



JOINT REVIEW COMMITTEE
for the Draft Community Development Code
Wednesday, September 11, 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, Committee Chairman
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 OF MINUTES:
 - A. August 28, 2013 ([backup](#))
3. REVIEW DRAFT COMMUNITY DEVELOPMENT CODE:
 - A. Continued Discussion of Article 4 – Specific to Use, beginning at Section 4.2 (Accessory Uses and Structures)
4. OTHER BUSINESS
 - A. Next Meeting: Wednesday, September 25, 2013, at 3:00 P.M. in Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, SC 29902
5. 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
August 28, 2013

The Community Development Code Review Team (CDCRT), also known as the Joint Code Review Team (Committee), met on Wednesday, August 28, 2013 at 3:00 p.m., in the Executive Conference Room of the County Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Team (Committee) Members:

- County Councilmen: Brian Flewelling, Team (Committee) Chair; and Cynthia Bensch (Absent: Gerald Dawson and William McBride)
- County Planning Commissioners: Diane Chmelik and Randolph Stewart (Absent: Mary LeGree and Ed Riley)

Staff: Anthony Criscitiello, County Planning Director; Delores Frazier, County Assistant Planning Director; Robert Merchant, County Long-range Planner; and Barbara Childs, Administrative Assistant to the Planning Director

Others: Reed Armstrong, Coastal Conservation League; Lauren Kelly, City of Beaufort Planner; and Robert Semmler, County Planning Commission Chair

CALL TO ORDER: Chairman Brian Flewelling called the meeting to order at approximately 3:00 p.m. and led those assembled in the Pledge of Allegiance to the United States of America. Councilman Flewelling asked that those attending the meeting would introduce themselves for the record.

REVIEWING THE CODE – Continue Reviewing Article 3, beginning at Section 3.4.80 (see attached Summary of Requested Changes).

OTHER BUSINESS: Mr. William McBride noted that the next meeting was on August 28, 2013, at 3:00 p.m. in the Executive Conference Room. Mr. Flewelling stated that the review would continue from Division 4.2.

ADJOURNMENT: Mr. Flewelling adjourned the meeting at approximately 4:43 p.m.

Note: You may view the video of the meeting on the County website at:
http://beaufort.granicus.com/MediaPlayer.php?view_id=2&clip_id=1146

COMMUNITY DEVELOPMENT CODE REVIEW TEAM
Summary of Requested Changes – August 28, 2013

Article 3

- 3.4.80 – Have the City of Beaufort and the Town of Port Royal weigh in on the Place Type Overlay District to ensure that it is consistent with the Northern Beaufort County Regional Plan and its accompanying Intergovernmental Agreement. Address the concept at the next Northern Implementation Committee Meeting. Also have Josh Gruber weigh in on the consistency of the Place Type Overlay District with the IGA.
- 4.1.20.B – revise to read: “*Separation. The use shall be a minimum of ~~500~~ 1,000 feet from any residential development outside the zone in which the adult-oriented business is located, a church, a school, a public building, or a day care center.*”
- 4.1.30, 4.1.40, and 4.1.50 – Research state and federal standards on removal of waste in Animal Production operations, Kennels and Commercial Stables. Assess whether more stringent local standards are warranted or permitted by state statute.
- 4.1.60.B.3 – Eliminate paragraph “b” and renumber accordingly.
- 4.1.90 – Change the title of the use to “Seasonal Farmworker Housing.” Change the title of this use in all places where it is referenced in Article 3.
- 4.1.100.C – Revise to read as follows – “*Car Wash Allowed as Accessory Use. A one-bay car wash may be allowed as an accessory use. The car wash shall meet the setbacks for the principal use and not exceed 900 square feet in area. The car wash bay shall not be oriented toward the public ROW. Car washes are required to have operational recycled water systems where a minimum of fifty percent (50%) of water utilized is recycled.*”
- 4.1.100.D.1 – Work with the City of Beaufort and the Town of Port Royal to come up with better and more flexible guidelines regarding the location of parking and fuel pumps.
- 4.1.130.B – add an item number 4 that reads “*A pump out station meeting SCDHEC requirements shall be provided for recreational vehicles.*”
- 4.1.160.B.3 – revise first sentence to read “*Along all property boundaries adjoining residential uses, the required forested buffer width shall be ~~75~~100 feet.*”
- 4.1.160.C.5.c – add an item number 5 that reads – “*where permanent water bodies are created as a result of surface mining, littoral shelves and wetland vegetation are encouraged to promote water quality and natural habitat.*”
- 4.1.180.B – Revise to read as follows – “*Screening of Storage Areas. All outdoor storage areas shall be screened with a solid wooden fence or masonry wall at least eight feet high. One evergreen shrub shall be*”

installed for every five linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way."

- 4.1.190 – Add an item E that reads – “A pumpout station meeting SCDHEC requirements shall be provided for camping trailers and recreational vehicles.”
- 4.1.220.C.3 – Revise to read as follows – “Fences shall be no shorter than six feet or taller than eight feet and meet the standards of Division 5.4 (Fences and Walls). One evergreen shrub shall be installed for every five linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way."
- 4.1.250.A – Revise to read as follows – “**Separation.** A tattoo or body piercing facility shall be a minimum of 1,000 feet from property line to property line of any residential development, church, school, public building, or day care center.
- 4.1.270.C – Add an item number 4 that reads “Car washes are required to have operational recycled water systems where a minimum of fifty percent (50%) of water utilized is recycled.”
- 4.1.280.B – Revise to read as follows – “**Screening of Outdoor Storage Areas.** The use shall locate outdoor storage areas to the rear of the principal structure to the maximum extent practicable and screen them with a wooden fence or masonry wall no less than eight feet in height in accordance with Division 5.4 (Fences and Walls). One evergreen shrub shall be installed for every five linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way."
- 4.1.290.B – Replace item B with the following language – “**Buffers.** A 100 foot wide buffer with 100% opacity is required around the entire property excluding the entrance. Trash bins shall not be visible from any neighboring property or public right-of-way.”
- 4.1.300 – Revise section to read as follows:

“Regional waste transfer and recycling facilities shall comply with the following:

- A. **Buffers.** Where this use adjoins saltmarshes, tidal waters, Rural and Critical Lands, or existing or permitted residential uses, a 500-foot wide buffer with 100% opacity is required. All other adjoining uses shall be screened by a 200-foot wide buffer with 100% opacity. The use shall have either an additional 25 feet of forested buffer or an eight foot wall or solid fence landscaped with one canopy tree per 50 feet around the entire property. If there is an existing residential use on an adjoining property, both the wall or fence and an additional 50 feet of forested buffer are required.
- B. **Cut-off Lighting.** Only cut off lighting fixtures shall be used. If the adjacent property is residential, the height of the pole shall not exceed 15 feet from the top of finished grade level.
- C. **Operations Plan and Truck Routing Plan.** An operations plan and truck routing plan shall be approved as part of the Special Use Permit (see Section 7.2.130, Special Use Permit), and shall be updated every five years, or as determined by the ZBOA, and include:
 - 1. The truck routing plan shall be included as part of the traffic impact analysis (see Division 6.3, Traffic Impact Analysis) and shall demonstrate:
 - a. The capacity of all truck route roads that will carry truck traffic from the site to arterial or collector roads, the trucks’ impact on those roads, and how the impacts will be mitigated so there will not be a deterioration of the roads or their capacity.

b. Regional Waste Transfer and recycling facilities shall have direct access from a Major or Minor Arterial with no trucks utilizing residential streets."

2. The operations plan shall identify the specific types of activities that are necessary for successful operation of the use, specific technologies that will be incorporated into the use, potential impacts on adjacent lands and mitigation measures, size of the operation, number of employees, operating hours, etc.

D. State and Federal Compliance: The use shall comply with all applicable State and Federal Regulations.

E. Access: The use shall have direct access from a Major or Minor Arterial with no trucks utilizing residential streets. The access road, and all parking and loading areas shall be paved.

F. The use shall be located outside of the 100-year floodplain.

- 4.1.310.A - Replace item A with the following language – "Buffers: Where this use adjoins saltmarshes, tidal waters, Rural and Critical Lands, or existing or permitted residential uses, a 500-foot wide buffer with 100% opacity is required. All other adjoining uses shall be screened by a 200-foot wide buffer with 100% opacity.
- 4.1.310.B.1 – Revise to read as follows:

"1. The truck routing plan shall be included as part of the traffic impact analysis (see Division 6.3, Traffic Impact Analysis) and shall demonstrate:

- a. The capacity of all truck route roads that will carry truck traffic from the site to arterial or collector roads, the trucks' impact on those roads, and how the impacts will be mitigated so there will not be a deterioration of the roads or their capacity.
- b. ~~To the extent truck traffic is routed through residential areas, the plan shall also identify the impacts on residential areas, and how those impacts will be mitigated.~~ Landfills shall have direct access from a Major or Minor Arterial with no trucks utilizing residential streets."

4.1.310 - Add an item E that reads as follows:

E. Additional Requirements

1. The use shall comply with all applicable State and Federal Regulations.

2. The access road, and all parking and loading areas shall be paved.

3. The use shall be located outside of the 100 year floodplain.

4. Gathering, processing, and treating methane gas emitted from decomposing garbage to produce electricity, heat, fuels, and various chemical compounds are strongly encouraged.