

City of Beaufort Department of Planning and Development Services

M E M O R A N D U M

TO: Beaufort--Port Royal Metropolitan Planning Commission

FROM: Libby Anderson, City of Beaufort Planning Director

DATE: June 10, 2015

SUBJECT: Goals for Beaufort Code Process

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As we re-start the process of preparation and adoption of the City's new development code, we thought it might be useful to establish the goals of the code development process. Understanding what we are trying to accomplish may help staff and reviewers keep the process on track and focused when certain development-related decisions are being made.

The purpose of the new Beaufort Code is to implement the goals of the City's Comprehensive Plan and more specifically, achieve the vision established in the City's Civic Master Plan. The principles set out in the Civic Master Plan will provide a framework for the new code. The "initiatives" identified in each chapter of the Plan illustrate the type of development the new code is being designed to achieve. The goal of the code process is to produce a new development code that:

- Is easy to read, understand, and use;
- Streamlines the development review process;
- Makes the outcome of the development process more predictable;
- Preserves historic, natural, and cultural resources while promoting appropriate new development;
- Encourages change as envisioned by the Civic Master Plan;
- Results in appropriate infill in existing developed neighborhoods;
- Promotes economic development;
- Supports public capital infrastructure investments that have and will be made;
- Allows opportunities for diverse housing types in neighborhoods ripe for change; and
- Discourages drivable suburban development and encourages walkable urban places.

It may also be important to state what the process is **not** intended to do. The objectives of the Beaufort Code process are not to:

- Eliminate the Historic District Review Board (HRB);
- Minimize the number of nonconforming uses or buildings (the code will have mechanisms to address these issues); or
- Keep things the same. (If the goal was to keep same, we would not be going through this process.)

As you are aware, the Beaufort Code will be a form-based code, similar in structure and intent to the new codes adopted in the Town of Port Royal and Beaufort County. I have attached an information guide that was developed when the code development process first started in 2012. Also attached is a "Livability Fact Sheet" produced by AARP and a definition of form-based codes from the Form-Based Code Institute.