain Lot” to “Lot Drainage.” Also, provide a reference to the stormwater standards in Article 5 and a reference to the Stormwater BMP Manual.
- Page 2.2-6. In 2.2.50.E1 – Reword to read *“Each lot shall have a minimum usable lot area equal to or greater than 50 percent of the gross lot area. This is calculated by subtracting the area of wetlands, wetlands setbacks (see Section 5.11.40.H), river buffers, and river buffer setbacks (see Table 5.11.60.A), and all other applicable buffers from the gross lot area.”*
- Page 2.2-6. In 2.2.60.A1 – When the final code is in digital format, provide a hyperlink to the Beaufort County Technical Manual.
- Page 2.2-6. In 2.2.60.A2(c) – Revise to read *“To the maximum extent practical, lots fronting an arterial or major collector shall front an internal street, parallel frontage road, or rear alley. This avoids multiple lots with individual access along the existing public road frontage or reverse frontage lots in which buildings turn their back to the public road frontage.”*
- Page 2.2-7. In 2.2.60.B5(a) – change the first word in the sentence from “if” to “when.”
- Page 2.2-7. In 2.2.60.B5(b) – change the first word in the sentence from “if” to “when.”
- Page 2.2-7. In 2.2.60.B5(c) – change the first word in the sentence from “where” to “when.”
- Page 2.3-1. In 2.3.10 – In the first paragraph under Purpose, cite the abbreviation for Traditional Community Plans where the term is first used – e.g. Traditional Community Plan (TCP).
- Page 2.3-1. In 2.3.10.D – add the words “and economic diversity” to the end of the sentence.
- Page 2.3-1. In 2.3.10.I – reword to read “Promote ~~Reinforce~~ the unique characteristics ~~identity~~ of Beaufort County that builds upon the local context, climate, and history.”

**General Formatting Comments**

- Define “Director” at the beginning of each article.
- Provide definitions of “building envelope” and “stub-out” in Article 10.