



JOINT REVIEW COMMITTEE
for the Draft Community Development Code
Wednesday, January 8, 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. Continued Discussion of Article 5. Supplemental to Zones, Division 5.12 Stormwater Standards
 - B. Summary of Requested Changes from December 18, 2013, 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 December 18, 2013, Joint Review Committee meeting video can be viewed at http://beaufort.granicus.com/MediaPlayer.php?view_id=2&clip_id=1309
- 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 – December 18, 2013

- 5.9.50 – Provide illustrations of neighborhood compatibility standards.
- 5.9.50.B2c – Reword to read: *“Exterior Appurtenances. Exterior appurtenances such as utility boxes, HVAC equipment, dumpsters, and vending machines ~~shall~~ should not be visible from adjacent single-family detached dwellings to the greatest extent practicable.”*
- Division 5.10 – Provide an illustration of an historic building.
- 5.10.50 – Revise first sentence to read: *“A ~~e~~Certificate of ~~a~~Appropriateness (see Section 7.2.120) (~~Certificate of Appropriateness~~) is required before a Building Permit can be issued for the exterior alteration, modification or addition to, or demolition of, a designated historic resource or before a Development Permit can be issued for any property on which is located one or more designated historic resources.*
- 5.10.70 – Remove the space in the word “approved.”
- 5.10.80 – Reword to read: *“An owner of private property on which a cemetery, burial ground, or grave is located must allow public access to the cemetery, burial ground, or grave in accordance with Sec. 27-43-310 of the South Carolina Code of Laws and Section 6.2.30.C3 of this code.”*
- 5.11.40.E – Reword to read: *“Trails are allowed in non-tidal wetlands where it is demonstrated they are essential to establish a crossing between different areas, or where the trail has an historical or recreational purpose. Trails shall be of boardwalk construction. The height of the boardwalk shall be above normal high water to ensure the boardwalk minimally disrupts plant life.”*
- 5.11.40.F – Consult Josh Gruber as to whether Beaufort County can require the restoration of damaged natural resources such as wetlands if they were damaged by a previous owner.
- 5.11.50.B – Reword to read: *“Structures, Septic Tanks, or Tile Fields within ~~50~~ 100 Feet of OCRM Baseline. On the seaward side only of the barrier islands (i.e., Bay Point, Little Capers, Daufuskie, Fripp, Harbor, Hilton Head, Hunting, Pritchards and St. Phillips Islands), no structure, septic tank, or tile field shall be constructed within ~~50~~ 100 feet landward of the OCRM baseline, or as required by OCRM, whichever is greater, except:”*
- Table 5.11.60.A – Revise table so that the setback for septic tanks and tile fields is 100 feet in T3 Edge, T3, and T4. Staff will look at incentivizing the use of stormwater best management practices to allow building and parking lot setbacks to be less than 50 feet and 100 feet respectively in the T3 Edge, T3, and T4 districts.
- 5.11.60.A – Provide an illustration that shows the relationship between the river buffer and building setbacks from the critical line.

- 5.11.60.K – Reword to read: *“**Private Trails.** Private Trails shall be permitted to cross the river buffer at reasonable intervals for access to the water. Horizontal trails through the river buffer, such as walking paths and bikeways, will be allowed with the following requirements:”*
- 5.11.70.B – Staff will research whether it is necessary to require plans approved by both SCDNR and USFWS and that if requiring both approvals will add unnecessary time to the permitting process.
- 5.11.90.B4 – Reword to read: *“The land on which the mitigation is to occur shall be on the project site, except that within the T4 district only, where existing lots may be too small to permit on site mitigation, the land on which mitigation is to occur may be off-site, if within an approved mitigation bank area such as the Beaufort County Rural and Critical Lands Preservation Program. All land used for mitigation shall be preserved as permanent open space.”* Check with Josh Gruber to make sure the Board is certified to do this.
- 5.11.100.B3 – Reword to read: *“All other trees equal to or greater than a diameter of 24 inches (DBH) except those identified as invasive species in Table 5.11.100.C.”*
- 5.11.100.C4 – Reword to read: *“A tree survey shall be less than five years old beginning from the application submission date for which the survey pertains. The Director ~~shall~~ may require that a new tree survey be undertaken at the applicant’s expense when it has been determined that a tree survey is more than five years old.”*
- Add a new table 5.11.100.D that details the cost of mitigation trees based on the tree species.
- 5.11.100.F1a3 – Reword to read: *“All other species of trees, not defined above, that are equal to or greater than a diameter of 30 inches DBH except those identified as invasive species in Table 5.11.100.C.”*
- 5.11.100.F3a – Reword to read: *“Those areas in which golf course clubhouses, cart barns, snack bars, rest facilities, maintenance buildings, storage areas, and parking lots are to be located and will adhere fully to all tree standards of this Section.”*
- 5.11.100.F3b – Eliminate the last sentence.
- 5.11.100.G3 – Eliminate this sentence.
- Table 5.11.110.A – Remove “picnic area” as a conditional use within tidal wetlands.