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Passcode: 699289 Meeting ID: 879 0853 6648 Phone In: 1 929 205 6099



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

CITY COUNCIL REGULAR MEETING AGENDA
November 10, 2020

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."

REGULAR MEETING - Electronic Meeting - 7:00 PM

Please note, this meeting will be conducted electronically via Zoom and broadcasted via livestream on Facebook. You can view the meeting live via Facebook at the City's page City Beaufort SC.

I. CALL TO ORDER

II. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

- A. Character Education Proclamation - Roslin Arquette, Joseph Shanklin Elementary School

III. PUBLIC COMMENT

IV. PUBLIC HEARING

- A. Lady's Island Marina Village PUD Text Amendment

V. OLD BUSINESS

- A. Ordinance annexing parcels R100 029 000 004R 0000 (2506 Boundary Street) and R100 029 000 004T 0000 (6 Neil Road) into the corporate limits of the City of Beaufort, South Carolina - 2nd Reading
- B. Ordinance amending the City of Beaufort's Zoning map to include Parcels R100 029 000 004R 0000 (2506 Boundary Street) and R100 029 000 004T 0000 (6 Neil Road) to be zoned as T5-UC - 2nd Reading

VI. NEW BUSINESS

- A. Ordinance amending the City of Beaufort's Zoning map by rezoning Parcel R120 029 000 004F (46 Robert Smalls Parkway) from T5-UC to T5-UC/RMX - 1st Reading

VII. REPORTS

- City Manager's Report
- Mayor Report
- Reports by Council Members

VIII. ADJOURN



PROCLAMATION

WHEREAS, the character education movement reinforces the social, emotional and ethical development of students; and

WHEREAS, schools, school districts and states are working to instill important core ethical and performance values including caring, honesty, diligence, fairness, fortitude, responsibility, and respect for self and others; and

WHEREAS, character education provides long-term solutions to moral, ethical and academic issues that are of growing concern in our society and our schools; and

WHEREAS, character education teaches students how to be their best selves and how to do their best work; and

WHEREAS, the Eleven Principles of Effective Character Education include: Promoting core ethical and performance values; Teaching students to understand, care about and act upon these core ethical and performance values; Encompassing all aspects of the school culture; Fostering a caring school community; Providing opportunities for moral action; Supporting academic achievement; Developing intrinsic motivation; Including whole-staff involvement; Requiring positive leadership of staff and students; Involving parents and community members; and assess results and strives to improve; and

WHEREAS, the Beaufort County School District's Character Education program was formed to support parents' efforts in developing good character in their children; and

WHEREAS, the purpose of the Character Education program is to integrate good character traits into the total school environment, as well as into the community; and

WHEREAS, each school's counselor identified a list of character words and definitions deemed important regardless of a person's political leanings, race, gender or religious convictions; and

WHEREAS, the words are friendship, kindness, acceptance, courage, tolerance, respect, gratitude, compassion, citizenship, perseverance, honesty, integrity, self-control, forgiveness responsibility and cooperation; and

WHEREAS, Roslin Arquette was selected as the winner by Joseph Shanklin Elementary School. as the student of the month.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims October 2020 as

ROSLIN ARQUETTE JOSEPH SHANKLIN ELEMENTARY SCHOOL STUDENT OF THE MONTH

The City of Beaufort thereby pronounces *Courage/Tolerance* as the words for the month of October and applauds Roslin Arquette, the Beaufort County School District, and Joseph Shanklin Elementary School for their work and specifically honors Roslin Arquette as Joseph Shanklin Elementary School. Student of the Month.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 10th day of November 2020.

BILLY KEYSERLING, MAYOR

ATTEST:

IVETTE BURGESS, CITY CLERK



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 11/4/2020
FROM: Community and Economic Development Department
AGENDA ITEM
TITLE: Lady's Island Marina Village PUD Text Amendment
MEETING
DATE: 11/10/2020
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

Subject Document: Lady's Island Marina Village PUD, adopted January 10, 2006. Marina Village is a 5.64 acre mixed use infill redevelopment project located in the City of Beaufort, South Carolina. This mixed use project highlights a redeveloped and restored 80 slip modern marina facility. Currently, a new restaurant, which would be limited to 1,500 sq ft, is allowed only if the existing restaurant is removed.

Requested Amendment: The applicant, Tom Daniels on behalf of X Marks the Spot, LLC, is requesting to amend the PUD document as follows:

1. Amend the text on page 4 under the heading Regulating Plan by removing the double asterisks references and the text that reads "***Includes up to 1,500 sq. ft. restaurant use on the condition existing restaurant is removed."
2. Update the plan included in the PUD to combine the easternmost "Residential Area" and "Commercial Area" into one "Mixed-Use Area".

Reason for Requesting Amendment: This will allow greater development flexibility while not increasing the amount of allotted commercial development currently allowed by the PUD.



PLACED ON AGENDA FOR: Discussion

REMARKS:

Public hearing notices:

- On October 22, 2020 a classified ad was published in the Beaufort Gazette;
- On October 28, 2020 two Notice of Public Hearing signs were posted on the subject properties; and
- On October 29, 2020 a classified ad was published in the Island Packet.

ATTACHMENTS:

Description	Type	Upload Date
Text Amendment Application	Cover Memo	11/4/2020
Marina Village PUD	Cover Memo	11/4/2020



BEAUFORT CODE TEXT AMENDMENT APPLICATION

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: \$400

Receipt # 138761

ZA 20-02

OFFICE USE ONLY: Date Filed: 10/20 Application #: 21160

\$ PAID 10/20 CC

Submittal Requirements: All forms shall be complete and may be submitted digitally to Julie Bachety - jbachety@cityofbeaufort.org.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? [] Yes [X] No

Applicant Information

Applicant Name: THOMAS DANIELS ON BEHALF OF X MARKS THE SPOT DBA LADY'S ISLAND MARINA
Applicant Address: 73 Sea Island Pkwy # 10 Beaufort, SC 29907
Applicant E-mail: DANIELS@LADYSISLANDMARINA.COM Applicant Phone Number: 843 522 0430

Amendment Request Information

List section(s) of the Beaufort Code proposed to be changed: LADY'S ISLAND MARINA PUD
MAYNARD VILLAGE RD 11/10/06

List proposed modification(s) - attached separate page if necessary: PAGE 4: REMOVE
DUBIOUS ASTERISKS (XX) NOTE "2-ACCESSES UP TO 1500 SQ FT
(STATUS) USE ON THE CONDITION EXISTING (STATUS) IS REMOVED"

Reasons for requesting amendment: Commercial Development Flexibility
while not increasing size amount of allowed commercial
development currently offered in the PUD

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 10/20/20

Lady's Island Marina
Marina Village PUD
January 10, 2006

Adopted January 10, 2006
O-02-06

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Attachments:

- A. Conceptual Plan
- B. Legal Description

Marina Village

Project Description

Marina Village is a 5.64 acre mixed use infill redevelopment project located in the City of Beaufort, South Carolina. This mixed use project will highlight a redeveloped and restored 80 slip modern marina facility.

A public marsh boardwalk could eventually connect this marina property to adjacent developed properties along Factory Creek and the public boat landing, as well as to the swing-bridge and downtown Beaufort. The developer will allow public access via a walkway over the marsh in front of the property provided that all three of the following conditions are met: 1) the walkway created is a public project 2) the developer is not required to support financially the construction and/or maintenance of the walkway 3) both landowners on either side of the property also allow public access on walkways over the marsh in front of their properties.

Our conceptual design calls for multi-story structures that may have different uses on separate levels. Retail and commercial fit very well into the first floor areas in a storefront type setting similar to those in downtown Beaufort, while office and residential could utilize the upper levels. Also planned are residential town homes, condominiums, and Charleston style single family homes.

Regulating Plan

Land Use Table

Building Area	56,880 SF = . 1.3 ACRES
Parking, drives and walkways	87,120 SF = 2 ACRES
Open natural or planted spaces	101,587 SF = 2.34 ACRES

245,587 SF= 5.64 ACRES total 100%

Lot Type/Land Use

Multi family residential or single-family homes	58 units
Loft Units (above New General Commercial)	25 units
New General Commercial	22,000 sq. ft. **
Marina and existing building over the water	80 slips

Land Use Tables (General Intensities)

	<u>Sq. Ft.</u>	<u>Percentage</u>
1. Residential (with internal parking)	34,880	14.2%
2. New General Commercial w/Loft Units	22,000	8.9% **
<u>Total Gross building footprint</u>	<u>56,880</u>	<u>23.1%</u>
Surface parking, roads and walkways	87,120	35.5%
Open natural or planted areas	101,587	41.4%
<u>Total Site Area</u>	<u>245,587</u>	<u>100%</u>

* Does not include service, storage, or outdoor space.

** Includes up to 1,500 sq.ft. restaurant use on the condition existing restaurant is removed.

Parking Analysis

	<u>Modifier</u>	<u>Required</u>
Residential (58 units)	1 per unit	58
New General Commercial (22,000 SF)	1 per 300 sq. ft.	73
Loft Units (25)	0 per unit	0
Marina	N/A	21
Parking Required		152
25% re-development reduction		(38)
<u>Total Parking Required</u>		<u>114</u>
<u>Provided Parking</u>		
Surface lots		76
Residential		88
Total Parking Provided		<u>164</u>
Net Surplus (deficit)		<u>50 Extra Spaces</u>

Marina Village Development Standards

Lot Building and Design

Minimum Lot Width: 20'
 Minimum Lot Depth: 40'
 Maximum Site Coverage: 100%
 Maximum Height: 50' as measured by current City standards

Minimum Height: 20'
 Build to line (front US 21): 0'-12'
 Side set back: 0'
 Rear set back: 0'
 Minimum Porch/Awning coverage: 10%

Lot Layout

The tables above show the minimum lot sub-division, requirements. These lot areas are simply the total area that may be developed for the building site. Later sub-division of these areas will allow for smaller lots to be sold or leased as required. Some of the lots "front" open spaces, not right of ways or streets as required. Legal right of way access for these properties will be provided. The primary vertical wall of the building structures, including the length of the berm, that front US 21 will cover a minimum of 40% of the highway. A landscaped buffer and berm will be permitted to run along the western boundary and continue east along Highway 21 in back of sidewalk for 150'

GENERAL SPECIFICATIONS

Lot & Building Design

New buildings will be set back thirty feet (30') from the critical line. There may be special areas where the buildings may be set back no less than twenty feet (20') from the critical line. Special areas may comprise no more than twenty-five (25%) of the property along the critical line. No lot lines are required but would be necessary if the land is subdivided. Porches and overhangs are encouraged and permitted to encroach over lot lines.

Landscaping and Tree Ordinance:

The City of Beaufort's Village Center Landscaping and Tree ordinance will serve as a guideline to Marina Village. It is understood that this property is unique in size, shape and location and that the standards shall be applied in a flexible manner by the Corridor Development Board if justified. Specifically, the CDB will take into account existing footprints of parking areas, existing non-permeable surfaces and current buildings. It is understood that Marina Village could be subdivided into various parcels and that flexibility within the ordinance pertaining to internal landscape buffers and setbacks will be necessary for a successful and functional project. It is expressly the intent of this article not to stifle creativity or curtail imaginative solutions to the design process while allowing for the permitted land uses as outlined in this PUD document.

Permitted Uses:

General Commercial Zoning per the City of Beaufort zoning ordinance in effect at the date of adoption of this submittal.

Default Regulations:

For items not noted in this document, the City of Beaufort's General Commercial zoning ordinance in effect at the date of adoption of this submittal shall take effect.

Signage:

The sign regulations in the Unified Development Ordinance shall apply to this property, with the following addition: One freestanding sign of 32 square feet per side with a maximum height of 10' will be allowed. This sign shall be set back 10' from the property line. If the sign is greater than 24 square feet, the sign shall be a monument sign.

Fire Access:

New buildings will fully comply with the Current City of Beaufort Building and Life Safety Codes. Final Street design will incorporate design turning radii of City Fire Equipment.

Design Review Board:

The Design Review Board will have jurisdiction over design standards to insure consistency within the Village Center and will use the City of Beaufort's Lady's Island Village Center guidelines.

Utility access

Utilities are presently served and available to this property. Marina Village will use the existing water, sewer and power along US 21.

Drainage Requirements

The South Carolina Department of Health and Environmental Control's office of Ocean and Coastal Resource Management (OCRM) requires that the first half (1/2) inch of runoff over the entire site or the first one (1) inch of runoff over the built upon portion of the site, whichever is greater, be stored and released over a twenty-four hour (24) period. We are planning to retain the greater amount required. Storm water runoff for this site will be collected into OCRM approved underground retention and filtration systems.



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 10/22/2020
FROM: Tidewater Development Group
AGENDA ITEM TITLE: Ordinance annexing parcels R100 029 000 004R 0000 (2506 Boundary Street) and R100 029 000 004T 0000 (6 Neil Road) into the corporate limits of the City of Beaufort, South Carolina - 2nd Reading
MEETING DATE: 11/10/2020
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

Subject Parcels: 2506 Boundary Street (PIN: R100 029 000 004R 0000) and 6 Neil Road (PIN: R100 029 000 004T 0000)

Current Zoning [County]: Both parcels are currently zoned C5RCMU Regional Center Mixed Use

Current Land Use: Automotive repair shop on northern parcel, and commercial landscaping business on southern parcel.

Future Land Use: The Vision Beaufort 2009 Comprehensive Plan designates these parcels as within the Neighborhood Mixed-Use (G-3A) Framework Zone. The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors, and the neighborhood mixed-use (G-3A) designation is intended for mixture of uses intended to serve the surrounding neighborhoods.

Requested Zoning: Contingent on annexation, the applicant has requested that the parcels be zoned T5-Urban Corridor (T5-UC) District

PLACED ON AGENDA FOR: Action

REMARKS:

Annexation of the two parcels will contribute to filling in a "donut hole" within the city's jurisdictional boundary.

Conversion (re-zoning) to T5-UC is in accordance with the comprehensive plan [p. 55].

The adjacent city zoning is T5-UC.

First Reading was held on October 27, 2020.

The MPC recommended approval of both the annexation and the proposed zoning to T5-UC.

A public hearing was held regarding the zoning on October 13, 2020.

ATTACHMENTS:

Description	Type	Upload Date
Map	Backup Material	10/22/2020
Annexation Petition	Exhibit	10/22/2020
Zoning Application	Exhibit	10/22/2020
Comp Plan Framework Plan (FLUM)	Backup Material	10/22/2020
T5-UC Permitted Uses	Backup Material	10/22/2020
Staff Report to MPC	Backup Material	10/22/2020
Annexation Ordinance	Backup Material	10/23/2020
Zoning Ordinance	Backup Material	10/23/2020



TO THE MEMBERS OF)
CITY COUNCIL)
CITY OF BEAUFORT, SOUTH CAROLINA)

PETITION OF ANNEXATION

We, the undersigned freeholders, pursuant to Section 5-3-150, South Carolina Code of Laws, 1976, as amended, do pray that your Honorable Body accept the petition and annex the enclosed described area, and enact an Ordinance declaring the area annexed to the City of Beaufort with full City privileges accorded to, and responsibilities required of, the said residents thereof and the lands and properties and businesses erected therein, subject only to the conditions, provisions, and limitations hereinafter set forth. The said annexation shall be upon terms, limitations, provisions, and conditions as follows:

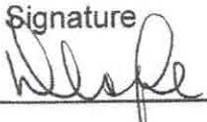
The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter and general special laws of South Carolina applicable to the City of Beaufort, and subject to the existing ordinances of the City.

The petitioning area to be annexed is described as follows:

The site address is 2506 Boundary Street, Beaufort SC 29906 & 6 Neil Road, Beaufort SC 29906.

TMS R100 029 000 004R 000 & R100 029 000 004T 0000

Plat of area to be annexed and list of freeholders are attached hereto.

Name (print)	Address	Signature	Date of Signature
Corfe LLC	2506 Boundary Street, Beaufort SC 29906 & 6 Neil Road, Beaufort SC 29906		8/20/2020



REZONING APPLICATION (EXCEPT FOR PUDS)

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

PAID
9/9/20 CK

Application Fee: \$200 +
\$10 for each additional lot
Receipt # 1397939

R220 -

OFFICE USE ONLY: Date Filed: 9/3 Application #: 20897 Zoning District: _____

Submittal Requirements: You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots of properties under the same ownership. 1 hardcopy of all application materials are required along with a digital copy.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Owner and Property Information

Property Address: 2506 Boundary Street & 6 Neil Road, Beaufort SC 29906

Property Identification Number (Tax Map & Parcel Number): R100 029 000 004R 000 & R100 029 000 004T 000

Applicant Name: Tidewater Development Group

Applicant Address: 2923 Crescent Ave, Homewood AL 35209

Applicant E-mail: Andrew@tidewaterdev.com Applicant Phone Number: 205.223.4850

Property Owner (if other than the Applicant): Corfe LLC

Property Owner Address: 2506 Boundary Street & 6 Neil Road, Beaufort SC 29906

Have any previous applications been made for a map amendment affecting these same premises? () YES (X) NO

If yes, give action(s) taken: _____

Present zone classification: Beaufort County - Regional Center Mixed-Use (C5RCMU)

Requested zone classification: T5-Urban Center (T5-UC)

Total area of property: 0.56 AC (2506 Boundary Street), 0.73 AC (6 Neil Road)

Existing land use: Commercial

Desired land use: Commercial

Reasons for requesting rezoning: The current zoning within Beaufort County allows the proposed used but restricts the layout from functioning as intended.

Applicant's Signature: [Signature] Date: 9/2/20

NOTE: If the applicant is not the property owner, the property owner must sign below.

Property Owner's Signature: [Signature] Date: 9/3/2020



VISION BEAUFORT

2009 Comprehensive Plan

BEAUFORT LAND USE FRAMEWORK PLAN

The Framework Plan is a macro-level planning tool developed as a part of the 2009 Comprehensive Plan Update process. The Framework Plans provides a more fine-grained approach to land use policy recommendations. It is based on focusing growth in walkable nodes in areas that are served by infrastructure and away from areas that are environmentally sensitive. While it is coded to the parcel level, it is not intended to replace the zoning map. Rather, it is an aggregation of a series of zoning categories that combine to form neighborhoods and sectors.

Once adopted, the Framework Plan can more easily be adapted to the existing zoning categories in the city's zoning or serve as a basis for a full conversion to a form-based code in the future.

Contact Information:
The City of Beaufort
Department of Planning and Development Services
302 Carteret Street
PO Drawer 1167
Beaufort, South Carolina 29902
(843) 525-7011



- PRESERVED OPEN SPACE (O-1)**
The O-1 sector represents the basic "green infrastructure" of the community providing critical habitat for wildlife; protection of water quality and protection from flooding and erosion; and needed recreation and greenspace for the human habitat. This category, indicated in dark green on the Framework Map, comprises lands that are already non-developable, such as wetlands, conservation easements, required stream buffers, and parks.
- RURAL/CONSERVATION LANDS (O-2)**
This sector includes areas that are prime candidates for moving into the O-1 sector through conservation easements or other open space acquisition/protection measures. This sector consists of lands that should be off-limits to development except occasional conservation neighborhoods at very low densities due to environmental conditions, urban service factors, and proximity to the MCAS operations.
- GROWTH RESERVE SECTOR (GR-1)**
The GR-1 sector is intended as a holding zone or reserve area for future urbanization in the northern Beaufort County region. Care should be taken to ensure that this area not be developed as a low-density suburban subdivision as there is sufficient land area to create an urban center supported by walkable neighborhoods.
- MODERATE DENSITY RESIDENTIAL NEIGHBORHOODS (G-1)**
The G-1 sector is intended for relatively moderate density residential development. It includes areas that are not likely locations for redevelopment, as well as lands that are not proximate to thoroughfares and are not projected to be high growth areas due to limited access to transportation networks, existing services, and utilities. In addition, poor/wet soils that not typically appropriate for development are included in this sector, which is intended for relatively low-density development.

- URBAN NEIGHBORHOODS/TNDs (G-2)**
The G-2 sector contains denser, mixed-use development at the scale of neighborhood centers, indicated by the small (1/4 mile) circles, and suburban, residential development at the scale of walkable "traditional neighborhoods" shown in orange. This type of residential development creates an identifiable center organized around a small public square or green, often with some civic facilities or a building such as a church or a small store.
- NEIGHBORHOOD MIXED USE & CORRIDOR MIXED USE (G-3)**
The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.
- DOWNTOWN BEAUFORT (G-4)**
This sector is comprised of areas with existing development, with a relatively dense street grid, and which are appropriate for redevelopment or additional development. This area is, in large respect, appropriate for redevelopment and new infill development and well served with infrastructure (roads, utilities, etc.), and access to services and amenities.

- CIVIC & INSTITUTIONAL USES**
In addition to the geographic sectors, the Framework Plan indicates two related special land uses: the existing schools and other civic sites such as the hospital, the university and technical college, and the library. These civic and institutional uses properties are related to the community's permanent civic and green infrastructure since large pieces of land on many these properties will continue to be undeveloped open space.
- INDUSTRIAL/EMPLOYMENT CENTERS: SPECIAL DISTRICT (SD)**
As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.
- NEIGHBORHOOD CENTERS**
Neighborhood Centers, shown as the small black circles on the Framework Map, are based on a 1/4 mile radius (a typical 5-minute walk) from a key intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing.
- REGIONAL CENTERS**
Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map.

T5-DOWNTOWN CORE DISTRICT (T5-DC)

The T5-Downtown Core district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments. A tight network of streets, including those in Beaufort’s historic commercial downtown, allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.



T5-URBAN CORRIDOR DISTRICT (T5-UC)

The T5-Urban Corridor district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. A tight network of streets allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.



District. Conditions may be listed in the “Additional Standards” section as appropriate. Other uses permitted in the general T4-N district may have special conditions for T4-NA; those conditions are also listed in the additional standards section as appropriate.

G. **Prohibited Uses (—):** The use is prohibited in the specified district.

3.2 TABLE OF PERMITTED USES

Land uses in transect-based and conventional districts shall be permitted in accordance with the table below. Special provisions related to uses in the AICUZ Overlay District are in Section 2.7.4. The zoning designation of water is the same as the land it is adjacent to.

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation — Minor											
P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use												

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
	C	C	C	C	C	C	C	C	C	C	—	

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use



Staff Report for Metropolitan Planning Commission

From the Department of Community and Economic Development

October 19, 2020

1 SUBJECT

Annexation and rezoning of two contiguous parcels totaling approximately 1.29 acres and located at 2506 Boundary Street and 6 Neil Road. Both parcels are currently zoned C5RCMU Regional Center Mixed Use. Contingent upon annexation, the requested zoning for both parcels are T5-Urban Corridor (T5-UC) District. Applicant: Tidewater Development Group, on behalf of the property owner, Corfe LLC.

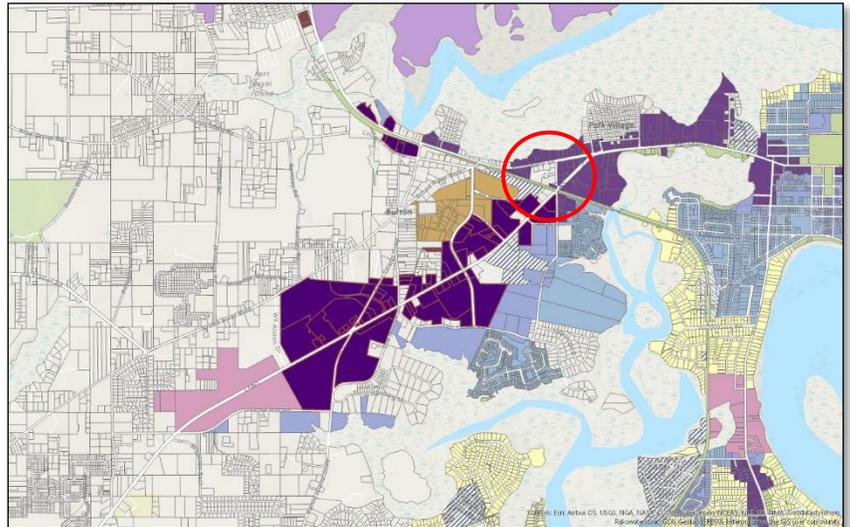
Annexation: The applicant has requested the annexation of two contiguous parcels into the City of Beaufort: the northern parcel is located at 2506 Boundary Street (PIN R100 029 000 004R 0000) and the southern parcel is located at 6 Neil Road (PIN R100 029 000 004T 0000).

Requested Zoning: Contingent on annexation, the applicant has requested that both parcels be zoned T5-Urban Corridor (T5-UC) District.

Size: Northern parcel is 0.56 acres and southern parcel is 0.73 acres, totaling +/-1.29 acres.

Current Zoning [County]: Both parcels are currently zoned C5RCMU Regional Center Mixed Use.

Current Land Use: Automotive repair shop on northern parcel, and commercial landscaping business on southern parcel.



Future Land Use: The *Vision Beaufort 2009 Comprehensive Plan* designates these parcels as within the Neighborhood Mixed-Use (G-3A) Framework Zone. The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors, and the neighborhood mixed-use (G-3A) designation is intended for a mixture of uses predominantly serving the surrounding neighborhoods.

In accordance with 10.2.1.C.3 and of *The Beaufort Code* the Metropolitan Planning Commission shall have the power and duty to recommend the annexation of parcels into the City limits for adoption by City Council.

In accordance with 10.2.1.C.4 of *The Beaufort Code* the Metropolitan Planning Commission shall have the power and duty to review and make recommendations concerning all requests for zoning within the growth area.

Public Hearing: Scheduled for October 13, 2020 at 7 pm in City of Beaufort Council Chambers.

2 STAFF ASSESSMENT

The subject parcels are contiguous with the City of Beaufort's primary service area. This satisfies the *Vision Beaufort 2009 Comprehensive Plan's* Framework Plan recommendation that "annexation areas should be contiguous to the primary service area or within a maximum of 2 miles" (pg. 73). The petition for annexation conforms with South Carolina Code Section 5-3-150 (3), which authorizes this method of annexation of privately owned property.

The applicant has requested that the subject parcels be zoned T5-Urban Corridor (T5-UC) District upon annexation. As described in The Beaufort Code, T5-UC District consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. To help guide individual zoning decisions, the Comprehensive Plan includes a Framework Plan Conversion Matrix table that identifies the appropriate Transect Zone(s) and Zoning Categories for each Framework Zone. The subject parcels are located within the Neighborhood Mixed-Use (G-3A) Framework Zone, and the conversion matrix identifies the T5-Urban Corridor (T5-UC) District as compatible with this framework zone.

The Framework Plan also identifies the subject parcels as being within a designated regional center. Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. The requested T5-UC District is appropriate for parcels located within a designated regional center.

3 STAFF RECOMMENDATION

Annexation: Approve

Requested Zoning of parcels to T5-UC District (contingent on annexation): Approve

ORDINANCE

AMENDING THE CITY OF BEAUFORT'S ZONING MAP TO INCLUDE PARCELS R100 029 000 004R 0000 (2506 Boundary Street) AND R100 029 000 004T 0000 (6 Neil Road) TO BE ZONED AS T5-UC

WHEREAS, the State of South Carolina has conferred to the City of Beaufort the power to enact ordinances "in relation to roads, streets, markets, law enforcement, health, and order in the municipality or respecting any subject which appears to it necessary and proper for the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government in it . . ." as set forth in *Code of Laws of South Carolina*, Section 5-7-20; and

WHEREAS, the City of Beaufort adopted the *Beaufort Code* by reference on June 27, 2017, as set forth in section 5-6001 of the *Code of Ordinances Beaufort, South Carolina*; and

WHEREAS, the amendment of the zoning map is "for the general purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare" in accordance with *Code of Laws of South Carolina*, Section 6-29-710; and

WHEREAS, an annexation petition for parcels R100 029 000 004R 0000 (2506 Boundary Street) and R100 029 000 004T 0000 (6 Neil Road) located within the municipal boundaries of the City of Beaufort has been presented to the City Council; and

WHEREAS, the zoning map amendment is compatible and in accordance with the vision and goals of the City of Beaufort; and

WHEREAS, this vision and these goals were established through a democratic process and with public input and public participation; and

WHEREAS, these goals were recorded in the form of a comprehensive plan for all to see and reference; and

WHEREAS, the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and

WHEREAS, the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and

WHEREAS, with regard to the annexed parcel, a zoning of T5-UC is consistent and compatible with adjacent zoning; and

WHEREAS, any future development of the property will be able to take advantage of existing infrastructure; and

WHEREAS, the Metropolitan Planning Commission, on October 19, 2020, recommended approval of the zoning designation of T5-UC of the parcels to be annexed; and



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 11/5/2020
FROM: Lisa Wandrick
AGENDA ITEM TITLE: Ordinance amending the City of Beaufort's Zoning map by rezoning Parcel R120 029 000 004F (46 Robert Smalls Parkway) from T5-UC to T5-UC/RMX - 1st Reading
MEETING DATE: 11/10/2020
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

Subject Parcel: 46 Robert Smalls Parkway (PIN:R120 029 000 004F 0000).

Current Zoning: The parcel is currently zoned T5-UC (T5-Urban Corridor)

Current Land Use: Indoor recreation, mini-storage rental.

Requested Zoning: The applicant has requested that the parcel be zoned T5-Urban Corridor District/Regional Mixed-Use (T5-UC/RMX).

PLACED ON AGENDA FOR: Action

REMARKS:

The adjacent city zoning is T5-UC/RMX.

The request to rezone the subject parcel from the current T5-Urban Corridor District (T5-UC) District to the T5-Urban Corridor District/Regional Mixed-Use (T5-UC/RMX) is consistent with both the Comprehensive Plan and the Civic Master Plan, as the RMX District's intensity accommodates region- and community-serving commercial and business uses, as well as highway-oriented businesses.

The request is compatible with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood.

The property is well situated for future development as T5-UC/RMX in terms of size, location, regional access, and vicinity to employment centers.

Staff is unaware of any archaeological or cultural resources on the property.

The slightly broader range of uses and increase in maximum area of free-standing sign(s) would result in the property being more marketable.

The MPC recommended approval of the proposed zoning of T5-UC/RMX.

A public hearing was held regarding the zoning on October 13, 2020.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	11/5/2020
Map	Backup Material	11/5/2020
Plat	Backup Material	11/5/2020
T5-UC/RMX Comparison	Backup Material	11/5/2020
Beaufort Framework Map	Backup Material	11/5/2020
Report to MPC	Backup Material	11/5/2020
Recommendation letter	Backup Material	11/5/2020
Ordinance	Ordinance	11/5/2020



REZONING APPLICATION (EXCEPT FOR PUDS)

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: \$250 +
\$10 for each additional lot
Receipt # 137581

OFFICE USE ONLY: Date Filed: 8/20 Application #: 20926 Zoning District: T5-UC

Submittal Requirements: You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots of properties under the same ownership. 12 copies of all application materials are required.

\$ PAID
8/20/20CC

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Owner and Property Information

Property Address: 46 ROBERT SMALLS PKWY

Property Identification Number (Tax Map & Parcel Number): R120-029-000-004F-0000 Book 39 Pg 6

Applicant Name: LISA WANDRICK

Applicant Address: 46 MERIDIAN RD, BEAUFORT, SC 29907

Applicant E-mail: LISA_WANDRICK@YAHOO.COM Applicant Phone Number: 404-680-3756

Property Owner (if other than the Applicant):

Property Owner Address:

Have any previous applications been made for a map amendment affecting these same premises? YES NO

If yes, give action(s) taken:

Present zone classification: T5-UC

Requested zone classification: T5-UC/RMX

Total area of property: 18907.73 Sq. Ft. (0.43 Acres)

Existing land use: INDOOR RECREATION, MINI STORAGE RENTAL

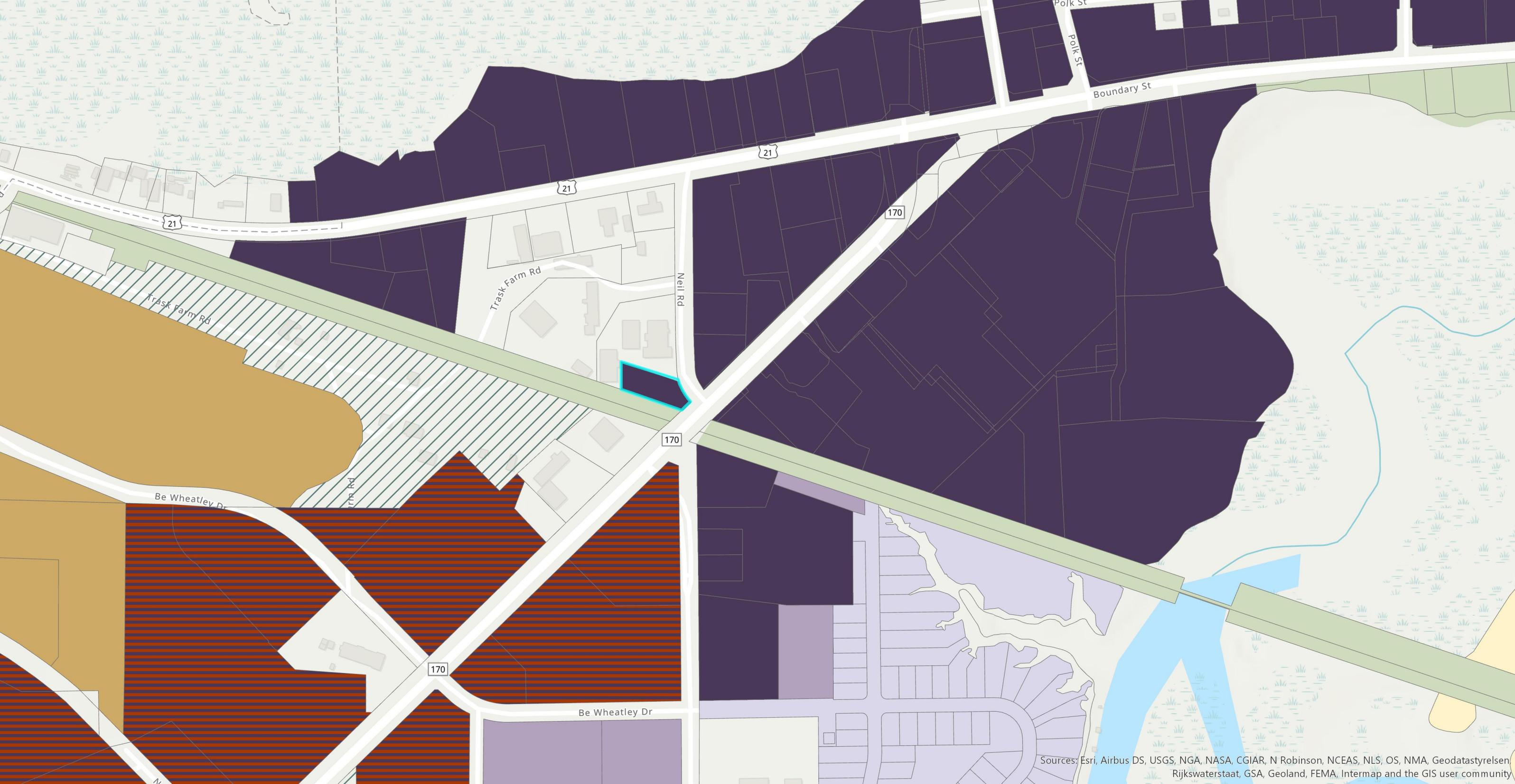
Desired land use: SHORT TERM SAME; LONG TERM FLEXIBILITY

Reasons for requesting rezoning: CONFORM W/PROPERTIES TO THE WEST ON ROBERT SMALLS PKWY AND PROVIDE GREATER FLEXIBILITY FOR FUTURE USE.

Applicant's Signature: Lisa Wandrick Date: 8-20-2020

NOTE: If the applicant is not the property owner, the property owner must sign below.

Property Owner's Signature: Date:



21

21

21

170

170

170

Polk St

Boundary St

Trask Farm Rd

Neil Rd

Trask Farm Rd

Be Wheatley Dr

Be Wheatley Dr

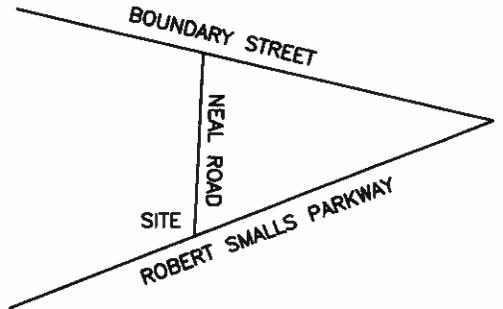
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



GASQUE & ASSOCIATES INC.

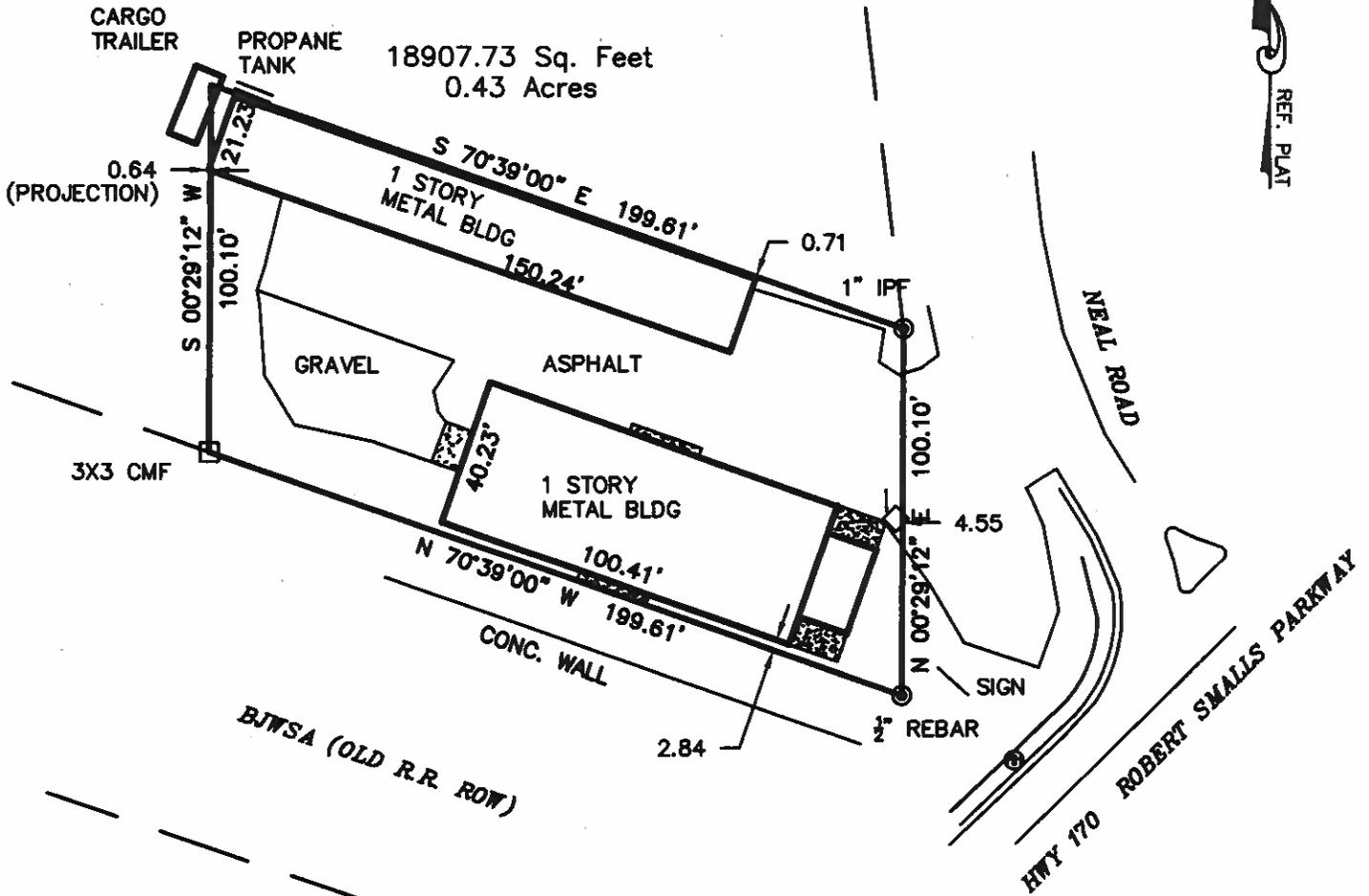
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE

N/F MARK A. BUSKIRK



ASBUILT SURVEY PREPARED FOR
RICHARD MARTIN

THIS PROPERTY BEING A PORTION OF LAND AS SHOWN ON A PLAT BY DAVID E. GASQUE DATED 6/13/90 AND RECORDED IN PLAT BOOK 39 PAGE 66 BEAUFORT COUNTY RMC. PORT ROYAL ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA TAX MAP: R100-029-000-004F-0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY IS IN FLOOD ZONE "C" AS PER FEMA FIRM PANEL NUMBER 450025 0065 D. DATED 9/29/86

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO RICHARD MARTIN THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 1 SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



SCALE: 1"=50'

DATE: 6/15/15

DAVID E. GASQUE, R.L.S. JOB # 43260
 S.C. REGISTRATION NUMBER 10506 FB#868/TT DSGN#5
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

David E. Gasque
 6-17-15

T5-DOWNTOWN CORE DISTRICT (T5-DC)

The T5-Downtown Core district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments. A tight network of streets, including those in Beaufort’s historic commercial downtown, allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.



T5-URBAN CORRIDOR DISTRICT (T5-UC)

The T5-Urban Corridor district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. A tight network of streets allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.



2.3.3 SUMMARY OF CONVENTIONAL DISTRICTS

REGIONAL MIXED-USE (RMX)

The RMX district's intensity accommodates region- and community-serving commercial and business uses, as well as highway-oriented businesses. Development form supports a high-quality commercial character coordinated with a uniform streetscape that enables pedestrian and transit access.



LIGHT INDUSTRIAL DISTRICT (LI)

The LI district permits office, manufacturing, industrial, and warehousing uses, as well as their supporting uses. Moderate to high intensities are permitted to achieve maximum land utilization that will also accommodate small businesses and start-up or incubator businesses. It also allows for larger industrial parks where appropriate.



INSTITUTIONAL & CAMPUS DISTRICT (IC)

The IC district supports generally non-residential institutions and employment areas that are designed in a campus-like setting, such as hospitals, universities, research facilities, and offices. It is intended to ensure that these unique institutions are designed to be compatible with their surroundings and the rest of the city.



MANUFACTURED HOME PARK DISTRICT (MHP)

The MHP district provides a sound and healthy residential environment that is sufficient to meet the needs of inhabitants living in manufactured homes, to protect manufactured home parks from encroachment by incompatible uses, and to encourage the consolidation of manufactured homes into manufactured home parks.



MILITARY RESERVATION DISTRICT (MR)

The MR district is applied to existing military bases and Department of Defense lands, and provides for military facilities and all supporting activities, such as housing, offices, and services that are on base land, even though they would otherwise be considered separate uses. Military property is under jurisdiction of the federal government. Recommendations and standards for this district are not included since these lands are federally owned, and are typically not subject to city regulations.



2.4: DISTRICT DEVELOPMENT STANDARDS

2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	9,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	30% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out ²	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
¹ This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater). ² See Section 2.5.1.B for additional frontage build-out standards.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; <i>for infill lots also see Section 2.5.2</i>	20 ft min	15 ft min	average Prevailing Setback on block	0 ft min	0 ft min	0 ft min
	No max	30 ft max ³		15 ft max	max. Prevailing Setback on block	15 ft max
2. Side Setback - Corner /Alley	15 ft min	6 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max
3. Side Setback - Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport Setback (from front facade) ^{5,6}	5 ft min	5 ft min	attached garages shall only be accessed via an alley; garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback - Corner / Alley ⁵	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) ⁵	5 ft min	20 ft min	20 ft min	20 ft min	shall be located behind primary building and accessed via alley or side street ⁷	
³ When lot width is 75 ft or greater, there is no maximum front setback. ⁴ Garage doors shall be 15 ft min from alley centerline. ⁵ In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way. ⁶ The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard. ⁷ Also see Section 2.5.7 (Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height - see Section 2.6	No min	No min	No min	2 stories min ⁸	2 stories min	2 stories min ⁸
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.	3 stories max at property line, see 2.6.1.G	5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max
3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max ⁹	160 ft max ⁹
⁸ 2 stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3 ⁹ Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.						
E. PARKING PAD LOCATION - there are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions						
1. Front Setback	there are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.		40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback - Corner			5 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback			5 ft min	5 ft min	0 ft min	0 ft min

2.4.2 CONVENTIONAL DISTRICT STANDARDS

General standards for development in the Regional Mixed-Use (RMX), Light Industrial (LI), Institutional & Campus (IC), and Manufactured Home Park (MH) districts are outlined in the table below. Land designated as Military Reservation (MR) district is under the jurisdiction of the federal government; the City has no development standards for these lands.

DISTRICT	RMX	IC	LI	MH	MR
A. RESIDENTIAL DENSITY ¹					
1. Residential Units/Acre	30 units/acre max	30 units/acre max	n/a	7 units/acre max	Exempt
B. LOT SIZE & BUILDING FORM					
1. Minimum Lot Width ²	60 ft min	50 ft min	50 ft min	150 ft min	Exempt
2. Lot Size ²	6,000 sf min	5,000 sf min	10,000 sf min	5 acres	
3. Impervious Surface Coverage	65% max	65% max	N/A	N/A	
4. Building Height	4 stories	4 stories	4 stories ³	2 stories	
¹ Measured as gross density—calculation of acreage includes land occupied by rights-of-way, parks, open space, and other non-residential uses. ² Where properties are accessed via a rear alley or lane, this standard may be decreased by 25%. ³ In industrial parks larger than 50 acres, the height limit is permitted to increase to 10 stories unless otherwise restricted by the AICUZ.					
C. PRINCIPAL BUILDING PLACEMENT ⁴					
1. Front Setback - Primary	10 ft min	10 ft min	15 ft min	25 ft min	Exempt
	60 ft max ⁵	Max setback shall not exceed average max setback on same side of block; build-to line of adjacent T-zone shall also be considered	n/a	n/a	
2. Side Setback - Corner	10 ft min	5 ft min; max setback shall not exceed average setback on same side of block; build-to line of adjacent T-zone shall also be considered	15 ft min	15 ft min	
3. Side Setback - Interior	10 ft min; 15 ft min when abutting any Transect-based district	10 ft min.; 25 ft min when abutting T3 districts	0 ft min 25 ft min when abutting other districts	15 ft min	
4. Rear Setback	15 ft min	25 ft min	10 ft min 25 ft min when abutting other districts	15 ft min	
⁴ See Section 5.5.1 for additional buffer requirements ⁵ When corridor buffer requirements - Section 5.5.1.B - are required, the maximum front setback may be increased to no greater than 50 feet behind the buffer					
D. ACCESSORY BUILDING PLACEMENT ⁶					
1. Side Setback - Corner	10 ft min	10 ft min	10 ft min	10 ft min	Exempt
2. Side Setback - Interior	5 ft min	5 ft min	0 ft min 25 ft min when abutting other districts	5 ft min	
3. Rear Setback	5 ft min	5 ft min	10 ft min 25 ft min when abutting other districts	5 ft min	
⁶ Also see Accessory Uses & Structures in Section 3.11					
E. PARKING LOCATION					
1. Parking Location	Parking areas and drive aisles shall be located in the side or rear yard whenever possible. Parking areas and drive aisles shall not be located within the front setback, but may be placed in front of the building. However head-in rows of parking shall not be permitted to front Primary Streets. Diagonal rows of parking shall not front Primary Streets except as part of a slip or frontage-road design, or when there are less than 10 consecutive spaces. Where 10 or more parking spaces are required, the majority of the parking shall be located in the side or rear of the building.		n/a	n/a	Exempt

District. Conditions may be listed in the “Additional Standards” section as appropriate. Other uses permitted in the general T4-N district may have special conditions for T4-NA; those conditions are also listed in the additional standards section as appropriate.

G. **Prohibited Uses (—):** The use is prohibited in the specified district.

3.2 TABLE OF PERMITTED USES

Land uses in transect-based and conventional districts shall be permitted in accordance with the table below. Special provisions related to uses in the AICUZ Overlay District are in Section 2.7.4. The zoning designation of water is the same as the land it is adjacent to.

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												3.3
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												3.5
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation — Minor											
P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use												

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												3.9
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
<i>P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use</i>												

B. Landscaping Installation and Guarantee:

1. No certificate of occupancy for any development on a site subject to the requirements of this article shall be issued until all landscaping materials are in place according to the approved plan, or a cash performance guarantee is posted with the administrator for 125% of the cost of the uncompleted landscaping, including labor, as determined by the administrator. The cost estimate shall be prepared by a qualified landscape contractor using prevailing material and labor costs.
2. The life of the guarantee shall not exceed 12 months. If the approved landscaping, including ground cover if applicable, is not properly installed within 12 months of the certificate of occupancy, the guarantee shall be forfeited to and used by the city to complete the approved landscaping, with any remaining funds returned to the person who posted the guarantee.
3. A maintenance guarantee (for permitted types of guarantees, see Section 7.1.5) equal to 20% of the cost of all required landscaping, including labor, as determined by the administrator based on a cost estimate prepared by a qualified landscape contractor using prevailing labor and costs, shall be held for a period of 1 year following completion of landscape installation.
4. The maintenance guarantee shall be returned only where the landscaping has been surveyed by the city and determined to be in good health. Where any portion of the required landscaping is dead, dying, or significantly declining, the landowner shall be responsible for its replacement prior to release of the guarantee. Where replacement landscaping is required, and such landscaping exceeds 25% of the required project landscaping, the maintenance bond shall be held one additional year to ensure successful installation of the replacement landscaping.

5.3: TREE PLANTING AND PROTECTION

5.3.1 TREE COVERAGE REQUIREMENTS

- A. **Applicability and Standards:** In addition to the standards laid out in this section and Section 7.2, land or property shall maintain a minimum baseline canopy coverage area based on the zoning district and lot size. This canopy can be comprised of existing trees, new trees or a combination of both, and shall be per the table below:

DISTRICT		MINIMUM NUMBER/TYPE OF TREES REQUIRED BASED ON DISTRICT AND LOT SIZE
		1 Broad-Leaved Overstory Tree Required
T3	T3-S	per 3,000 square feet of lot size
	T3-N	per 4,000 square feet of lot size
T4	T4-HN	per 4,000 square feet of lot size
	T4-N	per 6,000 square feet of lot size
T5	T5-DC	NO MINIMUM
	T5-UC	NO MINIMUM
CONVENTIONAL	RMX	per 6,000 square feet of lot size
	IC	per 3,000 square feet of lot size
	MHP	NO MINIMUM
	LI	NO MINIMUM
	MR	NO MINIMUM

adoption of this Code, has executed an agreement with the city that

1. Recognizes the need to minimize trimming of hardwood overstory trees that do not significantly interfere with the intended purpose of construction or maintenance.
 2. Establishes, to the extent practicable, design guidelines for construction and maintenance that identify the saving of hardwood overstory trees as a factor to be considered in the design process.
 3. Establishes guidelines to avoid limbing, topping, or severe pruning of trees whenever reasonably practicable, and where it is unavoidable, according to ANSI A300 Standards, which may include tree removal.
 4. Provides for a consultation process with the city prior to the commencement of major construction or maintenance or the removal of any specimen or landmark tree.
- B. **Waiver for Emergency:** In the event that a tree poses a threat to public safety due to death, disease, or damage resulting from events including, but not limited to fires, floods, hurricanes, other natural disasters, intentional harm, or negligence, the administrator may waive the requirements of Section 5.4.1. As soon as it is feasible after the waiver, the administrator shall issue written findings outlining the threat to public safety that prompted the waiver. The administrator may require that the owner of the site replace the tree when the findings conclude that the removal was necessitated by intentional harm or negligence.
- C. **Normal Tree Maintenance:** Nothing in this Code shall restrict normal tree maintenance by a property owner (including removal of dead wood and branches or limbs that endanger life or property) for any tree except landmark trees upon which any pruning must be done according to Section 5.4.1.A.2.

5.5: PERIMETER LANDSCAPING AND SCREENING

Perimeter buffers are intended to provide spatial separation between uses of differing intensities. Buffers that are required for protection of environmentally-sensitive areas are prescribed by Section 8.1 (Resource Protection Standards).

5.5.1 BUFFER REQUIREMENTS

Landscaped perimeter buffers shall be preserved or established along the front of the sites located within Conventional Districts, and along the side and rear boundary lines along all districts as indicated in the following chart. The buffers are based upon the parcel's zoning district and the District the parcel abuts. Where the buffer requirements in this table are in conflict with the corridor buffer requirements in Section 5.5.1.B, the greater buffer width and/or plantings shall apply.

REQUIRED BUFFER WIDTH AND PLANTING				
District of Proposed Development	*Abutting Use or District	Minimum Width for Side and Rear Buffers	Front Buffer Planting Requirements	Side and Rear Buffer Planting Requirements
LI (Industrial)	All Districts (except LI)	25 ft min.		
RMX (Regional Mixed Use)	All Transect-Based Districts, any county residential district	15 ft min.	None, except along the corridors listed in Section 5.5.1.B	See Section 5.5.1.A
All Other Conventional Districts	All Transect-Based Districts, any county residential district	5 ft min.		
T4-N & T5-UC	T3, T4-HN, any county residential district	5 ft min	None - street trees may be required depending on street section designation in Appendix C.	Same requirements as Section 5.7.8.A
T4-NA	T3, any county residential zoning district	Use-dependant - See Section 3.9	None	Same requirements as Section 5.7.8.A

**if the parcel is abutting another district other than the district listed in the chart, no buffers are required*

5.7.4 PARKING SPACE REQUIREMENTS

A. **Minimum Number of Parking Spaces:** The number of motor vehicle parking spaces required shall be determined by the table below. Uses not listed in the following chart shall use the parking requirement for the most similar use, as determined by the administrator.

USE	MINIMUM NUMBER OF MOTOR VEHICLE PARKING SPACES REQUIRED	
	CONVENTIONAL DISTRICTS	TRANSECT-BASED DISTRICTS
RESIDENTIAL		
Single-Family, and Short-Term Rental	2 per unit	
2- and 3-Family, Multi-Family and Accessory Units		
Studio	1 per unit	
1 Bedroom	1 per unit	
2 Bedrooms	1.75 per unit	
3+ Bedrooms	2 per unit	
Dwelling units located within mixed-use buildings	No spaces required	
Group Homes	1 per 3 bedrooms	
RETAIL		
Gas Stations/Fuel Sales	1 per employee, plus requirements for retail and/or service bays	1 per 400 gross square feet
Restaurant, Café, Coffee Shop, Bar, Tavern and Nightclub	1 per 4 seats,* plus 1 per every 2 employees (at max. shift, typical) *Only interior seats are counted unless the business only has exterior seating.	1 per 400 gross square feet
Drive-Through Facilities	1 per 4 seats* plus 1 per every 2 employees *Only interior seats are counted unless the business only has exterior seating.	1 per 400 gross square feet
All Other Retail Uses	1 per 300 gross square feet	1 per 400 gross square feet
RECREATION, EDUCATION, PUBLIC ASSEMBLY		
Colleges and Universities	1 per 4 students at capacity class attendance	
Community/Public Safety Facilities	1 per 300 gross square feet	1 per 400 gross square feet
Schools, Public or Private		
Grades K-8	2 per classroom	1 per 400 gross square feet
Grades 9-12 or Trade	1 per 4 students and employees	1 per 400 gross square feet
Theaters	1 per 4 seats, plus 1 per 2 employees	1 per 400 gross square feet
All Other Assembly Uses		
With Fixed Seats	1 per 5 seats	1 per 400 gross square feet
Without Fixed Seats	1 per 300 gross square feet	1 per 400 gross square feet
SERVICES		
Day Care (Child or Adult) - 5 or greater	1 per 10 persons cared for (child or adult)	1 per 400 gross square feet
Lodging	1 per room, plus spaces required for on-site accessory uses	1 per 2 rooms
Medical		
Doctor's Offices	1 per 300 gross square feet	1 per 400 gross square feet
Other	1 per 2 beds, plus 1 per staff, plus 1 per 4 employees	1 per 400 gross square feet
All Other Service Uses	1 per 300 gross square feet	1 per 400 gross square feet
INDUSTRIAL		
No minimum number of spaces		

6.5: FREESTANDING SIGNS

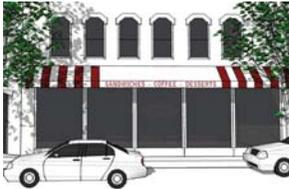
6.5.1 APPLICABILITY: The following chart applies to all types of developments as stated except for individual single-family or 2-3 unit building lots, or subdivisions containing fewer than 30 units.

SIGN TYPE AND PERMITTED LOCATION	MAX. AREA	MAX. HEIGHT	MIN. SETBACK	ADDITIONAL REQUIREMENTS	
 <p>A. Monument Sign: A sign constructed on the ground, typically with a continuous footing or foundation with the base of the sign at grade — the size of the support structure for any monument sign shall be a maximum of 50% of the size of the sign face. When sign is less than 24 square feet, it is not required to be have a continuous footing, but it may be supported by 2 side posts.</p>	T1 T3 MH T4 T5 RMX LI IC	32 ft ² 10 ft ² (5 ft ² in HD)	10 ft 8 ft 10 ft	3 ft from ROW (18 inches in HD) 3 ft from ROW (18" in HD) 10 ft from ROW	<ol style="list-style-type: none"> Maximum Number: 1 per street frontage; if individual street frontage is greater than 500 feet then 2 are permitted (spaced at least 300 feet apart). If the property is on a corner, the sign on the secondary street shall be no larger than half the size of the sign on the street from which the building derives its address. Encroachment: No encroachment allowed For lots or combinations of lots serving 5 or more tenant spaces, see Section 6.2.2.G. In RMX, LI and IC : Lots with 150-500 feet of road frontage are permitted to have a 60 square foot sign; parcels with greater than 500 feet of frontage are permitted to have an 80 square foot sign. Landscaping, not including grass, shall be required for all monument signs. Such landscaping shall equal the total surface area of the sign face. Monument signs are not permitted for new buildings in the Boundary Street Redevelopment District.
 <p>B. Post and Arm Sign: A sign that is supported by a single post</p>	T3 T4 T5 RMX LI IC	10 ft ² (5 ft ² in HD)	6 ft	3 ft from ROW (18" in HD)	<ol style="list-style-type: none"> Maximum Number: 1 per street frontage Encroachment: No encroachment is allowed Post and Arm signs are not permitted for new buildings in the Boundary Street Redevelopment District.
 <p>C. Sandwich Board Sign: A portable sign shaped like an A-frame with a sign panel on one or both sides, where the sign panel is integral to the structure of the sign</p>	T3 T4 T5 RMX LI IC	8 ft ² (6 ft ² in HD)	4 ft (3.5 ft ² in HD)		<ol style="list-style-type: none"> Maximum Number: 1 per tenant. 1 per street frontage is permitted when a tenant has frontage on multiple streets. Encroachment: May be located on a public sidewalk, but must maintain at least 48 inches of unobstructed pedestrian space Shall not be located in a planting strip between the sidewalk and the travel lane. Shall be located as close to the building as possible Shall be displayed only when the establishment is open for business
 <p>D. Easel Sign: A sign or message board displayed on a portable, open frame, such as a tripod</p>	T3 T4 T5 RMX IC	3.5 ft ²	6 ft		<ol style="list-style-type: none"> Maximum Number: 1 per tenant. 1 per street frontage is permitted when a tenant has frontage on multiple streets. Encroachment: May be located on a public sidewalk, but must maintain at least 48 inches of unobstructed pedestrian space Shall not be located in a planting strip between the sidewalk and the travel lane. Shall be located as close to the building as possible Shall be displayed only when the establishment is open for business

Note: For signs A and B, square footage indicated is the amount permitted per side.

6.6: ATTACHED SIGNS

6.6.1 APPLICABILITY: The following chart applies to all types of developments as stated except for individual single-family or 2-3 unit building lots, or subdivisions containing fewer than 30 units.

SIGN TYPE AND PERMITTED LOCATION		MAX. AREA*	ADDITIONAL REQUIREMENTS
<p>A. Wall Sign A sign mounted parallel to or painted on a building facade or other vertical building surface.</p> 	<p>T1 T3 T4 T5 RMX LI IC</p>	<p>1 ft² per linear ft of primary building frontage — in the Boundary Street Redevelopment District, signage is permitted to be a maximum of 10% of square footage of the facade area</p>	<ol style="list-style-type: none"> Maximum Number: 1 per building frontage or tenant space, per street frontage. The sign on the secondary frontage may be 1/2 the size of the sign on the primary frontage. If the majority of the parking is on the side or rear, an additional sign, 1/2 the size of the primary frontage, is permitted on that facade. No sign shall extend above the roof line. Sign shall not project more than 18 inches from the wall surface. Not permitted for residences with 3 or fewer dwelling units
<p>B. Canopy/Awning Sign A sign that is suspended from, attached to, supported from or forms a part of a canopy</p> 	<p>T4 T5 RMX LI IC</p>	<p>1 ft² per linear ft of building or tenant space</p>	<ol style="list-style-type: none"> Maximum Number: 1 per building frontage or tenant space, per street frontage Must allow 8 feet clearance above sidewalk Shall not be placed above 2nd floor window sill or cornice of building, whichever is higher May encroach over sidewalk area no closer than 18 inches from curb Only the valance area of the awning/canopy may be used as a message area. The valance shall be a maximum of 1 ft tall with lettering a maximum of 9 inches tall. The valance shall be made of the same material and shall be the same color as the awning/canopy.
<p>C. Window/Door Sign Any sign that is painted on, applied to, attached to, or projected upon or within the exterior or interior of a building glass area, including doors or windows — may include a message, symbol, insignia, visual representation, logotype, or any other form that communicates information — can be read from off-premises contiguous property or public right-of-way</p> 	<p>T4 T5 RMX LI IC</p>	<p>25% of glass area per window/door</p>	<ol style="list-style-type: none"> Applied plastic or vinyl cut letters are prohibited. No permit is necessary for temporary promotional signs posted on the interior side of the glass; these signs shall count toward the 25% maximum window coverage.
<p>D. Projecting/Suspended Sign Any sign other than a wall sign that is attached to and projects from the wall or face of a building or is suspended from the underside of a horizontal plane</p> 	<p>T1 T3 T4 T5-UC</p>	<p>8 ft²</p>	<ol style="list-style-type: none"> Maximum Number: 1 per building frontage or tenant space, per street frontage Must allow 8 feet clearance above sidewalk May project no more than 4 feet from building face and no closer than 18 inches from curb
	<p>T5-DC</p>	<p>5.25 ft²</p>	<ol style="list-style-type: none"> Not permitted for residences with 3 or fewer dwelling units
	<p>RMX IC LI</p>	<p>10 ft²</p>	<ol style="list-style-type: none"> Projecting signs shall not be higher than the fascia and/or cornice and shall not extend above the eave line. For multi-story buildings, sign brackets shall be mounted no higher than the sill of the second floor window.
<p>E. Marquee Sign A vertically-oriented sign supported solely by the building to which it is attached and projecting horizontally over part of the public right-of-way — may project perpendicular to the facade or at 45 degree angle from the corner of the building.</p> 	<p>T4 T5 RMX IC</p>	<p>24 ft², with maximum width of 2 ft</p>	<ol style="list-style-type: none"> Maximum Number: 1 per building May project no more than 3 feet from building face Shall not extend more than 10 feet above cornice; shall allow 12 feet clearance above sidewalk Sign thickness shall not exceed 10 inches. Shall not extend above the eave of a pitched roof

*The total area of all attached signs for a business shall be no more than 1.5 times the linear frontage of the building, or in the case of multi-tenant buildings, than the individual tenant space.

11.4.2 REPAIR AND MAINTENANCE OF EXISTING STRUCTURE

Any building existing at the time of the enactment of this Code that does not conform with the provisions of this Code for the district in which it is located shall be deemed to be a nonconforming structure and is subject to the standards of this article.

A. **Repairs, Alterations, and Maintenance:** Any nonconforming building or structure that is renovated, repaired, altered, or otherwise improved by more than 100% of the Fair Market Value of the structure at the time of renovation, repair, or alteration shall be brought into conformance with landscaping, screening, sign, lighting, access, and parking requirements.

1. In transect zones, the building must also be brought into compliance with setback, frontage, and architectural standards of this Code. If full compliance can not be achieved due to the scope of work (e.g., mostly interior) the building must be brought into compliance as much as possible.
2. In conventional zones, architectural design changes required to bring the site into conformity with the requirements of this Code shall be in proportion to the alterations proposed by the applicant.

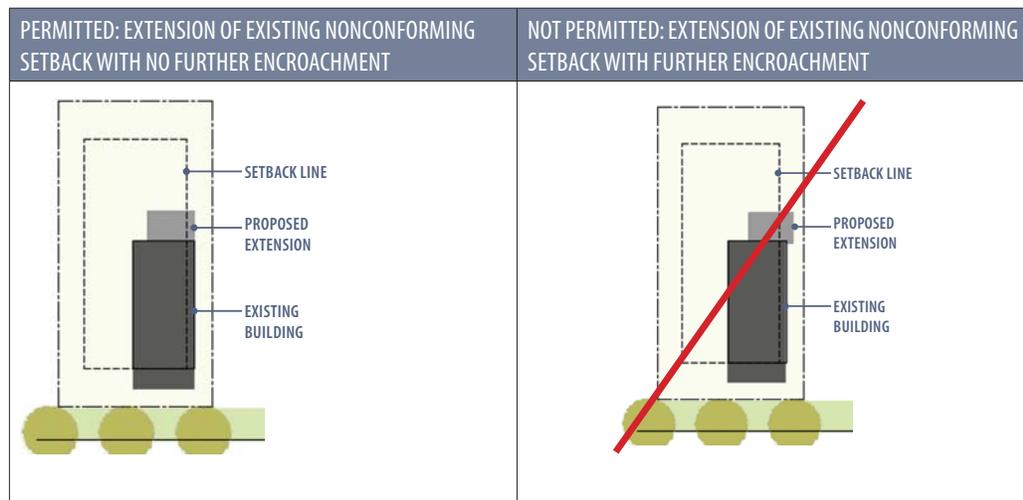
B. **Damage or Destruction**

1. When a nonconforming building or structure damaged by fire, flood, explosions, wind, earthquake, war, riot or other act, to the extent of more than 75% of the Fair Market Value of the structure — as shown on the county tax records — at the time of such damage, such a building, if restored, shall conform to the requirements of this Code.

C. **Applicability:** The provisions of this section shall not apply to any detached single-family dwelling used for residential purposes. In the case of a significant calamity, such properties may be repaired or rebuilt, regardless of the cost in relationship to the Fair Market Value of the structure, within the original (pre-disaster) building footprint.

11.4.3 EXPANSION OF STRUCTURE

A nonconforming structure shall not be expanded in any way, except in conformity with this Code, except in cases where the primary building on a lot is nonconforming solely as a result of a setback encroachment, additions to the structure can be allowed, provided the new addition does not project into the setback. If a proposed addition would encroach into the same setback that already had been encroached upon, the addition can be allowed, provided it projects no further into the setback than the existing structure.





VISION BEAUFORT

2009 Comprehensive Plan

BEAUFORT LAND USE FRAMEWORK PLAN

The Framework Plan is a macro-level planning tool developed as a part of the 2009 Comprehensive Plan Update process. The Framework Plans provides a more fine-grained approach to land use policy recommendations. It is based on focusing growth in walkable nodes in areas that are served by infrastructure and away from areas that are environmentally sensitive. While it is coded to the parcel level, it is not intended to replace the zoning map. Rather, it is an aggregation of a series of zoning categories that combine to form neighborhoods and sectors.

Once adopted, the Framework Plan can more easily be adapted to the existing zoning categories in the city's zoning or serve as a basis for a full conversion to a form-based code in the future.

Contact Information:
The City of Beaufort
Department of Planning and Development Services
302 Carteret Street
PO Drawer 1167
Beaufort, South Carolina 29902
(843) 525-7011



- PRESERVED OPEN SPACE (O-1)**
The O-1 sector represents the basic "green infrastructure" of the community providing critical habitat for wildlife; protection of water quality and protection from flooding and erosion; and needed recreation and greenspace for the human habitat. This category, indicated in dark green on the Framework Map, comprises lands that are already non-developable, such as wetlands, conservation easements, required stream buffers, and parks.
- RURAL/CONSERVATION LANDS (O-2)**
This sector includes areas that are prime candidates for moving into the O-1 sector through conservation easements or other open space acquisition/protection measures. This sector consists of lands that should be off-limits to development except occasional conservation neighborhoods at very low densities due to environmental conditions, urban service factors, and proximity to the MCAS operations.
- GROWTH RESERVE SECTOR (GR-1)**
The GR-1 sector is intended as a holding zone or reserve area for future urbanization in the northern Beaufort County region. Care should be taken to ensure that this area not be developed as a low-density suburban subdivision as there is sufficient land area to create an urban center supported by walkable neighborhoods.
- MODERATE DENSITY RESIDENTIAL NEIGHBORHOODS (G-1)**
The G-1 sector is intended for relatively moderate density residential development. It includes areas that are not likely locations for redevelopment, as well as lands that are not proximate to thoroughfares and are not projected to be high growth areas due to limited access to transportation networks, existing services, and utilities. In addition, poor/wet soils that not typically appropriate for development are included in this sector, which is intended for relatively low-density development.

- URBAN NEIGHBORHOODS/TNDs (G-2)**
The G-2 sector contains denser, mixed-use development at the scale of neighborhood centers, indicated by the small (1/4 mile) circles, and suburban, residential development at the scale of walkable "traditional neighborhoods" shown in orange. This type of residential development creates an identifiable center organized around a small public square or green, often with some civic facilities or a building such as a church or a small store.
- NEIGHBORHOOD MIXED USE & CORRIDOR MIXED USE (G-3)**
The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.
- DOWNTOWN BEAUFORT (G-4)**
This sector is comprised of areas with existing development, with a relatively dense street grid, and which are appropriate for redevelopment or additional development. This area is, in large respect, appropriate for redevelopment and new infill development and well served with infrastructure (roads, utilities, etc.), and access to services and amenities.

- CIVIC & INSTITUTIONAL USES**
In addition to the geographic sectors, the Framework Plan indicates two related special land uses: the existing schools and other civic sites such as the hospital, the university and technical college, and the library. These civic and institutional uses properties are related to the community's permanent civic and green infrastructure since large pieces of land on many these properties will continue be undeveloped open space.
- INDUSTRIAL/EMPLOYMENT CENTERS: SPECIAL DISTRICT (SD)**
As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.
- NEIGHBORHOOD CENTERS**
Neighborhood Centers, shown as the small black circles on the Framework Map, are based on a 1/4 mile radius (a typical 5-minute walk) from a key intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing.
- REGIONAL CENTERS**
Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map.



Staff Report for Metropolitan Planning Commission

From the Department of Community and Economic Development

October 19, 2020

1 SUBJECT

Rezoning of approximately 0.43 acres at 46 Robert Smalls Parkway. The property is further identified as District R120, Map 29, Parcel 4F. The current zoning is T5-Urban Corridor District (T5-UC). The requested zoning is T5-Urban Corridor District/Regional Mixed-Use (T5-UC/RMX). Applicant: Lisa Wandrick for the property owner, LCW Commercial Properties, LLC.

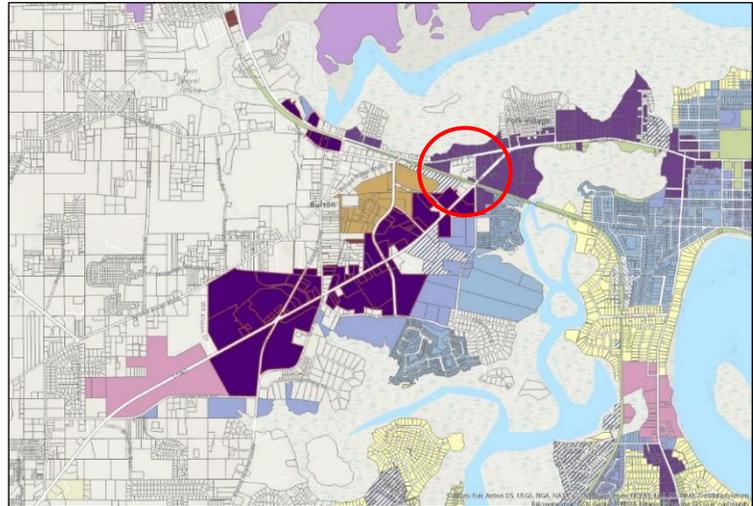
Current Zoning: Subject parcel R120 029 000 004F is currently zoned T5-Urban Corridor District (T5-UC)

Requested Zoning: T5-Urban Corridor District/Regional Mixed-Use (T5-UC/RMX).

Size: 0.43 acres.

Current Land Use: Indoor recreation, mini-storage rental.

Public Hearing: Scheduled for October 13, 2020 at 7 pm in City of Beaufort Council Chambers.



In accordance with The Beaufort Development Code §9.16.3.C., the MPC shall recommend approval, modified approval, or denial of the proposed map amendment taking into account all factors that it may deem relevant, including but not limited to:

- A. Consistency with the Comprehensive Plan and Civic Master Plan;
- B. Compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood;
- C. Suitability of the property that would be affected by the amendment;
- D. Compatibility with the natural features of, and any archaeological or cultural resources on, the property;
- E. Marketability of the property that would be affected by the amendment; and
- F. Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.

2 STAFF ASSESSMENT

Staff has assessed the rezoning request in accordance with §9.16.3.C. supra, with the following findings:

A. Consistency with the Comprehensive Plan and Civic Master Plan

Background:

The Vision Beaufort 2009 Comprehensive Plan lays out the future land use of the city through *the framework plan*. This Framework Plan provides guidance on where and how the community should grow by identifying the boundaries of Regional Sectors (Framework Zones) that provide the basis for detailing appropriate land uses and development standards. To help guide individual zoning decisions, the Comprehensive Plan includes a Framework Plan Conversion Matrix table that identifies the appropriate Transect Zone(s) and Zoning Categories for each Framework Zone.

The purpose of the *Civic Master Plan* is to develop a detailed plan for public investment based on the framework adopted in the Comprehensive Plan. *The Civic Master Plan* not only foresees the necessary infrastructure improvements and prioritizes such improvements to leverage private development where possible, it also serves to catalog and illustrate major redevelopment project opportunities by type and location.

Assessment:

The subject parcel lies within the Framework Zone G3-A Neighborhood Mixed Use, which foresees the following zoning districts: T2, T3, T4, T5 and T6. The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly traveled corridors. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. The parcel also lies within a designated regional center. Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing.

The request to rezone the subject parcel from the current T5-Urban Corridor District (T5-UC) District to the T5-Urban Corridor District/Regional Mixed-Use (T5-UC/RMX) is consistent with both the Comprehensive Plan and the Civic Master Plan, as the RMX District's intensity accommodates region- and community-serving commercial and business uses, as well as highway-oriented businesses.

B. Compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood.

The parcel is currently zoned T5-UC and is immediately adjacent to unincorporated properties that are zoned Regional Center Mixed-Use (C5RCMU), and directly across Neil Road from properties in the City of Beaufort that are zoned T5-Urban Corridor District (T5-UC). Conforming uses of these nearby properties provide regional services such as vehicle service and repair, and a regional shopping center. The neighborhood is primarily commercial and oriented toward highly travelled corridors *Therefore, the request is compatible with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood.*

C. Suitability of the property that would be affected by the amendment.

The property is well situated for future development as T5-UC/RMX in terms of size, location, regional access, and vicinity to employment centers.

D. Compatibility with the natural features of – and any archaeological or cultural resources on – the property

Staff is unaware of any archaeological or cultural resources on the property.

E. Marketability of the property that would be affected by the amendment.

The property is currently zoned T5-UC and the request is to be rezoned to T5-UC/RMX. The rezoning would allow for only a slightly broader range of uses, including manufacturing and production services. However, it should be noted that the rezoning of this corner lot would also allow an increase in the maximum area of free-standing monument signs from the current 15 square feet (10 square feet on primary frontage and 5 square feet on secondary frontage) to 72 square feet (48 square feet on the primary frontage and 24 square feet on the secondary frontage). The slightly broader range of uses and increase in maximum area of free-standing sign(s) would result in the property being more marketable.

F. Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.

Public infrastructure currently exists. Suitability and adequacy of the infrastructure, with regard to any future-plans for the property, will be assessed during development review by the Technical Review Committee in accordance with the Beaufort Development Code Chapter 7 (Land Development) and Chapter 9 (Development Review Procedures).

3 STAFF OPINION

In accordance with considerations set forth in The Beaufort Development Code §9.16.3.C., it is the Staff's opinion that the request to rezone District R120, Map 29, Parcel 4F to T5-UC/RMX is acceptable.



METROPOLITAN PLANNING COMMISSION
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011

FINAL APPROVAL

October 27, 2020

Lisa Wandrick
46 Meridian Road
Beaufort, SC 29907

RE: 46 Robert Smalls Parkway – Rezoning

Email: Lisa.Wandrick@yahoo.com

Dear Ms. Wandrick:

On October 19, 2020, the Metropolitan Planning Commission (MPC) reviewed your application for a rezoning at 46 Robert Smalls Parkway, further identified as District R120, Map 29, and Parcel 4F to T5-Urban Corridor/Regional Mixed-Use (T5-UC/RMX). The Commission recommended that City Council approve the rezoning.

Please contact the Planning Department at (843) 525-7011 with any question you may have.

Sincerely,


Mike Tomy, Chair
Metropolitan Planning Commission

ORDINANCE

AMENDING THE CITY OF BEAUFORT'S ZONING MAP BY REZONING PARCEL R120 029 000 004F 0000 (46 ROBERT SMALLS PKWY) FROM T5-UC TO T5-UC/RMX.

WHEREAS, the State of South Carolina has conferred to the City of Beaufort the power to enact ordinances "in relation to roads, streets, markets, law enforcement, health, and order in the municipality or respecting any subject which appears to it necessary and proper for the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government in it . . ." as set forth in *Code of Laws of South Carolina*, Section 5-7-20; and

WHEREAS, the City of Beaufort adopted the *Beaufort Code* by reference on June 27, 2017, as set forth in section 5-6001 of the *Code of Ordinances Beaufort, South Carolina*; and

WHEREAS, the amendment of the zoning map is "for the general purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare" in accordance with *Code of Laws of South Carolina*, Section 6-29-710; and

WHEREAS, the zoning map amendment is compatible and in accordance with the vision and goals of the City of Beaufort; and

WHEREAS, this vision and these goals were established through a democratic process and with public input and public participation; and

WHEREAS, these goals were recorded in the form of a comprehensive plan for all to see and reference; and

WHEREAS, the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and

WHEREAS, the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and

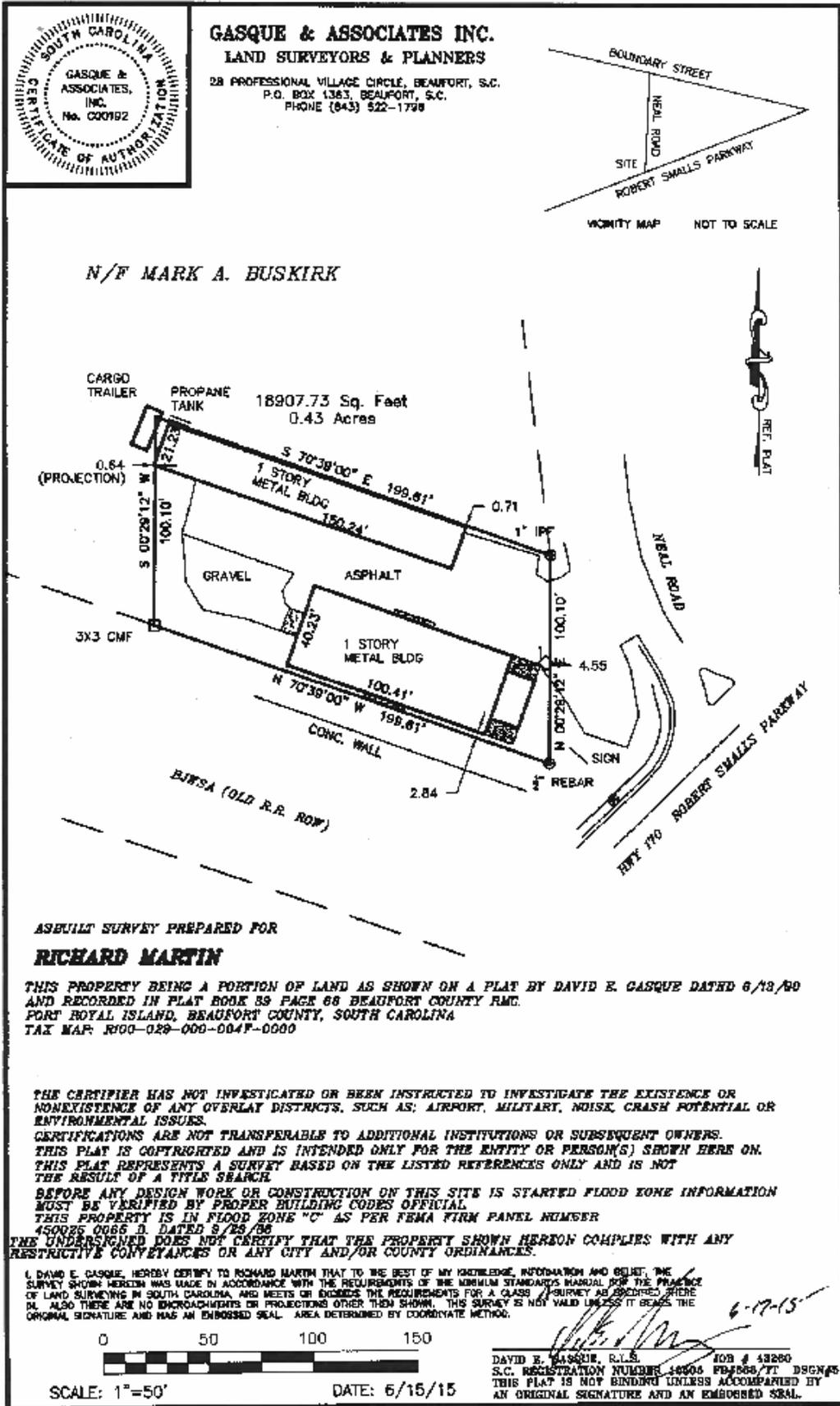
WHEREAS, a zoning of T5-UC/RMX is consistent and compatible with adjacent zoning; and

WHEREAS, any future development of the property will be able to take advantage of existing infrastructure; and

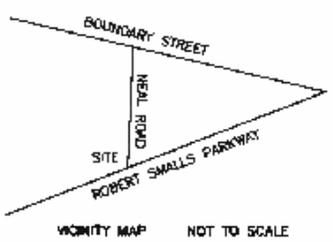
WHEREAS, it is reasonable to expect that the change of zoning to will improve the marketability of the property; and

WHEREAS, the Metropolitan Planning Commission, on October 19, 2020, recommended approval of the zoning designation of T5-UC/RMX; and

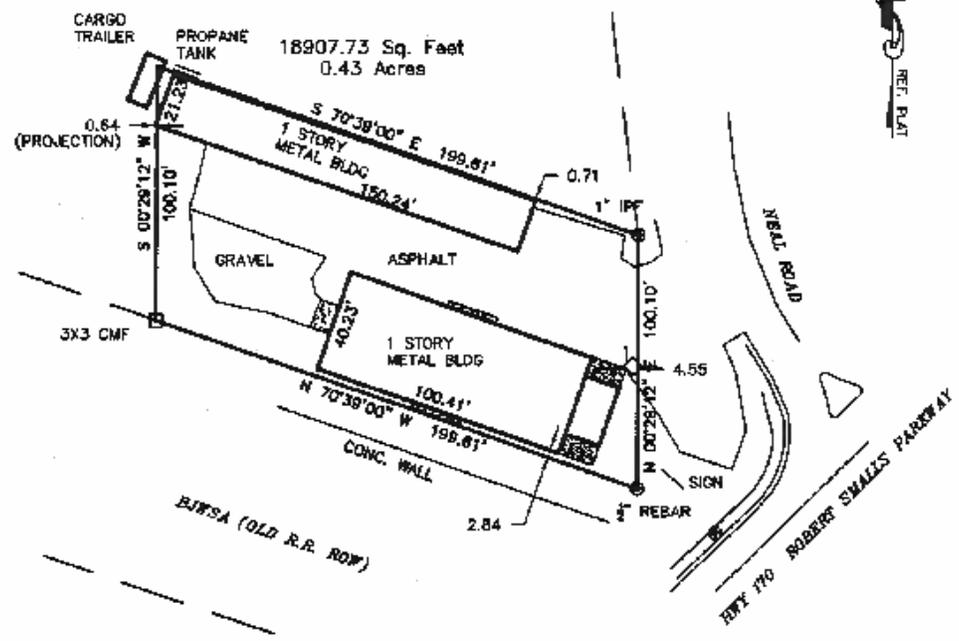
WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the zoning map on October 13, 2020, with notice of the hearing published in *The Beaufort Gazette* on September 21, 2020 and the *Island Packet* on October 5, 2020;



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1799



N/F MARK A. BUSKIRK



ASBUILT SURVEY PREPARED FOR
RICHARD MARTIN

THIS PROPERTY BEING A PORTION OF LAND AS SHOWN ON A PLAT BY DAVID E. GASQUE DATED 6/13/89 AND RECORDED IN PLAT BOOK 89 PAGE 66 BEAUFORT COUNTY RMC. PORT ROYAL ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA TAX MAP: R100-029-000-004F-0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL. THIS PROPERTY IS IN FLOOD ZONE "C" AS PER FEMA FIRM PANEL NUMBER 45025 0066 D DATED 8/28/86.

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO RICHARD MARTIN THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



SCALE: 1"=50'

DATE: 6/15/15

6-17-15
 DAVID E. GASQUE, R.L.S. JOB # 43200
 S.C. REGISTRATION NUMBER 46606 REG-086,771 DSGN/AS
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.