



CITY OF BEAUFORT
ZONING BOARD OF APPEALS
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011

AGENDA

City of Beaufort

ZONING BOARD OF APPEALS

Monday, November 22 2021, 5:30 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/83594682438?pwd=alBJalQvSEdrNzIHYW5nbjY5YjJhQT09>

Password: 141993 Meeting ID: 835 9468 2438 Call in Phone #: 1+1 301 715 8592

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

I. Call to Order

II. Pledge of Allegiance

III. *FREEDOM OF INFORMATION ACT COMPLIANCE*

Public Notification of the Zoning Board of Appeals meeting has been published in compliance with the *Freedom of Information Act* requirements.

IV. Review of Minutes

A. Minutes of the August 9, 2021 Meeting

V. Review of Projects

A. 122 Robert Smalls Parkway, identified as District R122, Tax Map 29, Parcel 103I, Variance

Applicant: Zach Gardner, Summery Engineering (ZB21-09)

The applicant is requesting two variances related to parking requirements for a proposed 3,083 square foot Cook Out fast food restaurant located at 122 Robert Smalls Parkway (Parcel ID #R122 029 000 103I 0000, totaling 1.85 acres).

VI. Discussion

VII. Adjournment

Note: A project will not be reviewed if the applicant or a representative is not present at the meeting.



Zoning Board of Appeals

Meeting Minutes – August 9, 2021

1 CALL TO ORDER

3:01

A meeting of the Zoning Board of Appeals was held in person on Monday, August 9, 2021 at 5:33 pm.

2 ATTENDEES

Members in attendance: Josh Gibson (Chairman), Kevin Blank, Kenneth Hoffman, Marc Sviland, and Tim Wood.

3 ELECTION OF OFFICERS

3:56

Motion: Mr. Gibson made a motion to move this agenda item to the end of the meeting; seconded by Mr. Sviland. The motion passed unanimously.

4 APPROVAL OF MINUTES

4:75

Motion: Mr. Gibson made a motion to approve the May 24, 2021 minutes as submitted; seconded by Mr. Mr. Sviland. The motion passed unanimously.

All Zoning Board of Appeal Meeting minutes are recorded, and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

5 REVIEW OF PROJECTS

4:86

A. 211 Charles Street, identified as District R120, Tax Map 4, Parcel 909, Special Exception

Applicant: Walter J. Nester, III, Burr & Forman LLP (ZB21-08)

The applicant is requesting a Special Exception per Section 4.5.10.B.5, to allow a building with frontage in excess of 100 feet on a property zoned T5-Downtown Core District (T5-DC) in the Beaufort Historic District (HD) Overlay.

The chairman, Josh Gibson, invited the public comment.

Motion: Mr. Gibson made a motion that the application be denied as submitted; seconded by Mr. Wood. The vote was 2:3 with Mr. Hoffman, Mr. Sviland, Mr. Blank being opposed.

Motion: Mr. Hoffman made a motion that the Special Exception application be approved as submitted; seconded by Mr. Blank. The motion carried with a vote of 3:2 with Mr. Gibson and Mr. Blank being opposed.

6 ELECTION OF OFFICERS

1:12:76

Mr. Gibson made a motion for himself to be the Chairman; for Mr. Sviland to be Vice-Chair; and for Mr. Wood to be Secretary; seconded by Mr. Sviland. The motion passed unanimously.

7 ADJOURNMENT

2:25:06

Mr. Gibson made a motion to adjourn the meeting; seconded by Mr. Sviland. The motion passed unanimously. The meeting ended at 7:55 p.m.

Chair

Date of approval



VARIANCE APPLICATION

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

Application Fee: \$300

Receipt # _____

OFFICE USE ONLY: Date Filed: 10/25 Application #: ZB 21-09 27752 Zoning District: T5-UC/RMX

Submittal Instructions: Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below).

Submittal Requirements: 1. A legal survey of the property. 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required. 3. Photograph(s) of the site. For variances, include photos showing relationship to adjoining properties.

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, Owner and Property Information

Applicant Name: Zach Gardner

Applicant Address: 150 S. Fayetteville Street Asheboro, NC 27203

Applicant E-mail: zach@summeyengineering.com Applicant Phone Number: (336)-328-0902

Owner (if other than the Applicant): COOK OUT-BEAUFORT INC

Owner Address: 15 Laura Ln Suite 300 Thomasville, NC 27360

Owner E-mail: jreaves@cookout.com Owner Phone Number: 336-215-7025

Property Address: 122 ROBERT SMALLS PKWY

Property Identification Number (Tax Map & Parcel Number): R122 029 000 1031 0000

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) here by appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: [Signature]

I (We) certify that the information in this application is correct.

Date: [Signature]



VARIANCE APPLICATION

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

Required Project Information

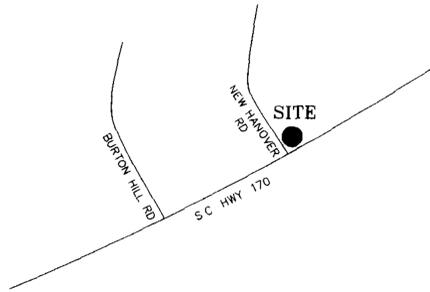
Applicant hereby appeals the Zoning Board of Appeals for a variance from the strict application to the property described on Page 1 of the following provisions in Section 5.7.4 of the Beaufort Code: Section C. Maximum

Number of Parking Spaces & 2.4.2 Impervious Surface Coverage

so that a building permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: (e.g., build a garage): Demo existing Golden Corral building and constructing a Cook Out restaurant with dine in and drive thru options.

for which a permit has been denied by a building official on the grounds that the proposal would be in violation of the cited section(s) of the Beaufort Code:

1. The application of the Beaufort Code will result in unnecessary hardship, and the standards for an variance set by State law and the Beaufort Code are met by the facts:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: The proposed impervious area is reduced from the existing impervious area and reducing the impervious area would result in more disturbance of the lot.
 - b. These conditions do not generally apply to other property in the vicinity as shown by: Other lots in the area were designed from the Beaufort Code from a vacant lot where as this lot is changing from an existing dine in restaurant with abundant parking.
 - c. The conditions are not the result of the applicant's own actions as follows: The applicant proposes a reduction in the existing impervious area as well as a reduction in the existing parking spaces.
 - d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the Beaufort Code in that: The proposed Cook Out Plan will not change the functionality of the lot from that of the existing, therefore it will not conflict with the Beaufort Code.
 - e. Because of these conditions, the application of the Beaufort Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: To maintain the impervious limit of the Beaufort Code, reduction of existing paving And driveway access would be harmful to the lot and reduce functionality.
 - f. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: The authorization will cause no change in functionality of the lot from that which is existing so there will be no harm to the adjacent property, public good, or character of the district.



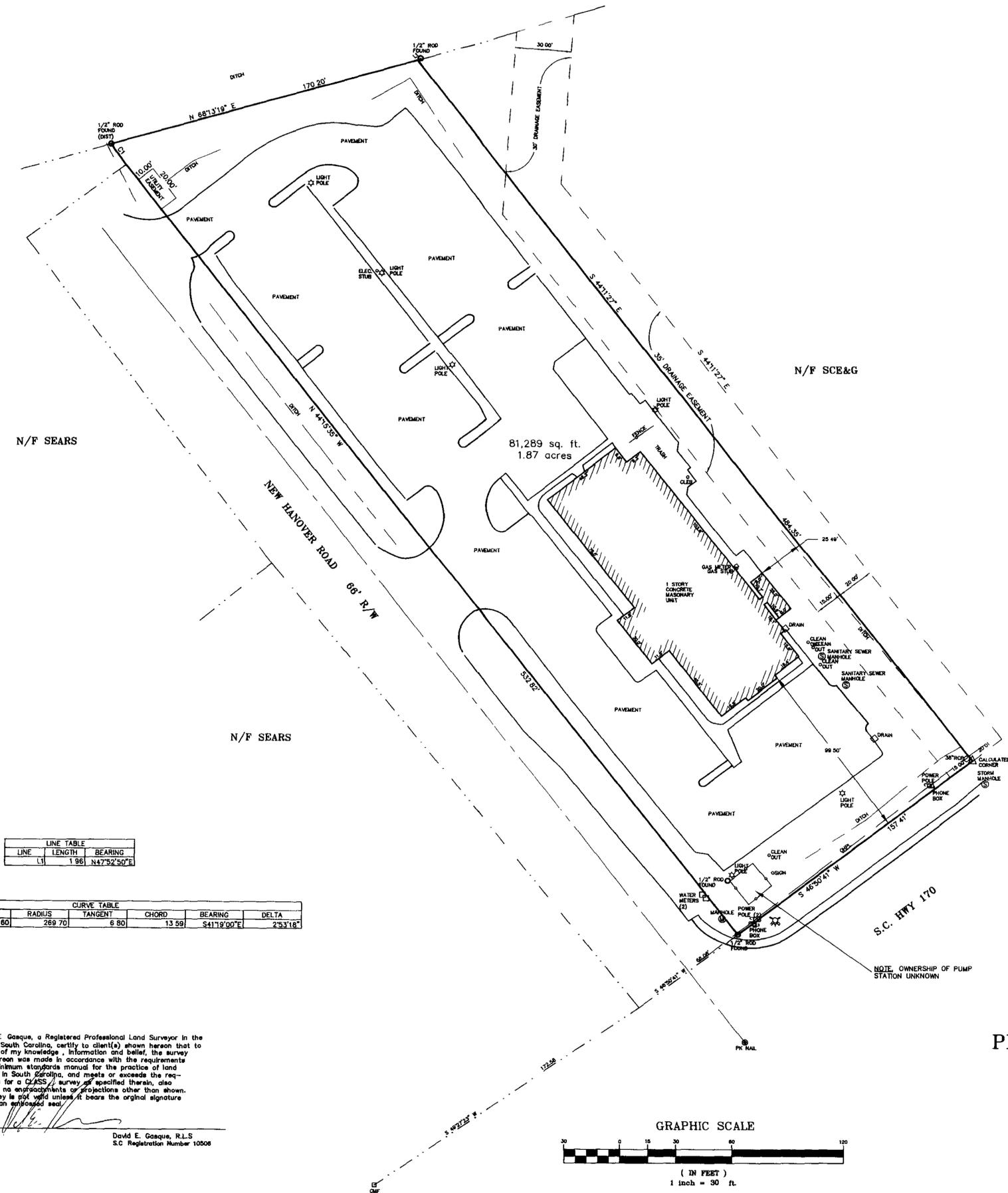
LOCATION MAP (N.T.S.)

NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) 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.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY BEAUFORT COUNTY BUILDING CODES PHONE NUMBER (843)-470-2684.
- 9.) THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "A8" (ELEV. 13.00) AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 450025 0085 D DATED 9/29/86 (INDEX DATED 11/4/92)

REFERENCES:

- 1.) T.M.S 120-029-1031
- 2.) PLAT BY R.D. TROGDON, JR. DATED: 5/24/88

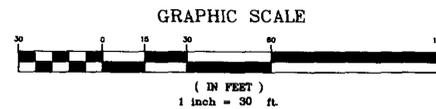


LINE	LENGTH	BEARING
L1	1.961	N47°52'50"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	13.80	269.70	6.80	13.59	S41°19'00"E	2°33'18"

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon 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 I survey as specified therein, 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.

David E. Gasque, R.L.S.
S.C. Registration Number 10508



BEAUFORT COUNTY SC - ROD
BK 00090 PG 0027
FILE NUM 2002073953
RECORDING FEES 10.00
REC'D BY P GREENE RCP# 93473
REC'D 11/07/2002 11:45:04 AM

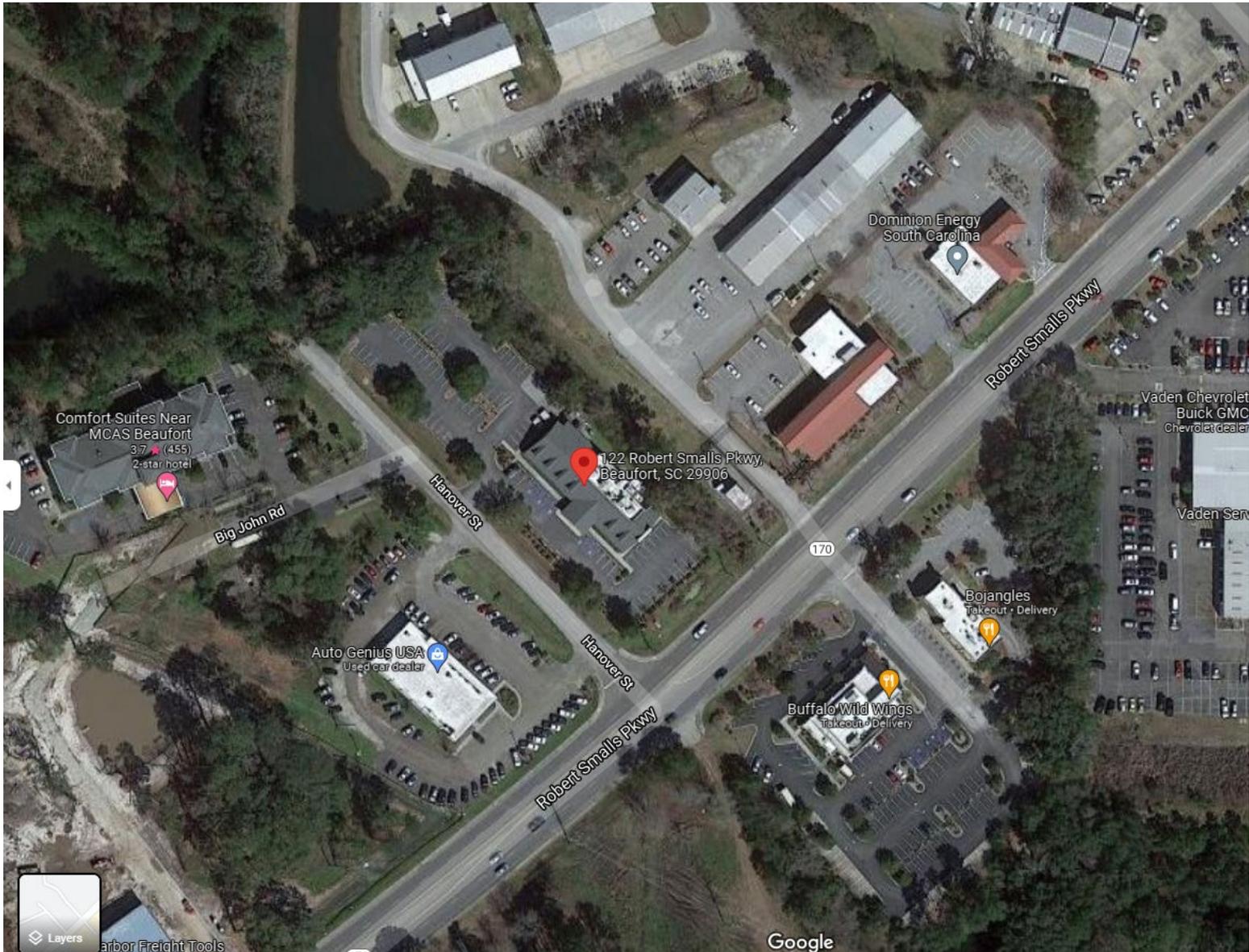
EXEMPT
The development plan shown hereon is exempt from the requirements of the City of Beaufort Subdivision Regulations according to the provisions in Article 11, Section 70.
City of Beaufort Planning Department

**ASBUILT SURVEY
GOLDEN CORRAL
PREPARED FOR KENDALL E. GEE, INC.
CITY OF BEAUFORT
BEAUFORT COUNTY-----SOUTH CAROLINA**

DATE: 11/1/02 SCALE: 1"=30'

GASQUE & ASSOCIATES INC.
LAND SURVEYORS - PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON



AERIAL PHOTO



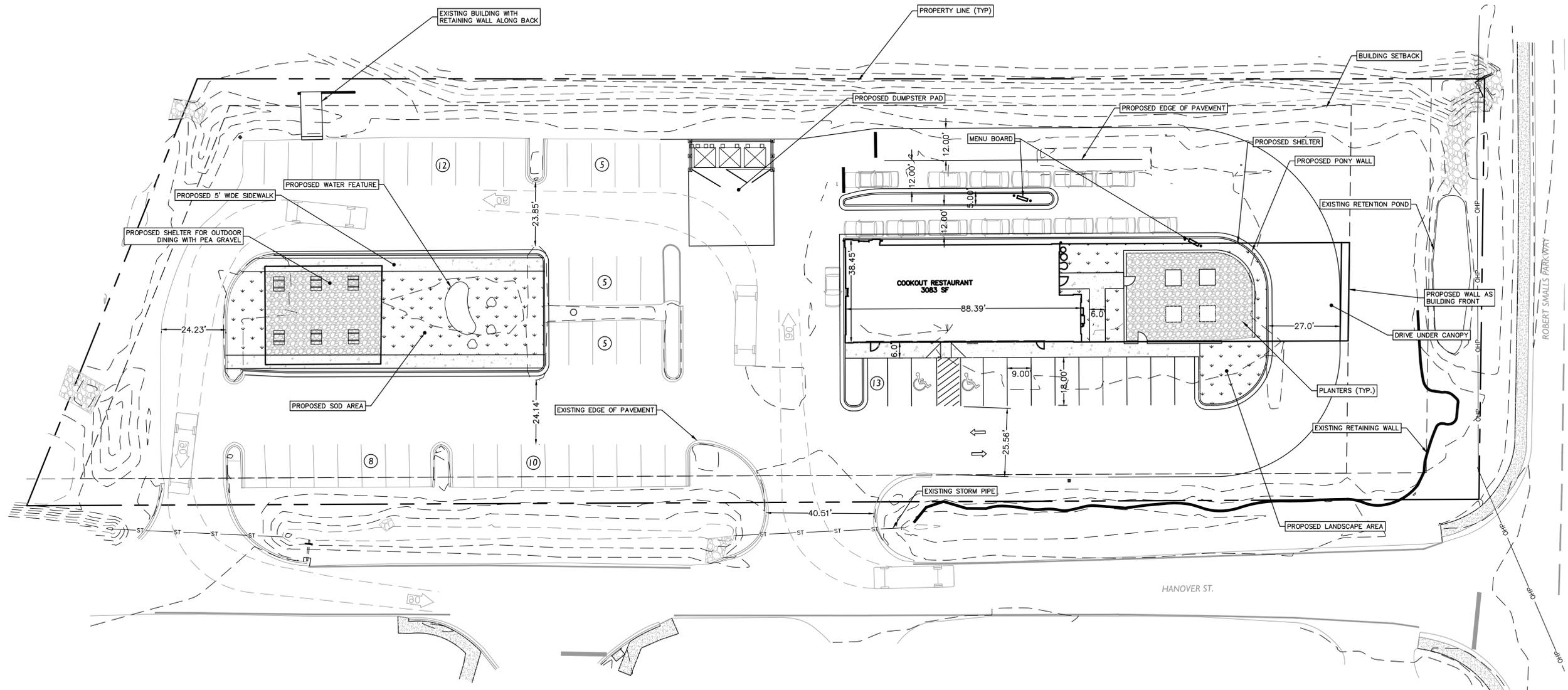
ENTRANCE TO THE EXISTING PROPERTY (GOLDEN CORRAL)



NORTHEAST SIDE OF PROPERTY ALONG ROBERT SMALLS PARKWAY



SOUTHWEST SIDE OF PROPERTY ALONG ROBERT SMALLS PARKWAY



SITE NOTES:

- PROPERTY INFORMATION
 OWNERS: COOK OUT BEAUFORT INC.
 PIN NUMBERS: R12202900010310000
 DEED BK/PG: 3964/1395
 EXISTING ZONING: TSUC/RMX
 EXISTING LAND USE: RESTAURANT
 SITE ADDRESS: 122 ROBERT SMALLS PKWY
 OWNER ADDRESSES: COOK OUT, 15 LAURA LANE THOMASVILLE, NC 27360
 DEEDED ACREAGE: 1.85 AC.
- THE PROJECT IS LOCATED WITHIN THE CITY OF BEAUFORT.
- PROPOSED USE: RESTAURANT
- PARKING REQUIRED: ONE PER 4 SEATS PLUS 1 PER EVERY 2 EMPLOYEES AT A MAX SHIFT.
 REQUIRED: 72 SEATS X 1 SPACE / 4 SEATS + 10 EMPLOYEES * 1 SPACE PER 2 EMPLOYEES AT MAX SHIFT. = 23 SPACES REQUIRED
 PROVIDED: 58 SPACES (2 HC VAN SPACES INCLUDED)
 14 DRIVE THRU SPACES PROVIDED
- SETBACKS:
 FRONT= 50 FT
 SIDE= 20 FT
 REAR= 40 FT
- DISTURBED AREA: 40,960 SF (0.94 ACRES)
- HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.
- MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.
- OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
- CONFIRM UTILITY TIE INS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
- WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.

DRAWING LEGEND

- ST — ST — ST — EXISTING STORM PIPE
- — — — — PROPERTY LINE
- — — — — ADJOINING PROPERTY LINE
- — — — — SETBACK LINES
- OHP — EXISTING OVERHEAD UTILITY LINE



PRELIMINARY CIVIL SITE
DEVELOPMENT PLANS

**SITE AND UTILITY
COOK OUT BEAUFORT**
122 ROBERT SMALLS PARKWAY
BEAUFORT COUNTY - BEAUFORT - SC

Scale:	AS NOTED
Date:	JUNE 2021
Drawn By:	CV
Checked By:	HMSJ
Job No.:	E-6460

Sheet No. **C-1A**

Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting



PO Box 968
Asheboro, NC 27204
Phone: 336-324-0902 Fax: 336-324-0922
E-mail: info@summeyengineering.com
NC Professional Engineering Firm License No. F-0936



Zoning Board of Appeals Meeting Staff Report

From the Department of Community and Economic Development
22 November 2021

1 SUMMARY OF REQUEST

Zach Gardner of Summey Engineering is seeking 2 variances related to parking requirements for a proposed 3,083 square foot Cook Out fast food restaurant located at 122 Robert Smalls Parkway (Parcel ID #R122 029 000 1031 0000, totaling 1.85 acres).

Per *The Beaufort Code* Section 5.7.4.C.1, the maximum number of parking spaces allowed for the proposed structure is 33. The applicant is requesting the variances to allow a total of 58 parking spaces, and that the parking spaces permitted above the minimum parking requirement not be pervious (Section 5.7.7.D.2), as reflected on the preliminary site plan and Variance Application Narrative submitted with the application.

The Beaufort Code Section 5.7.4 Parking Space Requirements, states that the minimum number of parking spaces required for drive-through facilities in conventional districts is 1 space per 4 seats, plus 1 for every 2 employees. Only interior seats are counted unless the business only has exterior seating. Therefore, a minimum of 23 parking spaces are required for the proposed building with 10 employees and 72 seats. Section 5.7.4.C.1 limits the maximum number of off-street parking spaces "...for buildings with a footprint less than or equal to 60,000 gross square feet, (shall be) no more than 140% of the required minimum number of parking spaces are permitted". This limits the maximum number of parking spaces for the proposed building to 33 (10 pervious).

Background:

The previous tenant of the property at 122 Robert Smalls Parkway was Golden Corral. The building, still currently on the lot, is approximately 8,490 square feet. The lot was built in 1997, totaling 81,289 square feet and includes 104 parking spaces.

2 FACTS

Property Address:	122 Robert Smalls Parkway
Parcel ID:	#R122 029 000 1031 0000
Case Number:	ZB 21-09
Applicant:	Zach Gardener / Summey Engineering
Type of Requests:	1. Variance to maximum number of parking spaces allowed (Section 5.7.4.C.1) 2. Variance to pervious parking requirements (Section 5.7.7.D.2)
Zoning:	T5-UC/RMX
Use:	Proposed Fast-Food Restaurant with Drive-through
District Development Standards T5-UC:	
• Setback requirements – Primary Structure:	
▪ <i>Front – 0' min./15' max.</i>	
▪ <i>Rear setback – 5' minimum</i>	
▪ <i>Side Interior – 0'</i>	

Frontage Build out: 60%

- **Lot Coverage:**100%
- **Permitted Uses:** As allowed in the T5-UC District (includes fast-food restaurant with drive-through).

District Development Standards RMX:

- **Setback requirements – Primary Structure:**

- *Front – 10’ min./60’ max.*
- *Rear setback – 15’ minimum*
- *Side Interior – 10’ minimum*

Frontage Build out: N/A

- **Lot Coverage :**65%

CRITERIA FOR APPROVAL OF VARIANCES [§9.14.2 F]: A variance may be granted by the ZBOA if it concludes that the strict enforcement of any design and performance standard would result in unnecessary hardship to the applicant, and that by granting the variance, the spirit of the Code will be observed, the public welfare and safety will not be diminished, and substantial justice will be done.

A variance may be granted in an individual case of unnecessary hardship only when the ZBOA makes and explains in writing the following findings:

- (1) There are extraordinary and exceptional conditions pertaining to the property.
- (2) These conditions do not generally apply to other property in the vicinity.
- (3) The conditions are not a result of the applicant’s own actions.
- (4) Granting the variance would not substantially conflict with the Comprehensive Plan, the Civic Master Plan, nor with the purposes and intent of the code.
- (5) The application of the conditions of the code to this property would effectively prohibit or unreasonably restrict the use of the property.
- (6) The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the zone will not be harmed.

3 STAFF ASSESSMENT

1. There are extraordinary and exceptional conditions pertaining to the property.
True. The extraordinary and exceptional conditions pertaining to the property are that the proposed use will need more parking than the code allows, and the applicant will be reducing the impervious coverage of the lot by decreasing the building size and reducing the number of parking spaces from 104 spaces (current parking count) to 58 spaces (proposed).
2. These conditions do not generally apply to other property in the vicinity.
True. Generally other property in the surrounding area being developed consist of vacant land. This project consists of redevelopment of a former dine-in restaurant and the applicant would like to utilize some of the existing parking on the site. Section 5.7.4 regulates the maximum number of parking spaces for all development based on type of zoning district, land use, and building size. However, section 5.7.4 only allows outdoor seating to count toward parking calculations if no indoor seating is provided. The applicant expressed that due to the recent pandemic outdoor seating has become more desirable to some.
3. The conditions are not a result of the applicant’s own actions.
True. Staff acknowledges that the applicant’s request for additional parking spaces is based on industry knowledge, historical data and similar types of restaurants of the same usage. However, the reduction of

pervious percentage of parking (section 5.7.7.D.2) is based on the applicants desire to reuse existing materials.

4. Granting the variance would not substantially conflict with the Comprehensive Plan, the Civic Master Plan, nor with the purposes and intent of the code.

True. The granting of the variance would not result in substantial conflict with the Comprehensive Plan, Civic Master Plan, or the intent of the code.

5. The application of the conditions of the code to this property would effectively prohibit or unreasonably restrict the use of the property.

False. However, Staff feels that a fast-food restaurant located on this highly traveled corridor is an appropriate use, and as such, the applicant's request for a parking variance and utilizing existing impervious parking is not unreasonable due to the proposed redevelopment ultimately reducing pervious coverage on the site.

6. The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the zone will not be harmed.

True. No substantial detriment to adjacent property, the public good, or the character of the zone would result from the authorization of the variance. As part of the redevelopment plan the applicant will be adding additional outdoor seating, in place of a portion of the existing parking. This will reduce the current parking count and add an amenity for customers and staff members.

Staff's assessment finds that the request meets the threshold to grant the variance for 5 of the 6 criteria.

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	

B. Credits for On-Street Parking

1. On-street parking spaces along the lot frontage may count toward the minimum number of required parking spaces if needed.
2. For multi-family dwellings over 3 units, and for commercial buildings over 4,000 square feet, adjacent existing on-street parking within 400 feet from the property line may be used to count toward the on-site parking requirement if needed.
3. Where on-street parking does not exist, additional on-street parking spaces meeting City standards (see Appendix C) may be constructed to fulfill all or part of the on-site parking requirement. This must be approved by the Technical Review Committee and any outside agencies, as appropriate.
4. On a block face where formalized on-street parking is available, single-family and 2-family dwellings, and nonresidential uses with less than 4,000 square feet of space, and any structure listed as “Contributing” on the “1997 Beaufort County Above Ground Historic Resources Survey,” or most recent historic survey, shall be exempt from these off-street parking requirements.

C. Maximum Number of Parking Spaces: The maximum number of off-street parking spaces shall be as follows:

1. For buildings with a footprint less than or equal to 60,000 gross square feet, no more than 140% of the required minimum number of parking spaces are permitted.
2. For buildings with a footprint greater than 60,000 gross square feet, no more than 125% of the required minimum number of parking spaces are permitted.
3. **Exceptions:**
 - a. Parcels in the LI district are exempt from these requirements.
 - b. Parcels in the Boundary Street Redevelopment District are exempt from these requirements. See Section 2.7.3.E for requirements in this overlay district.
 - c. Group Housing or Multi-Family buildings built specifically to accommodate student housing are permitted a maximum of 1 parking space per bedroom, plus an additional 125% for guest parking

D. Off Site Parking: Required parking may be provided off site if the following standards are met:

1. Required parking may be provided in off-street parking facilities on another property within 400 feet of the site proposed for development, as measured along street rights-of-way. Parking further than 400 feet may be approved by the Administrator if it is in conjunction with a plan to provide access to the lot (e.g., shuttle service).
2. In any transect-based district, required parking may not be located along a major thoroughfare without being screened from the street by buildings.
3. Pedestrian access between the use or the site and the off-premise parking area shall be via a sidewalk or walkway.
4. The owner shall provide a written parking agreement reflecting the arrangement with the other site.

5.7.5 PARKING EXCEPTIONS

- A. In the T5-DC District, all nonresidential uses, except for motels/hotels/extended stay guest accommodations, shall be exempt from the off-street parking requirements of this section. Where such uses elect to provide off-street parking, it shall meet the design requirements of this section.

3. In all cases, the burden to demonstrate that a reduction in parking requirements is warranted shall rest with the applicant

5.7.7 PARKING LOT DESIGN

A. General Design Standards

1. **Design:** Parking stalls shall be located in areas that will not require backing into access driveways or streets, except where allowed for residences, or when no other practical alternative exists, as determined by the administrator.
 - a. **Parking Stall Dimensions:** Off-street parking spaces shall be at least 9 feet wide by 18 feet long, exclusive of access or maneuvering spaces. Up to 20% of compact car spaces, a minimum of 8 feet wide by 15 feet deep, are permitted.
 - b. **Travel Lane Dimensions:** Travel lanes shall not exceed 24 feet wide for 2-way traffic, except in specific areas that may require additional room for truck access. A minimum of 20 feet clear between parking spaces shall be provided for 2-way traffic. One-way traffic may be permitted to have travel lanes width reduced to 16 feet if approved by the fire marshal.
 2. **No Storage:** Minimum parking areas shall be kept free of material storage, including portable containers, and outdoor display/sales, except on a temporary basis as part of an approved Temporary Use (see Section 3.13).
 3. **Maintenance:** Parking areas shall be maintained to provide for vehicle access and shall be kept free of litter, debris, and potholes.
 4. **Identified as to Purpose and Location:** Off-street parking areas with 4 or more spaces, and off-street loading areas, shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas and distinguishing such spaces from aisle and other circulation features.
 5. **Parking Space Marking:** The individual parking spaces in a lot shall be delineated in all parking lots except those utilizing road bond, gravel, grass, or other vegetative surfacing. Such parking lots shall delineate parking spaces with a wheel stop or vegetative buffer.
 6. **Front Yard Parking:** Where Section 7.2.3 (Lot Access Standards) permits driveways, they may be used for front yard parking areas, but the width of such front yard parking areas shall be limited to the driveway width specified in that section.
 7. **Shopping Cart Storage:** Up to 4 spaces for shopping cart storage may be provided. Any additional spaces shall count towards the maximum number of parking spaces, if applicable.
- B. **Pedestrian Corridors in Parking Lots:** Parking lots with 40 spaces or greater shall be designed to separate pedestrian travel from vehicles. They shall include designated pedestrian walkways to provide safe access to building entries for pedestrians.
1. Perimeter sidewalks — typically located on public rights-of-way— and/or interior parking lot pedestrian corridors may be utilized to provide the required pedestrian access.
 2. Pedestrian pathways (if provided) shall be a minimum 5 feet in width.
 3. Where parking is located between a public entrance and the fronting sidewalk, a pedestrian pathway shall be provided, following the shortest practical route across the parking lot between at least 1 such entrance on each side of the building facing a public street.
 4. Pedestrian pathways shall be clearly delineated. This may be accomplished with the use of paving materials that differ from that of vehicular areas, striping or other similar methods.

C. Connectivity

1. Wherever feasible, adjoining parking lots (except those serving residential buildings of less than 4 units) shall be interconnected, or designed to interconnect in the future.
2. Where a parking lot connection is provided, an easement for ingress and egress to adjacent lots shall be recorded by the property owner with the Beaufort County Register of Deeds.
3. When parking lots are connected, one of more of the following incentives may be utilized, at the discretion of the applicant:
 - a. The side or rear setback adjacent to the connection may be reduced to 5 feet.
 - b. An additional 10% of parking spaces over the 140% maximum may be provided.
 - c. Impervious surface may be increased by 5%.

D. Materials

1. Parking spaces and driveways shall be paved with a material that supports the anticipated load and context. Pervious or semi-pervious paving materials are encouraged. Where possible, such materials shall be used in combination with on-site stormwater control devices.
2. Parking provided above the minimum required parking spaces shall be with a pervious material.

E. Accessible Parking: All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal American with Disabilities Act (ADA).

F. Tandem Parking and Residential Driveways: See Section 7.2.3.D.2.b

5.7.8 PARKING LOT SCREENING AND LANDSCAPING

A. Screening: All parking areas shall be screened from the public right-of-way or primary vehicular access point(s) — if the parking area does not front a public right-of-way — with evergreen shrubs, walls, fences, or some combination thereof. Screening is not required at areas designated for signage, or pedestrian or vehicle access points. Screening devices shall be installed at the height and opacity specified in the table below:

LOCATION	MINIMUM REQUIRED OPACITY AT PLANTING ¹	SHRUBS		WALL/FENCE
		Installation Height ³	Projected Height within 4 Years	Installation Height ²
Beaufort Historic District Overlay	90%	3 ft	4 ft	4 ft
All Other Areas	50%	2 ft	4 ft	4 ft

¹The area bounded by the shrub at its projected size in 3 years shall be deemed to be practically 100% opaque.
²Height is measured from adjacent sidewalk, street or curb grade, whichever is higher

B. Landscaping

1. **Applicability:** This applies in all Conventional Districts except LI, and all T4 and T5 districts where the parcel is greater than 2 acres. In T4 and T5 districts where the parcel is less than 2 acres, all parking requirements listed below are applied as “shoulds” rather than “shalls.”
2. **Priority:** In parking lot design, priority should be given to working around existing trees, and then secondarily creating areas where new plantings would be required.