

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

1911 Boundary Street, Beaufort, SC 29902
Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, December 17, 2012 5:30 P.M.

City Hall Council Chambers, 1911 Boundary Street, Beaufort, SC

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."

The commission may alter the order of items on the agenda to address those of most interest to the public in attendance first. Also, in an effort to ensure that all interested persons are given the opportunity to speak on every case, a two (2) minute time limit on public comment will be in effect. Individuals wishing to speak during the hearing will be asked to sign up in advance, and will be recognized by the Chairman during the public comment section of the hearing.

- I. Call to Order:**
- II. Pledge of Allegiance:**
- III. Review Commission Meeting Minutes:**
 - A. Minutes of the November 19, 2012 Meeting.**
- IV. Review of Projects for the Town of Port Royal:**
 - A. Town of Port Royal – Rezone Parcels:
R110 009 000 023A 0000 approximately 1.61 acres
R110 009 000 023F 0000 approximately 1.21 acres
Parcels are located at 132 and 134 Johnny Morrall Circle. Parcels are currently zoned General Residential. The proposed zoning is Mixed Use-2.**
- V. Review of Projects for the City of Beaufort:**
 - A. UDO Amendment – Revising Section 5.1, “Use Tables,” to permit Botels in the Conservation Preservation District as a conditional use. Applicant: Ted Andrae.**
 - B. UDO Amendment – Revising Section 6.6.F.1 “Outdoor Display of Merchandise,” to clarify what types of merchandise are exempt from display requirements.**
 - C. City of Beaufort – Update on Council Actions.**

VI. Review of Projects for the County of Beaufort:

No projects.

VII. Update on Form-Based Code Process

VIII. Adjournment

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011 for additional information.

A meeting of the Beaufort-Port Royal Metropolitan Planning Commission was held on November 19, 2012 at 5:30 p.m. in council chambers of the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Joe DeVito and Commissioners Alice Howard, Bill Harris, Jim Hicks, James Crower, and Robert Semmler, and City of Beaufort Planning Director Libby Anderson. Absent was Town of Port Royal Planning Director Linda Bridges.

In accordance with the 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.

CALL TO ORDER

Chairman DeVito called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

MINUTES

Commissioner Semmler made a motion, second by Commissioner Hicks, to accept the minutes of October 15, 2012 as submitted. The motion passed unanimously.

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

City of Beaufort – Rezoning 308 Charles St, identified as District 121, Tax Map 4, Parcel 848A, from Office Commercial District, to Core Commercial District

Applicant: Richard Tritschler

Libby Anderson showed the parcel's location on an overhead projection. A two-story historic structure is located on the lot. The property is currently Office Commercial zoning. Ms. Anderson said this permits all types of office and residential uses but very few commercial uses. Proposed zoning is Core Commercial which permits all types of office and commercial uses and multi-family dwellings. The Historic Preservation Plan of 2008 recommends rezoning this area to Core Commercial to manage and reflect current conditions. The Comprehensive Plan designates that this area should be G-3 and designated for the densest, most intense activity for commercial and residential use. The master plan designates it as T4NC, which Ms. Anderson went on to describe in terms of the draft Form-Based Code. The proposed rezoning seems consistent with the Sector One Master Plan.

Public notice was made, Ms. Anderson said, including neighborhood associations. The public hearing is scheduled for November 27, 2012. They have received one public comment via e-mail. Staff recommends approval.

Commissioner Harris asked if it would still allow single-family housing, and Ms. Anderson said it would in existing structures, but they couldn't build a new single-family dwelling. Commissioner Hicks asked Ms. Anderson about "leaning into the Form-Based Code by approving a single lot as to what we think it will be when the Form-Based Code is approved"; when it is, will the two blocks be "blanket changed"? Ms. Anderson said she is considering this as an interim zoning

designation. She feels the Form-Based Code is about a year out, realistically, so zoning applications that come in in the meantime need to be looked at with the guidance of current plans. If it's rezoned, it will be eventually replaced by a transect-based designation.

John Dickerson said Ms. Anderson hadn't pointed out that on Port Republic, their property and another were office commercial, were purchased, and are going back to a residential use. These historic buildings in the area are moving back to a less intense use, Chairman DeVito said. Their property was a real estate office and now it will be a single-family home for rental. He showed a vacant lot which has a commercial zoning next to this home on Charles Street. Chairman DeVito said they support the concept of multiple uses in the area. If the applicant were interested in retail and residential in the back, they would not be opposed, but they want the Planning Commission to think about the Form-Based Code and what they are trying to accomplish. **Erica Dickerson** added that a single-family home can't be built if they go to Core Commercial. Chairman DeVito suggested a different designation or a special exception for this property rather than a change in zoning designation. They feel the applicant should be able to do what he wants, but the Planning Commission should move carefully.

Commissioner Semmler asked Ms. Anderson what she meant in the staff report by saying that zoning "appears" to be consistent with recommendations and the map, and she said it's terminology that she uses a lot to indicate that it's her opinion, but someone else might disagree. Commissioner Harris asked why it wasn't Neighborhood Commercial instead of Core Commercial. Ms. Anderson said the Preservation Plan recommendations provided the best justification, she feels, in that it specifically said Core Commercial, but she thinks it could go either way. Chairman DeVito asked if Neighborhood Commercial or Core Commercial would do, and Ms. Anderson said they would have to ask the applicant.

Richard Tritschler said he has not discussed Neighborhood Commercial with the owners and if it will fit with what the retail will be. Mr. Tritschler wanted clarification if Neighborhood Commercial covers general retail, and Ms. Anderson said yes. That's not what the owners wanted, Mr. Tritschler said, but as a short-term fix pre-form-based code he said he'd prefer that the Planning Commission move forward.

Commissioner Hicks asked Ms. Anderson to tell the commission its options again. If the Form-Based Code is passed in a year, the city will go back and rezone all of Sector One under the Form-Based Code standards, Ms. Anderson said. She reminded the Board that this is the only lot being rezoned now, not the vacant lot, etc. Neighborhood Commercial is similar to Core Commercial; the development standards are different. The footprint of new construction in Neighborhood Commercial is limited to 2500 square feet. A mixed use building can have a larger footprint. The permitted uses in the building would probably be similar.

Commissioner Hicks said Neighborhood Commercial is the most conservative and would allow residential to continue. **Commissioner Hicks made a motion to recommend to council that Neighborhood Commercial be approved as the zoning change. Commissioner Howard seconded.** Commissioner Semmler asked if that's what the owner asked for and when he was told no, he said he thinks the Planning Commission should either approve or disapprove. Ms. Anderson said the application said Core Commercial. Commissioner Semmler said he doesn't think changing the zoning designation is appropriate. Chairman DeVito said the Planning Commission has done so many times. **The motion passed 4-2, Commissioners Semmler and Crower opposed.**

UDO Amendment – Revising Section 5.1, “Use Tables,” to permit Overnight Guest Accommodations in the Conservation Preservation District
Applicant: Ted Andrae

Ms. Anderson said the Conservation Preservation District zoning includes Waterfront Park. The applicant would like a boat in the marina to be used for overnight guest accommodations, which currently aren't permitted. The applicant's vessel is moored in the downtown marina and would have five guest rooms. There are additional accommodations for staff; the stays would not be associated necessarily with a boat tour. Staff has concerns about a non-water dependent use in public water, Ms. Anderson said; the facility would basically be a floating hotel, and staff would like the Planning Commission to discuss if this is appropriate use. The three ways to permit: by-right (no conditions); permitted as a conditional use with conditions set in the ordinance and the application reviewed and approved by staff; or by special exception from the ZBOA. Staff's recommended conditions would include: location in an approved marina or mooring field; if the use had more than one guest room, then an on-site manager must be on the premises when any rooms were occupied; submission of a management plan; written certification from any relevant agencies; proof of insurance must be provided. The Planning Commission could also limit the number of overnight accommodations in the marina as a whole.

The Sector One master plan was recently amended in regard to the water sports center and day dock. Ms. Anderson said. The Redevelopment Commission was the primary author of that plan and this proposal, staff would like the Redevelopment Commission to weigh in and provide a recommendation to the Planning Commission and council. Staff notified various interest groups; a public hearing will be held December 11. The commissioners received the comments staff had received. Staff asked the Planning Commission to discuss and delay their final decision so that they can get the Redevelopment Commission's recommendation on this issue.

Commissioner Crower asked if this would be allowed in the mooring field and not just up against the dock. Ms. Anderson said what is what is assumed in the staff's recommended conditions, but it wouldn't have to be. She noted there's no official mooring field yet. There's

an application in to establish the mooring field, and the downtown marina manager will supervise that mooring field.

The applicant handed out a packet to the Planning Commission. **Ted Andrae** described the price structure. He said they have been in business for ten years. Commissioner Semmler asked if the marina owner approved of Mr. Andrae's boat, and Mr. Andrae said he did and had signed a letter. Mr. Andrae said they don't make a big impact.

Commissioner Semmler asked how they cleaned grey water. Mr. Andrae said they bring in fresh city water and grey water goes overboard. Commissioner Crower asked if they had been doing this work as part of a tour and Mr. Andrae said yes, they began with golf tours. They started doing other things because of economic slowdown. Commissioner Crower asked if they would spend more time in Beaufort, and Mr. Andrae said they would be here permanently.

Dick Stewart said he's not opposed to what they are doing, but he would like to see it done fairly; hotel owners in the downtown core district pay TIF fees, Accommodations Tax and Hospitality Tax, and the applicant should help with the burden. He feels that a fee should be charged based on an average of what's paid by those in the core downtown district.

Jeff Thomas, owner of the Cuthbert House Inn said he agreed with Mr. Stewart. He is concerned about "a level playing field" as a B&B and historic home owner. He pays 6% property tax, collects Accommodations Taxes, and is required to have off-street parking for his guests which presents a significant cost and precludes adding more rooms. Also, he's concerned about noise and other controls he has to follow in a residential area which could be present on a "party boat."

Maxine Lutz, Historic Beaufort Foundation, said she supports the recommendations that Ms. Anderson attached. The HDRB has no purview, but she feels they should look carefully at regulating it and "should perhaps not open up the marina to more than one floating hotel."

Rick Griffin, lease operator of the city's marina facility for 38 years, said he'd sent an e-mail about the application. Also, the boat would be subject to a 6% tax rate, Hospitality Tax, and other fees associated with his operation.

Ms. Anderson said property taxes would not apply, but any overnight guests would pay ATAX and if there were food, they would be subject to Hospitality Tax. Commissioner Howard said she understood that the Redevelopment Commission would, according to Ms. Anderson's recommendation, work out the details. Ms. Anderson said not necessarily, but given how much time the Redevelopment Commission put into the water sports center / day dock amendment, she feels they should be involved. The conditions would be in the Planning Commission's purview.

Ms. Anderson said she will research applicable fees and taxes; the TIF is set to expire and would only apply in the short-term. Commissioner Semmler said Commissioner Howard's idea is appropriate, but he doesn't feel that Mr. Andrae is going to avoid any applicable taxes, and waiting for the Redevelopment Commission to come back with their recommendations is not a problem. Commissioner Semmler thinks it's a great idea, but he feels the conditions are necessary "to avoid a 20-room floating hotel." This boat is unobtrusive, he feels. He said he's "not too crazy about some of the recommendations" from Ms. Anderson.

Chairman DeVito said he has no problem with tabling this until the next meeting, and in the meantime they need to communicate with the Redevelopment Commission. They need to understand tax ramifications, and if they are serving meals, that it will be subject to Hospitality Tax, etc. The concept is good, he feels.

Commissioner Howard made a motion to follow staff recommendations; Commissioner Hicks seconded the motion with the addition that the commission will be given information on economic and environmental impact or limitations. If they send it to council, Commissioner Hicks said, the Planning Commission should know first about "the limitations that should accompany this to avoid writing an ordinance to match a request." It should come back as a package with details which they can forward to council, and they will know the parameters of it. **Chairman DeVito recommended that the minutes from this meeting be forwarded to the Redevelopment Commission so they can be aware of the Planning Commission's discussion and concerns.**

Commissioner Howard revised her motion to tabling the application for 30 days and forwarding it to the Redevelopment Commission, and when it comes back, it will come back in a draft form. Commissioner Hicks seconded the motion. The motion passed unanimously.

Subdivision Review – Subdivision of 12 County Shed Road, identified as District 120, Tax Map 26, Parcel 160, into two lots to include a new street
Applicant: Gregory M. Parker, Inc.

Ms. Anderson said this is a major subdivision because a new street is being created. This is a preliminary plat approval. Parker's is to be located on the corner. The road is an extension of Eastern Road and will be named the same name. Construction plans for the project are required and will be reviewed by the Technical Review Committee. The application proposes to dedicate the street to the City of Beaufort for ownership and maintenance, Ms. Anderson said. On the north-south segment, it has the full urban street standard with on-street parking, planting strips, and sidewalks on both sides within a 60' right-of-way. The east-west segment will be within a 50' right-of-way with a planting strip and sidewalks but no on-street parking. The tree planting would be planted within the right-of-way on the north side, but there will be

no sidewalks. The application has proposed street tree planting, and Ms. Anderson said staff recommends strongly that over-story trees be used. The planting plan would be required and reviewed by staff. A maintenance bond will be held on the trees for their survival. Staff recommends approval, Ms. Anderson said.

Commissioner Howard asked about Parcel A, and Ms. Anderson said there are no firm plans; there's no development or site plan for this parcel, only the Parker's parcel. Commissioner Semmler asked if Parcel A would be an access point to Parker's, and Ms. Anderson said yes; SCDOT has to approve all access points. There is a TIA being reviewed by staff and DOT, she said. Commissioner Harris asked if where Eastern Road cuts across there won't be an access to Highway 21, it will be a frontage road, and Ms. Anderson said yes.

Rusty Winsor, Thomas and Hutton, said they can't connect with Highway 21 because DOT is installing a right-turn lane. They would prefer to go straight through. **Kevin Smith** said SCDOT has plans to put in a deceleration lane, and he doesn't know where they are, but they have requested the 700' between the driveway/road and Parris Island Gateway. Commissioner Harris asked why it's necessary to come in "there." Access doesn't seem limited. Mr. Smith said County Shed and Parris Island Gateway is not a good intersection, so the additional access points distribute congestion at Parris Island Gateway. They were going to do a grid system and go straight through, but because of DOT's plans, they had no choice but to go out to the west. Commissioner Harris said whatever happens on Parcel A, there will be there various elements in "a weird, bushy area." He feels there might be a better solution than this. He understands why, but he doesn't think this is a great concept.

Chairman DeVito agreed that the left turn onto US 21 seems unusual; he asked Mr. Smith to discuss it as a right-in and right-out. Mr. Smith said they "are proposing full access movement," but they don't know what DOT will decide. Commissioner Harris said potentially, they have cars slowing for a deceleration lane, the Rail Trail, and traffic.

Chairman DeVito asked staff to comment. Ms. Anderson said it's been reviewed by the TRC, and they hope to meet on it next week with the DOT and the County Transportation Planner. Chairman DeVito said it seems premature to review a roadway that may not be approved and built. Ms. Anderson said she imagines DOT will approve access, maybe in the form of a right-in and right-out.

Mr. Smith said there have been internal meetings with the Rail Trail people and the City of Beaufort, but they have not heard back from them yet. Commissioner Semmler said he wants the Parker's there, but he feels there has to be a better way. Commissioner Harris said they could give up the alignment with Eastern Road to move it down some to make it work. This would be "a giant step forward," he feels.

Mr. Smith said they have met with the city numerous times and are trying to stay with the urban setting. They feel what this does is slow traffic, get them onto the site, and get them onto Eastern Road: "The block grid system is impractical given the circumstances we're under," he said. Commissioner Hicks said they should table it and get input from the County Transportation Engineer. Commissioner Hicks said without the review and comments, they should delay until the next Planning Commission meeting. Chairman DeVito said they also "need to hear from the Rail Trail people." It's a private piece of property, and they "may be approving a dead end road." Mr. Smith said Dean Moss has been helping to work through some of the approval process issues. Commissioner Harris asked about access, and Mr. Smith said they will want it on Parris Island Gateway, Highway 21, and County Shed; these roads are Mr. Parker's three desired access points.

Mr. Winsor put up a plan for the parcel on the overhead. Chairman DeVito said the plan on the overhead was not the same as what the Planning Commission has. He said the Planning Commission has concerns that "they are getting ahead of themselves." Commissioner Howard said she has travelled Highway 21 for many years and making a left-hand turn onto it seems unlikely to get DOT approval. Mr. Smith said they are fairly certain they'll have a right-in and right-out and hope to have a left-turn lane.

Chairman DeVito said he's hearing that the commission "would love this to come back with more detail." Commissioner Semmler said the project is the subdivision into two lots to include a new street. What they are asking for is two lots and a road. Chairman DeVito said they are approving the plan in front of them. Commissioner Semmler said "we can't do that." Chairman DeVito said that's his point: He has a problem approving a road that goes to a dead-end. He likes what he sees on the screen at full build-out; to get to the first step there should be a turn-around at the top corner.

Chairman DeVito told Mr. Smith the options. Ms. Anderson said the major issue sounds like the Highway 21 access. She feels confident that the DOT will approve something: right-in and right-out or left-turn access. Chairman DeVito said if someone doesn't approve, the Planning Commission will have approved something they aren't allowed to do. Ms. Anderson said it will not be given final approval until *everyone* has signed off on it. Commissioner Semmler said he likes the word "conditional" in this matter.

Chairman DeVito said the applicant can withdraw, they can table it, or the commission can approve a motion to deny. If they did that, they could make a conditional approval that Parker's have all access to Highway 21. As long as it's connected and is a good road, there's not a problem, he feels. Mr. Smith said, on behalf of the applicant, he would like to keep the application where it is. Mr. Smith said they prefer the conditional approval, but as long as it's not withdrawn and is tabled, that would be their second choice.

Commissioner Harris asked the Planning Commission what they are seeing that merits they're "kicking it down the road" with a conditional approval. Chairman DeVito described that a condition should be that it doesn't become a dead end; they must do whatever has to be done to turn the roads to meet the subdivision requirements. Fire trucks need to be able to enter, and there's no way to get out right now. Commissioner Semmler said Mr. Smith is in a dilemma, but the conditional term allows the process to continue and then the applicant can continue to get approvals. If they can't get the tie-in, Chairman DeVito said, the commission is saying that they have to come back with an option. Ms. Anderson said this assumes the connection of Highway 21 without getting into the details.

Commissioner Semmler made a motion to approve the application as submitted, as long as the 50' right-of-way has a connection back to Highway 21. Commissioner Howard seconded the motion. The motion passed 5-1, with Commissioner Harris opposed.

City of Beaufort – Update on Council Actions

Ms. Anderson said the Sector One master plan amendment was approved by council on its second reading. The public hearing was held on freestanding signs on Boundary Street. A public hearing and first reading on the annexation and rezoning of 1/2-acre for the Publix site have taken place, but "it was put on hold until other details are worked out."

UPDATE ON THE FORM-BASED CODE PROCESS

Commissioner Howard said it "is not proceeding rapidly"; Ms. Anderson said they have done 12 pages in 5 hours. Commissioner Howard said they will split into 2 committees. Commissioner Crower said the Town of Port Royal has had another Form-Based Code meeting and will have one after Thanksgiving. They are "chugging along" and "have lots of good discussion."

Chairman DeVito said the Northern Regional Planning Commission is still meeting, and the last was in Yemassee. They would like city representation because he is now chairing the NRPC. They have six meetings a year and they have decided to invite the town, county, military or school board to give updates at their meetings and say how the NRPC can help them.

There being no further business to come before the commission, Chairman DeVito made a motion to adjourn the meeting. The meeting was adjourned at 6:56 p.m.

**City of Beaufort - Town of Port Royal
Joint Metropolitan Planning Commission
Rezoning Analysis 03-12
Meeting Date: December 17, 2012**

Applicant

New Horizon Group LLC

Site

0.61 acres located at 132 and 134 Johnny Morrall Circle, also identified as District 110, Map 9, Parcels 23A and 23F. The parcels are vacant. (See Exhibit A)

Present Zoning

The current zoning is General Residential (see section 22-66). General Residential District is a residential zoning designation. The district allows single-family, duplex, townhouse and apartment development. The district also allows mobile homes on individual parcels. (See Exhibit B)

Proposed Zoning

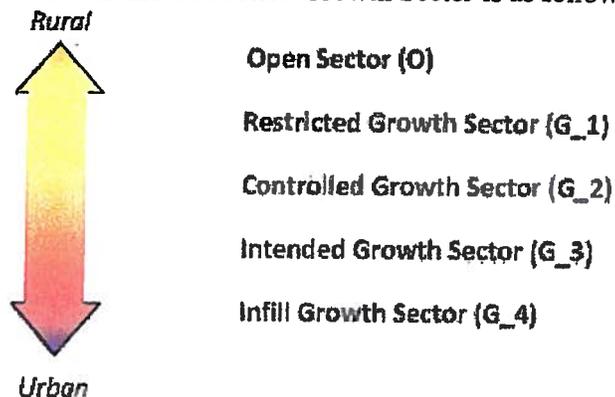
The proposed zoning is Mixed Use-2. Mixed Use-2 allows the same permanent residential development as General Residential. MU-2 does not allow mobile homes. Mixed Use-2 allows a specific list of retail, service and office uses. These commercial uses can be described as neighborhood friendly. They are limited to a 3,000 square foot footprint and are only allowed to operate between 8:00 am and 10:00 pm.

Land Use Compatibility / Comprehensive Plan

The Future Land Use map from the Comprehensive Plan classifies the property as Traditional Neighborhood in the Controlled Growth Sector (See Exhibit C). Areas classified as Traditional Neighborhood are frequently located near activity centers. Traditional Neighborhoods will include sidewalks, smaller lots, and housing diversity. One of the elements of the Traditional Neighborhood is neighborhood commercial. Neighborhood commercial establishments are those which fit into the context of the community, both through scale and building form. For example, a big-box retailer with corporate architecture would not be considered neighborhood commercial, but a former residential structure converted to an art gallery or coffee shop probably would.

Mixed Use-2 is an appropriate district to help achieve these goals.

On a continuum the Controlled Growth Sector is as follows:



Environmental Issues

None

Public Service Issues

None

Letters were sent to property owners within 400 feet of the property being rezoned

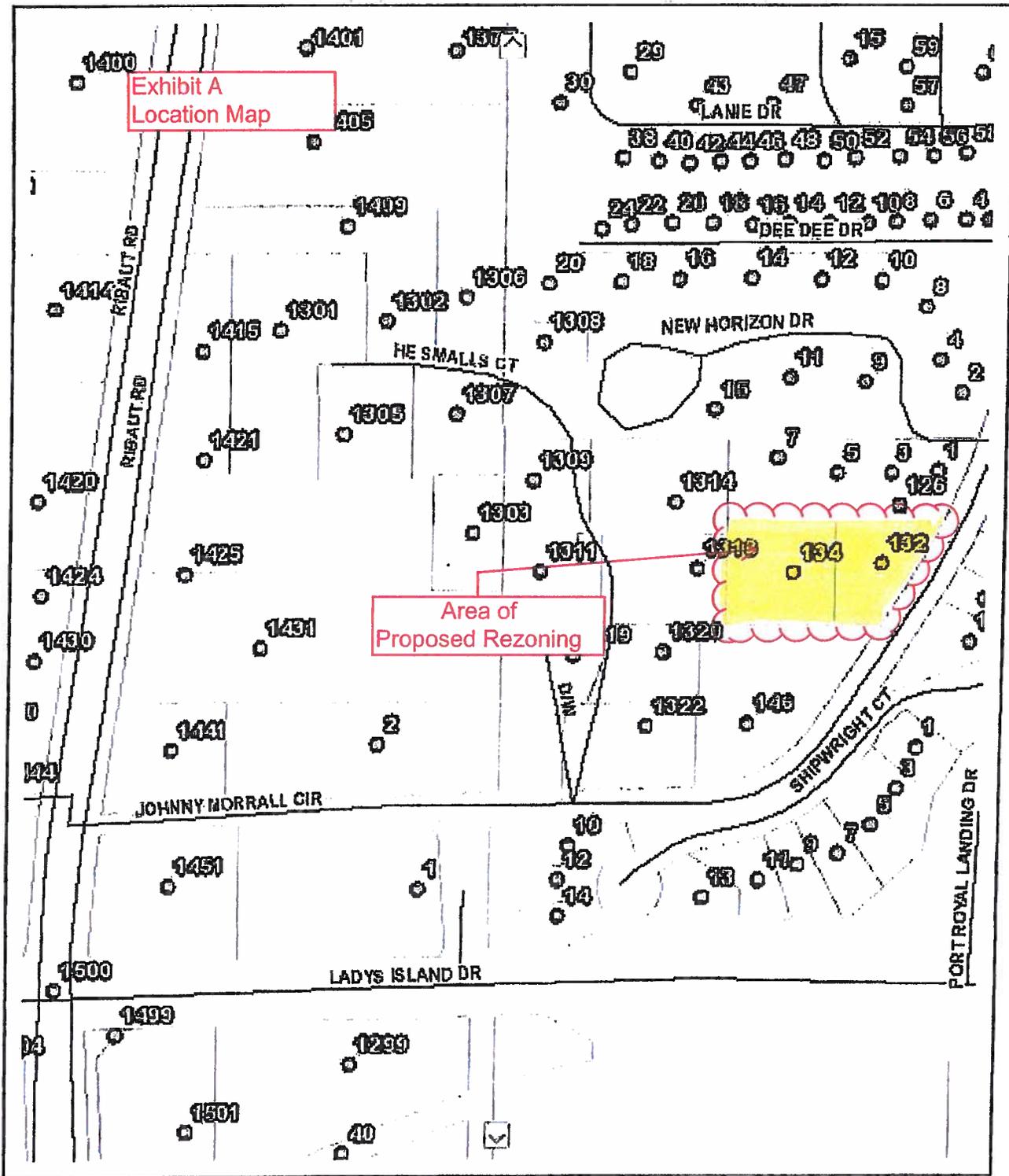


Exhibit A
Location Map

Area of
Proposed Rezoning



BEAUFORT COUNTY GIS WEB SITE/DATA USE POLICY

The information contained on this web site is made available to the public as a service of the Beaufort County GIS Department. This data is intended for general reference purposes only. Although the Beaufort County GIS Department strives to maintain the most accurate data possible, some errors and inconsistencies may still exist within the maps and data contained on this site.

Therefore, Beaufort County makes this service, as well as all the data and information pertaining to this service, available to the public AS IS WITHOUT WARRANTY OF ANY KIND. It is the responsibility of the users of this data to contact the necessary public entity for verification of the information obtained from this site.

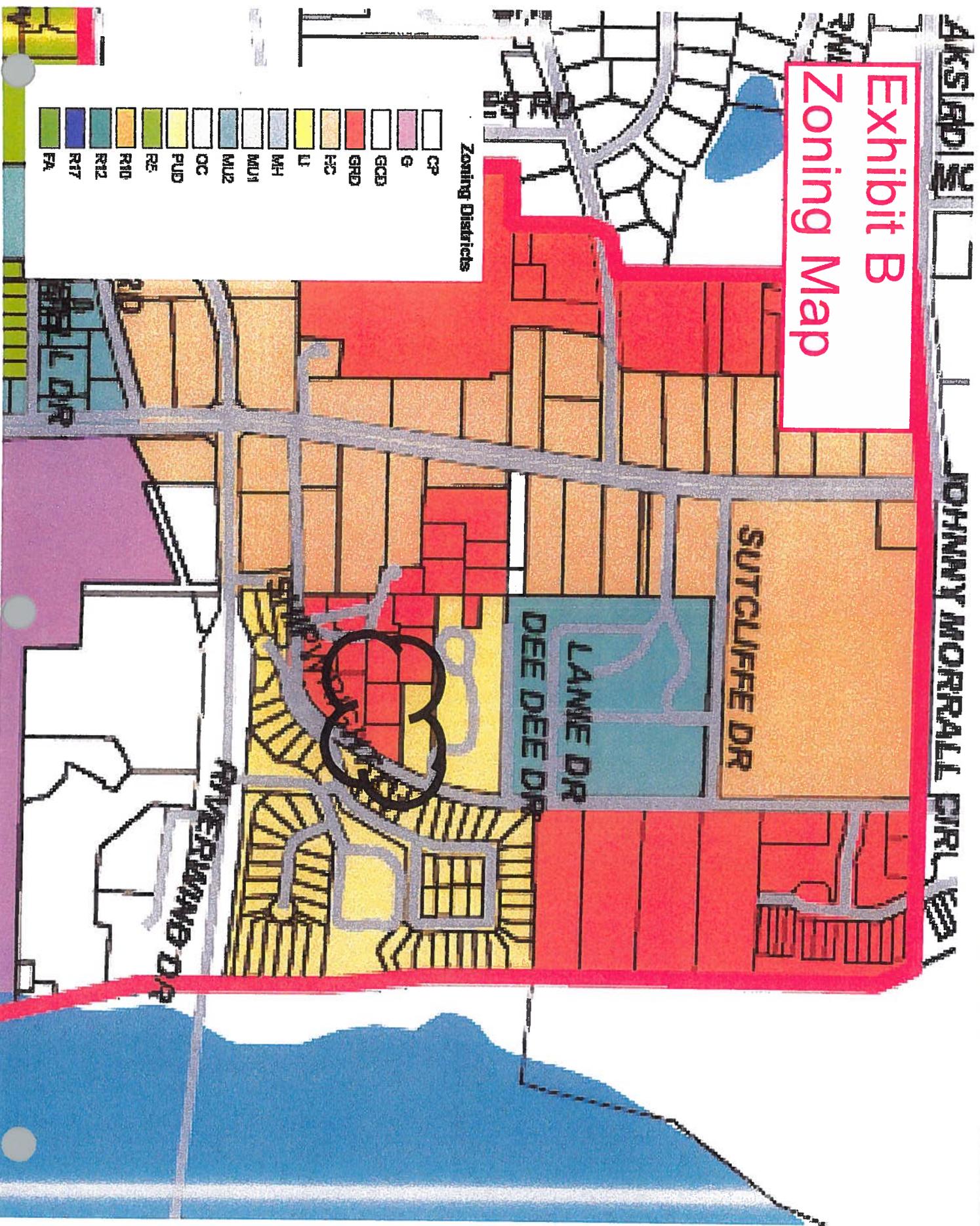
Legend	
— County Outlines	State Hwy
• Address Points	US Hwy
— Streets	Interstate
— Canals	Water
— Parks	
• State Camera	
• 6th Layer	



Exhibit B Zoning Map

Zoning Districts

- CP
- G
- GCB
- GRD
- HS
- LI
- MH
- MU1
- MU2
- OC
- PUD
- RE
- R10
- R12
- R17
- FA

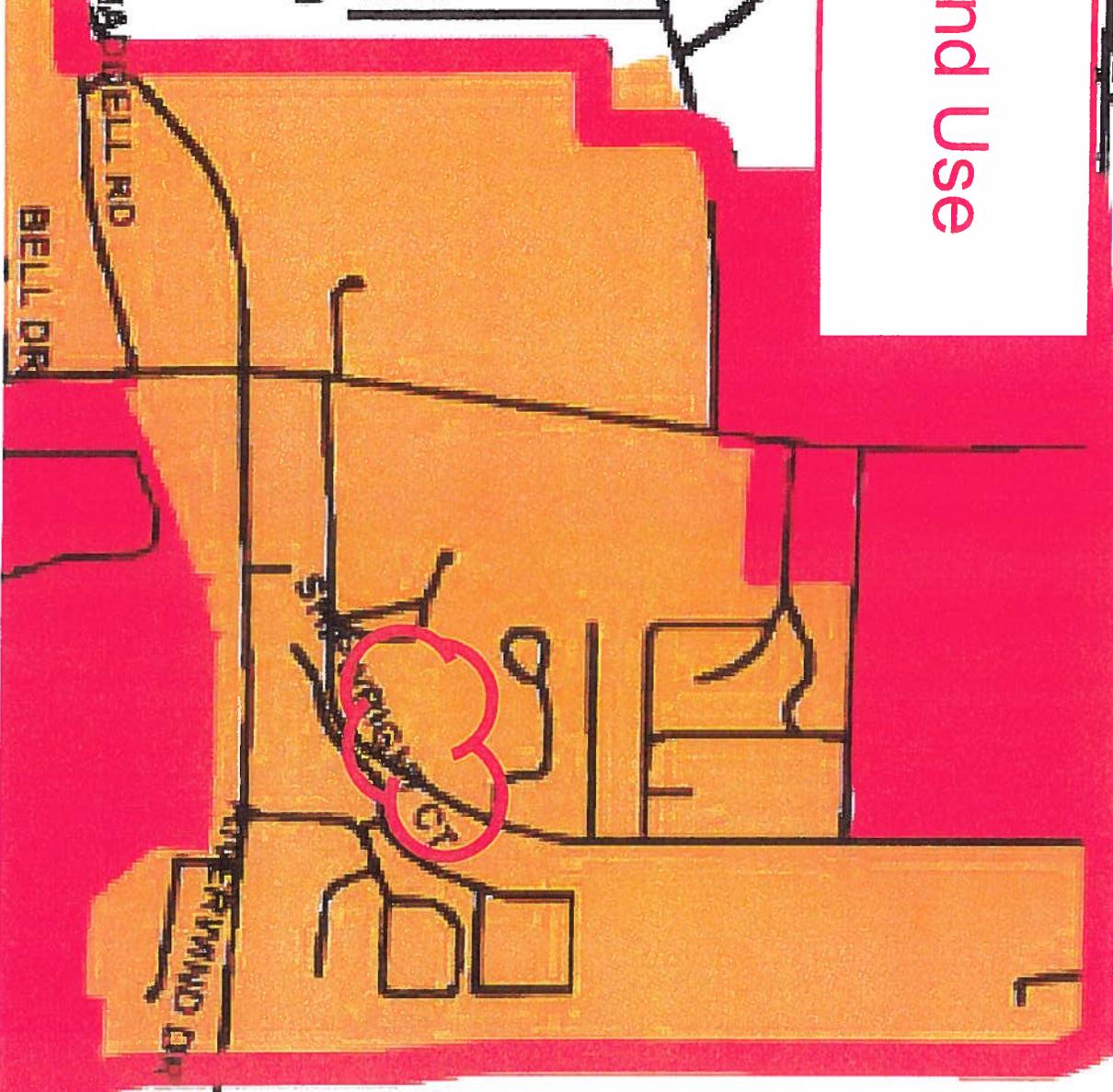


MIDWAY OAKS RD

JOHNNY MCNEALL CRT

Exhibit C Future Land Use Map

- Legend**
- Open Sector (O)
 - Open Space Preservation (O_1)
 - Open Space Conservation (O_2)
 - Restricted Growth Sector (G_1)
 - Low Impact (G_1A)
 - Conventional Neighborhood (G_1B)
 - Controlled Growth Sector (G_2)
 - Intended Growth Sector (G_3)
 - Walkable Neighborhood
 - Activity Center
 - Infill Growth Sector (G_4)
 - Other
 - Village Core
 - Military
 - Wetland Areas



City of Beaufort Department of Planning and Development Services

MEMORANDUM

TO: Beaufort--Port Royal Metropolitan Planning Commission
FROM: Libby Anderson, Planning Director
DATE: December 11, 2012
SUBJECT: Amendment to UDO Pertaining to Conservation Preservation District

Summary

Andrae Boating Company, doing business as Charlestonian, has submitted an application to amend the Unified Development Ordinance (UDO) to permit Overnight Guest Accommodations in the Conservation Preservation District (CP) (see attached application). The Andrae Boating owns the "Charlestonian" vessel that is docked in the Downtown Marina.

The Downtown Marina area is zoned Conservation Preservation District (CP). A description of the CP District is attached. Most of the parks, open spaces, and some historic churches are zoned CP. The Use Table from the UDO is attached. As noted, Overnight Guest Accommodations are not permitted in the CP zone. Mr. Andrae would like to use his vessel for overnight accommodations. He would have a total of five guest rooms. The boat would not be used for tours, only for overnight stays.

Staff Concerns

Staff has concerns over permitting a non-water dependent use in public waters. With the overnight stay not part of a tour package, the facility is basically a floating hotel. Is this an appropriate use of limited marina or mooring space?

If the Planning Commission recommends the ordinance be changed to permit the activity, the use could be permitted by right, or permitted as a conditional use, with the conditions set out in the ordinance and the application reviewed and approved by staff. Alternatively, the use could be permitted by special exception by the Zoning Board of Appeals. The special exception process involves a public hearing, notification of adjoining property owners, and posting of property.

If the Planning Commission and City Council believe the use should be allowed, staff would recommend that a new use category called "Botel" be created. Section 11, "Definitions," would be amended to add the following definition:

Botel. A boat that provides overnight accommodations to paying guests.

Section 5.1, "Use Tables," would be amended to added "Botel" as a Use Category under "Overnight Guest Accommodations," and Botel would be listed as a Conditional Use in the Conservation Preservation District.

Staff is recommending that a Section 5.3.D., "Specific Use Standards," be amended to read as follows:

Hotels are permitted in the CP zoning district subject to the following standards:

- there are no more than 5 guest rooms in the hotel;
- there is only one hotel allowed per dock and no more than 6 hotels total permitted in the Downtown Marina;
- the use be located in an OCRM/Corps of Engineers-approved marina or mooring field;
- the manager of the marina or mooring field provide written approval of the use;
- if the use has more than one guest room, that an on-site manager be on the premises when any guest rooms are occupied;
- a management plan for operation of the activity is approved by staff. The management plan should address guest management, fire safety, water supply, sanitation disposal, and cleaning of the facility;
- written certification from any relevant agencies be provided regarding licensing of the vessel. sanitation disposal, etc. be provided;
- proof of insurance be provided;
- if ownership of the facility changes, the conditional use permit becomes null and void and a new conditional use permit is needed to operate the business;
- there are no more than five guest rooms in the vessel; and
- renewal of the business license is contingent on the use's consistency with surrounding development and uses as well as consistency with the implementation of the City's Civic Master Plan.

Public Comment

On November 13, staff notified various interest groups such as The Bluff neighborhood, Main Street Beaufort, the Greater Beaufort Chamber of Commerce, and Historic Beaufort Foundation of the proposed amendment. A public hearing on the application will be held at the December 11 City Council meeting. The public comments received by staff are attached.

Planning Commission Recommendation

The Beaufort--Port Royal Metropolitan Planning Commission considered this application at their November 19 meeting. The Commission tabled action on the request so that the Redevelopment Commission could have the opportunity to offer its recommendation.

The Planning Commission also asked staff to research how boats are taxed. According to the Beaufort County Auditor, boats are taxed at the rate of between 5% and 10.5% depending the type and ownership of the boat. The value of boats is determined in part by an assessment guide the auditor receives on an annual basis from the S.C. Department of Revenue.

The issue of the TIF (tax increment financing district) was also mentioned at the November Planning Commission meeting. The downtown TIF has now expired and so no tax revenues from downtown development are being diverted into a special downtown development fund.

Redevelopment Commission Recommendation

The Redevelopment Commission considered this request at their December 6 meeting. The Commission had two main concerns: first they were concerned about the proliferation of such uses in the Marina; and second, they did not want a hotel use to pose an impediment to implementation of the Sector 1 Civic Master Plan.

#7456

City of Beaufort
Department of Planning & Development Services
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606

pd case # 3703
Application Fee
\$400
11-19-12

Revised - August 2010

APPLICATION FOR UNIFIED DEVELOPMENT ORDINANCE AMENDMENT

OFFICE USE ONLY: Application #: ZA12-13 Date Received: 10/31/12

Applicant: ANDRAE Boat Company, dba Charlestonian

Phone #: 803-534-6834 Fax #: _____

E-Mail Address: TA-ANDRAE@SC.RR.COM

Address: 1332 Russell Street
Orangeburg, S.C. 29115

List sections of Unified Development Ordinance proposed to be changed: Remove
Section 5.1, Use Tables, to permit
overnight guest accommodations in the
Conservation Preservation District

Reasons for requesting amendment: To Allow RENTAL of Boat
to permit OVERNIGHT Guest Accommodations.
Also, to Allow CRUISING and

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 signature: Heather E. Andree, III Date: 10/31/2012

4.8 Special Purpose Districts

A. CP Conservation Preservation District

The CP Conservation Preservation zoning district is intended to be established and maintained to preserve and/or control development within certain land, marsh and/or water areas of the City which (1) serve as wildlife refuges; (2) possess great natural beauty or are of historical significance; (3) are utilized for outdoor recreational purposes; (4) provide needed open space for the health and general welfare of the City's inhabitants; or (5) are subject to periodic flooding. The regulations which apply within this district are designed to reserve such areas for the purposes outlined herein and to discourage any encroachment by residential, commercial, industrial or other uses capable of adversely affecting the relatively undeveloped character of the district.

B. MED Medical District

The MED Medical District is intended to ensure that, in view of the unique nature of hospitals, their land need, and their effect on surrounding properties:

1. Specific areas be set aside to permit hospital and allied services;
2. Such areas be protected against encroachment from non-related and incompatible uses;
3. Provisions be made for the possible expansion of hospitals and allied services; and
4. To the greatest extent possible, surrounding land uses and properties be stabilized against any possible detrimental effects that might be created by the proximity of the hospital and allied services.

C. PUD Planned Unit Development District

The PUD zoning district is intended to be reserved for the establishment and continuance of shopping centers, group housing projects, planned industrial developments, medical centers, resort areas and similar types of large-scale compatible use developments. The regulations which apply within this district are designed to encourage the formation of such planned developments when and as appropriate and to permit the greatest latitude possible with respect to:

1. Internal site planning considerations.
2. The location of these developments within the incorporated portions of the City in the best interest of the long-range development plans for the City.

D. MR Military Reservation District

The MR Military Reservation zoning district is intended to be developed and reserved for military facilities and their supporting uses including residential areas housing military personnel and their families. This district shall include all land owned by the United States government and used or anticipated to be used for military and military-related purposes. The regulations are designed to support and protect federal military facilities including the Marine Corps Air Station Beaufort.

4.9 Overlay Districts

A. Air Installation Compatibility Use Zone (AICUZ)

The purpose of the Air Installation Compatible Use Zone (AICUZ) is to provide for the compatible development of land surrounding and affected by operations of the

Article 5. Use Regulations

5.1 Use Tables

A. Types of Use

All of the Use Categories listed in the Use Table are defined and described in the sections immediately following the Table.

1. Uses Permitted By Right

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Conditional Use

A "C" indicates a use that is allowed conditionally, provided that it meets the additional listed standards contained in Section 5.3, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

3. Special Exception

An "S" indicates that a use is allowed only if reviewed and approved as a Special Exception, provided that it meets the listed standards contained in Section 5.3, Specific Use Standards. Special exceptions are subject to all other applicable regulations of this UDO.

4. Existing Building

An "E" indicates a use category that is allowed only in existing buildings, provided that it meets the additional listed standards contained in Section 5.3.

B. Uses Not Allowed

A blank cell in the Use Table indicates that a Use Category is not allowed in the respective district.

C. Uses Not Listed

The Administrator shall determine whether or not an unlisted use is part of an existing Use Category or is substantially similar to an already defined use, using the criteria in Section 5.2, Use Categories.

Article 4. Zoning Districts

4.1 Establishment of Districts

For the purpose of this UDO, portions of the City as specified on the Official Zoning Map of the City are hereby divided into the following zoning districts:

BASE ZONING DISTRICTS	
Residential Zoning Districts	
TR	Transitional Residential
RE	Residential Estate
R-1	Low Density Single-Family Residential
R-2	Medium Density Single-Family Residential
R-3	Medium-High Density Single-Family Residential
R-4	High Density Single-Family Residential
GR	General Residential
TBR	Traditional Beaufort Residential
MHP	Manufactured Home Park
Commercial Zoning Districts	
NC	Neighborhood Commercial
OC	Office Commercial
CC	Core Commercial
GC	General Commercial
HC	Highway Commercial
Industrial Zoning Districts	
LI	Limited Industrial
IP	Industrial Park
Special Purpose Zoning Districts	
CP	Conservation Preservation
MED	Medical
PUD	Planned Unit Development
MR	Military Reservation
OVERLAY ZONING DISTRICTS	
AICUZ	Air Installation Compatibility Use Zone
-D	Development Design
-H	Historic

4.2 Official Zoning Map

- A. The boundaries of the above zoning districts are a map or series of maps entitled "Official Zoning Map, City of Beaufort" which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this UDO. Special purpose zoning districts intended to serve as floating districts are not established on the zoning map until a specific district is proposed and approved by the City.
- B. Each map bearing the designation "Official Zoning Map, City of Beaufort" shall be identified by the signature of the Administrator, and bearing the seal of the City under the words: "Official Zoning Map, City of Beaufort, South Carolina," together with the date of the adoption of the map.

Article 8: Use Regulations
Section 5.1: Use Tables

Use Category	Residential												Special Purpose					
	1	2	3	4	5	6	7	8	9	10	11	12						
RESIDENTIAL (See Section 5.2D) P = Permitted By Right E = In Existing Building Only C = Conditional Use S = Special Exception Use																		
Household Living	Single-Family, Detached	P	P	P	P	P	P	P	P	P	P	P	C	C	E	E	E	E
	Zero Lot Line												C	C				
	Village House												C	C				
	Cluster Development												C	C				
	Two-Family Dwelling	C	C	C	C	C	C	C	C	C	C	C	C	C				
	Three-Family Dwelling												C	C	E			
	Townhouse Dwelling												C	C	P	P		
	Residential, Upper Story												P	C				
	Manufactured Housing Park or Subdivision												P	P	P	P		
	Multifamily Dwelling												P					
	Live-Aboard Boat												P	P	P	P		
	Accessory Dwelling												C	C				
	Home Occupation 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Home Occupation 2	P	S	S	S	S	S	S	S	S	S	S	P	P	P			
	Group Dwelling												P	P	P	P		
PUBLIC, CIVIC, INSTITUTIONAL (See Section 5.2E)																		
Community Service	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	P	
Daycare												C	P	P	P			
Educational Facilities	College/University											P	P	P	P			
	School, Public/Private											P	P	P				
	School, Trade/Vocational	C	C	C	C	C	C	C	C	C	C	P	C	P	P			
Government Facilities	Government Facilities											C	C	P	P			
	Health Care Facilities											P	P	P	P	P	P	
City of Beaufort, South Carolina Unified Development Ordinance																		

Revised September 14, 2012

PUBLIC COMMENTS
SUBMITTED TO THE PLANNING DEPARTMENT

Libby Anderson

From: Rick Griffin <dwntwnmarina@islc.net>
Sent: Monday, November 19, 2012 2:45 PM
To: DBenton@cityofbeaufort.org
Cc: Ted Andrae; Libby Anderson; LaNelle Fabian; Blakely Williams; mlutz@historicbeaufort.org; Alan Dechovitz
Subject: Beaufort-Port Royal Metropolitan Planning Commission

Lady and Gentlemen of the Commission. Even though I plan to attend the meeting this evening, I wanted to go ahead and make my comments relating to Mr. Andrae's request for a UDO change allowing him to operate his business out of our facility.

Mr. Andrae, by all accounts, is a reputable business man who has operated the Charlestonian as a hotel for some time. Over the years he has been a customer of the marina when he was touring the ICW with guests playing golf at various locations in the region, including his stops in Beaufort. The vessel has five well-appointed staterooms as nice as any hotel room in the area. The second deck has a beautiful lounge area for guests with a galley capable of serving up to sixty people for catered affairs. The top deck is well suited for receptions or office parties and the like. He has regularly been turning down requests for the various uses of the vessel since July because he cannot get his license.

Consider the fact that, under the current ordinance, the Charlestonian could operate from the marina as a tour boat or remain here as a private vessel. Mr. Andrae's vessel will operate through an agreement with the marina that must be renewed yearly and coincide with the city's business license renewal just as the other concerns currently operating from the facility. It also contains a clause that requires adequate insurance that names Griffin Enterprises, Inc. and the City of Beaufort as additionally insured. He will also be subject to the same environmental requirements and adherence to the marina's published rules and regulations as well as additional limitations likely to be enforced by the city. The vessel is also subject to regular US Coast Guard inspections.

This operation will bring high-end guests to downtown Beaufort who will eat in the restaurants and shop in the stores. I urge you to support this change. Considering that the commission and city council recently approved a new daydock and the development of 3000 square foot building to house rowboats, it seems logical to me that this usage, which will support economic growth of the waterfront, would be approved.

Thank you for your consideration.

Rick Griffin, CMM, President
Griffin Enterprises, Inc., Lease Operator
Downtown Marina of Beaufort
843-524-4422
dwntwnmarina@islc.net

**HOWELL, GIBSON AND HUGHES, P.A.
ATTORNEYS AT LAW**

Post Office Box 40
Beaufort, South Carolina 29901-0040
www.hghpa.com

STEPHEN P. HUGHES
PATRICK M. HIGGINS
ROBERT W. ACHURCH III *
DAVID S. BLACK
MARY BASS LOHR

THOMAS A. BENDLE, JR.
WILLIAM T. YOUNG III
JASON F. WARD

JAMES S. GIBSON, JR. *
Of Counsel

* Certified Mediator

25 RUE DU BOIS
LADY'S ISLAND
BEAUFORT, SOUTH CAROLINA 29907

TELEPHONE: 843 - 522-2400
FAX NUMBER: 843 - 522-2429
E-Mail: hghpa@hlc.net
WRITER'S DIRECT: 843 - 522-2414

Via Email Only
November 19, 2012

Ms. Libby Anderson
City of Beaufort Department and Planning Services
1911 Boundary Street
Beaufort, South Carolina 29902

Re: Proposed Amendment to the Unified Development Ordinance

Dear Ms. Anderson:

It has come to my attention that Andrae Boat Company, d/b/a Charlestonian, has made application seeking an amendment to Section 5.1 of the City's Uniform Development Ordinance. It is my further understanding that the Charlestonian application proposes an amendment of the ordinance in order to allow overnight guest accommodations in the Downtown Marina area, currently zoned Conservation Preservation District. Please allow this correspondence to register my vigorous objections to the proposed amendment.

As specifically set forth within the ordinance, the goals of Conservation Preservation Zoning District include, among others, the preservation of (and control of development within) "...certain land, marsh, and/or water areas of the City which (1) serve as wildlife refugees; (2) possess great natural beauty or of historical significance; (3) are utilized for outdoor recreational purposes;...". Moreover, the ordinance confirms that the aforesaid goals are to be achieved by discouraging "...any encroachment by residential, commercial, industrial, or other uses capable of adversely affecting the relatively undeveloped character of the district."

It is clear that the stated goals of the ordinance would be undermined by the requested amendment, which, if enacted, would allow overnight guests accommodations in the waters of the downtown marina. I would note that the adverse impact of any such development appears to be recognized within the Memorandum, dated November 13, 2012, issued by the City's Department of Planning and Development Services. A "floating hotel", with all of its potentially negative environmental and other consequences, is plainly inconsistent with the values as qualified within the ordinance.

Although the views set forth in this letter are my own, as a resident of the Beaufort Bluff, I believe those views are reflective of the perspectives of great many residents of and visitors to the City. I trust that those views will be considered by the Commission in any decision on the requested amendment.

Thanking you for your continuing consideration.

With kindest regards, I am

Yours truly,

HOWELL, GIBSON & HUGHES, P.A.

s/Stephen P. Hughes

Stephen P. Hughes

SPH/kah

Libby Anderson

From: Edward Dukes <edwarddukes111@gmail.com>
Sent: Monday, November 19, 2012 10:14 AM
To: Libby Anderson
Subject: UDO Change

Libby,

I am opposed of the proposed UDO change regarding the use mooring field or the marina for floating hotels. This use is counter to the CP district zoning. The list would be very long with problems I see associated with the change, a few would include visual and noise pollution.

Thank you.

Edward

Edward Dukes
Lowcountry Real Estate
Broker-In-Charge
820 Bay Street
Beaufort, SC 29902

office 843.521.4200
cell 843.812.5000

<http://www.EdwardDukes.com>
<http://www.LowcountryRealEstate.com>



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Libby Anderson

From: wgossett@juno.com
Sent: Sunday, November 18, 2012 11:31 PM
To: Libby Anderson
Cc: Stilly1@aol.com; edwarddukes111@gmail.com; wc_reynolds@yahoo.com; wallacethomas2003@yahoo.com; wgossett@juno.com
Subject: UDO Change Proposal

Ms. Anderson

As a property owner on the Beaufort River near downtown, I wish to object to any UDO change(s) that would allow moorage of "Floating Hotels" in the Beaufort River. Control of noise and river pollution is a concern as well as this representing an inappropriate usage of the River as a community resource. Thank you for allowing my input.

William B. Gossett
711 Ribaut Road
Beaufort, SC 29902
(843) 522-8953

Libby Anderson

From: Bert Kinghorn <stilly1@aol.com>
Sent: Sunday, November 18, 2012 10:51 PM
To: Libby Anderson
Cc: Edward Dukes; Wayne Reynolds; Wallace Thomas; William & Liz Gossett
Subject: UDO Change Objection

Dear Ms. Anderson,

Please record my objection to the recent request for a UDO change that would allow moorages in the Beaufort River to be used for floating hotel equivalents. I feel this would be an inappropriate, potentially unsafe and environmentally unsound use of our limited moorage space. It also runs counter to our recent efforts to lean up our moorages and to remove derelicts.

Thank you.

Bert Kinghorn
701 Ribaut Rd.
Beaufort

<From my mobile phone>

Libby Anderson

From: Wayne Reynolds <wc_reynolds@yahoo.com>
Sent: Sunday, November 18, 2012 9:07 AM
To: Libby Anderson
Subject: UDO change for boats

Libby, I am opposed to the change that would allow boats to accept nightly rentals in both the marina and the mooring fields. I believe it would be very hard to supervise and the city would get nothing for it but a variety of headaches.

Sent from my iPhone

Libby Anderson

From: Robert Lievense <rlievense@aol.com>
Sent: Saturday, November 17, 2012 10:23 AM
To: Libby Anderson
Subject: Strong Opposition

Ms. Anderson,

Please be advised of our strong opposition to the proposed application (#ZA 12-13) to allow mooring of overnight accommodation boats or cruise ships in the bay overlooking the downtown area. We are property owners on the Ribaut Bluff and enjoy our view of pleasure craft. We believe that the Beaufort marketing slogan "Beaufort by the Bay" would be significantly harmed by allowing for hire overnight accommodation vessels to moor in the bay. The character of Beaufort would be significant changed for the worse when viewing the bay from all vantage points.

Sincerely

Robert and Judith Lievense
751 Ribaut Rd

City of Beaufort Department of Planning and Development Services

MEMORANDUM

TO: Beaufort--Port Royal Metropolitan Planning Commission

FROM: Libby Anderson, Planning Director

DATE: December 11, 2012

SUBJECT: Amendment to UDO Pertaining to Outdoor Display of Merchandise

Section 6.6.F.1 of the Unified Development Ordinance (UDO) (attached) contains the requirements for outdoor display of merchandise. "Outdoor merchandise" such as cars and boats, are exempt from the requirements of the ordinance, and can be displayed in front of the building near the street in areas specifically designed and designated for such display. "Indoor merchandise," which is everything other than outdoor merchandise, is only allowed to be displayed within 5' of the building.

A new lawnmower sales and repair shop recently opened on SC 170. The owners would like to display the lawnmowers in the grassed area in front of the building near the street, 50+ feet from the building. The lawnmowers are kept inside overnight and would be brought out every morning for display. Staff denied permission for this outdoor display. The owners are appealing staff's decision to deny the outdoor display in this area. The owners noted that the ordinance specifically mentions "lawn maintenance equipment" as an example of exempt "outdoor merchandise."

The intent of the outdoor display ordinance is to minimize driver distraction and reduce visual clutter along the street. The exemption for outdoor merchandise is in place to accommodate merchandise that is not feasible to move on a daily basis (ex., storage sheds). The intent is not to permit items that are stored inside during nonbusiness hours, to be displayed along the street, just because these items are used outdoors. Since the lawnmowers are being stored inside overnight, the lawnmower display should be regulated the same way that furniture and clothing is addressed.

To clarify the intent of the ordinance, staff is proposing to revise Section 6.6.F.1 as follows.

Additional Requirements

1. Outdoor Display of Merchandise

- a. Except as provided in paragraph b below, only merchandise typically used and stored outdoors, i.e., "outdoor merchandise," may be displayed**

outdoors. Such merchandise ~~shall~~ **may** include automobiles, trucks, boats, trailers, outdoor landscape structures (garden sheds, arbors, gazebos, etc.), plant materials, and agricultural products. ~~lawn maintenance equipment, and outdoor furniture.~~ Merchandise that is not stored overnight in the display area--merchandise that is stored inside during non-business hours--is not considered "outdoor merchandise" for purposes of this section.

- b.** **b.** "Indoor" merchandise (merchandise other than that typically used and stored outdoors) may be displayed outdoors only within 5' of the building and only in front of the building or the tenant space, and shall only be displayed during business hours. Merchandise shall be arranged and spaced so as not to clutter the front of the property, as determined by the Administrator. For purposes of this section, merchandise is defined as any item that is for sale on the premises or is representative of an item that is for sale on the premises, regardless of whether or not that particular item is available for purchase;
- c.** **c.** Areas designated for vehicular parking may not be used as outdoor display areas.
- d.** **d.** Merchandise shall not be placed on the public sidewalk or within the right-of-way without approval of the City Manager. If merchandise is displayed on any privately-owned sidewalk, a minimum of 42 inches of the sidewalk as measured from the curb must remain open and unobstructed to facilitate safe pedestrian circulation.
- e.** **e.** Plans for new developments shall clearly designate any areas for outdoor display of outdoor merchandise. Outdoor display of merchandise shall only occur in areas designated for such display on the approved plan.
- f.** **f.** Vending machines, except newspaper boxes, shall be screened from view from the street.
- g.** **g.** Any use or premises not conforming with the requirements of this section shall be brought into compliance with these requirements within one year of the effective date of this UDO.

6. Light Trespass

In addition to the general provisions of this section, off-street lighting shall be shielded and/or directed in such a manner that it illuminates only the user's premises and does not spill over into neighboring residential areas so as to interfere with the peaceful enjoyment of residential or public properties. Floodlighting of buildings is prohibited except for church steeples and bridges.

7. Nonconforming Fixtures

Except where otherwise noted, all outdoor lighting fixtures existing and legally installed and operative before the effective date of this UDO are exempt from the requirements of this section. Whenever a nonconforming fixture is replaced or moved, the replacement fixture shall meet the requirements of this UDO.

F. Additional Requirements



1. Outdoor Display of Merchandise

- a. Except as provided in paragraph b below, only merchandise typically used and stored outdoors may be displayed outdoors. Such merchandise shall include automobiles, trucks, boats, trailers, outdoor landscape structures (garden sheds, arbors, gazebos, etc.), plant materials, agricultural products, lawn maintenance equipment, and outdoor furniture.
- b. "Indoor" merchandise (merchandise other than that typically used and stored outdoors) may be displayed outdoors only within 5' of the building and only in front of the building or the tenant space, and shall only be displayed during business hours. Merchandise shall be arranged and spaced so as not to clutter the front of the property, as determined by the Administrator. For purposes of this section, merchandise is defined as any item that is for sale on the premises or is representative of an item that is for sale on the premises, regardless of whether or not that particular item is available for purchase;
- c. Areas designated for vehicular parking may not be used as outdoor display areas.
- d. Merchandise shall not be placed on the public sidewalk or within the right-of-way without approval of the City Manager. If merchandise is displayed on any privately-owned sidewalk, a minimum of 42 inches of the sidewalk as measured from the curb must remain open and unobstructed to facilitate safe pedestrian circulation.
- e. Plans for new developments shall clearly designate any areas for outdoor display of outdoor merchandise. Outdoor display of merchandise shall only occur in areas designated for such display on the approved plan.
- f. Vending machines, except newspaper boxes, shall be screened from view from the street.
- g. Any use or premises not conforming with the requirements of this section shall be brought into compliance with these requirements within one year of the effective date of this UDO.

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: December 19, 2011
SUBJECT: Status Report on City Council Actions

Adoption of Sector 1 Civic Master Plan. Second reading of the ordinance adopting the Sector 1 plan was held at the November 22 City Council meeting.

UDO Amendment Revising Bladen Street Redevelopment District Ordinance. Second reading of the ordinance was held at the December 13 City Council meeting.

Rezoning 1403 Lafayette Street. A public hearing was held at the December 13 City Council meeting. First reading of the ordinance rezoning the property should be held at the January 10 Council meeting.

Please contact me with any questions on this information.

Thank you.