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CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070

**CITY COUNCIL SPECIAL MEETING AND
WORKSESSION AGENDA**

August 15, 2023

STATEMENT OF MEDIA NOTIFICATION

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

City Hall, Planning Conference Room, 1st Floor - 5:00 PM

Please note, this meeting will be broadcasted via zoom and live streamed on Facebook. You can view the meeting at the City's page; City Beaufort SC

I. CALL TO ORDER

A. Stephen D. Murray III, Mayor

II. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Proclamation proclaiming August 19 - 26, 2023 as USCB Sand Shark Week

III. NEW BUSINESS

A. Request from USCB to close Newcastle Street from Boundary to Calhoun Street and request waiver of the Noise Ordinance to host a Welcome Back to Campus Block Party on Tuesday, August 22, 2023, from 5:00 PM to 11:00 PM

IV. DISCUSSION ITEMS

A. Beaufort Development Code Changes regarding Zoning

V. ADJOURN



PROCLAMATION

WHEREAS, the University of South Carolina Beaufort is a fully accredited, comprehensive, baccalaureate institution within the University of South Carolina; and

WHEREAS, USCB provides specialized instruction in nineteen undergraduate degree programs and two graduate degrees to fulfill its mission to respond to regional needs, draw upon regional strengths, and prepare graduates to contribute locally, nationally, and internationally, and

WHEREAS, USCB is a primary regional resource for exceptionally skilled health-care professionals, teachers, hospitality managers, science-based researchers, and computational troubleshooters in the South Carolina Lowcountry, and

WHEREAS, USCB has a reputation for institutional prominence as a regional problem-solver, catalyst for progress, and engine for economic growth, and

WHEREAS, reports on the economic impact of higher education in Beaufort County indicate that 1,066 jobs, \$50.5 million in additional wage and salary income, \$122.4 million in economic output, and \$1.6 million in net government revenue are attributable to USCB each year; and

WHEREAS, this week USCB welcomes more than 2,100 students, their parents, other family members, and friends to campuses in Bluffton, Beaufort, and Hilton Head Island and to athletic facilities in Hardeeville for the start of the 2023 – 2024 academic year.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims the week of August 19-26, 2023, as

USCB SAND SHARK WELCOME WEEK

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 15th day of August 2023.

STEPHEN D. MURRAY III, MAYOR

ATTEST:

TRACI GULDNER, CITY CLERK



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/7/2023
FROM: Linda D. Roper
AGENDA ITEM TITLE: Request from USCB to close Newcastle Street from Boundary to Calhoun Street and request waiver of the Noise Ordinance to host a Welcome Back to Campus Block Party on Tuesday, August 22, 2023, from 5:00 PM to 11:00 PM
MEETING DATE: 8/15/2023
DEPARTMENT: Downtown Operations

BACKGROUND INFORMATION:

USCB is planning a Welcome Back to Campus Block Party for new and returning USCB students on August 22, 2023 from 7 PM to 9 PM. They are requesting to close Newcastle Street from Boundary to Calhoun Street which is between the dormitories and campus dining from 5 PM to 11PM to allow for set up and tear down of the event.

There will be a DJ playing music as well as activities and giveaways for the participants to enjoy. These activities will require a waiver of the City's Loud and Unseemly Noise Ordinance.

PLACED ON AGENDA FOR: Action

REMARKS:

City staff supports the request and will require a contract with City Police Department for services during the event.

City of Beaufort owns this section of Newcastle Street and does not require South Carolina Department of Transportation approval. Once City Council approves of the closure, we will notify SCDOT as well as other agencies.

ATTACHMENTS:

Description	Type	Upload Date
USCB request to Host Welcome Back Block Party	Cover Memo	8/7/2023



June 1, 2023

Linda Roper
Downtown Operations & Community Services Director
500 Carteret St., Suite B2
Beaufort, SC 29902

Dear Ms. Roper,

Thank you for your time yesterday during our phone conversation when we discussed our request to close Newcastle Street from Boundary to Calhoun for a Welcome Back to Campus block party for our new and returning USCB students. This location is between our dormitories and beside campus dining.

We currently plan to hold this event on Tuesday August 22, 2023, beginning at 7:00 p.m. and ending at 9:00 p.m. We would need two hours prior to the event to set up and two hours afterwards to clean up. So, in total we are requesting that the street be closed from 5:00 p.m. until 11:00 p.m. We can be flexible with these times if necessary.

We hope to make this a community event by inviting the Beaufort Area Hospitality Association and the Beaufort Chamber of Commerce to participate with food and give-away items and if desired, recruit our students for employment. We will welcome the neighboring retail establishments to participate as well. In addition, the University plans to rent some interactive games. We will also have a craft or two for the students to enjoy.

I understand that we should request a noise ordinance waiver since we are so close to neighboring homes and since we plan to have a DJ playing music. We are open to inviting the neighbors to join the fun. Our goal for this event, and others that may be planned in the future, is to connect our students with the Beaufort community as we very much want to be a vibrant addition to our town. We also know that engaged students are happy students and happy students persist to graduation. Students who graduate with a connection to our town may be more likely to stay in the area after graduation. We hope these types of activities can be a win-win for all.

Please let me know if there is more information that you need and do not hesitate to call me if you have questions. My mobile phone number is 561-523-8886. I look forward to working with you now and in the future.

Sincerely,

Alison Reynolds
USCB Student Life & Well-being



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 8/9/2023
FROM: Curt Freese, Community and Economic Development Director
AGENDA ITEM
TITLE: Beaufort Development Code Changes regarding Zoning
MEETING
DATE: 8/15/2023
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

Please see the attached memo from Curt Freese for background information.

PLACED ON AGENDA FOR: Discussion

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Memorandum	Backup Material	8/11/2023
Presentation	Backup Material	8/11/2023



CITY OF BEAUFORT
Community Development Department

SCOTT MARSHALL
City Manager

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CURT FREESE
Community Development
Director

Date: August 15, 2023

From: Curt Freese, Community Development Director

To: City Council

ISSUE: Beaufort Development Code Changes

BACKGROUND:

With major code changes under consideration with the MPC, this next session is to provide a future path of discussion for what is generally the core of any development code, zoning. The zoning issues listed below are for discussion and future direction, in which Staff will prepare draft amendments at the September Council Work-sessions for review, and recommendation to the Planning Commission. The items listed for discussion are those that citizens, developers, and Staff have all mentioned as potential issues, or opportunities. The list is not exclusive, and any other suggestions or items which come up as part of this process, are encouraged.

Zoning in the Form-Based Code:

Traditional zoning codes generally are very specific about the uses placed on the property. Generally, there are a number of zoning districts, which all call out the specific uses tied to the function of the district. For example, Mixed uses would only be allowed in mixed uses districts. The form-based code does not specify most uses with the thought that design or form should be the focal point of the regulation, not the legal use.

ZONING DISCUSSION ITEMS:

Height Transition:

Issue/Discussion: The most common feedback received from citizens is regarding height. The T-5 and T-4 districts, which are liberally provided along all of the major corridors, allow a mixture of 4 and 5 story uses. In many areas there are existing residential subdivision's adjoining these T-4 and T-5 areas, which are low density, one- or two-story residential buildings. The scale of the 4 and 5 story buildings is thus felt to be out of place to the surrounding neighborhoods. The same issue exists in the downtown/historic district. The zoning districts of



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T4 HN and T-5 DC allow three story maxes, with T-5 DC allowing 4 stories 15' behind the property line.

Traditionally, there have not been three- or four-story buildings in the historic district/downtown.

Potential Code Changes:

There are a few potential code edits to this address issue. 1) Create a height transition requirement: a maximum height no greater than the maximum height allowed in the adjacent zoning district for a certain distance (100' etc.). 2) Revise the height requirements of the specific districts.

Missing Middle/Lack of Mixed Uses:

Issue/Discussion: Thus far, the larger scale projects Beaufort has seen since the adoption of the form-based code have been single use style development projects—i.e. apartment complexes, shopping center only, etc. Such a development pattern is contrary to the goals of a form-based code which encourage walkable well-designed neighborhoods, with multiple residential product types to accommodate different income levels.

Potential Code Changes: consider requiring a mixture of uses, for projects over a certain minimum size (5 acres or more). Example, a 20-acre multi-family development would be required to build a percentage of their project as another use, such as commercial or townhomes, etc.

RMX/T5-UC Split Zoning:

Issue/Discussion: The primary corridors of Hwy 170/Hwy 21 are zoned with T-5 UC/RMX. T-5UC is the strictest and densest urban transect, while RMX is a more suburban based district. There is no process to choose which standard—which have much different requirements—nor has any policy been followed with previous planning administrations. The current administration is requiring a development to pick one of the standards and stick with it for all outparcels and future development—however, this has not been the case in the past. For example, the on-site parking requirements in T-5UC are half of what is required in RMX, with the idea there is street or urban like parking nearby, and yet projects that are suburban in nature are utilizing such standards. Finally, it is not recommended to ever have a split zoned lot.



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Potential Code Changes: There are a few options: 1) eliminate the split zoning and zone these areas either RMX or T5-UC; 2) set clear criteria in the code from the beginning as to the process of choosing between the two districts, including perhaps if some urban characteristics exist, the T-5UC district must be followed.

Accessory Dwelling Units:

Issue/Discussion: Accessory dwelling units provide options to create attainable housing on any lot. The current requirements are spread out in the code, and not consistent per district.

Potential Code Changes: Add Accessory Dwelling Units as a standalone use with requirements to make it easier for the addition of Accessory dwelling units to be developed.

Storage Uses in T-4/T-5

Issue/Discussion: Storage is not specifically called out in the zoning use category in the table of permitted uses. While storage can be made to look urban, the question is whether the use is more appropriate in an industrial district, and not high visibility, high traffic areas.

Potential Code Changes: If considered, the recommendation would be to remove the storage use from the transect districts of T-5/RMX and T-4.

Cleanup of Use-Specific Sections 3.3-3.9: Additional standards for uses are found by use category in Sections 3.3-3.9. The sections can be improved to include relabeling and classifying what is a Special Exception and what is a Conditional Use. Some uses are restricted within the context of this section, and not the table of uses. In addition, this is the only section that references specific requirements for T4-NA

Potential Code Changes: Rewrite and organize section based on conditional uses and special exceptions, and better organize the T4-NA standards.

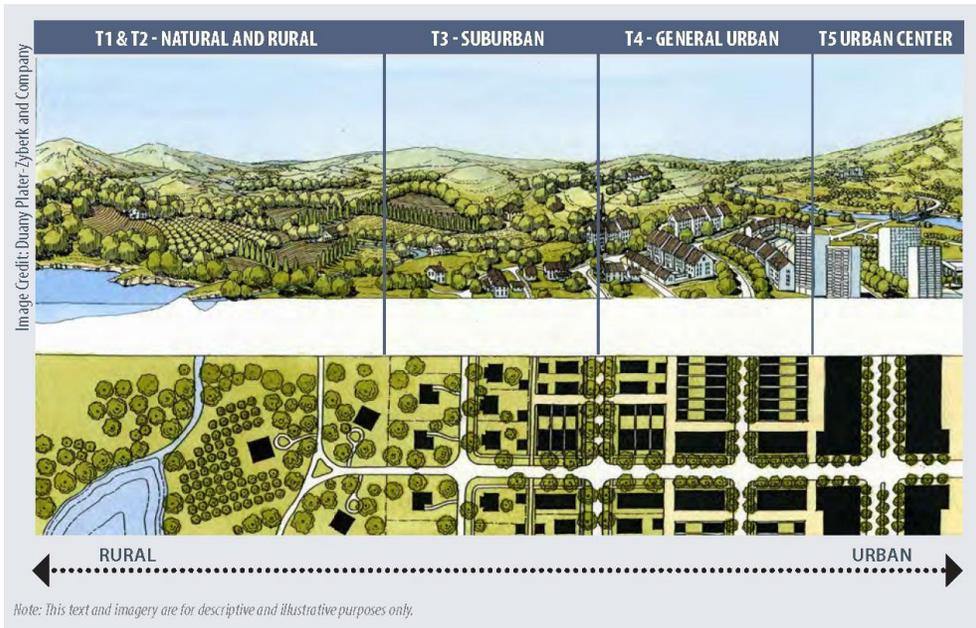


AUGUST 15 ,2023

TEXT AMENDMENTS TO CITY OF BEAUFORT
DEVELOPMENT CODE: ZONING



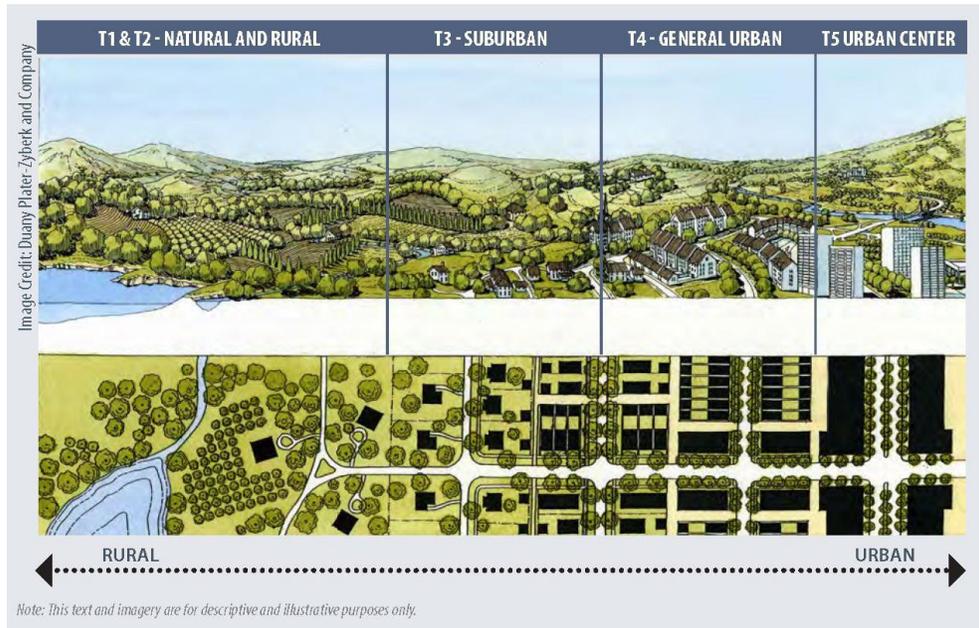
Zoning Presentation



- ✓ Discussion of the core of any development code, zoning.
- ✓ The items listed for discussion are those that citizens, developers, and Staff have all mentioned as potential issues, or opportunities for change.
- ✓ Staff will prepare draft amendments at the September and October Work sessions for review, and recommendation to the Planning Commission



Zoning Presentation



- ✓ Traditional zoning codes are very specific about the uses placed on the property.
- ✓ Zoning districts call out the specific uses tied to the function of the district. For example, Mixed uses would only be allowed in mixed uses districts.
- ✓ The form-based code does not specify most uses—in fact, most are generally listed as allowed apart from industrial in most districts
- ✓ Form-based codes state the design or form should be the focal point of the regulation, not the allowed use.



Height Transition



Issue: Height in Transect districts is the most common complaint

- Height in T-4 and T-5 districts is from 4-5 stories, with 2 story minimums.
- The scale of the 4 and 5 story buildings may seem out of place with some surrounding neighborhoods which are 1 and 2 story.



Height Transition



Potential Code Changes:

- Create a height transition requirement: a maximum height no greater than the maximum height allowed in the adjacent zoning district for a certain distance (100' for example).
- Revise the height requirements of the specific districts.



Missing Middle/Lack of Mixed Uses:

Issue: Many new projects have been single use style projects—e.g. apartment complexes, shopping center only, etc.

- Such a development pattern is contrary to the goals of a form-based code
- Form-based code encourages walkable, well-designed neighborhoods, with multiple residential product types to accommodate different income levels.



Missing Middle/Lack of Mixed Uses: Potential Code Changes:

- Require a mixture of uses, for projects with a property over a certain minimum size (5 acres or more). Example, a 20-acre multi-family development, would be required to build a percentage their project as another use, such as commercial or townhomes, etc.



RMX/T5-UC Split District:

Issue: The primary corridors of Hwy 170/Hwy 21 are zoned split zoning T-5 UC/RMX.

- T-5UC is the strictest and densest urban transect, while RMX is a more suburban based district.
- No code criteria to choose which zoning standard to follow; important as T-5 UC is urban and RMX is more suburban in requirements.



RMX/T5-UC Split District:

Potential Code Changes:

- Eliminate the split zoning and zone these areas either RMX or T-5 UC, or;
- Set a clear process from the beginning as to the process of choosing between the two districts, including perhaps if some urban characteristics exist, the T-5 district must be followed.





Accessory Dwelling Units:

Issues:

- Accessory dwelling units provide options to create attainable housing on any lot.
- The current requirements are spread out in the code, and not consistent per district.





Accessory Dwelling Units:

Potential Code Changes:

- Add Accessory Dwelling Units as a standalone use with requirements to make it easier for the addition of Accessory dwelling units to be developed.





Storage Uses in T-4/T-5:

Issues:

- Storage is not specifically called out in the zoning use category in the table of permitted uses.
- While storage can be made to look urban, the question is whether the use is more appropriate in an industrial district, and not high visibility, high traffic areas.





Storage Uses in T-4/T-5:

Proposed Code Changes:

- If considered, the recommendation would be to remove the storage use from the transect districts of T-5/RMX and T-4.





Cleanup of Sections 3.3-3.9:



Issues: Additional standards for uses are found by use category in Sections 3.3-3.9.

- The sections can be improved to include relabeling and classifying Special Exception and Conditional Uses.
- Some uses are restricted within the context of this section, and not the table of uses.
- In addition, this is the only section that references specific requirements for T4-NA



Cleanup of Sections 3.3-3.9:

Potential Code Changes: Additional standards for uses are found by use category in Sections 3.3-3.9.

- Rewrite and organize section based on conditional uses and special exceptions
- Better organize the T4-NA standards.



Development Code Update Process

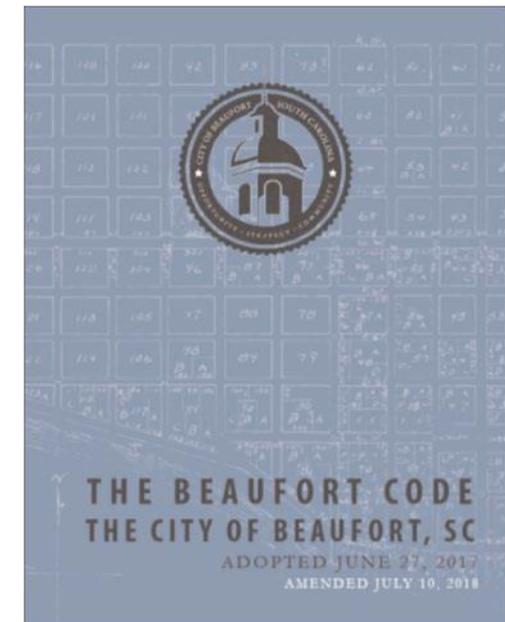


ENVISIONING THE FUTURE

- **August-September: Chapter 3: Zoning and Uses**

PRESERVING DESIGN

- **September-Oct. Chapters 4,5: Design and Landscaping Requirements, Appendix A**



Questions?

