



JOINT REVIEW COMMITTEE
for the Draft Community Development Code
Wednesday, September 25, 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. September 11, 2013 ([backup](#))
3. REVIEW DRAFT COMMUNITY DEVELOPMENT CODE:
 - A. Discussion of Article 5 – Supplemental to Zones (review with Dr. Lynn Craig, FAIA, RIBA, Professor of Architecture, Director of Architect Relations, School of Architecture, Clemson University)
4. OTHER BUSINESS
 - A. Next Meeting: Wednesday, October 9, 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
September 11, 2013

The Community Development Code Review Team (CDCRT), also known as the Joint Code Review Team (Committee), met on Wednesday, September 11, 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; Cynthia Bensch; and William McBride (Absent: Gerald Dawson)
- County Planning Commissioners: Diane Chmelik, Mary LeGree, Ed Riley, and Randolph Stewart

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

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. Mr. Flewelling asked for a moment of silence to contemplation of the victims and first responders who lost their lives and sacrificed so much during the 9/11 tragedy.

REVIEWING THE CODE – Continue Reviewing Article 4, beginning at Section 4.2 (see attached Summary of Requested Changes).

OTHER BUSINESS: Mr. Flewelling noted that the next meeting was on September 25, 2013, at 3:00 p.m. in the Executive Conference Room. Division 5 will be reviewed with Dr. Lynn Craig of Clemson University.

ADJOURNMENT: Mr. Flewelling adjourned the meeting at approximately 5:03 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=1162

COMMUNITY DEVELOPMENT CODE REVIEW TEAM Summary of Requested Changes – September 11, 2013

Article 4

- Table 4.2.20.A – Reformat table to fit on one or two pages. If the table carries over to two pages, make sure the 2nd page indicates that the table is continued.
- Table 4.2.20.A – Change the description of "--" from "prohibited" to "not allowed."
- Change the name of "Security or Caretaker Quarters" to "Security Quarters."
- Make sure we have definitions of each of the accessory uses.
- 4.2.20.E.1c – Reword to read *"Air conditioner compressor units shall ~~not~~ be located in ~~any required yard.~~ the building envelope."*
- 4.2.30.E – Reword to read - *"**Design of Unit.** The unit shall maintain the architectural design, style, appearance and character of the principal single-family dwelling as a single-family residence. ~~Recreational vehicles and travel trailers shall not be used as accessory dwelling units.~~"*
- 4.2.30 – Add an item "I" which shall read – *"**No Recreational Vehicles and Travel Trailers.** Recreational vehicles and travel trailers shall not be used as accessory dwelling units."*
- 4.2.40.D – Provide a definition of "incidental sales" in Article X.
- 4.2.80.A.1 – Reword to read – *"The repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as outboard marine engines, lawnmowers, etc.); battery motors (such as golf carts, electric cars, etc.); or any other work related to automobiles and their parts;"*
- 4.2.80.E.3 – Reword to read – *"All storage areas for equipment and supplies associated with the home business shall be completely screened from view with a wood fence and/or landscaping. Equipment and supplies shall be stored in a manner so that they are not visible beyond the wood fence and/or landscaping. Storage of hazardous substances, other than substances of a type and quantity customarily associated with a home or hobby, is prohibited."*
- 4.2.120 – Research state and federal standards on removal of waste in Private Stables. Assess whether more stringent local standards are warranted or permitted by state statute.
- 4.2.130.A 1&2 – Reword to read – *"These standards are adopted in order to comply with applicable state and federal law, including the Federal Telecommunications Act of 1996; and control the location and*

screening of satellite dish antennae to lessen any impact on surrounding properties.” Reformat “B” and “C” accordingly.

- 4.2.130.C.3 – Staff will research if building codes address how a satellite dish is mounted to be resistant to high winds.
- 4.2.140 – Change the name of the accessory use to “Security Quarters.” Remove all references to “caretaker”.
- 4.2.140.C – Omit language prohibiting the security structure to be located in a freestanding structure. Reword to read *“No Mobile Homes. Security quarters are not permitted to be located within a mobile home.”*
- 4.2.150 – Revise Table 4.2.20.A to make Small Wind Energy Systems a special use in all but the T1 and T2 Districts.
- 4.2.150.K – Require a surety bond to guarantee the owner of a Small Wind Energy System will remove the tower, turbine, and blades when it becomes inoperable.
- 4.2.160.B – Reword to read *“**Height.** The system shall comply with the maximum height standards for the zone in which it is located, provided that a roof-mounted system shall not extend more than ~~15 feet~~ the width of the panel above the roofline of the structure on which it is mounted.”*
- 4.2.170.B – Reword to read *“**Height of Fencing.** Fencing shall be not less than four feet in height and, if equipped with a gate, shall have a childproof latch. Maximum fence height shall conform to the standards in Section 5.4.40, Height Requirements for Fences and Walls.”*
- 4.2.190.D.5 – Remove items c, d, e, and f and place them under another heading since they do not pertain to lighting.
- 4.2.190.D – Add a new item 6 that reads as follows *“6. Permitting: Docks located in navigable waterways require permitting through the U.S. Army Corps of Engineers and the State of South Carolina Ocean and Coastal Resource Office (OCRM). All other docks require OCRM permitting.”*
- 4.2.190.D – Add a new item 7 that reads as follows:

“7. **Miscellaneous**

- a. *No plumbing shall be allowed, except for water sinks and faucets. All toilets, port-o-lets, or any other means of sewage collection or disposal is strictly prohibited.*

- b. Boat lifts are allowed, provided that no portion of a boat when fully elevated shall extend higher than 12 feet above mean high water, excluding masts, tower, antennae, and outriggers.
- c. The use of docks shall be limited to private, non-commercial uses, except in the Commercial Fishing Village Overlay District.
- d. All docks, and associated boats secured thereto, shall be maintained to ensure safe usage and to prevent any potential hazard to navigation."