

**BEAUFORT
PLANNING COMMISSION**

AGENDA

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

Monday, March 18, 2024, 5:00 P.M.

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84858974884?pwd=a2lZemNsbkkyZStlU2J3MjN4dVFHQ09>

Password: 853369 Meeting ID: 848 5897 4884 Call in Phone #: 1+929 205 6099

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. **Review Commission Meeting Minutes:**

A. **February 26, 2024 Meeting Minutes**

IV. **Questions Relating to Military Operations**

V. **Old Business:**

A. **Tabled Amendments to Chapter 9 of the Development Code:** Amendments to Section 9.10.2 Historic Review Board Process, Certificates of Appropriateness, etc.

VI. **New Business:**

A. **Secession Site Plan**

144 Secession Drive – Secession Housekeeping/Maintenance Building.

The applicant, David Murray, Tidemarsh, LLC, is requesting conceptual approval for new construction of Secession Housekeeping/Maintenance Building at 144 Secession Drive. The property is further identified 144, 146 & 148 Secession Dr/R123 018 000 0468 0000, R123 018 000 0469 0000, & R123 018 000 0470 0000

B. **Amendments to Chapters 2 and 4 of the Beaufort Development Code,** related to Zoning and Design Requirements.

VII. **Adjournment**

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



Planning Commission

Meeting Minutes – February 26, 2024

CALL TO ORDER

0:10

A meeting of the Planning Commission was called to order by Curt Freese, Community Development Department Director, and was held in-person on February 26, 2024 at 5:00 PM.

ATTENDEES

Members in attendance: Bill Bardenwerper, Kim McFann, Benjie Morillo, Bill Sutter, Mike Tomy and Paul Trask.

Member absent: Clinton Hallman.

Staff in attendance: Curt Freese, Community Development Department Director and Ryan Green, Community Development Department Planner II.

REVIEW OF MINUTES - NONE

:

All [Insert name of Review Board] 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.

ELECTION OF OFFICERS

0:39

Mr. Freese went over the roles of the Officers which included a Chairman, Vice-Chairman, and Secretary.

Mr. Sutter nominated Benjie Morillo for Chairman. Mr. Morillo accepted the nomination. The Commission voted unanimously for Mr. Morillo to have the position of Chairman.

Mr. Bardenwerper nominated Mike Tomy for Vice-Chairman. Mr. Tomy accepted the nomination. The Commission voted unanimously for Mr. Tomy to have the position of Vice-Chairman.

Mr. Tomy nominated Kim McFann for Secretary. Ms. McFann accepted the nomination. The Commission voted unanimously for Ms. McFann to be Secretary.

QUESTIONS RELATING TO MILITARY OPERATIONS **5:38**

None.

Motion: Mr. Tomy made a motion to change the order of the New Business seconded by Mr. Suter. The motion passed unanimously.

A. Marshview Estates – Harding Street – Zoning Request.

The Applicant, Josh Tiller, Tiller & Associates, is requesting zoning approval of a parcel, approximately 2.7 acres located south of Harding Street, east of Taft Street and west of Adam Court, from C3NMU, Neighborhood Mixed-Use, Residential District, (Beaufort County) to T4-N, Neighborhood District, (City of Beaufort). The property is further identified as R100 029 00B 0057 0000 (Lot 16 Palmetto Est.)

Mr. Green presented the staff report.

The Applicant, Josh Tiller, Tiller & Associates, was present. He represents Lanier Land Holdings and Don Hook who is the owner of the property. He said to be consistent with the other parcels we are requesting T4-N zoning. We are proposing single-family detached homes are proposed per the concept plan in the presentation.

Public Comment:

None.

Public comment closed.

Motion: Mr. Bardenwerper made a motion to rezone the property to T4-N based on the staff report, especially the compliance with the Comprehensive Plan as suggested therein and the fact that the Civic Master Plan is silent on this property, and also it appears as the applicant testified to be compatible with the adjacent zoning. Mr. Sutter seconded the motion. The motion passed unanimously.

B. 361 Robert Smalls Parkway – ALDI at Beaufort Station.

The Applicant, Vanessa Banks, APD Engineering & Architecture, PLC, is requesting approval for a new Aldi Grocery store on an outparcel facing Robert Smalls Parkway in the Beaufort Station shopping center. The property is further identified as R120 028 000 0138 0000.

Mr. Freese presented the staff report for the project.

Public Comment

None.

Public comment closed.

Motion: Ms. McFann made a motion to grant final approval based upon the suggested conditions in the blue highlighted parts of the staff report on pages 5 and 6; subject to conditions 1-6 that are

contained on the red highlighted portion of the staff report on pages 7-8 with the following additional conditions:

1. That the clear South Florida Building Code compliance covering of the pergola be omitted
2. That the west end of the colonnade be connected to the sidewalk
3. That additional landscaping be added subject to staff review particularly in the area of the loading dock and possibly the colonnade
4. That bike racks and trash cans be added probably at the west end of the pergola
5. No ads will be permitted to be displayed on the pergola.

Mr. Bardenwerper seconded the motion. The motion passed unanimously.

Mr. Freese and the Commission discussed their next worksession on March 12

Mr. Freese spoke about upcoming code amendments that he will bring to the Planning Commission's next meeting, March 18 for review to make recommendations to Council.

Mr. Tomy stated that the Commission needs to get their packets at least one week prior to our meeting. He mentioned that the Comprehensive Plan the Commission received did not include the *Transportation* section. Also, the backside of the cover that was approved with the council members, was not included either. And all of the Priority Investment graphics as well as the other graphics for the plans need to be in a landscape format to be more readable. Mr. Freese said we can have this done by the March 12 meeting.

Mr. Sutter asked if there is a way staff can link the blue section of their staff report referenced to the drawings as to what the comments refer to. And also, to number the pages for large packets.

ADJOURNMENT

1:50:35

Motion: Mr. Sutter made a motion for adjournment at 6:50 pm seconded by Mr. Bardenwerper. The motion passed unanimously.

**144 SECESSION DRIVE
SECESSION HOUSEKEEPING
MAINTENANCE BUILDING**



STAFF REPORT: 144 Secession Dr-Maintenance Building

DATE: 3/18/24

GENERAL INFORMATION		
Applicant:	David Murray	
Address/Parcel Numbers:	144, 146 & 148 Secession Dr/R123 018 000 0468 0000, R123 018 000 0469 0000, & R123 018 000 0470 0000	
Applicant's Request:	Construction of a Golf Club Maintenance Facility	
Current Zoning:	T4-N	
ZONING DISTRICT INFORMATION		
	<u>T4-N</u>	
Lot Width at Setback:	N/A	
Max Lot Coverage:	70%	
Min./Max. Frontage Build Out:	60%-85% of lot area	
Front Setback:	0ft-15ft	
Side Setback:	0ft-10ft Corner/Alley, 5ft Interior	
Rear Setback:	10ft	
Building Height:	2 stories or 30ft	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-N	Residential	N/A
South: T4-N	Residential	N/A
East: T4-N	Maintenance Facility	N/A
West: T4-N	Residential & Forested lots	N/A

Background: Tidemarsh LLC, with David Murray, is proposing a new maintenance facility for the Secession Golf Club on three lots within the Blue Gray Estates Subdivision. Per the narrative and site plan, the facility will include a covered loading and unloading area, two offices, various storage areas, an employee break room, and a future development building. The two buildings proposed for phase 1 will be 2,400 sf and 2,080 sf with the building proposed for phase 2 having 2,500 sf. The primary frontage will be to the south with the east and west each having an egress point with onsite traffic navigating counterclockwise to the loading area and exit. Staff previously notified the applicant that this use is not allowed in the T4-N zone. The primary use of the facility will need to fit within a use category on its own since the area it will serve, the overall golf club, is not on the same parcel. The applicant disagreed, and to

allow the Applicant due process, the case is forward to the Planning Commission to render a final decision.

Zoning Compliance: *T4-N Allowed Uses:* This proposed use best fits within the Light Industrial Service Category outlined in 3.8.1.B of The Beaufort Code since it states, “Contractors and building maintenance services and similar uses perform services off-site”. The Code also lists an example of a Light Industrial Service as “janitorial and building maintenance services”. The T4-N zone does not allow any Industrial uses.

- ✓ Staff Recommends disapproval as the use is not permitted in the T4-N district.

Development Standards/Frontage: Per the development standards listed in 2.4.1 of The Beaufort Code, the T4-N zone requires the proposal to have a minimum of 60% frontage build out and a maximum front setback of 15 feet. From the site plan given and the south required to be the primary access, the proposal fails to meet these requirements. No building, in phase one, is within the maximum front setback area so the current proposal is at 0% frontage buildout, thus not meeting the development standards.

- ✓ Staff recommends disapproval as the proposed site plan does not satisfy the frontage requirements of the base zoning district of T-4N.

Common Planning Principles/Accessory Use: The development is intended to serve the golf club but will be its own individual parcel. To the opinion of the Development Code, the Code Administrator and general planning practice, this would place an accessory structure on a property with no primary use. Such a proposal is prohibited because there would be no way to regulate land use and this is the same reason why a shed is not allowed on a property without a primary use, such as a house.

- ✓ Staff recommends disapproval as the proposed site plan does not satisfy the accessory use requirements of the Development Code and general planning practice.

Buffer and Existing Residential Uses:

There is a current existing single family house directly to the north, and the proposal is establishment of a dissimilar use to the residential subdivision adjoining the property. Approval of this proposal will place an industrial use directly adjacent to an existing residential use with no buffer requirement, which is also in conflict with the intent of the code. Lastly, this proposal will direct truck traffic to one of the two entrances of the subdivision, potentially delaying current residents from entering their community.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends denial as the project does not satisfy the standards of the Beaufort Development Code for the following reasons:

- 1) The use proposed is not allowed in the T-4N district (specifically outlined in Section 3.8.1.B),
- 2) The Site Plan does not satisfy the frontage requirement of Section 2.4.1 (60% build out on the front property line).
- 3) The Site Plan places an accessory use on its own lot to the golf course in a residential neighborhood without proper buffering between dissimilar uses.
- 4) Staff recommends the applicant rezone the property to an appropriate district the use is allowed, wherein the residents of the neighborhood will be afforded notice and the right to attend a public hearing; or locate the use to a parcel which is part of the golf course, where the use would also be permitted by code.

23-13 STF.1



DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

- Staff Review
- Board Review

Application Fee:

OFFICE USE ONLY: Date Filed: 1/16 Application #: 24155 Zoning District: T4N

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. Upon receipt of an application, staff will review the submittal and then contact the applicant letting them know when the meeting will be.

A complete schedule can be found at: <https://www.cityofbeaufort.org/379/Design-Review-Board>

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final

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, Property, and Project Information

Applicant Name: DAVID MURRAY, TIDEMARSH LLC

Applicant Address: 73 SAMS POINT ROAD, BEAUFORT, SC 29907

Applicant E-mail: DMURRAY@TIDEMARSH.COM Applicant Phone Number: 843-441-3709

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): SECESSION GOLF CLUB INC.

Owner Address: 100 ISLANDS CAUSEWAY, BEAUFORT, SC 29907

Project Name: SECESSION HOUSEKEEPING/MAINTENANCE BUILDING.

Property Address: 144 SECESSION DRIVE, BEAUFORT, SC 29907

Property Identification Number (Tax Map & Parcel Number): R123 018 000 0469 0000

Date Submitted: JANUARY 15, 2024 R123 018 000 0469 0000

R123 018 000 0470 0000



DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Required Project Information

Project Name: SECESSION HOUSEKEEPING/MAINTENANCE BUILDING

Property Size in Acres: 1.14 Proposed Building Use: HOUSEKEEPING/MAINTENANCE FACILITY, S-I & B USES.

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): 4,672 S.F. HEATED G.F.A.

of Parking Spaces Required: 12 # of Parking Spaces Provided: 16

Is this project a redevelopment project: Y N Property valuation: \$ 129,000.00

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Developed under T4-N District/Zone (for Commercial Only)

Provide a brief Project Narrative and outline any specific questions you would like addressed.
SEE ATTACHED JANUARY 15, 2024 PROJECT NARRATIVE

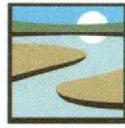
Applicant's Signature: [Signature] Date: JAN. 15, 2024

Owner's Signature: [Signature] Date: 1/15/2024

(The owner's signature is required if the applicant is not the owner.)

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



TIDEMARSH
ARCHITECTURE • PLANNING • DESIGN

TIDEMARSH, LLC

73 Sams Point Road
Beaufort, SC 29907

Johan Niemand
jniemand@tidemarsh.com
843-252-9251

David Murray
dmurray@tidemarsh.com
843-441-3709

January 15, 2024

Re: 144 Secession Drive – Secession Housekeeping/Maintenance Building at 144 Secession Drive, Beaufort SC 29907

Project narrative for a Secession Housekeeping/Maintenance Building that has a heated/cooled GFA of 4,672 sq.ft., and an under roof unconditioned GFA of 4,000 sq.ft., with site improvements.

PROJECT NARRATIVE

The proposed project consists of developing a 1.14-acre property at addresses #144, 146 and 148 Secession Drive within the City of Beaufort in Beaufort County, SC. The proposed property currently exists as 3 residential lots C33, C34 & C35 of the Blue Gray Estates Subdivision Phase I established in 1999. Secession Golf Club, Inc. is proposing to combine the three lots for the development of a Golf Club Housekeeping/Maintenance Facility. The site is located in a T4-N zone and the building architecture & layout have been designed to best adhere to the zoning guidelines. The facility will include a covered loading/unloading area, office & receiving/storage building, and an office & housekeeping & staff facilities building. The heated building area will have flood-proofing to a minimum elevation of 13.0' MSL. There is also future development planned for the site, but the use of this building has not been determined. Site development of the facility includes construction SWPPP, drive access, parking, potable water, sanitary sewer, storm water infrastructure & utilities within the site. To the best of our knowledge and ability there are no wetlands or critical areas in the vicinity of the site.



Access to the site is proposed from the Islands Causeway, an SCDOT jurisdictional roadway and from Secession Drive, a private drive owned and maintained by the Marshes at Lady's Island Homeowners Association, Inc. Parking and pedestrian access is planned for the site as defined by the City of Beaufort and ADA Standards.

These design development drawings prepared for 'Conceptual Review' show a total heated/cooled area ('Buildings B, C, & Entry Hall') of S-1 & B uses that total 4,672 sq.ft., and a total unconditioned area ('Building D', roof only) of a 4,000 sq.ft. covered loading area. These drawings show revisions based on the discussion at the August 22, 2023, City of Beaufort TRC-Pre-Design Conference. The design revisions consist of the resizing of some of the 'Building B' windows for preferred proportions, the addition of two columns at the north & east sides of the 'Entry Hall' for vertical proportions that are greater than the column spacing, a change from a hip roof to a shed roof for 'Building C', and the addition of painted graphics on the loading & receiving floor of 'Building D' that indicate the location of a dedicated 'Fire Lane' for emergency vehicles.

Re: 011524 Project Narrative - 144 Secession Drive – Secession Housekeeping/Maintenance Building at 144 Secession Drive, Beaufort SC 29907

cc: Tidemarsh LLC, file

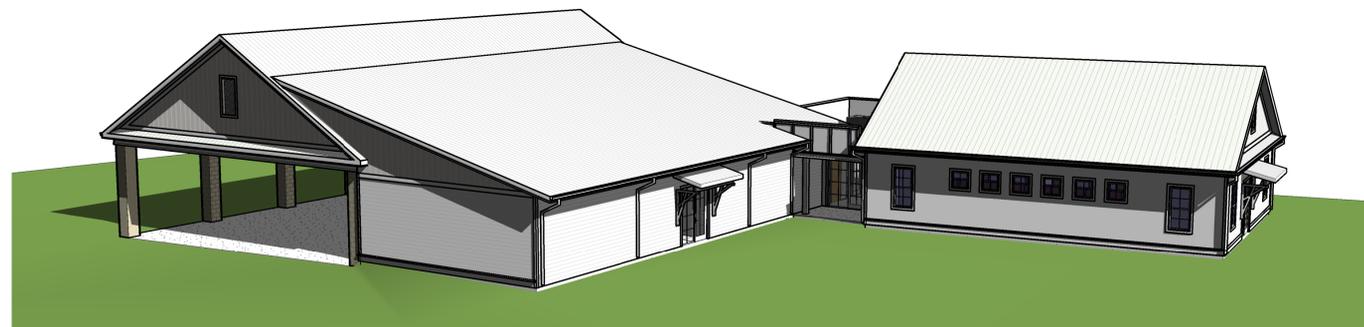
Site Development Plans for a New Secession Housekeeping/ Maintenance Building:

Secession Golf Club

144 Secession Drive
Beaufort, SC 29907



Schematic Design Sheet Index	
SD100	Cover Sheet
SD101	Site Development Plan
SD102	Ground Floor Plan
SD103	Building 'B' Floor Plan
SD104	Buildings 'C' & 'D' Floor Plan
SD105	Building Elevations
SD106	Building 'B' Elevations
SD107	Buildings 'C' & 'D' Elevations
SD108	Buildings 'C' & 'D' Elevations



Cover Sheet -



Contractor shall check all dimensions on the work and report any discrepancy to the architect before proceeding.
All work to be done is to the adopted codes and standards required for approved construction.
All drawings and specifications are the property of the architect and must be returned upon request.
This drawing is not to be used for construction until signed by the architect.

CONSULTANTS
JHN-Residential Building Design
73 Sams Hill Road, Beaufort, SC 29907 | jhn-residential.com | Tel: 843-655-0148
Dalon Engineering LLC
 Mechanical · Electrical · Plumbing
 2611 Southside Blvd, Beaufort, SC 29902
 Phone (843) 271-6011
 Project # Project Number

Prints issued	No.	Date

Site Development Plans for a New
Secession Housekeeping/
Maintenance Building:
Secession Golf Club
144 Secession Drive
Beaufort, SC 29907

TIDEMARSH
 ARCHITECTURE · PLANNING · DESIGN
TIDEMARSH, LLC
 73 Sams Point Road,
 Beaufort, SC 29907
dmurray@tidemarsh.com
 jtidemars@tidemarsh.com
 (843) 605-6380

Design Set
SD100
 January 15, 2024



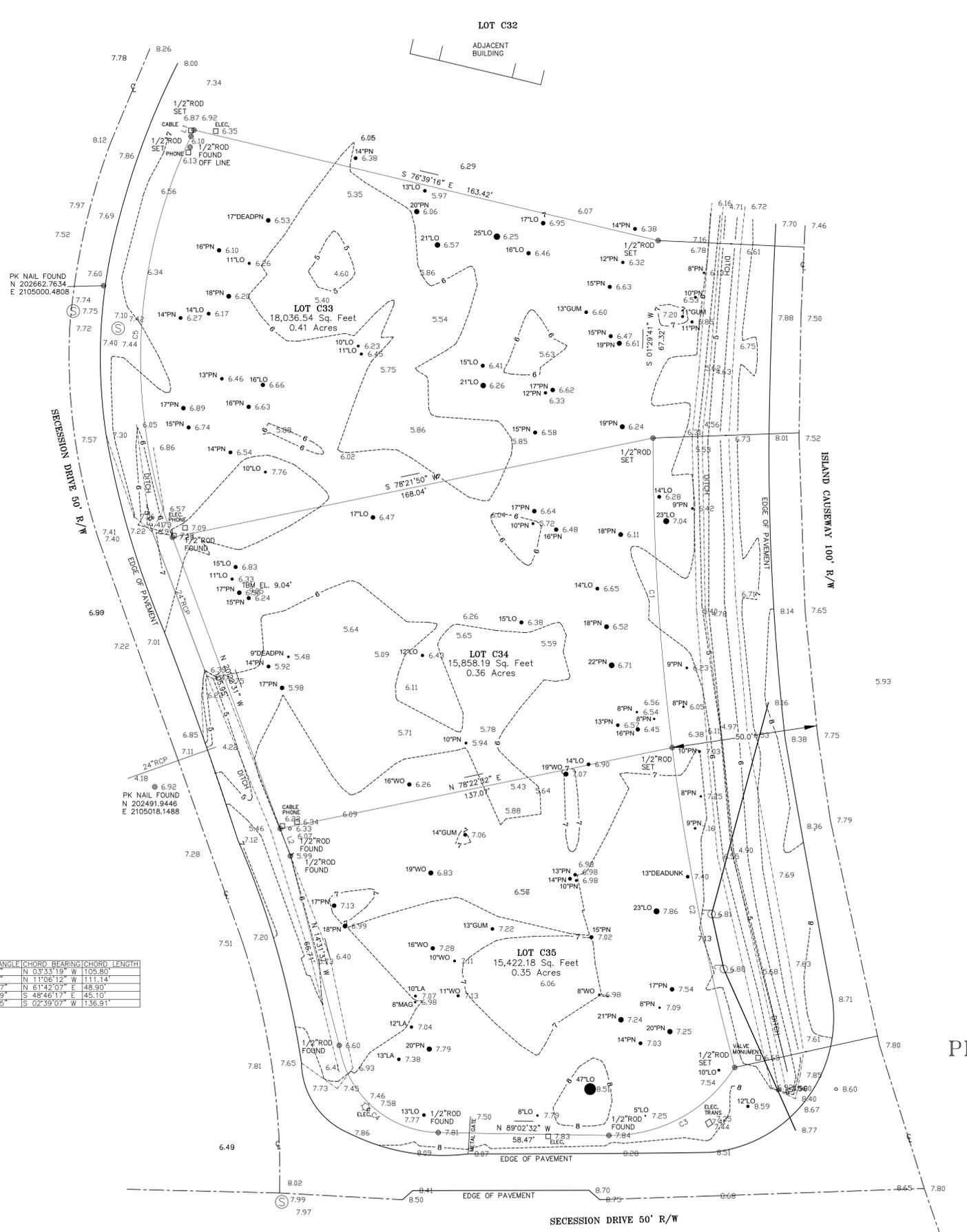
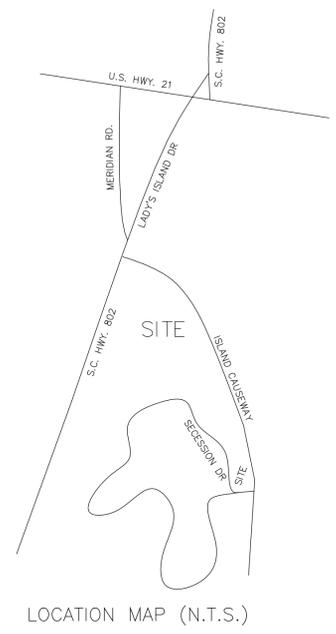
LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | | |
|----|--------------------|-----|-----|---------------------|
| CO | FIRE HYDRANT | □ | MVM | MAIN VALVE MONUMENT |
| PP | CLEAN OUT | ⊙ | MH | MANHOLE |
| TP | POWER POLE | —○— | GW | GUY WIRE |
| FO | TELEPHONE PEDESTAL | □ | CB | CABLE BOX |
| WV | FIBER OPTIC STUB | —○— | OE | OVERHEAD POWERLINE |
| | | --- | | EDGE OF PAVEMENT |
| | | ⊙ | | BACK OF CURB |
| | | ⊙ | | LIGHTPOLE |
| | | — | | GAS LINE |
| | | --- | | CENTER LINE |
| | | --- | | CONTOUR LINE |
| | | ● | | TREE SIZE & TYPE |
| | | ● | | ELEVATION |

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Calles leucogata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WK	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapinum sebiferum
PD	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALD-CYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya ilinoensis
CR	GRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
GUM	SWEETGUM	Nyssa Sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BLD	BLACKJACK OAK	Quercus muhlenbergii
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MM	MOSSA TREE	Abutilon jublatian
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifolides
WL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa japonensis
CHB	CHINABERRY	Melia azedarach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
 *NOTED: ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE SHOWN ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.



- 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 PROPER BUILDING CODES OFFICIAL.
 - 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - 10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE AE EL. 8.00' & AE EL. 9.00' MAP NUMBER 45013C0168G DATED 3/23/2021 1988 NAVD.
 - 11.) CONTOUR INTERVAL IS 1'.
 - 12.) VERTICAL DATUM IS 1988 NAVD.

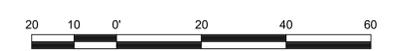
- REFERENCES:**
- 1.) T.M.S. R123 018 000 0468, 0469, & 0470
 - 2.) PLAT BY DAVID E. GASQUE DATED 1/19/99 PLAT BOOK 100 PAGE 27 BEAUFORT COUNTY R.M.C. OFFICE

LINE	BEARING	DISTANCE
L1	S 24°58'49" W	2.38'
L2	N 20°28'13" W	9.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	103.67'	823.96'	72°14'44"	N 03°33'19" W	103.60'
C2	111.22'	823.96'	74°44'02"	N 11°08'12" W	111.14'
C3	51.10'	50.00'	58°33'17"	N 61°42'07" E	48.90'
C4	49.01'	35.00'	80°13'29"	S 48°46'17" E	45.10'
C5	140.66'	175.00'	46°03'15"	S 02°39'07" W	136.91'

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

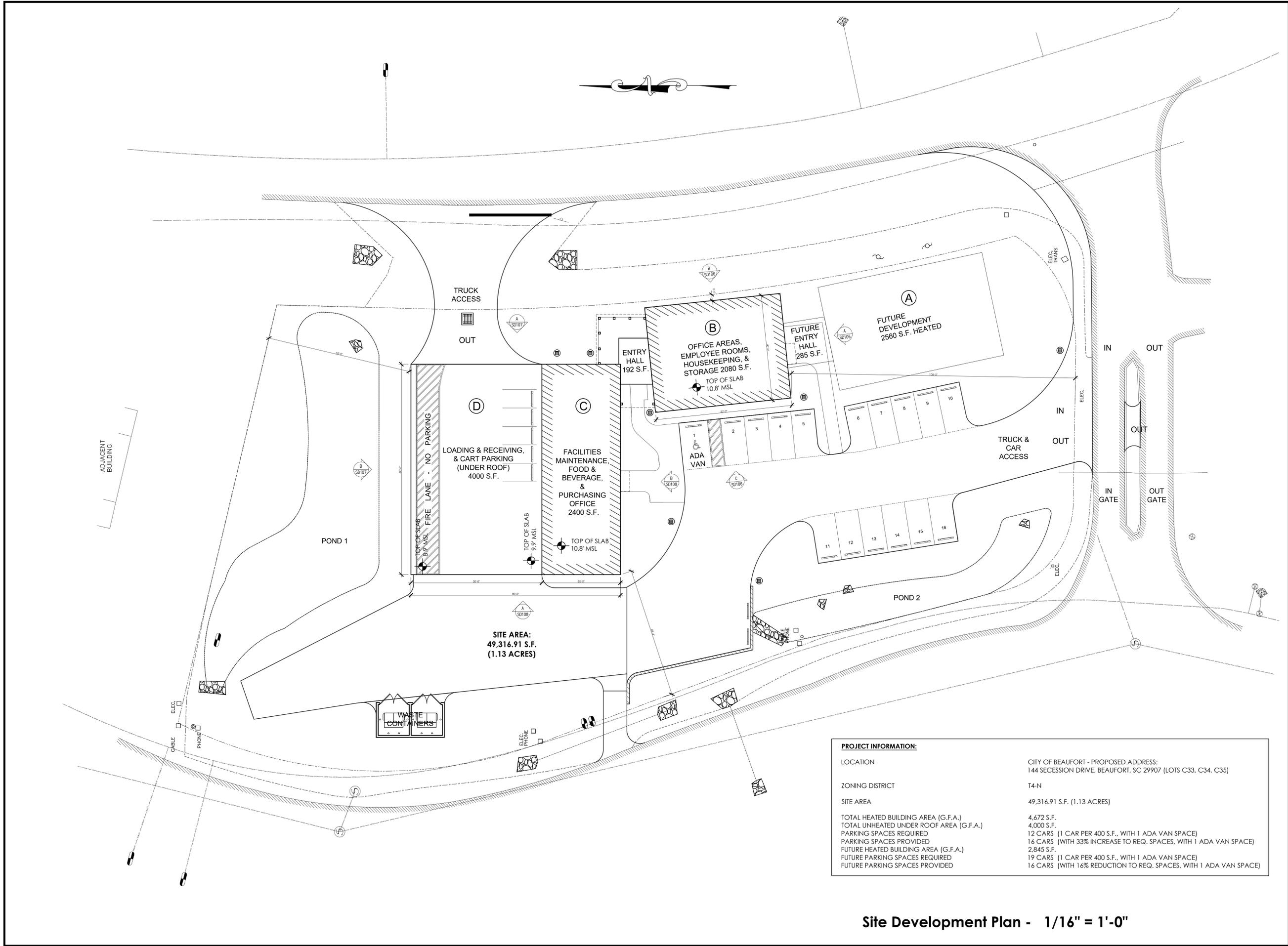
David E. Gasque, R.L.S.
 S.C. Registration Number 10506



TREE AND TOPOGRAPHICAL SURVEY
 LOTS C33, C34, & C35
 PHASE I BLUE-GRAY ESTATES RESIDENTIAL TRACT
 PREPARED FOR
 SECESSION GOLF CLUB
 GIBBES ISLAND
 BEAUFORT COUNTY SOUTH CAROLINA

DATE 7/13/2021 SCALE 1"=20'

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



PROJECT INFORMATION:	
LOCATION	CITY OF BEAUFORT - PROPOSED ADDRESS: 144 SECESSION DRIVE, BEAUFORT, SC 29907 (LOTS C33, C34, C35)
ZONING DISTRICT	T4-N
SITE AREA	49,316.91 S.F. (1.13 ACRES)
TOTAL HEATED BUILDING AREA (G.F.A.)	4,672 S.F.
TOTAL UNHEATED UNDER ROOF AREA (G.F.A.)	4,000 S.F.
PARKING SPACES REQUIRED	12 CARS (1 CAR PER 400 S.F., WITH 1 ADA VAN SPACE)
PARKING SPACES PROVIDED	16 CARS (WITH 33% INCREASE TO REQ. SPACES, WITH 1 ADA VAN SPACE)
FUTURE HEATED BUILDING AREA (G.F.A.)	2,845 S.F.
FUTURE PARKING SPACES REQUIRED	19 CARS (1 CAR PER 400 S.F., WITH 1 ADA VAN SPACE)
FUTURE PARKING SPACES PROVIDED	16 CARS (WITH 16% REDUCTION TO REQ. SPACES, WITH 1 ADA VAN SPACE)

Site Development Plan - 1/16" = 1'-0"

Contractor shall check all dimensions on the work and report any discrepancy to the architect before proceeding.

All work to be done is to the adopted codes and standards required for approved construction. All drawings and specifications are the property of the architect and must be returned upon request.

This drawing is not to be used for construction until signed by the architect.

CONSULTANTS

JHN-Residential Building Design

JHN-Residential LLC
22 Dora Hunt Road
Beaufort, SC 29907
JHN-Residential.com
843-663-6388
jrd@jhn-residential.com

Dalon Engineering LLC
Mechanical - Electrical - Plumbing
2611 Southside Blvd
Beaufort, SC 29902
Phone (843) 271-6011
Project # Project Number

Prints issued	No.	Date

Site Development Plans for a New
Seccession Housekeeping/Maintenance
Building:

Seccession Golf Club

144 Seccession Drive
Beaufort, SC 29907

TIDEMARSH
ARCHITECTURE • PLANNING • DESIGN

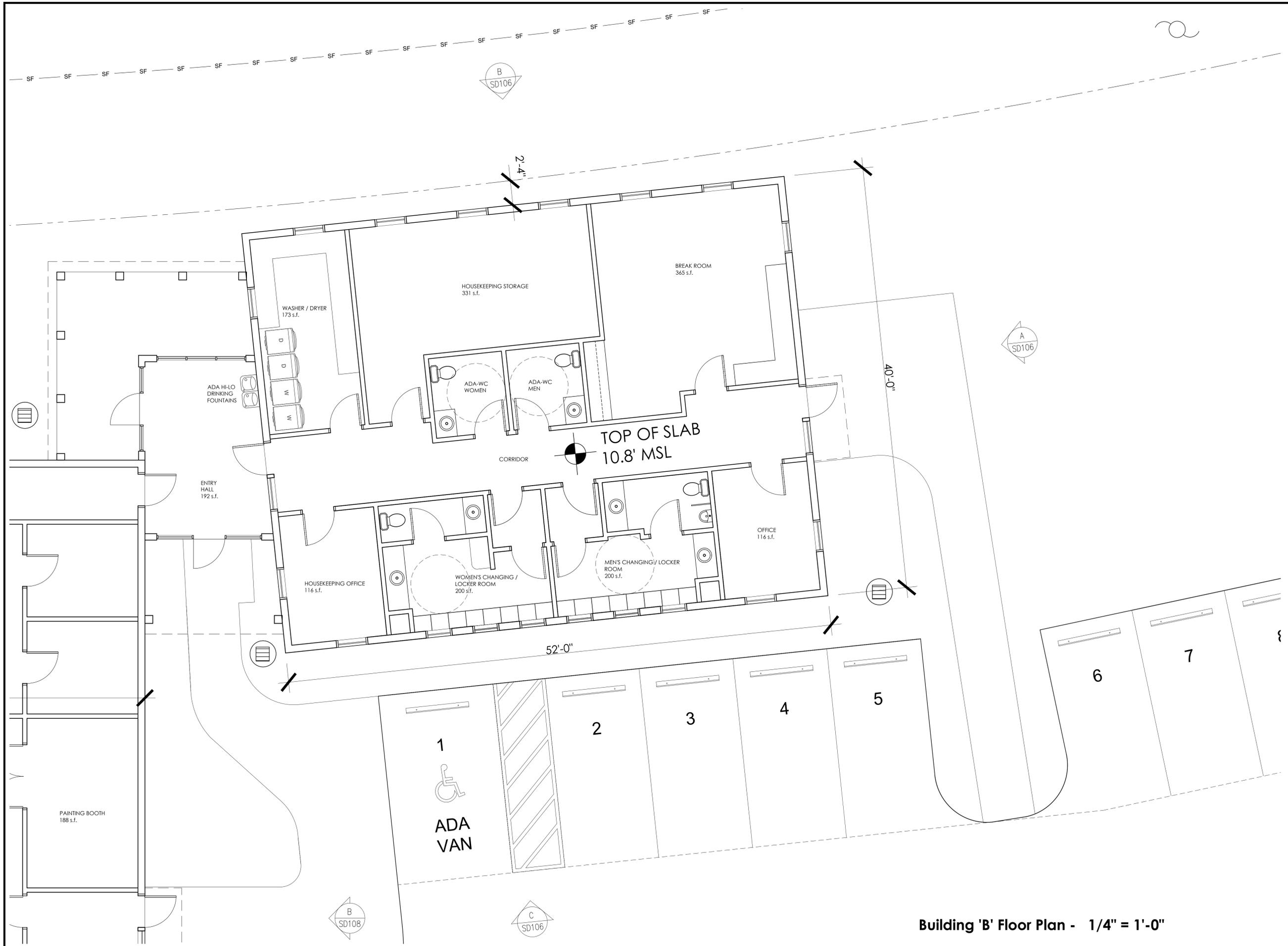
dtmurray@tidemarsh.com
jnternando@tidemarsh.com
(843) 605-6380

TIDEMARSH, LLC
73 Sarnis Point Road,
Beaufort, SC 29907

Design Set

SD101

January 15, 2024



Building 'B' Floor Plan - 1/4" = 1'-0"

Contractor shall check all dimensions on the work and report any discrepancy to the architect before proceeding.

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This drawing is not to be used for construction until signed by the architect.

CONSULTANTS

JHN-Residential Building Design
 JHN-Residential LLC
 22 Dora Hunt Road, Beaufort, SC 29907 | jhn-residential.com | Tel: 843-653-0348 | Fax: 843-653-0348

Dalon Engineering LLC
 Mechanical, Electrical, Plumbing
 2611 Southside Blvd, Beaufort, SC 29902 | Phone: (843) 271-6011 | Project # Project Number

Prints issued	No.	Date

Site Development Plans for a New
 Seccession Housekeeping/Maintenance Building:

Seccession Golf Club
 144 Seccession Drive
 Beaufort, SC 29907

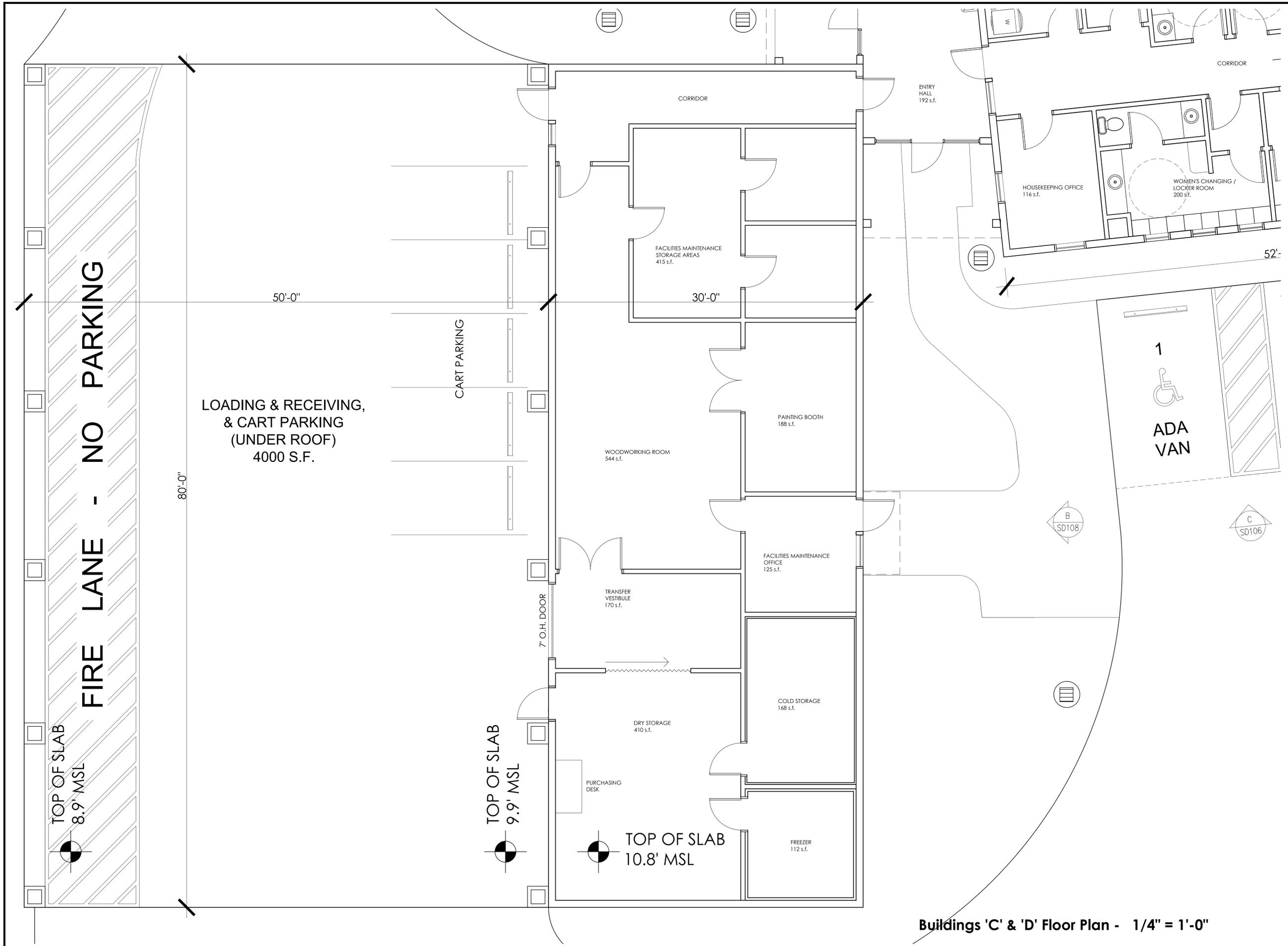
TIDEMARSH
 ARCHITECTURE • PLANNING • DESIGN

dmurray@tidemarsh.com
 jnternando@tidemarsh.com
 (843) 605-6380

TIDEMARSH, LLC
 73 Sarnis Point Road,
 Beaufort, SC 29907

Design Set

SD103
 January 15, 2024



Buildings 'C' & 'D' Floor Plan - 1/4" = 1'-0"

Contractor shall check all dimensions on the work and report any discrepancy to the architect before proceeding.

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This drawing is not to be used for construction until signed by the architect.

CONSULTANTS

JHN-Residential Building Design
JHN-Residential LLC
 22 Dora Hunt Road, Beaufort, SC 29907
 jhn-residential.com

Dalon Engineering LLC
Mechanical, Electrical, Plumbing
 2611 Southside Blvd, Beaufort, SC 29902
 Phone (843) 271-6011
 Project # Project Number

Prints issued	No.	Date

Site Development Plans for a New
 Secession Housekeeping/Maintenance Building:

Secession Golf Club
 144 Secession Drive
 Beaufort, SC 29907

TIDEMARSH
 ARCHITECTURE • PLANNING • DESIGN

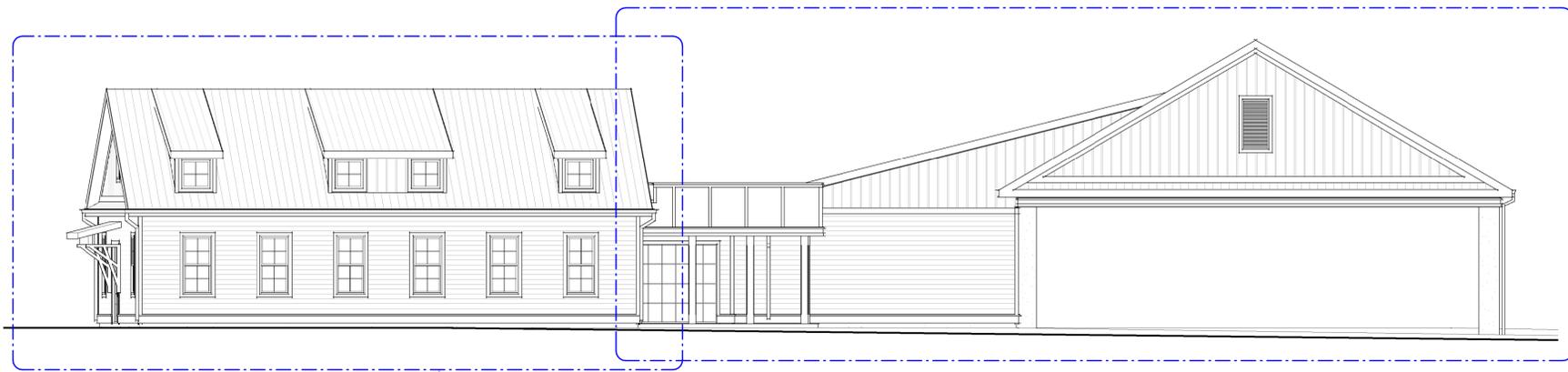
dmurray@tidemarsh.com
 jnternand@tidemarsh.com
 (843) 605-6380

TIDEMARSH, LLC
 73 Sarnis Point Road,
 Beaufort, SC 29907

Design Set

SD104

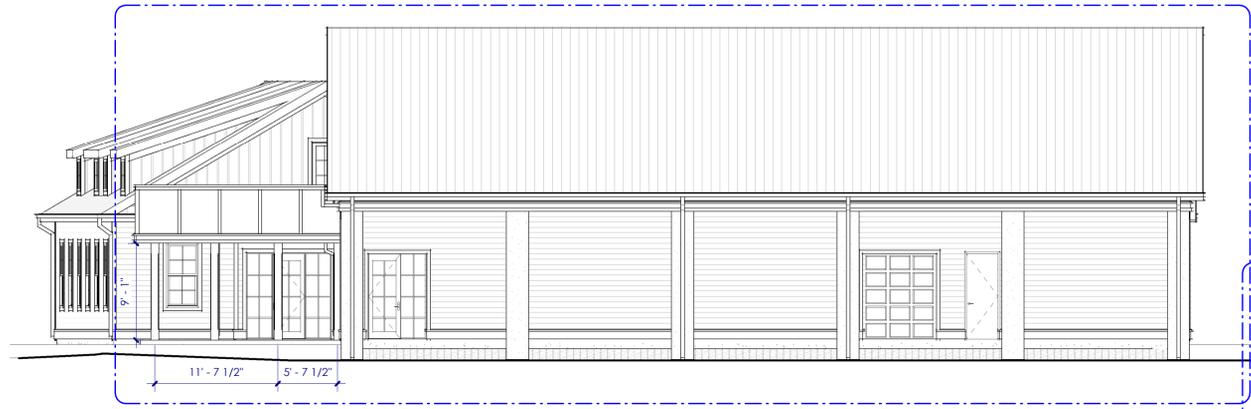
January 15, 2024



A East Elevation
SD105 SCALE: 1/8" = 1'-0"

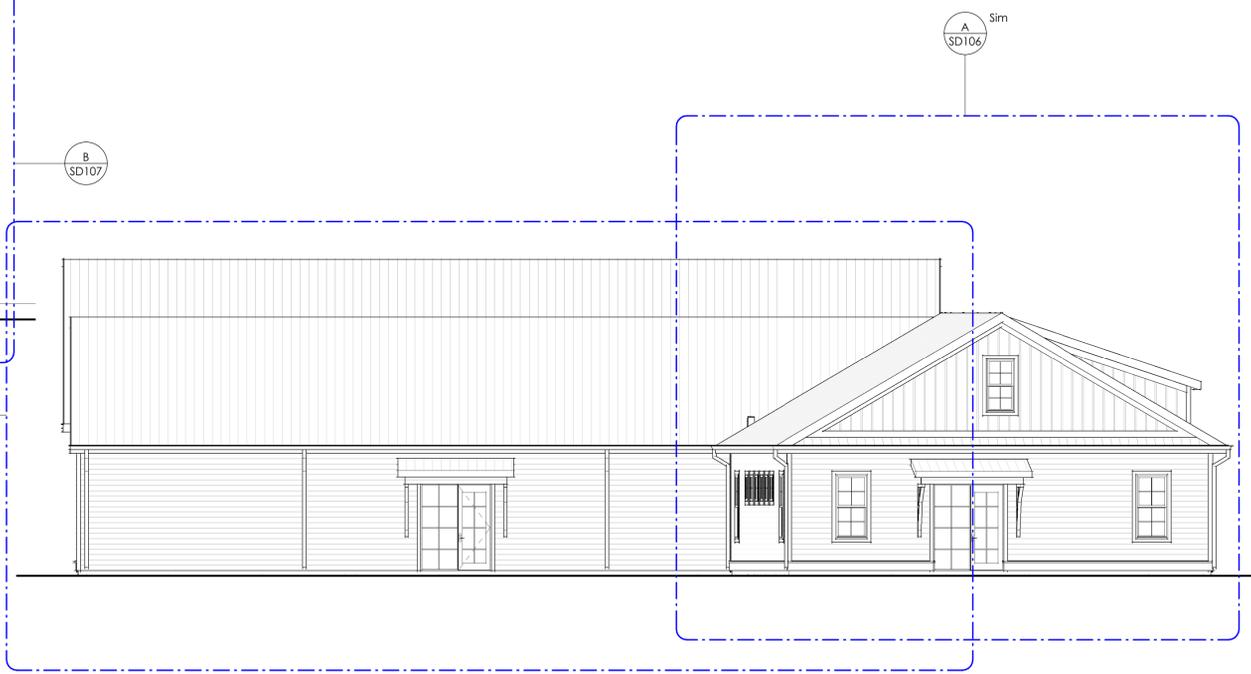
B Sim
SD106

A
SD107



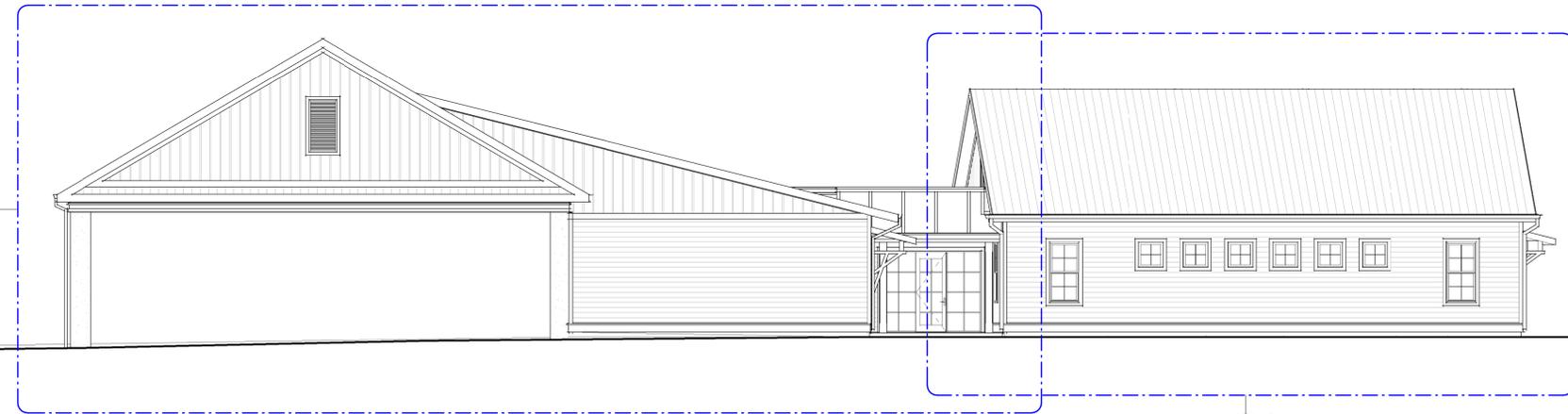
V North Elevation
SD105 SCALE: 1/8" = 1'-0"

B
SD108



C South Elevation
SD105 SCALE: 1/8" = 1'-0"

A Sim
SD106



D West Elevation
SD105 SCALE: 1/8" = 1'-0"

A
SD108

B Sim
SD106

Building Elevations - 1/8" = 1'-0"

Contractor shall check all dimensions on the work and report any discrepancy to the architect before proceeding.
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This drawing is not to be used for construction until signed by the architect.

CONSULTANTS
JHN-Residential Building Design
 JHN-Residential LLC
 73 Sams Hill Road, Beaufort, SC 29907
 jhn-residential.com
 Tel: 843-665-6148
 info@jhn-residential.com

Dalon Engineering LLC
 Mechanical, Electrical, Plumbing
 2611 Southside Blvd
 Beaufort, SC 29902
 Phone (843) 271-6011
 Project # Project Number

Prints issued	No.	Date

Site Development Plans for a New
 Seccession Housekeeping/
 Maintenance Building:
Seccession Golf Club
 144 Seccession Drive
 Beaufort, SC 29907

TIDEMARSH
 ARCHITECTURE • PLANNING • DESIGN
 TIDEMARSH, LLC
 73 Sams Point Road,
 Beaufort, SC 29907
 dtmurray@tidemarsh.com
 jntemore@tidemarsh.com
 (843) 665-6380

Design Set
SD105
 January 15, 2024



A Building 'B' - South Elevation
SD106 SCALE: 1/4" = 1'-0"

B Building 'B' - East Elevation
SD106 SCALE: 1/4" = 1'-0"



C Building 'B' - West Elevation
SD106 SCALE: 1/4" = 1'-0"

D Building 'B' - Sectional North Elevation
SD106 SCALE: 1/4" = 1'-0"

Building 'B' Elevations - 1/4" = 1'-0"

Contractor shall check all dimensions on the work and report any discrepancy to the architect before proceeding.

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This drawing is not to be used for construction until signed by the architect.

CONSULTANTS

JHN-Residential Building Design
JHN-Residential LLC
73 Sams Hill Road, Beaufort, SC 29907
Tel: 843-665-0100
jhn-residential.com

Dalon Engineering LLC
Mechanical · Electrical · Plumbing
2611 Southside Blvd
Beaufort, SC 29902
Phone (843) 271-6011
Project # Project Number

Prints issued	No.	Date

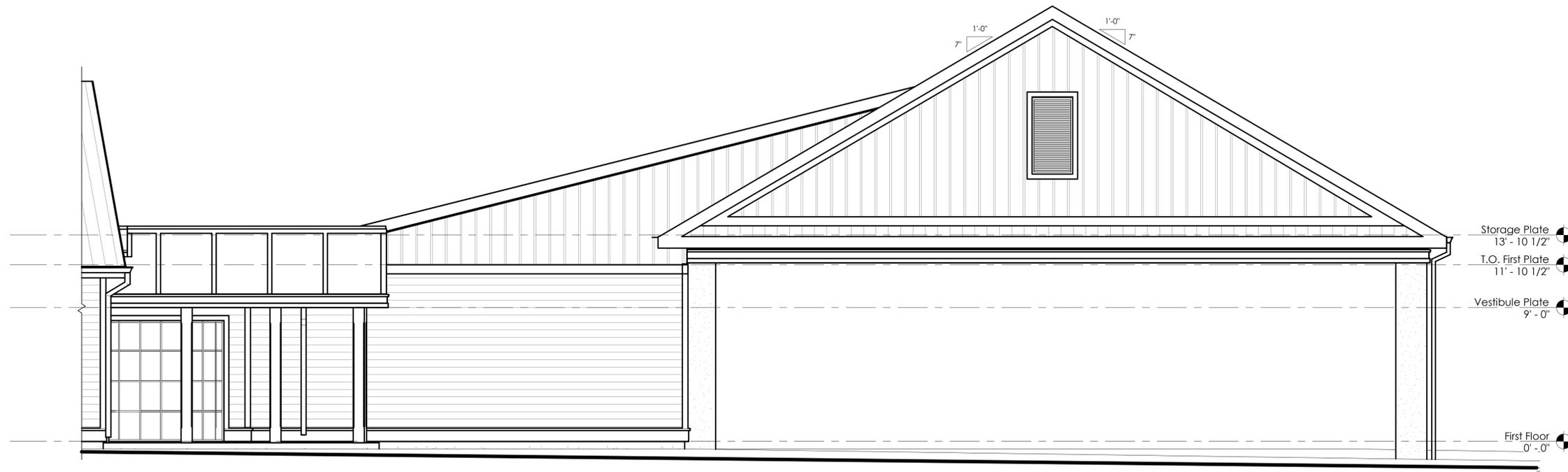
Site Development Plans for a New
Seccession Housekeeping/
Maintenance Building:
Seccession Golf Club
144 Seccession Drive
Beaufort, SC 29907

TIDEMARSH
ARCHITECTURE · PLANNING · DESIGN

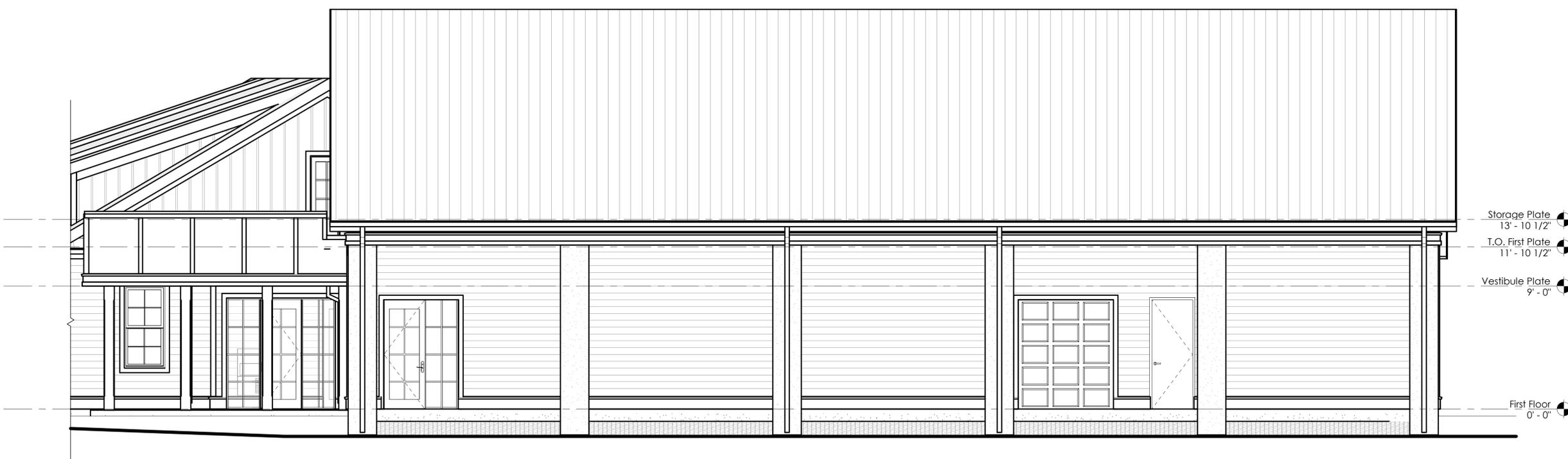
dmurray@tidemarsh.com
jntemane@tidemarsh.com
(843) 605-6380

TIDEMARSH, LLC
73 Sams Point Road,
Beaufort, SC 29907

Design Set
SD106
January 15, 2024

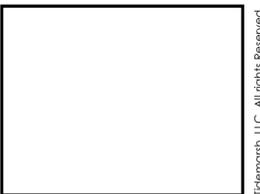


A Buildings 'C' & 'D' - East Elevation
SD107 SCALE: 1/4" = 1'-0"



B Buildings 'C' & 'D' - North Elevation
SD107 SCALE: 1/4" = 1'-0"

Buildings 'C' & 'D' Elevations - 1/4" = 1'-0"



Contractor shall check all dimensions on the work and report any discrepancy to the architect before proceeding.
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All drawings and specifications are the property of the architect and must be returned upon request.
This drawing is not to be used for construction until signed by the architect.

CONSULTANTS
JHN-Residential Building Design
JHN-Residential LLC
 73 Sams Hill Road, Beaufort, SC 29907
 jhn-residential.com
 Tel: 843-665-0948
 info@jhn-residential.com

Dalon Engineering LLC
 Mechanical • Electrical • Plumbing
 2611 Southside Blvd
 Beaufort, SC 29902
 Phone (843) 271-6011
 Project # Project Number

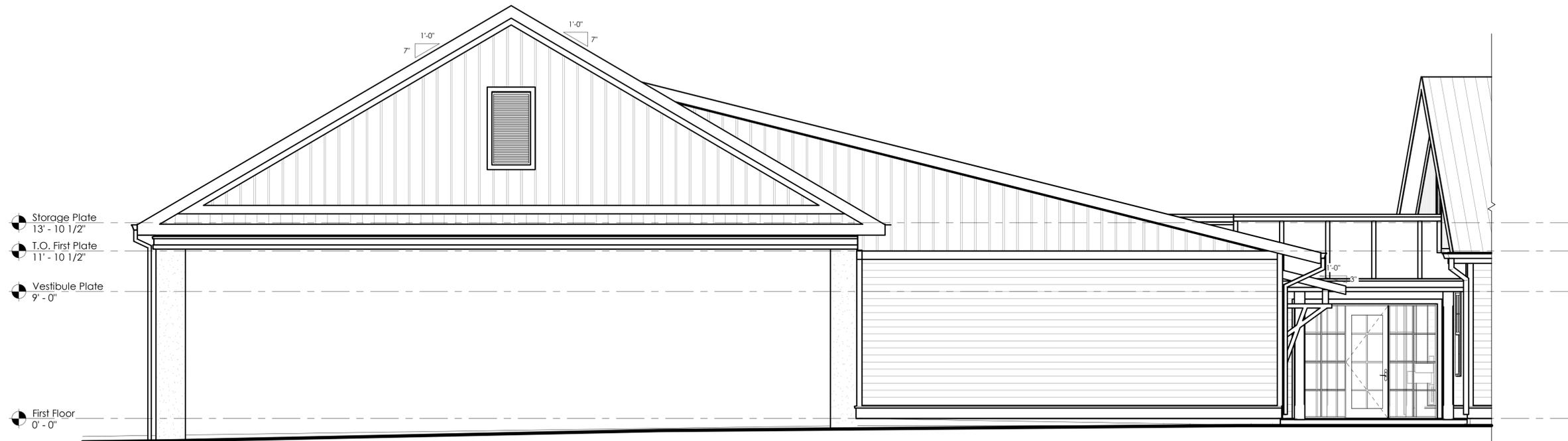
Prints issued	No.	Date

Site Development Plans for a New
 Seccession Housekeeping/
 Maintenance Building:
Seccession Golf Club
 144 Seccession Drive
 Beaufort, SC 29907

TIDEMARSH
 ARCHITECTURE • PLANNING • DESIGN
dmurray@tidemarsh.com
 jntemore@tidemarsh.com
 (843) 605-6380

TIDEMARSH, LLC
 73 Sams Point Road,
 Beaufort, SC 29907

Design Set
SD107
 January 15, 2024



A Buildings 'C' & 'D' - West Elevation
SD108 SCALE: 1/4" = 1'-0"



B Buildings 'C' & 'D' - South Elevation
SD108 SCALE: 1/4" = 1'-0"

Buildings 'C' & 'D' Elevations - 1/4" = 1'-0"

Contractor shall check all dimensions on the work and report any discrepancy to the architect before proceeding.
All work to be done is to the adopted codes and standards required for approved construction.
All drawings and specifications are the property of the architect and must be returned upon request.
This drawing is not to be used for construction until signed by the architect.

CONSULTANTS

JHN-Residential Building Design
73 Sams Hill Road, Beaufort, SC 29907 | jhn-residential.com | Tel: 843-665-6380

Dalon Engineering LLC
Mechanical · Electrical · Plumbing
2611 Southside Blvd, Beaufort, SC 29902 | Phone (843) 271-6011 | Project # Project Number

Prints issued	No.	Date

Site Development Plans for a New
Seccession Housekeeping/
Maintenance Building:
Seccession Golf Club
144 Seccession Drive
Beaufort, SC 29907

TIDEMARSH
ARCHITECTURE · PLANNING · DESIGN

dmurray@tidemarsh.com | TIDEMARSH, LLC | 73 Sams Hill Road, Beaufort, SC 29907
jntemane@tidemarsh.com | (843) 665-6380

Design Set
SD108
January 15, 2024



July 7, 2023

Darrin Helfrick
Secession Golf Club Inc
100 Islands Causeway
Beaufort, SC 29907

RE: 144 Secession Drive, Beaufort County
NPDES Coverage Number: SCR10ZD9Z

Dear Darrin Helfrick:

The Department of Health and Environmental Control (Department or DHEC) has approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on **July 7, 2023 WITHOUT REVIEW**. Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Stormwater Discharges from Construction Activities (CGP), this project has been granted coverage under the CGP. This project's general permit coverage number is **SCR10ZD9Z**. The total disturbed area for this site is **1.4 acres**.

Additional sets of final plans must be provided to the Department so that stamped, final plans are available for use on site, as required by the CGP.

See attached DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification dated April 17, 2023 for additional conditions related to the Coastal Zone Consistency determination.

The CGP can be downloaded at the following website: <http://www.scdhec.gov/Environment/docs/CGP-permit.pdf> or you may request a copy from us via email (stormwatercgp@dhec.sc.gov). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act), SC Pollution Control Act, and the Federal Clean Water Act (CWA). Failure to comply with the approved SWPPP or applicable statutes and regulations may result in enforcement actions.

You must notify the local DHEC EA office prior to starting any land-disturbing activity. The address and telephone number are as follows:

Lowcountry EA Beaufort
104 Parker Drive
Beaufort, SC 29906
843-846-1030

Inspections of this site must be performed by qualified personnel as described in Section 4.2.E of the CGP.

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you

submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the Coastal Stormwater Permitting Section at (843) 953-0200.

A copy of the stamped, approved SWPPP (including a copy of the CGP, contractor certifications, inspection records, rainfall data, etc.), NOI, and CGP coverage letter from DHEC must be retained and available at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must complete a Contractor Certification Form. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each contractor before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action.

This NPDES coverage should be terminated by the permittee when the conditions listed in Section 5.1 of the CGP have been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the CGP. Please see section 5.1 of the CGP for additional information required to be submitted with the NOT.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. In particular, any permits through the U.S. Army Corps of Engineers for the placement of fill material in Waters of the United States. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

If material excavated during construction activities leaves the site, a mine operating permit may be needed. You are responsible for contacting the Mining and Reclamation Section to determine if a mining permit is required for the site. The Mining and Reclamation Section can be reached at (803)898-1362 or via e-mail at AskMines@dhec.sc.gov.

Please see the enclosed "Guide to Board Review" document for information about the procedures for appealing this NPDES coverage.

If you have any questions or cannot access the referenced websites, please call me at 843-953-1594.

Sincerely,

Mallory Ware
Coastal Stormwater Permitting Section

EC: Frank Bullard, Planning & Development, P.C.
Tabitha Ingram, Lowcountry EA Beaufort



NOTICE OF INTENT (NOI)
For Coverage(s) of Primary Permittees
Under South Carolina NPDES General Permit
For Stormwater Discharges From Construction Activities SCR100000
 (Maintain As Part of On-Site SWPPP)

For Official Use Only

File Number: _____
 Permit Number: **SCR10** _____
 Submittal Package Complete: _____



DAM SAFETY AND STORMWATER PERMITTING
 DIVISION
 CONSTRUCTION STORMWATER PERMITTING
 APPROVED - FOR CONSTRUCTION ONLY

Submission of this Notice of Intent constitutes notice that the Applicant identified in Section II intends to be authorized as a Primary Permittee in the state of South Carolina under NPDES General Permit SCR1000000. Fees required for review and NPDES coverage of each application type are as listed on page 2 of the Instructions.

DHEC Permit # SCR10ZD9Z
 Date Issued 07/07/2023
 Reviewer _____

Issued Without Review

Date: April 18, 2023
 Project/Site Name: 144 Secession Drive County: Beaufort
 (Modification or Change of Information Only) Prior Approved NPDES Permit or File Number: _____

Do you want this project to be considered for the Expedited Review Program (ERP)? Yes or No (See instructions)

MD-004

I. Notice of Intent (NOI) Application Type(s)

- A. **Project (Application/Review) Type(s)** (Select **ALL** that apply):
 New Project (Initial Notification) Ongoing Project: Permitted or Un-Permitted
 Late Notification Low Impact Development (LID) or Project Design Above Regulatory Requirements
 New Owner/Operator or Company Name Change (see instructions, attach Form A (Transfer of Ownership))
 Major Modification: (see instructions, attach Form B (Major Modifications))
 MS4 Project Review
 Ocean and Coastal Resource Management (OCRM) Review
 Change of Information/Other (Specify): _____

- B. If Applicable, identify the entity designated as **MS4 Reviewer and MS4 Operator** (i.e., Lexington County, City of Greer, etc.): **MS4 Reviewer** _____ **MS4 Operator** _____

II. Primary Permittee Information

Person or Company If a Company, are you a Lending Institution or Government Entity?
 Company EIN (if applicable): EIN _____

- A. **Primary Permittee Name:** Darrin Helfrick / Secession Golf Club, Inc.
 Mailing Address: 100 Islands Causeway City: Beaufort State: SC Zip: 29907
 Phone: (843)522-4600 Fax: _____ Email Address: info@secessiongolf.com
- B. **Contact /ODSA Name** (If different from above OR if owner is a company): Same as above
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email Address: _____
- C. **Property Owner Name** (If different from above): Same as above
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email Address: _____

III. Comprehensive Stormwater Pollution Prevention Plan (C-SWPPP) Preparer Information Change of Information

- A. **C-SWPPP Preparer Name:** Frank L. Bullard, P.E.
 B. **Registered Professional** Engineer Landscape Architect Tier B Land Surveyor **S. C. Registration #:** 34254
 C. **Company/Firm Name:** _____ **S. C. COA #:** CO6340
 Mailing Address: PO Box 1233 City: Beaufort State: SC Zip: 29901
 Phone: (706)319-4434 Fax: _____ Email Address: rett@pdpc.net

IV. Project/Site Information

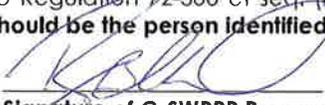
- A. **Type of Construction Activity(ies)** (Select **ALL** that apply):
 Commercial Industrial Institutional Mass Grading Linear Utility/Infrastructure
 Residential: Single-family Residential: Multi-family Multi-use (Commercial & Residential)
 Site Preparation (No New Impervious Area) Other (Specify) _____
- B. **Site Address/Location** (street address, nearest intersection, etc.) #144 Secession Drive
 City/Town (If in limits): Beaufort Zip Code: 29907
 Latitude: 32 ° 23 ' 22 " N Longitude: - 80 ° 39 ' 34 " W (Source): GPS Web Site: Google Earth
Tax Map Number (s) (List all): R123-018-000-0468-0000, R123-018-000-0469-0000, & R123-018-000-0470-0000

D. Impaired Waterbodies Information (Attach additional sheet(s) as needed)

1. 303(d) Listed Impaired Waterbodies					
a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4 and the Name of the Corresponding Waterbody?		b. Is this WQMS(s) listed on the most current 303(d) list? If No, proceed to Section 2 of this table. If Yes, complete items c thru f.	c. List the pollutant(s) identified as "CAUSES" of the impairment	d. Will any pollutants causing the impairment be present in your site's construction stormwater discharges?	e. If yes for d, list the "USE SUPPORT" impairment(s) affected by the pollutant(s) identified in c.
Nearest DHEC WQMS(s)	Corresponding Waterbody				
RT-16138	Beaufort River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
MD-004	Beaufort River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
15-06	Beaufort River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
f. If yes for d above, will use of the BMPs proposed for your project ensure the site's discharges will NOT contribute to or cause further WQS violations for the impairment(s) listed in c? <input type="checkbox"/> Yes <input type="checkbox"/> No (NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.					
2. TMDL Impaired Waterbodies					
a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4?		b. Has a TMDL(s) been developed for this WQMS(s)? If No, identify as such below and proceed to Section VI. If Yes, complete items c thru f of this table.	c. If yes for b, what pollutants are listed as "CAUSES" or causing the impairment?	d. If yes for b, has the standard been "ATTAINED" or "Fully Supported" for the impairment(s)?	e. If no for d (Not Attained), will any pollutants causing the impairment be present in your site's construction stormwater discharges?
RT-16138		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
MD-004		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
15-06		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
f. If yes for e above, are your discharges consistent with the assumptions and requirements of the TMDL(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No (NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.					

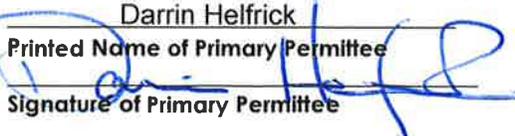
VI. Signatures and Certifications DO NOT SIGN IN BLACK INK! Read the Certifications below (in entirety). Provide date, printed name, and signatures below. If you are a New Owner/Operator, as Primary Permittee you must also sign and date the applicable Comprehensive SWPPP Acceptance & Compliance Agreement below.

C-SWPPP PREPARER: "One copy of the C-SWPPP, all specifications and supporting calculations, forms, and reports are herewith submitted and made a part of this application. I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000." (This should be the person identified in Section III).

Frank (Rett) Bullard, P.E.  34254
 Printed Name of C-SWPPP Preparer Signature of C-SWPPP Preparer S. C. Registration #

PRIMARY PERMITTEE: "I or I (on behalf of my company and its contractors and agents), as the case may be, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I understand that DHEC enforcement actions may be taken if the terms and conditions of the C-SWPPP are not met and I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I or I (on behalf of my company and its contractors and agents), as the case may be, also hereby certify that all land-disturbing construction and associated activity pertaining to this site shall be accomplished pursuant to and in keeping with the terms and conditions of the approved plans and SCR100000. I also certify that a responsible person will be assigned to the project for day-to-day control. I hereby grant authorization to the to S. C. Department of Health and Environmental Control (DHEC) and/or the local implementing agency the right of access to the site at all times for the purpose of on site inspections during the course of construction and to perform maintenance inspections following the completion of the land-disturbing activity." (See Section 122.22 of S.C. Reg. 61-9 for signatory authority information.) Having understood the above information, I am signing this certification as Primary Permittee to the aforementioned NPDES general permit."

Darrin Helfrick 
 Printed Name of Primary Permittee
 Signature of Primary Permittee

General Manager
 Title/Position
4/19/2023
 Date Signed

D. Impaired Waterbodies Information

1. 303(d) Listed Impaired Waterbodies					
a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4 and the Name of the Corresponding Waterbody?		b. Is this WQMS(s) listed on the most current 303(d) list? If No, proceed to Section 2 of this table. If Yes, complete items C through f.	c. List the pollutant(s) identified as "CAUSES" of the impairment	d. Will any pollutants causing the impairment be present in your site's construction stormwater discharges?	e. If yes for d, list the "USE SUPPORT" impairment(s) affected by the pollutant(s) identified in c.
Nearest DHEC WQMS(s)	Corresponding Waterbody				
15-05	Beaufort River	No		No	No
f. If yes for d above, will use of the BMPs proposed for your project ensure the site's discharges will NOT contribute to or cause further WQS violations for the impairment(s) listed in c? Yes No (NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.					

2. TMDL Impaired Waterbodies					
a. Name of Nearest DHEC Water Quality Monitoring Station (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4 and the Name of the Corresponding Waterbody?		b. Has a TMDL(s) been developed for this WQMS(s)? If No, identify as such below and proceed to Section VI. If Yes, complete items c thru f on this table.	c. If yes for b, what pollutants are listed as "CAUSES" or causing the impairment?	d. If yes for b, has the standard been "ATTAINED" or "Fully Supported" for the impairment(s)?	e. If no for d (Not Attained), will any pollutants causing the impairment be present in your site's construction stormwater discharges?
15-05	Beaufort River				
f. If yes for e above, are your discharges consistent with the assumptions and requirements of the TMDL(s)? Yes No (NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions					



Coastal Zone Consistency Determination

To: Mallory Ware, BOW Coastal Stormwater Permitting Section
 Melanie Barnes, BOW Construction Permitting Section

From: Colleen McDonald, OCRM Coastal Zone Consistency Section *CPMM*

Applicant: Darrin Helfrick, Secession Golf Club Inc

Project Name: 144 Secession Drive

Finding: Conditionally Consistent with the SC Coastal Zone Management Program

Site Location: 144 Secession Drive, Beaufort, Beaufort County, South Carolina 29907 (PIN#: R123-018-000-0468-0000, -0469-0000, and -0470-0000)

Reference #: HPN-RXRS-TKGK1, WS/WW not yet assigned

Date: April 17, 2023

The staff of the Office of Ocean and Coastal Resource Management (OCRM) reviewed the above referenced Coastal Zone Consistency project request for land disturbance associated with the construction of a new commercial golf course office. The construction activities include clearing and grading site, instillation of two (2) commercial golf course buildings, one (1) attached loading and unloading covered area, one (1) future commercial building, parking areas, stormwater ponds and associated storm drain infrastructure, water and sewer lines, and associated utilities. No wetland impacts permitted. The total area of disturbance will be 1.40 acres of a 1.40 acre project site.

We hereby certify that the above referenced project is **Conditionally Consistent** with the **Guidelines for Evaluation of All Projects** as well as the Transportation Facilities (*Parking Facilities*), Commercial Development, Public Services and Facilities (*Sewage Treatment and Water Supply*), and Stormwater Management (*Runoff and Golf Course Management*) policies contained in the S.C. Coastal Zone Management Program provided the following conditions are included in the permits and adhered to by the applicant.

1. In the event that any historic or cultural resources and/or archaeological materials are found during the course of work, the applicant must notify the State Historic Preservation Office and the South Carolina Institute of Archaeology and Anthropology. Historic or cultural resources consist of those sites listed in the National Register of Historic Places and those sites that are eligible for the National Register. Archaeological materials consist of any items, fifty years old or older, which

were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials.

2. For all projects with a permanent water quality pond having a permanent pool, regardless of size, which are located within one-half (1/2) mile of a receiving water body in the coastal zone, the applicant must demonstrate storage of the first ½ inch of runoff from the entire site or storage of the first one (1) inch of runoff from the built-upon portion of the property, whichever is greater. Storage may be accomplished through retention, detention or infiltration systems as appropriate for the specific site.
3. The project must be consistent with State Stormwater Permitting requirements during and post construction for protection of water quality.
4. All construction BMPs must be installed, inspected and maintained to hold sediment onsite and to protect any adjacent or downstream critical area, wetlands and waters through the life of the project. Upon completion of construction activities, all disturbed (including undeveloped) areas, including those impacted for access, must be immediately stabilized.
5. The project must be fully consistent with local zoning and comprehensive plans prior to work being conducted.
6. The applicant is not authorized to impact any wetlands. In the event any impacts to wetlands occur, the US Army Corps of Engineers and DHEC-OCRM must be notified, and all work must cease to minimize additional impacts until the applicant receives authorization.

This determination shall serve as the SCDHEC OCRM Coastal Zone Consistency Determination for the work described above. However, this determination **does not** serve as a Department permitting decision and **does not** alleviate the applicant's responsibility to obtain any applicable State or Federal permit(s) for the work. Local government authorizations **may also** be required.

South Carolina Board of Health and Environmental Control
Guide to Board Review
Pursuant to S.C. Code Ann. § 44-1-60

The decision of the South Carolina Department of Health and Environmental Control (Department) becomes the final agency decision fifteen (15) calendar days after notice of the decision has been mailed to the applicant, permittee, licensee and affected persons who have requested in writing to be notified, unless a written request for final review accompanied by a filing fee in the amount of \$100 is filed with Department by the applicant, permittee, licensee or affected person.

Applicants, permittees, licensees, and affected parties are encouraged to engage in mediation or settlement discussions during the final review process.

If the Board declines in writing to schedule a final review conference, the Department's decision becomes the final agency decision and an applicant, permittee, licensee, or affected person may request a contested case hearing before the Administrative Law Court within thirty (30) calendar days after notice is mailed that the Board declined to hold a final review conference. In matters pertaining to decisions under the South Carolina Mining Act, appeals should be made to the South Carolina Mining Council.

I. Filing of Request for Final Review

1. A written Request for Final Review (RFR) and the required filing fee of one hundred dollars (\$100) must be received by Clerk of the Board within fifteen (15) calendar days after notice of the staff decision has been mailed to the applicant, permittee, licensee, or affected persons. If the 15th day occurs on a weekend or State holiday, the RFR must be received by the Clerk on the next working day. RFRs will not be accepted after 5:00 p.m.
2. RFRs shall be in writing and should include, at a minimum, the following information:
 - The grounds for amending, modifying, or rescinding the staff decision;
 - a statement of any significant issues or factors the Board should consider in deciding how to handle the matter;
 - the relief requested;
 - a copy of the decision for which review is requested; and
 - mailing address, email address, if applicable, and phone number(s) at which the requestor can be contacted.
3. RFRs should be filed in person or by mail at the following address:

South Carolina Board of Health and Environmental Control
Attention: Clerk of the Board
2600 Bull Street
Columbia, South Carolina 29201

Alternatively, RFR's may be filed with the Clerk by facsimile (803-898-3393) or by electronic mail (boardclerk@dhec.sc.gov).
4. The filing fee may be paid by cash, check or credit card and must be received by the 15th day.
5. If there is any perceived discrepancy in compliance with this RFR filing procedure, the Clerk should consult with the Chairman or, if the Chairman is unavailable, the Vice-Chairman. The Chairman or the Vice-Chairman will determine whether the RFR is timely and properly filed and direct the Clerk to (1) process the RFR for consideration by the Board or (2) return the RFR and filing fee to the requestor with a cover letter explaining why the RFR was not timely or properly filed. Processing an RFR for consideration by the Board shall not be interpreted as a waiver of any claim or defense by the agency in subsequent proceedings concerning the RFR.
6. If the RFR will be processed for Board consideration, the Clerk will send an Acknowledgement of RFR to the Requestor and the applicant, permittee, or licensee, if other than the Requestor. All personal and financial identifying information will be redacted from the RFR and accompanying documentation before the RFR is released to the Board, Department staff or the public.
7. If an RFR pertains to an emergency order, the Clerk will, upon receipt, immediately provide a copy of the RFR to all Board members. The Chairman, or in his or her absence, the Vice-Chairman shall based on the circumstances, decide whether to refer the RFR to the RFR Committee for expedited review or to decline in writing to schedule a Final Review Conference. If the Chairman or Vice-Chairman determines review by the RFR Committee is appropriate, the Clerk will forward a copy of the RFR to Department staff and Office of General Counsel. A Department response and RFR Committee review will be provided on an expedited schedule defined by the Chairman or Vice-Chairman.
8. The Clerk will email the RFR to staff and Office of General Counsel and request a Department Response within eight (8) working days. Upon receipt of the Department Response, the Clerk will forward the RFR and Department Response to all Board members for review, and all Board members will confirm receipt of the RFR to the Clerk by email. If a Board member does not confirm receipt of the RFR within a twenty-four (24) hour period, the Clerk will contact the Board member and confirm receipt. If a Board member believes the RFR should be considered by the RFR Committee, he or she will respond to the Clerk's email within forty-eight (48) hours and will request further review. If no Board member requests further review of the RFR within the forty-eight (48) hour period, the Clerk will send a letter by certified mail to the Requestor, with copy by

regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Final Review Conference. Contested case guidance will be included within the letter.

NOTE: If the time periods described above end on a weekend or State holiday, the time is automatically extended to 5:00 p.m. on the next business day.

9. If the RFR is to be considered by the RFR Committee, the Clerk will notify the Presiding Member of the RFR Committee and the Chairman that further review is requested by the Board. RFR Committee meetings are open to the public and will be public noticed at least 24 hours in advance.
10. Following RFR Committee or Board consideration of the RFR, if it is determined no Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Conference. Contested case guidance will be included within the letter.

II. Final Review Conference Scheduling

1. If a Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, informing the Requestor of the determination.
2. The Clerk will request Department staff provide the Administrative Record.
3. The Clerk will send Notice of Final Review Conference to the parties at least ten (10) days before the Conference. The Conference will be publicly noticed and should:
 - include the place, date and time of the Conference;
 - state the presentation times allowed in the Conference;
 - state evidence may be presented at the Conference;
 - if the conference will be held by committee, include a copy of the Chairman's order appointing the committee; and
 - inform the Requestor of his or her right to request a transcript of the proceedings of the Conference prepared at Requestor's expense.
4. If a party requests a transcript of the proceedings of the Conference and agrees to pay all related costs in writing, including costs for the transcript, the Clerk will schedule a court reporter for the Conference.

III. Final Review Conference and Decision

1. The order of presentation in the Conference will, subject to the presiding officer's discretion, be as follows:
 - Department staff will provide an overview of the staff decision and the applicable law to include [10 minutes]:
 - Type of decision (permit, enforcement, etc.) and description of the program.
 - Parties
 - Description of facility/site
 - Applicable statutes and regulations
 - Decision and materials relied upon in the administrative record to support the staff decision.
 - Requestor(s) will state the reasons for protesting the staff decision and may provide evidence to support amending, modifying, or rescinding the staff decision. [15 minutes] *NOTE: The burden of proof is on the Requestor(s)*
 - Rebuttal by Department staff [15 minutes]
 - Rebuttal by Requestor(s) [10 minutes]

Note: Times noted in brackets are for information only and are superseded by times stated in the Notice of Final Review Conference or by the presiding officer.
2. Parties may present evidence during the conference; however, the rules of evidence do not apply.
3. At any time during the conference, the officers conducting the Conference may request additional information and may question the Requestor, the staff, and anyone else providing information at the Conference.
4. The presiding officer, in his or her sole discretion, may allow additional time for presentations and may impose time limits on the Conference.
5. All Conferences are open to the public.
6. The officers may deliberate in closed session.
7. The officers may announce the decision at the conclusion of the Conference or it may be reserved for consideration.
8. The Clerk will mail the written final agency decision (FAD) to parties within 30 days after the Conference. The written decision must explain the basis for the decision and inform the parties of their right to request a contested case hearing before the Administrative Law Court or in matters pertaining to decisions under the South Carolina Mining Act, to request a hearing before the South Carolina Mining Council. The FAD will be sent by certified mail, return receipt requested.
9. Communications may also be sent by electronic mail, in addition to the forms stated herein, when electronic mail addresses are provided to the Clerk.

The above information is provided as a courtesy; parties are responsible for complying with all applicable legal requirements.

SITE DEVELOPMENT PLANS

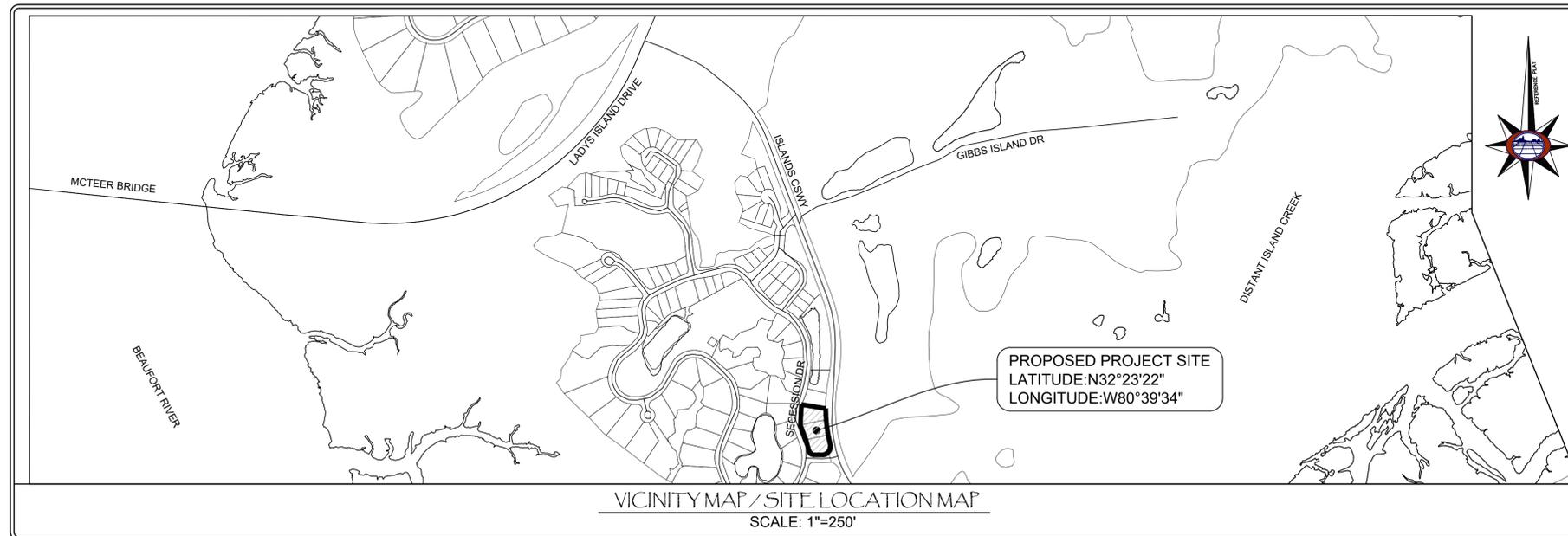
GOLF COURSE SUPPORT FACILITY

#144 SECESSION DRIVE

GIBBS ISLAND

BEAUFORT COUNTY, SC

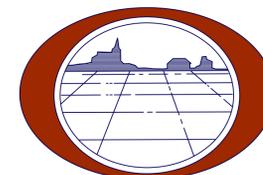
R123 018 000 0468 0000, R123 018 000 0469 0000 & R123 018 000 0470 0000



PREPARED FOR:
SECESSION GOLF CLUB, INC.
100 ISLANDS CAUSEWAY
BEAUFORT, SOUTH CAROLINA 29907
(843)522-4600

GOLF COURSE
SUPPORT FACILITY
BJWSA NO. 2023-039

SHEET INDEX	
SHEET NO.	DESCRIPTION
1 OF 12	SITE DEVELOPMENT PLAN TITLE PAGE
2 OF 12	TREE PROTECTION, REMOVAL & DEMOLITION PLAN
3 OF 12	SEDIMENT & EROSION CONTROL PLAN
4 OF 12	SEDIMENT & EROSION CONTROL DETAILS
5 OF 12	PAVING, GRADING & STORM WATER DRAINAGE PLAN
6 OF 12	STORMWATER CONVEYANCE PLAN
7 OF 12	PAVING, GRADING & STORM WATER DRAINAGE DETAILS
8 OF 12	POTABLE WATER & SANITARY SEWER PLAN
9 OF 12	POTABLE WATER & SANITARY SEWER DETAILS
10 OF 12	LIMITS OF DISTURBANCE PLAN
11 OF 12	SCDOT ENCROACHMENT PLAN
12 OF 12	SCDOT ENCROACHMENT PLAN & STANDARD DETAILS



PREPARED BY:
PLANNING & DEVELOPMENT P.C.
PO BOX 1233
BEAUFORT, SC 29901
(706)319-4434
pdpc.net

NOT FOR CONSTRUCTION

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS AND BELIEVE THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF THE SYSTEM. I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF THE SYSTEM. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, PURSUANT TO REGULATION 22-200 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR10000.

PLANNING & DEVELOPMENT P.C.
P.C. 0340
No. 0340

PREPARED BY:
PLANNING & DEVELOPMENT P.C.
PO BOX 1233
BEAUFORT, SC 29901
(706)319-4434
pdpc.net

SITE DEVELOPMENT PLANS FOR:
SECESSION GOLF CLUB, INC.

PROJECT LOCATION:
**#144 SECESSION DRIVE
BEAUFORT COUNTY, SC
TM#R123-018-000-0470-0000
R123-018-000-0469-0000
R123-018-000-0468-0000**

REFERENCE PLATS

REFERENCE #1
PLAT PREPARED FOR BLUE - GRAY ESTATES, LLC
SHOWING PHASE I BLUE - GRAY ESTATES
BEAUFORT COUNTY, SC RMC OFFICE PB 100 PAGE 27
BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506
DATED 1-18-1999

REFERENCE #2
TREE & TOPOGRAPHIC SURVEY PREPARED FOR
SECESSION GOLF CLUB
LOTS C34, C35 & C36 BLUE - GRAY ESTATES PHASE I
BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506
DATED 7-13-2021

NOTES

INFORMATION REGARDING THE PRESENCE, SIZE & LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE AS BUILT'S, BAYSER GIS MAPPING & BEAUFORT COUNTY GIS MAPPING. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION REGARDING UTILITIES & STRUCTURES SHOWN HEREON.

PRIOR TO CONSTRUCTION, THE CONTRACTOR & OWNER ARE TO LOCATE AND VERIFY ALL EXISTING STORM WATER, POTABLE WATER & SEWER PIPE SIZES & LOCATIONS ARE ACCURATELY PORTRAYED. THE CONTRACTOR IS TO NOTIFY THE PLANNING & DEVELOPMENT, P.C. OF ANY DISCREPANCIES DESCRIBED AS EXISTING WITHIN THE SITE DEVELOPMENT PLANS.

CONTRACTOR & OWNER ARE TO CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES FOR EASEMENT WIDTH & RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

SETBACKS AND BUFFERS SHOWN MUST BE VERIFIED WITH THE LOCAL BUILDING AUTHORITY.

THE CONTRACTOR & OWNER ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ANY MATERIAL FROM THE SITE AS NOTED. ALL WASTE MUST BE PROPERLY DISPOSED PER STATE LAW.

CONTRACTOR & OWNER ARE RESPONSIBLE FOR ALL TRAFFIC CONTROL & SAFETY DURING CONSTRUCTION.

CONTRACTOR & OWNER ARE RESPONSIBLE FOR SECURING THE SITE DURING NON-WORKING HOURS ENSURING TRAFFIC & PEDESTRIAN SAFETY WHILE MAINTAINING A SECURE SITE.

VERTICAL DATUM FOR ALL ELEVATIONS IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS DESCRIBED BY REFERENCE #1 TREE & TOPOGRAPHIC SURVEY.

HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1985, NORTH AMERICAN DATUM OF 1983 (NAD83) AS DESCRIBED BY THE REFERENCE #1 TREE & TOPOGRAPHIC SURVEY.

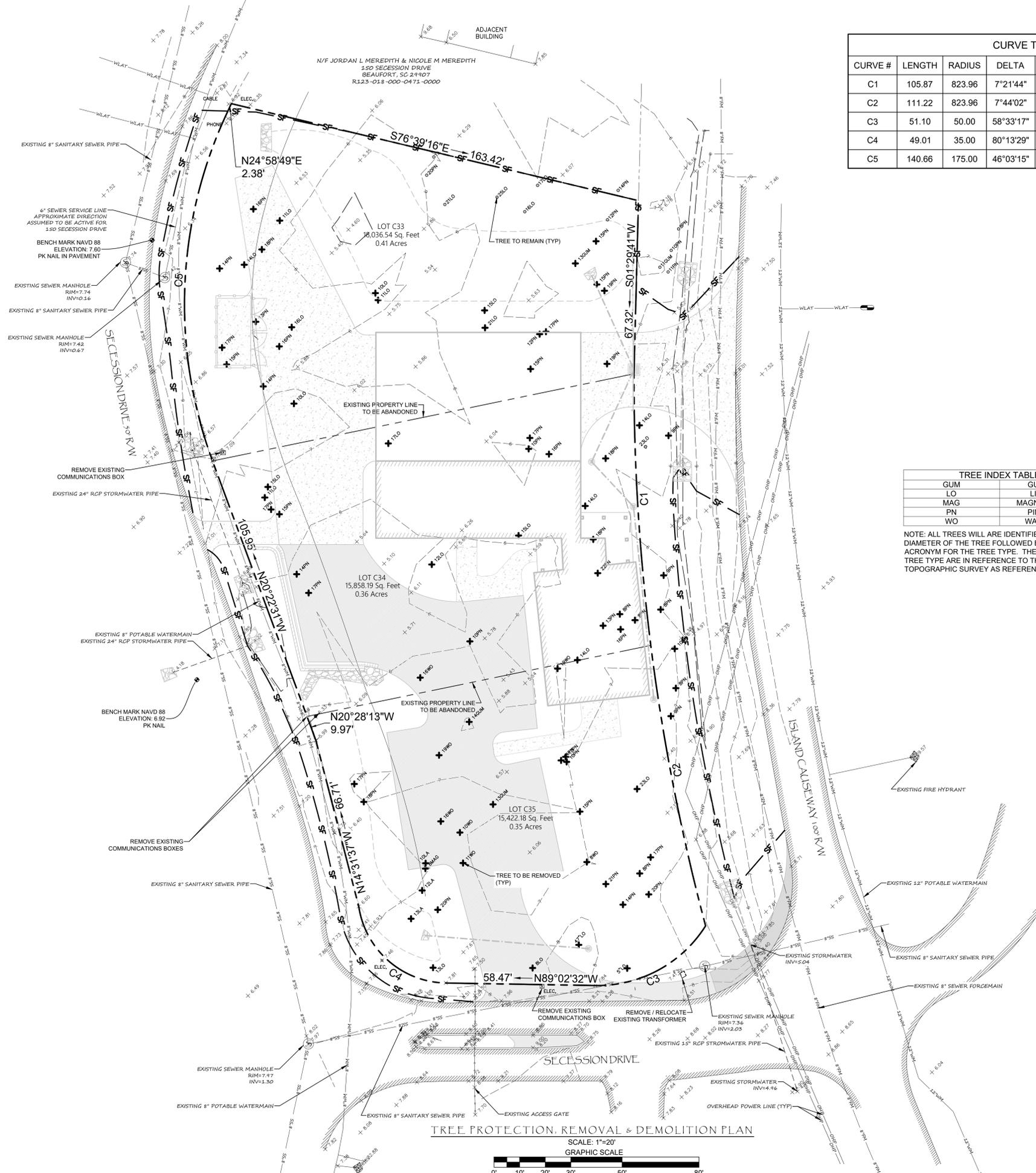
A RIGHT OF WAY PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING CONSTRUCTION ACTIVITY IN BEAUFORT COUNTY RIGHT OF WAY.

CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

3 DAYS BEFORE DIGGING
IN SOUTH CAROLINA
CALL 1-888-721-7877
PALMETTO UTILITY
PROTECTION SERVICE

#	DATE	REVISION
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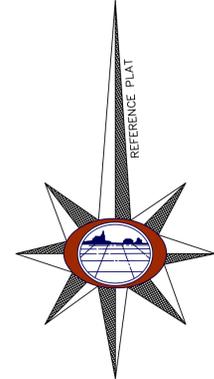
SITE DEVELOPMENT PLAN
TITLE PAGE
DRAWN BY: FLB
CHECKED BY: FLB
DATE: 07-03-2023
SCALE: 1"=250'
PDPC JOB: #SC-77



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	105.87	823.96	7°21'44"	S3° 33' 19"E	105.80
C2	111.22	823.96	7°44'02"	S11° 06' 12"E	111.14
C3	51.10	50.00	58°33'17"	S61° 42' 07"W	48.90
C4	49.01	35.00	80°13'29"	N48° 46' 17"W	45.10
C5	140.66	175.00	46°03'15"	N2° 39' 07"E	136.91

TREE INDEX TABLE	
GUM	GUM TREE
LO	LIVE OAK
MAG	MAGNOLIA TREE
PN	PINE TREE
WO	WATER OAK

NOTE: ALL TREES WILL BE IDENTIFIED BY THE DIAMETER OF THE TREE FOLLOWED BY THE ACRONYM FOR THE TREE TYPE. THE DIAMETER AND TREE TYPE ARE IN REFERENCE TO THE TREE AND TOPOGRAPHIC SURVEY AS REFERENCED.



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FOR THE FIRM OF:

PLANNING & DEVELOPMENT PC
 P.O. BOX 1253
 BEAUFORT, SC 29901
 (706) 319-4434
 pdpc.net

SITE DEVELOPMENT PLANS FOR:
SECESSION GOLF CLUB, INC.

PROJECT LOCATION:
#144 SECESSION DRIVE
BEAUFORT COUNTY, SC
TM#R123-018-000-0470-0000
R123-018-000-0469-0000
R123-018-000-0468-0000

LEGEND

- SANITARY SEWER MANHOLE
- ⊕ STORMWATER JUNCTION BOX
- TRANSFORMER
- ☆ OVERHEAD LIGHTING
- - - ADJACENT PROPERTY LINE
- EXISTING PROPERTY LINE

REFERENCE PLATS

REFERENCE #1
 PLAT PREPARED FOR BLUE - GRAY ESTATES, LLC SHOWING PHASE I BLUE - GRAY ESTATES BEAUFORT COUNTY, SC RMC OFFICE PB 100 PAGE 27 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506 DATED 1-19-1999

REFERENCE #2
 TREE & TOPOGRAPHIC SURVEY PREPARED FOR SECESSION GOLF CLUB LOTS C34, C34A, C34B BLUE - GRAY ESTATES PHASE I BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506 DATED 7-13-2021

NOTES

THE CONTRACTOR & OWNER RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ANY MATERIAL FROM THE SITE AS NOTED. ALL WASTE MUST BE PROPERLY DISPOSED PER STATE LAW.

NO LAND DISTURBANCE ACTIVITY OR TREE REMOVAL MAY TAKE PLACE UNTIL ALL TREE PROTECTION FENCING AND SEDIMENT & EROSION CONTROL MEASURES ARE IN PLACE AND OPERABLE.

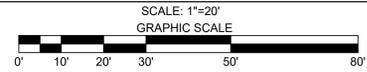
TREES AND DEBRIS MUST BE MULCHED AND REMOVED FROM THE SITE TO BE DISPOSED OF. NO DEBRIS OR TREES MAY BE BURNED ON SITE AS A MEANS OF DISPOSAL UNDER ANY CIRCUMSTANCE.

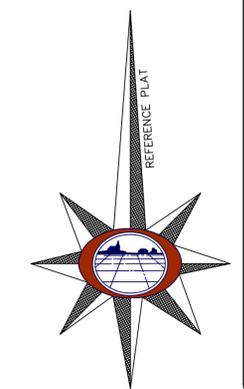
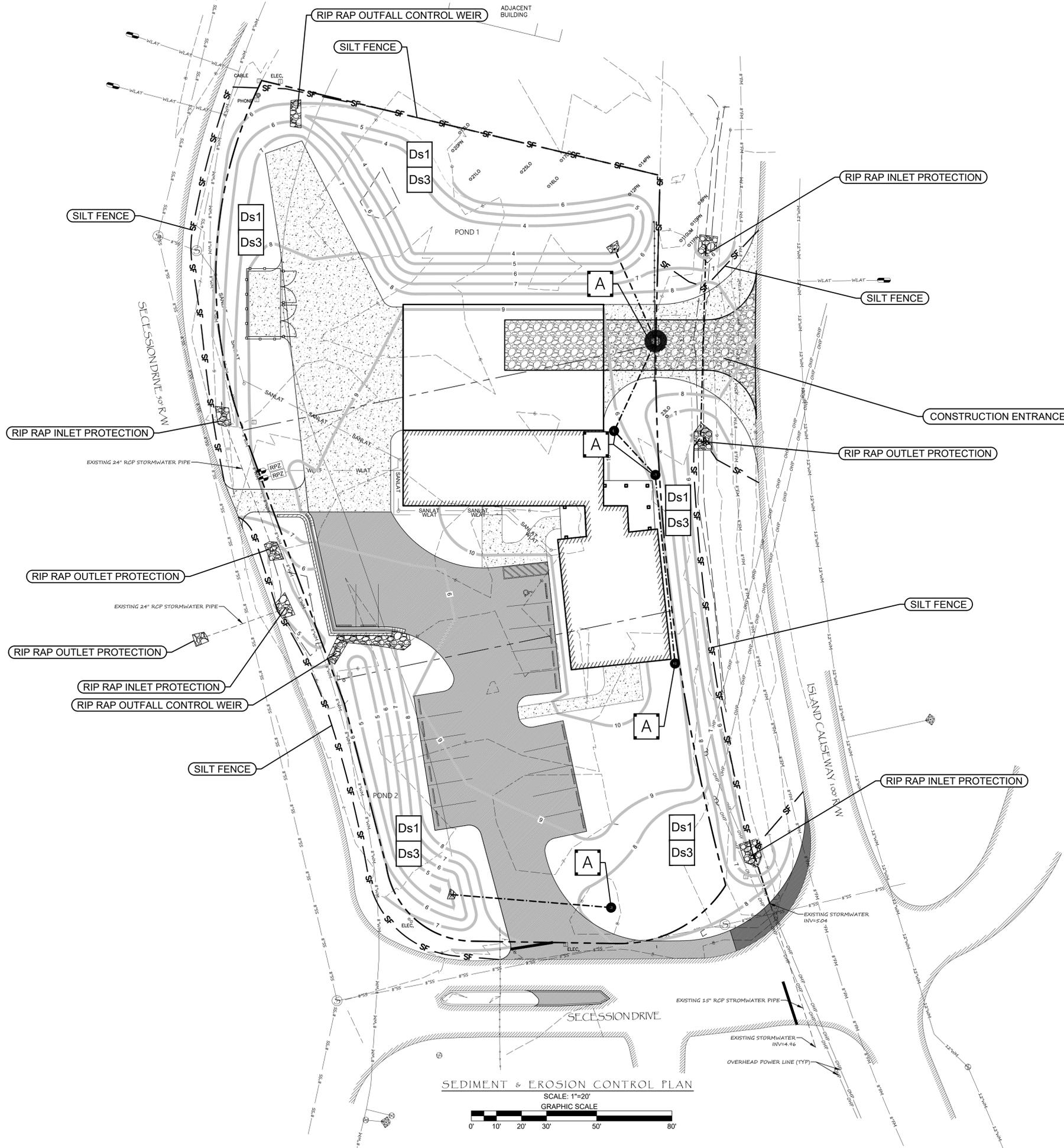
THE CONTRACTOR & OWNER RESPONSIBLE FOR CORRESPONDENCE WITH UTILITY PROVIDERS FOR TREE REMOVAL TAKING PLACE WITHIN THE POWER LINES OR OTHER UTILITIES AND MEETING THE REQUIREMENTS OF THE UTILITY COMPANY FOR REMOVAL.

#	DATE	REVISION
-	-	-
-	-	-
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TREE PROTECTION, REMOVAL & DEMOLITION PLAN
 DRAWN BY: FLB
 CHECKED BY: FLB
 DATE: 07-03-2023
 SCALE: 1"=20'
 PDPC JOB: #SC-77

TREE PROTECTION, REMOVAL & DEMOLITION PLAN





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PLANNING & DEVELOPMENT P.C.
 LICENSED PROFESSIONAL ENGINEER
 No. 34254

PLANNING & DEVELOPMENT P.C.
 LICENSED PROFESSIONAL ENGINEER
 No. 63410

FOR THE FIRM OF:
PLANNING & DEVELOPMENT P.C.
 PO BOX 1253
 BEAUFORT, SC 29901
 (706) 319-4434
 pdpc.net

SITE DEVELOPMENT PLANS FOR:
SECESSION GOLF CLUB, INC.

PROJECT LOCATION:
#144 SECESSION DRIVE
 BEAUFORT COUNTY, SC
 TM#R123-018-000-0470-0000
 R123-018-000-0469-0000
 R123-018-000-0468-0000

LEGEND

(Co)	CONSTRUCTION ENTRANCE
(Cw)	CONCRETE WASHOUT
(Sf)	SEDIMENT BARRIER (SILT FENCE)
(Sd)	CATCH BASIN SEDIMENT BARRIER
(Sd2)	CURB INLET SEDIMENT BARRIER
(Ds1)	TEMPORARY STABILIZATION W/ MULCHING
(Ds3)	PERMANENT STABILIZATION W/ SEEDING
(---)	ADJACENT PROPERTY LINE
(---)	EXISTING PROPERTY LINE

REFERENCE PLATS

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 PLAT PREPARED FOR BLUE - GRAY ESTATES, LLC
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 BEAUFORT COUNTY, SC RMC OFFICE PB 100 PAGE 27
 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506
 DATED 1-19-1999

REFERENCE #2
 TREE & TOPOGRAPHIC SURVEY PREPARED FOR
 SECESSION GOLF CLUB
 LOTS C24, C24A, C24B, C24C, BLUE - GRAY ESTATES PHASE I
 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506
 DATED 7-13-2021

NOTES

THE INFORMATION PROVIDED REFERENCES THE SOUTH CAROLINA DHEC STORM WATER MANAGEMENT BEST MANAGEMENT PRACTICE FIELD MANUAL DATED JULY, 2005.

SEE THE SEDIMENT & EROSION CONTROL DETAILS FOR INFORMATION REGARDING THE IMPLEMENTATION OF SEDIMENT & EROSION CONTROL SYMBOLS AS SHOWN.

NO LAND DISTURBANCE ACTIVITY OR TREE REMOVAL MAY TAKE PLACE UNTIL ALL TREE PROTECTION FENCING AND SEDIMENT & EROSION CONTROL MEASURES ARE IN PLACE AND OPERABLE.

SEDIMENT & EROSION CONTROL NOTES:

IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

- WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE CALENDAR EVERY WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

PROVIDE SILT FENCE AND/ OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.

ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.

TEMPORARY DIVERSION BERMS AND/ OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/ OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANNOT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.

LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (SH: 1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:

- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
- WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
- SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

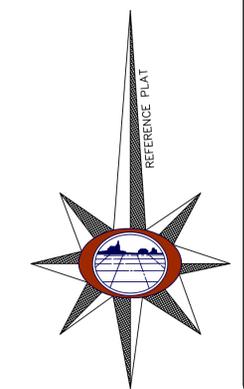
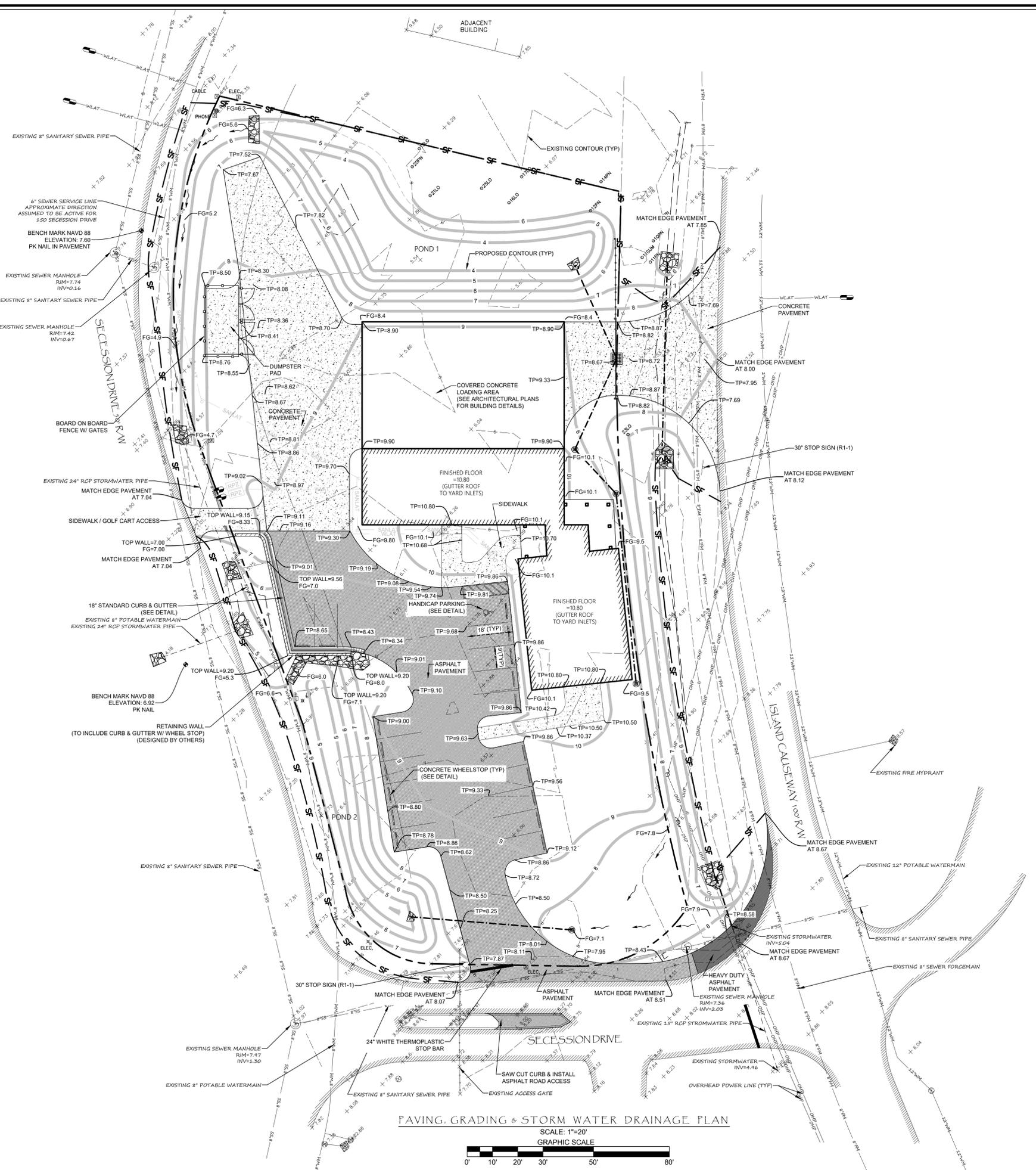
IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/ OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

SEDIMENT & EROSION CONTROL PLAN
 SCALE: 1"=20'
 GRAPHIC SCALE

#	DATE	REVISION

SEDIMENT & EROSION CONTROL PLAN
 DRAWN BY: FLB
 CHECKED BY: FLB
 DATE: 07-03-2023
 SCALE: 1"=20'
 PDPC JOB: #SC-77



NOT FOR CONSTRUCTION

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PLANNING & DEVELOPMENT, P.C.
 LICENSED PROFESSIONAL ENGINEER
 No. 34254

PLANNING & DEVELOPMENT, P.C.
 LICENSED PROFESSIONAL ENGINEER
 No. 63410

FOR THE FIRM OF:
PLANNING & DEVELOPMENT, P.C.
 P.O. BOX 1253
 BEAUFORT, SC 29901
 (706) 319-4434
 pdpc.net

SITE DEVELOPMENT PLANS FOR:
SECESSION GOLF CLUB, INC.

PROJECT LOCATION:
#144 SECESSION DRIVE
BEAUFORT COUNTY, SC
 TM#R123-018-000-0470-0000
 R123-018-000-0469-0000
 R123-018-000-0468-0000

LEGEND

- HP HIGH POINT
- LP LOW POINT
- TP TOP OF PAVEMENT
- FG FINISHED GRADE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- SM SANITARY SEWER MANHOLE
- SB STORMWATER JUNCTION BOX
- TR TRANSFORMER
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY LINE

REFERENCE PLATS

REFERENCE #1
 PLAT PREPARED FOR BLUE - GRAY ESTATES, LLC
 SHOWING PHASE I BLUE - GRAY ESTATES
 BEAUFORT COUNTY, SC RMC OFFICE PB 100 PAGE 27
 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506
 DATED 1-19-1999

REFERENCE #2
 TREE & TOPOGRAPHIC SURVEY PREPARED FOR
 SECESSION GOLF CLUB
 LOTS C34, C34A & C34B BLUE - GRAY ESTATES PHASE I
 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506
 DATED 7-13-2021

NOTES

PRIOR TO CONSTRUCTION, THE CONTRACTOR & OWNER ARE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING STORM WATER, POTABLE WATER & SEWER PIPE SIZES & LOCATIONS ARE ACCURATELY PORTRAYED. THE CONTRACTOR IS TO NOTIFY THE PLANNING & DEVELOPMENT, P.C. OF ANY DISCREPANCIES DESCRIBED WITHIN THE SITE DEVELOPMENT PLANS.

ALL SEDIMENT & EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS PLANNED IN THE SEDIMENT & EROSION CONTROL PLAN PRIOR TO SOIL DISTURBANCE ON SITE.

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF OYSTER FACTORY ROAD, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE TO TAKE PLACE WITHOUT WRITTEN PERMISSION FROM PLANNING & DEVELOPMENT, P.C.

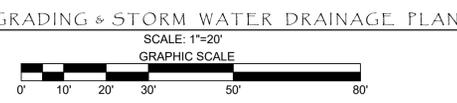
CONTRACTOR & OWNER RESPONSIBLE FOR ANY REPAIRS OF EXISTING INFRASTRUCTURE CAUSED BY DAMAGE FROM CONSTRUCTION OF THE PROPOSED PROJECT. CONTRACTOR & OWNER ARE TO CONTACT PLANNING & DEVELOPMENT, P.C. FOR INSTRUCTION OF ANY REPAIRS NEEDED.

ALL PROPOSED SIGNAGE & PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2003 EDITION OF THE MUTCD. SEE SCDOT ENCROACHMENT PLAN PAGE 10 FOR DETAILS REGARDING DISTURBANCE WITHIN THE SCOT RIGHT OF WAY OF SANGS POINT ROAD.

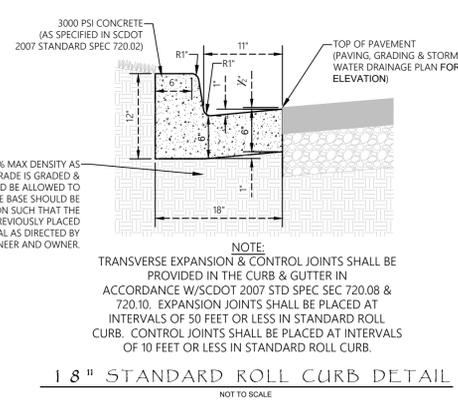
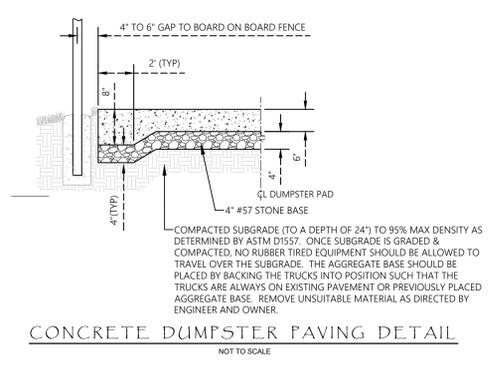
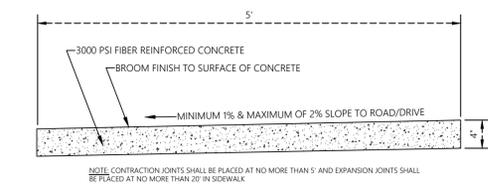
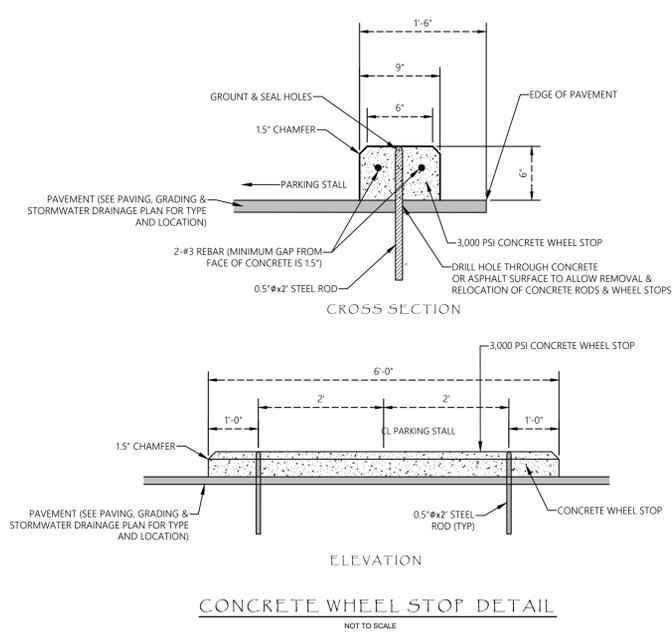
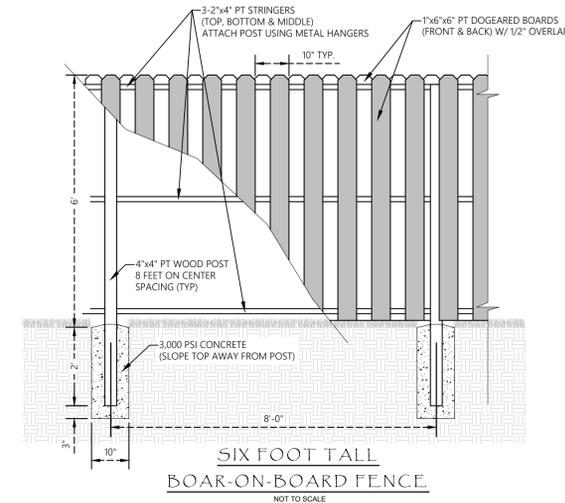
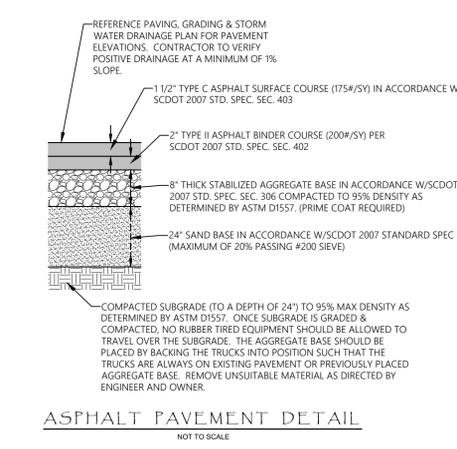
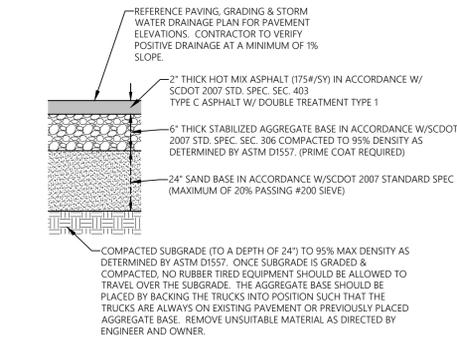
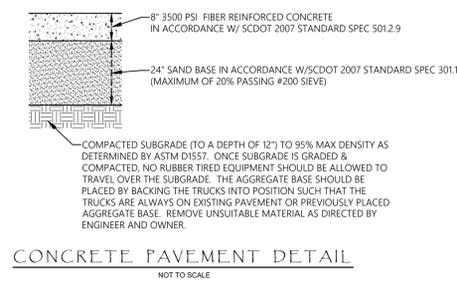
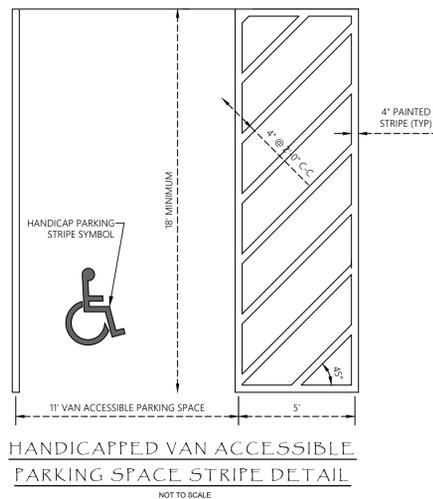
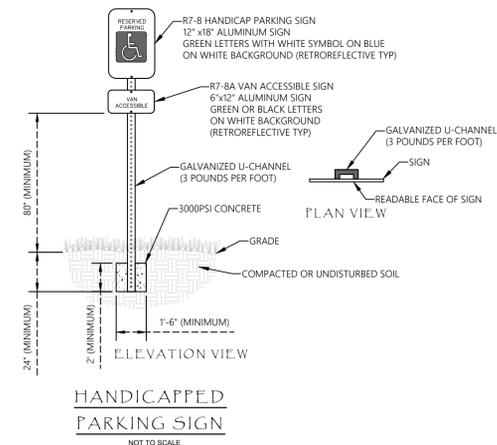
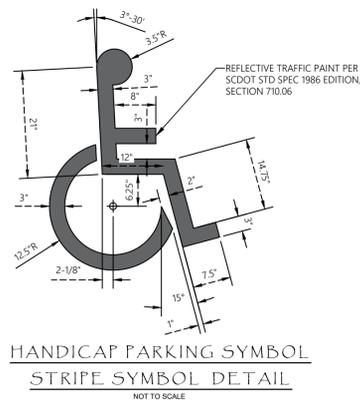
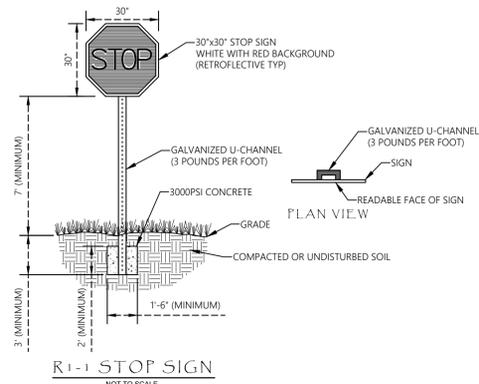
SEE PAVING, GRADING & STORM WATER DRAINAGE DETAILS FOR DETAILS OF STRUCTURE PRESCRIBED.

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PAVING, GRADING & STORM WATER DRAINAGE PLAN
 SCALE: 1"=20'
 GRAPHIC SCALE



PAVING, GRADING & STORM WATER DRAINAGE PLAN
 SCALE: 1"=20'
 DRAWN BY: FLB
 CHECKED BY: FLB
 DATE: 07-03-2023
 SCALE: 1"=20'
 PDPC JOB: #SC-77



REFER TO SCDOT STANDARD DRAWING #625-305-00

NOTE: MARKINGS TO BE THERMOPLASTIC. ALL ARROWS, LINES & WORD MESSAGES SHALL BE AS REQUIRED BY SCDOT IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE SCDOT STANDARD DRAWINGS FOR ROAD CONSTRUCTION

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FOR THE FIRM OF:
PLANNING & DEVELOPMENT PC
BEAUFORT, SC 29901
(706)319-4434
pdpc.net

SITE DEVELOPMENT PLANS FOR:
SECESSION GOLF CLUB, INC.

PROJECT LOCATION:
#144 SECESSION DRIVE
BEAUFORT COUNTY, SC
TM#R123-018-000-0470-0000
R123-018-000-0469-0000
R123-018-000-0468-0000

LEGEND

REFERENCE PLATS

REFERENCE #1
PLAT PREPARED FOR BLUE - GRAY ESTATES, LLC SHOWING PHASE I BLUE - GRAY ESTATES BEAUFORT COUNTY, SC RMC OFFICE PB 100 PAGE 27 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506 DATED 1-19-1999

REFERENCE #2
TREE & TOPOGRAPHIC SURVEY PREPARED FOR SECESSION GOLF CLUB LOTS C24, C25 & C26 BLUE - GRAY ESTATES PHASE I BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506 DATED 7-13-2021

NOTES

SEE THE PAVING, GRADING & STORM WATER DRAINAGE PLAN FOR THE IMPLEMENTATION LOCATION OF EACH DETAIL.

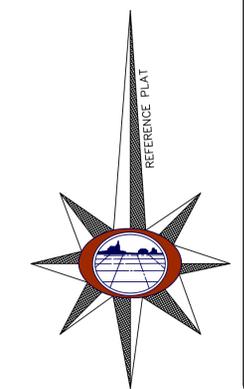
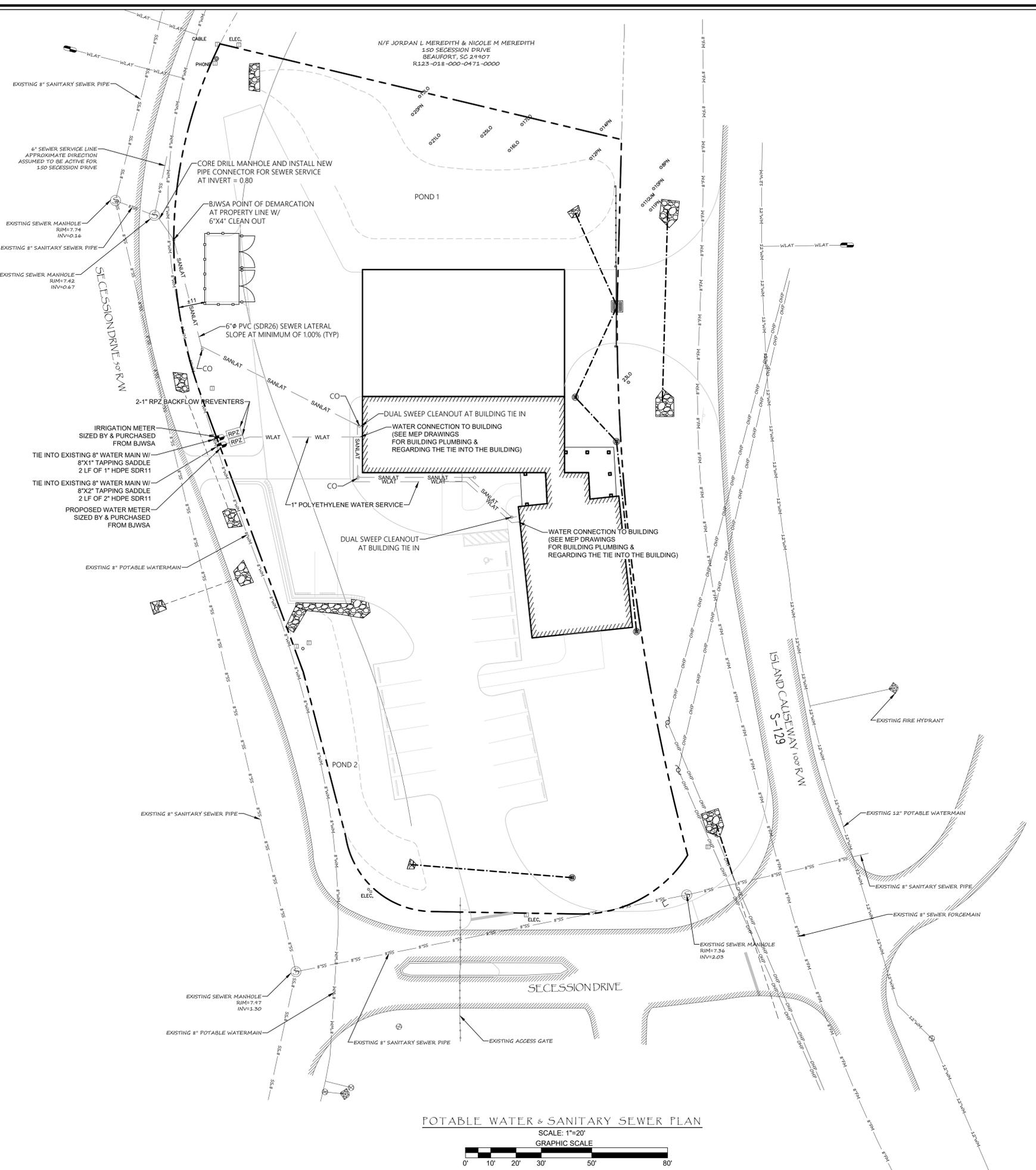
ALL SIGNS ARE TO MATCH REQUIREMENTS WITHIN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS (MUTCD) 2009 EDITION. ALL SIGN DETAILS ARE REFERENCED FROM THIS MANUAL.

ANY DEVIATION FROM THE APPLICABLE DETAIL DURING CONSTRUCTION IS TO BE APPROVED IN WRITING BY PLANNING & DEVELOPMENT, P.C. PRIOR TO CONSTRUCTION.

TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH MUTCD.

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PAVING, GRADING & STORM WATER DRAINAGE DETAILS
DRAWN BY: FLB
CHECKED BY: FLB
DATE: 07-03-2023
SCALE: 1"=20'
PDPC JOB: #SC-77



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FOR THE FIRM OF:
PLANNING & DEVELOPMENT P.C.
 BEAUFORT, SC 29901
 (706) 319-4434
 pdpc.net

SITE DEVELOPMENT PLANS FOR:
SECESSION GOLF CLUB, INC.

PROJECT LOCATION:
**#144 SECESSION DRIVE
 BEAUFORT COUNTY, SC
 TM#R123-018-000-0470-0000
 R123-018-000-0469-0000
 R123-018-000-0468-0000**

LEGEND

- PVC POTABLE WATER LATERAL
- SANLAT SANITARY SEWER LATERAL
- PROPOSED WATER METER (BY BJWSA)
- EXISTING WATER METER
- STORMWATER JUNCTION BOX
- SANITARY SEWER MANHOLE
- TRANSFORMER
- OVERHEAD LIGHTING
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY LINE

REFERENCE PLATS

REFERENCE #1
 PLAT PREPARED FOR BLUE - GRAY ESTATES, LLC SHOWING PHASE BLUE - GRAY ESTATES BEAUFORT COUNTY, SC RMC OFFICE PB 100 PAGE 27 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506 DATED 1-19-1999

REFERENCE #2
 TREE & TOPOGRAPHIC SURVEY PREPARED FOR SECESSION GOLF CLUB LOTS C34, C35 & C36 BLUE - GRAY ESTATES PHASE I BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506 DATED 7-13-2021

NOTES

INFORMATION REGARDING THE PRESENCE, SIZE & LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE AS BUILTS, BJWSA GIS MAPPING, & BEAUFORT COUNTY GIS MAPPING. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION REGARDING UTILITIES & STRUCTURES SHOWN HEREON.

PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO LOCATED AND VERIFY ALL EXISTING STORMWATER, POTABLE WATER & SEWER PIPE SIZES & LOCATIONS ARE ACCURATELY PORTRAYED. THE CONTRACTOR IS TO NOTIFY THE PLANNING & DEVELOPMENT, P.C. OF ANY DISCREPANCIES DESCRIBED AS EXISTING WITHIN THE SITE DEVELOPMENT PLANS.

BEAUFORT JASPER WATER & SEWER AUTHORITY (BJWSA) SPECIFICATIONS ARE TO BE FOLLOWED FOR ALL INSTALLATION OF POTABLE WATER & SEWER UTILITIES.

ALL BENCHMARKS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THE CONTRACTOR IS TO FIELD VERIFY ALL WATER & SEWER MAINS HAVE A MINIMUM SEPARATION OF 10 FEET HORIZONTALLY. THE WATER & SEWER AUTHORITY MAY ALLOW 5' HORIZONTAL SEPARATION WITH 1.5' VERTICAL SEPARATION IN A SEPARATE TRENCH FROM ANY SANITARY SEWER OR SEWER MANHOLE. WHERE SEPARATION IS LESS THAN 10 FEET DUE TO AN INTERSECTION OF THE UTILITIES, THERE SHALL BE 18" OF SEPARATION BETWEEN THE UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN. CONTRACTOR IS TO FIELD VERIFY SEPARATION OF ALL UTILITY CROSSINGS PRIOR TO COMPLETION OF CONSTRUCTION.

CONTRACTOR TO FIELD VERIFY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF .2% FOR 6" LATERAL AND .2% FOR 4" LATERALS.

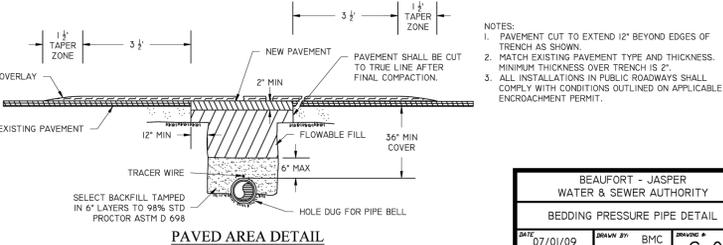
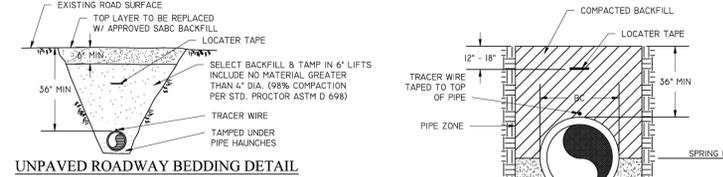
WATER METER(S) ARE TO BE SIZED BY BJWSA & PURCHASED FROM BJWSA.

CONTRACTOR IS TO FIELD VERIFY SEPARATION OF ALL UTILITY CROSSINGS PRIOR TO COMPLETION OF CONSTRUCTION PROVIDING FIELD NOTES OF THE MEASURED SEPARATION TO THE ENGINEER OF RECORD FOR VERIFICATION AND RECORD. IF SEPARATION OF UTILITIES IS LESS THAN WHAT IS SPECIFIED WITHIN THE PLANS, THE CONTRACTOR IS TO CONTACT THE ENGINEER OF RECORD FOR INSPECTION.

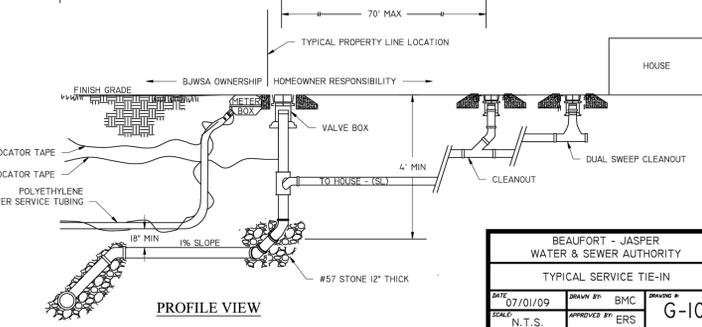
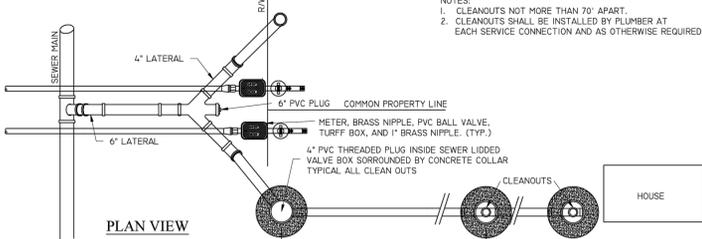
#	DATE	REVISION

POTABLE WATER & SANITARY SEWER PLAN
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 CHECKED BY: FLB
 DATE: 07-03-2023
 SCALE: 1"=20'
 PDPC JOB: #SC-77

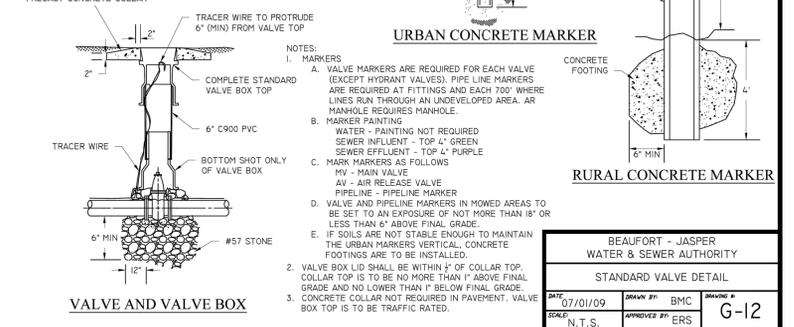
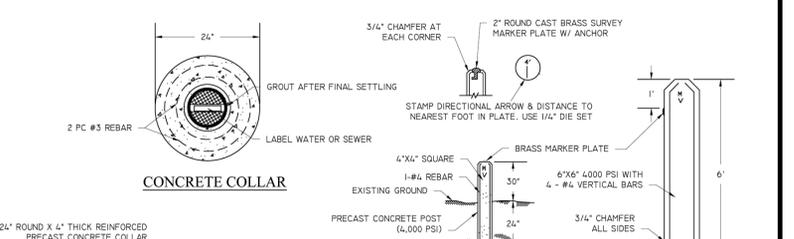
POTABLE WATER & SANITARY SEWER PLAN
 SCALE: 1"=20'
 GRAPHIC SCALE



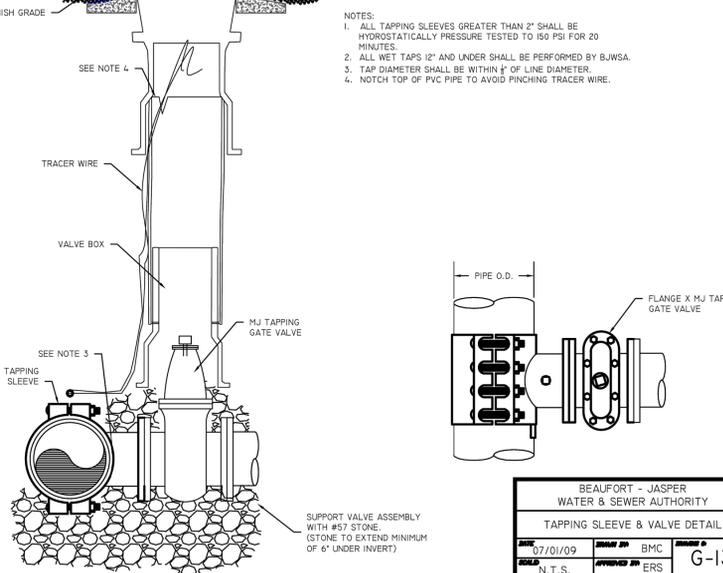
BEAUFORT - JASPER WATER & SEWER AUTHORITY			
BEDDING PRESSURE PIPE DETAIL			
DATE: 07/01/09	DRAWN BY: BMC	DESIGNED BY: G-02	APPROVED BY: ERS
SCALE: N.T.S.			



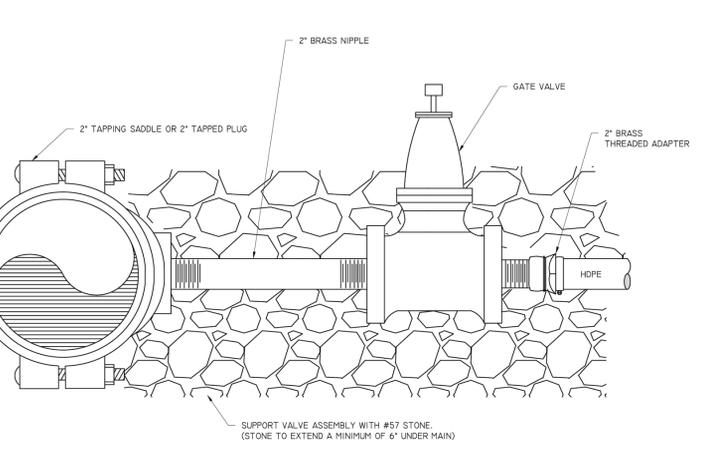
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TYPICAL SERVICE TIE-IN			
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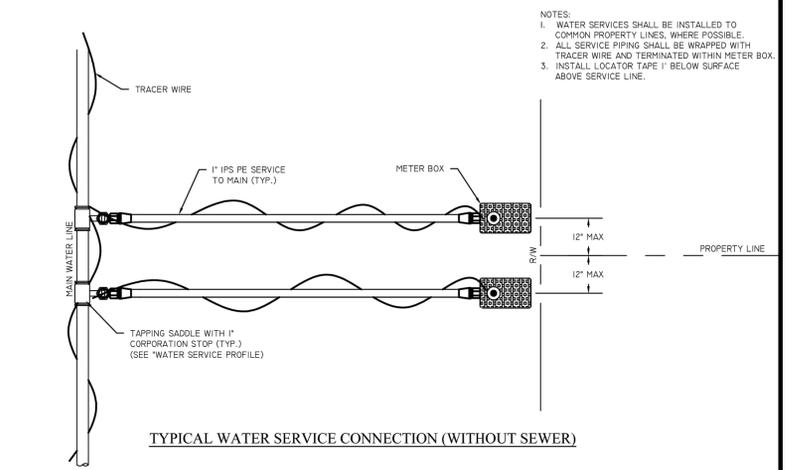
BEAUFORT - JASPER WATER & SEWER AUTHORITY			
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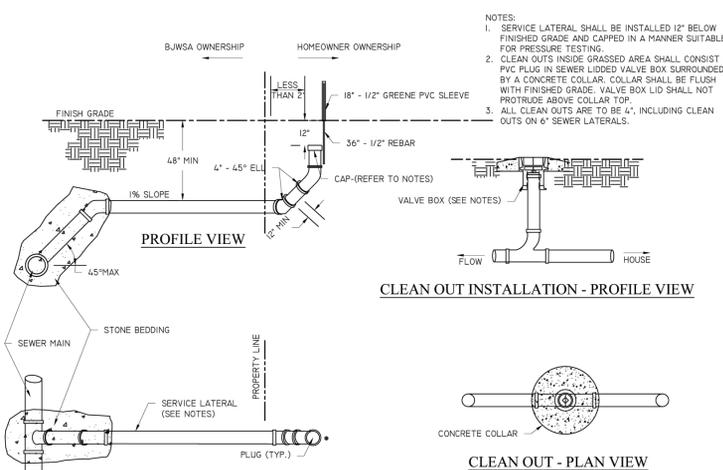
BEAUFORT - JASPER WATER & SEWER AUTHORITY			
TAPPING SLEEVE & VALVE DETAIL			
DATE: 07/01/09	DRAWN BY: BMC	DESIGNED BY: G-13	APPROVED BY: ERS
SCALE: N.T.S.			



BEAUFORT - JASPER WATER & SEWER AUTHORITY			
2\"/>			
DATE: 07/01/09	DRAWN BY: BMC	DESIGNED BY: G-14	APPROVED BY: ERS
SCALE: N.T.S.			



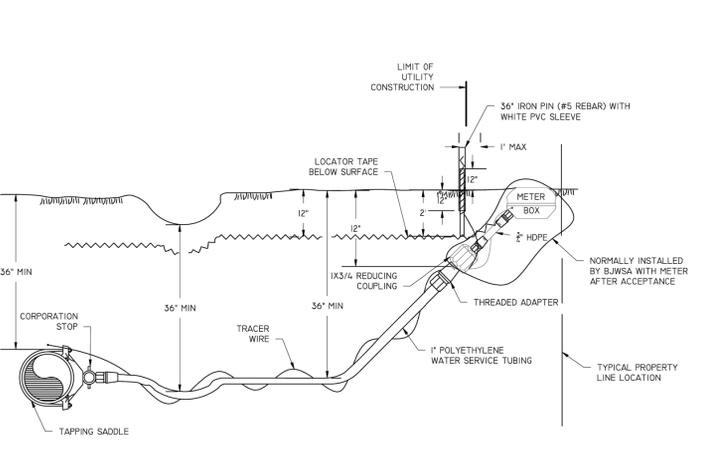
BEAUFORT - JASPER WATER & SEWER AUTHORITY			
WATER SERVICE PLAN VIEW			
DATE: 07/01/09	DRAWN BY: BMC	DESIGNED BY: W-08	APPROVED BY: ERS
SCALE: N.T.S.			



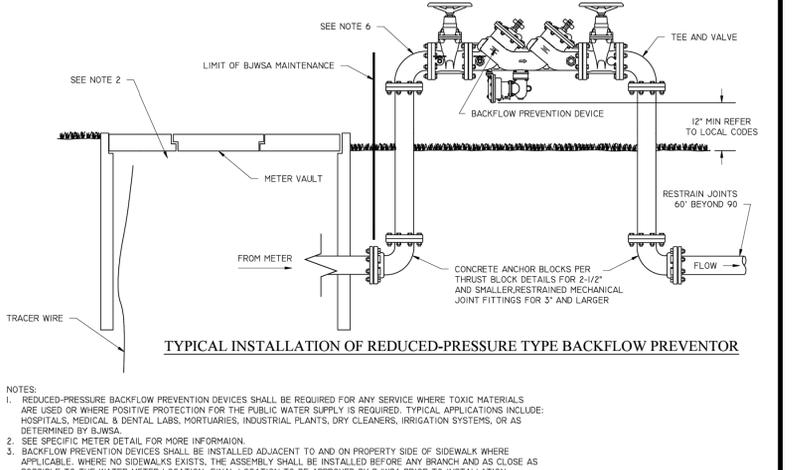
CLEAN OUT - PLAN VIEW



BEAUFORT - JASPER WATER & SEWER AUTHORITY			
SEWER SERVICE, SINGLE			
DATE: 07/01/09	DRAWN BY: BMC	DESIGNED BY: S-11	APPROVED BY: ERS
SCALE: N.T.S.			



BEAUFORT - JASPER WATER & SEWER AUTHORITY			
WATER SERVICE PROFILE			
DATE: 07/01/09	DRAWN BY: BMC	DESIGNED BY: W-09	APPROVED BY: ERS
SCALE: N.T.S.			



BEAUFORT - JASPER WATER & SEWER AUTHORITY			
BACKFLOW PREVENTION DETAIL			
DATE: 07/01/09	DRAWN BY: BMC	DESIGNED BY: W-01	APPROVED BY: ERS
SCALE: N.T.S.			

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FOR THE FIRM OF:

PLANNING & DEVELOPMENT PC
 P.O. BOX 1253
 BEAUFORT, SC 29901
 (706) 319-4434
 pdpc.net

Professional Engineer Seal: J. C. ARDRE, License No. 34254
 Professional Engineer Seal: J. C. ARDRE, License No. 3410

SITE DEVELOPMENT PLANS FOR:

SECESSION GOLF CLUB, INC.

PROJECT LOCATION:
 #144 SECESSION DRIVE
 BEAUFORT COUNTY, SC
 TM#R123-018-000-0470-0000
 R123-018-000-0469-0000
 R123-018-000-0468-0000

LEGEND

REFERENCE PLATS

REFERENCE #1
 PLAT PREPARED FOR BLUE - GRAY ESTATES, LLC SHOWING PHASE BLUE - GRAY ESTATES BEAUFORT COUNTY, SC RMC OFFICE PB 100 PAGE 27 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506 DATED 1-19-1999

REFERENCE #2
 TREE & TOPOGRAPHIC SURVEY PREPARED FOR SECESSION GOLF CLUB LOTS C34, C35 & C36 BLUE - GRAY ESTATES PHASE I BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506 DATED 7-13-2021

NOTES

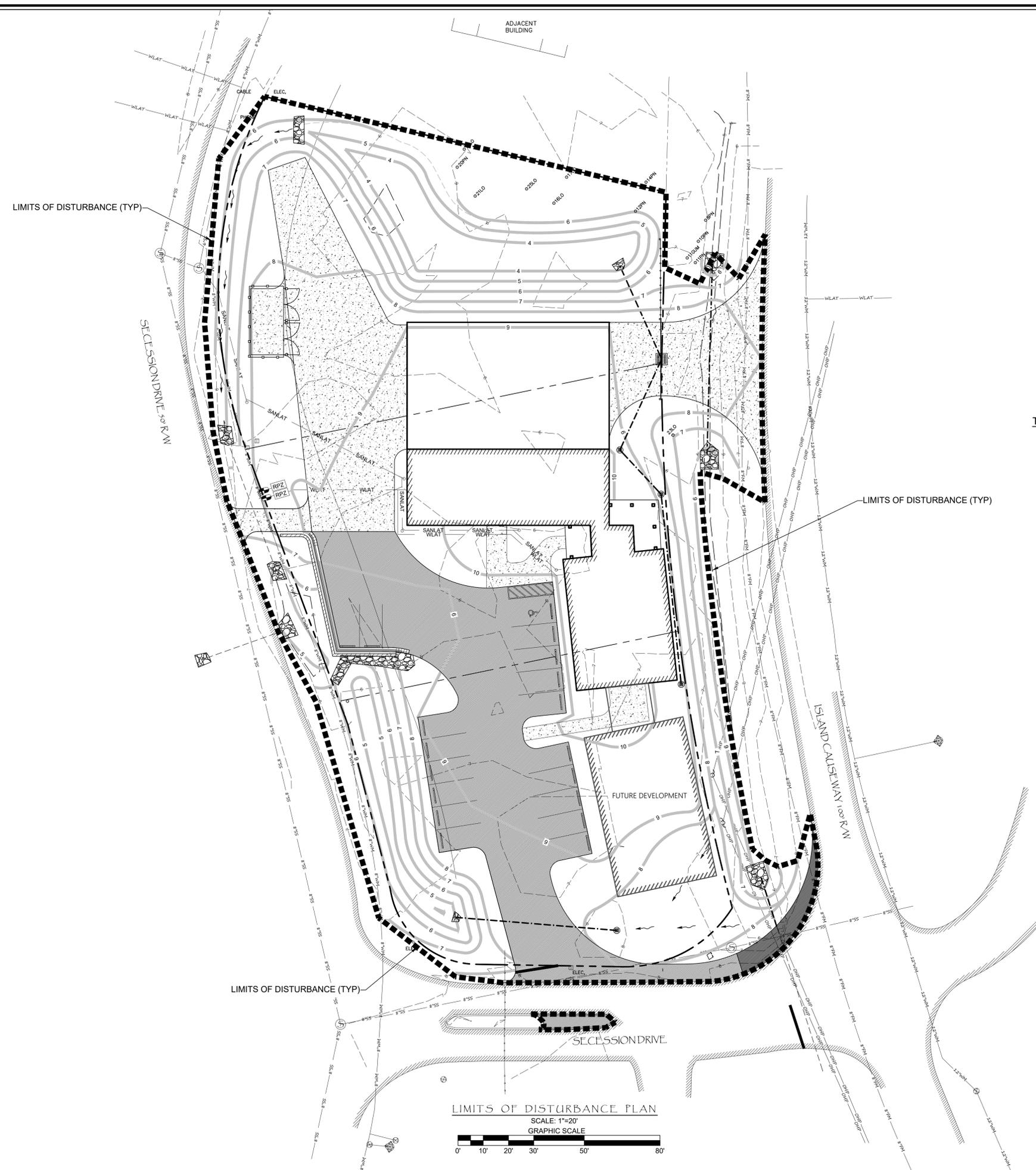
THE INFORMATION PROVIDED REFERENCES THE BEAUFORT-JASPER WATER & SEWER AUTHORITY TECHNICAL SPECIFICATIONS DATED JULY, 2009.

SEE THE POTABLE WATER & SANITARY SEWER PLAN FOR THE IMPLEMENTATION LOCATION OF EACH DETAIL.

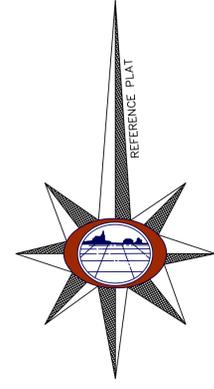
#	DATE	REVISION

POTABLE WATER & SANITARY SEWER DETAILS

DRAWN BY: FLB
 CHECKED BY: FLB
 DATE: 07-03-2023
 SCALE: 1"=20'
 PDPC JOB #SC-77



TOTAL DISTURBANCE = 1.4 AC



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PLANNING & DEVELOPMENT, P.C.
 LICENSED PROFESSIONAL ENGINEER
 No. 34254

PLANNING & DEVELOPMENT, P.C.
 LICENSED PROFESSIONAL ENGINEER
 No. 63410

FOR THE FIRM OF:
PLANNING & DEVELOPMENT P.C.
 P.O. BOX 1253
 BEAUFORT, SC 29901
 (706) 319-4344
 pdpc.net

SITE DEVELOPMENT PLANS FOR:
SECESSION GOLF CLUB, INC.

PROJECT LOCATION:
**#144 SECESSION DRIVE
 BEAUFORT COUNTY, SC
 TM#R123-018-000-0470-0000
 R123-018-000-0469-0000
 R123-018-000-0468-0000**

- LEGEND**
- IPF ● 1/2" DIAMETER REBAR FOUND (5/8" REBAR)
 - IPS ○ 1/2" DIAMETER REBAR SET (5/8" 24" REBAR)
 - PK ● PK NAIL FOUND IN ASPHALT/CONCRETE
 - PKS ○ PK NAIL SET IN ASPHALT/CONCRETE
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 - ⊕ STORMWATER JUNCTION BOX
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 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506
 DATED 1-19-1999

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 LOTS C34, C35 & C36 BLUE - GRAY ESTATES PHASE I
 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506
 DATED 7-13-2021

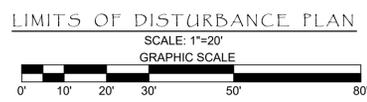
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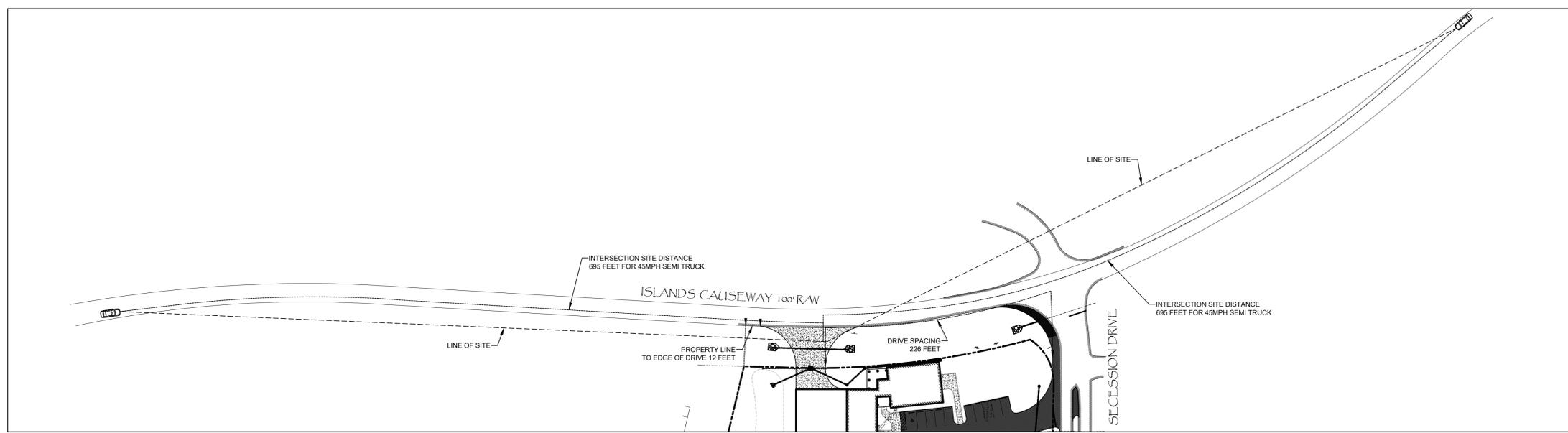
THE LIMITS OF DISTURBANCE AREA TO REPRESENT THE LIMITS OF SOIL DISTURBANCE AS REQUIRED BY BEAUFORT COUNTY AND SCDHEC FOR THE PROJECT.

TOTAL LAND DISTURBANCE ON THE PROJECT IS 0.4 ACRES.

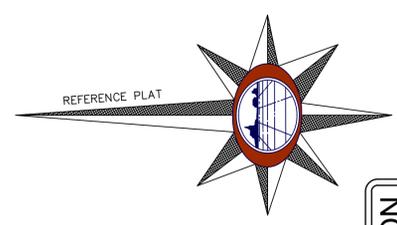
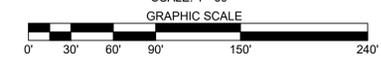
#	DATE	REVISION

LIMITS OF DISTURBANCE PLAN
 DRAWN BY: FLB
 CHECKED BY: FLB
 DATE: 07-03-2023
 SCALE: 1"=20'
 PDPC JOB: #SC-77





PROPOSED ACCESS DRIVE SITE TRIANGEL PLAN
SCALE: 1"=60'



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FOR THE FIRM OF:
PLANNING & DEVELOPMENT PC
P.O. BOX 1253
BEAUFORT, SC 29901
(706) 319-4434
pdpc.net

REGISTERED PROFESSIONAL ENGINEER
No. 34254
REGISTERED PROFESSIONAL ENGINEER
No. 6340

SEWER SITE EXHIBIT FOR:
SECESSION GOLF CLUB, INC

PROJECT LOCATION:
**#144 SECESSION DRIVE
BEAUFORT COUNTY, SC
TM#R123-018-000-0470-0000
R123-018-000-0469-0000
R123-018-000-0468-0000**

LEGEND

- HP HIGH POINT
- LP LOW POINT
- TP TOP OF PAVEMENT
- FG FINISHED GRADE
- HDPE HIGH DENSITY POLYETHYLENE
- RCP REINFORCED CONCRETE PIPE
- SM SANITARY SEWER MANHOLE
- SB STORMWATER JUNCTION BOX
- TR TRANSFORMER
- ADJACENT PROPERTY LINE
- - - EXISTING PROPERTY LINE

REFERENCE PLATS

NOTES

TRAFFIC LANE(S) TO BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND CONSTRUCTION WORKERS. NO LANE CLOSURES ARE PERMITTED DURING 7:00 AM TO 8:00 PM MONDAY THROUGH SATURDAY. LANE CLOSURES ARE PERMITTED ALL DAY SUNDAY.

IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR THAT ANY DAMAGE TO SIDEWALKS, DRAINAGE, GRADING & PAVING ARE TO BE REPAIRED DURING CONSTRUCTION AND STABILIZED UPON COMPLETION.

TRAFFIC CONTROLS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D. CURRENT VERSION AS OF THE DATE OF THIS DRAWING.

ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.

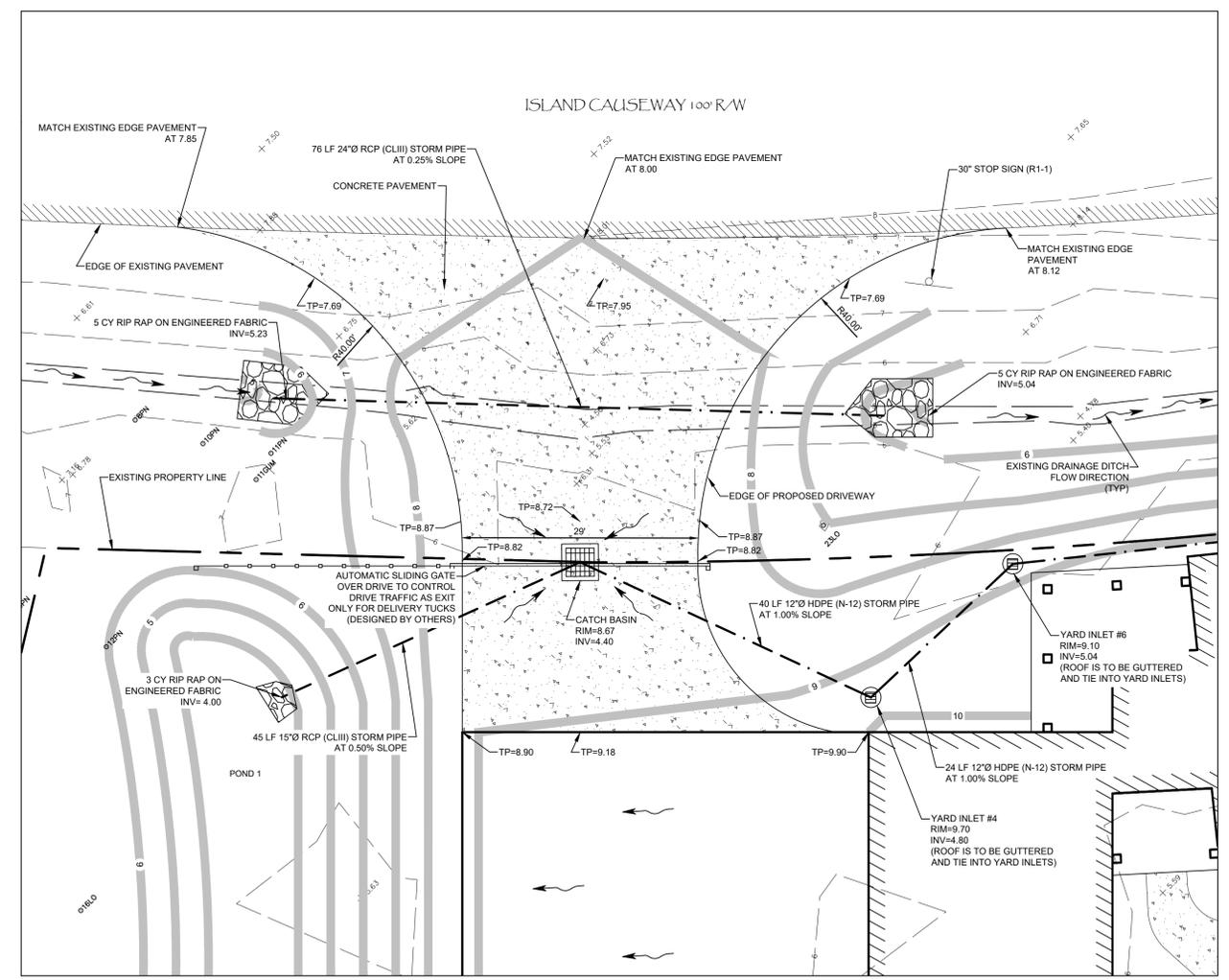
ALL PAVEMENT WITHIN THE SCDOT RIGHT OF WAY IS TO BE CONSTRUCTED WITH HEAVY DUTY ASPHALT PAVEMENT. ALL FILL WITHIN SCDOT RIGHT OF WAY TO BE FLOWABLE FILL UNLESS OTHERWISE STATED.

RAISED REFLECTIVE PAVEMENT MARKERS TO BE INSTALLED IN ACCORDANCE WITH SCDOT STANDARD DRAWINGS NO 630-105-00 THRU 633-105-00 IN CURRENT EDITION OF SCDOT STANDARD DRAWINGS AS OF THE DATE OF THIS DRAWING.

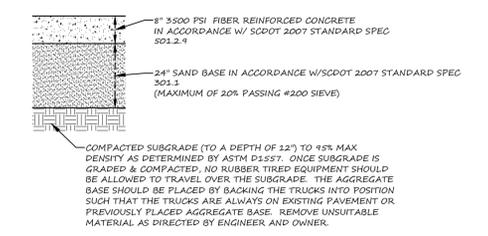
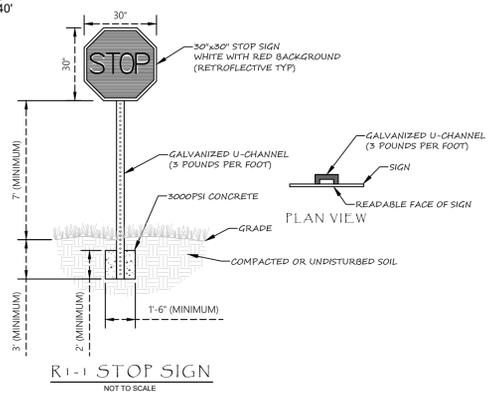
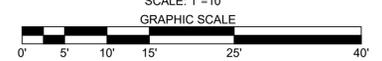
SEE SCDOT STANDARD DRAWINGS 605-10-002 AND 610-030-00 FOR TEMPORARY LANE CLOSURE DUE TO PLANNED CONSTRUCTION ACTIVITIES.

#	DATE	REVISION
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SCDOT ENCROACHMENT PLAN
DRAWN BY: FLB
CHECKED BY: FLB
DATE: 07-03-2023
SCALE: AS NOTED
PDPC JOB: #SC-77



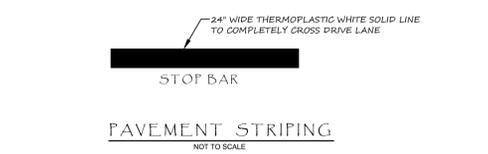
PROPOSED TRUCK EXIT ONLY DRIVE PLAN
SCALE: 1"=10'



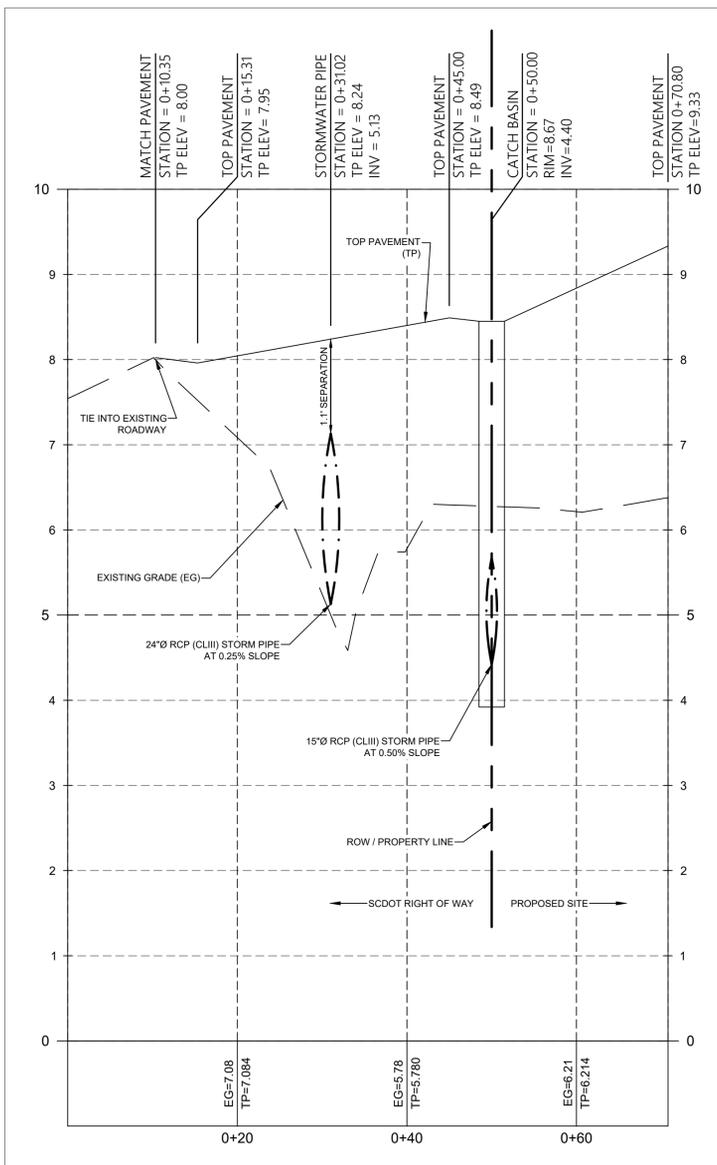
CONCRETE PAVEMENT DETAIL
NOT TO SCALE

REFER TO SCDOT STANDARD DRAWING #625-305-00

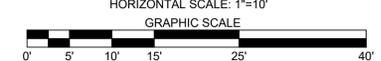
NOTE: MARKINGS TO BE THERMOPLASTIC. ALL ARROWS, LINES & WORD MESSAGES SHALL BE AS REQUIRED BY SCDOT IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE SCDOT STANDARD DRAWINGS FOR ROAD CONSTRUCTION

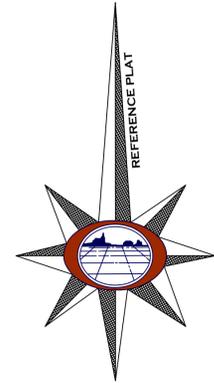
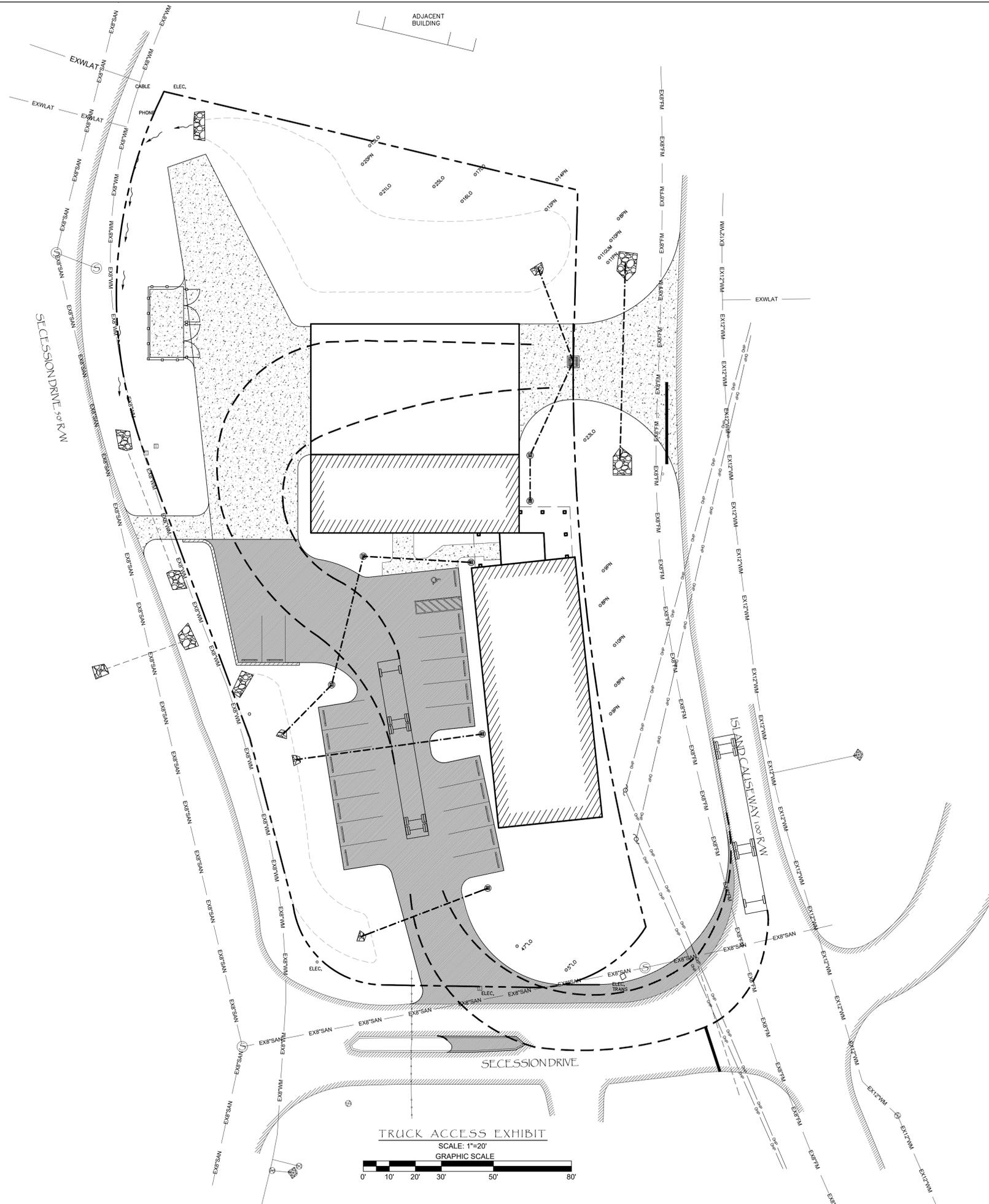


PAVEMENT STRIPING
NOT TO SCALE



PROPOSED ACCESS DRIVE PROFILE
HORIZONTAL SCALE: 1"=10'





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 LICENSED PROFESSIONAL ENGINEER
 No. 34254

PLANNING & DEVELOPMENT P.C.
 LICENSED PROFESSIONAL ENGINEER
 No. 63410

FOR THE FIRM OF:
PLANNING & DEVELOPMENT P.C.
 P.O. BOX 1233
 BEAUFORT, SC 29901
 (706) 319-4434
 pdpc.net

TRUCK ACCESS EXHIBIT:
SECESSION GOLF CLUB, INC.

PROJECT LOCATION:
#144 SECESSION DRIVE
BEAUFORT COUNTY, SC
 TM#R123-018-000-0470-0000
 R123-018-000-0469-0000
 R123-018-000-0468-0000

- LEGEND**
- IPF ● 1/2" DIAMETER REBAR FOUND (5/8" REBAR)
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 - PKS ○ PK NAIL SET IN ASPHALT/CONCRETE
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 SHOWING PHASE BLUE - GRAY ESTATES
 BEAUFORT COUNTY, SC RMC OFFICE PB 100 PAGE 27
 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506
 DATED 1-19-1999

REFERENCE #2
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 SECESSION GOLF CLUB
 LOTS C34, C34A, C34B BLUE - GRAY ESTATES PHASE I
 BY GASQUE & ASSOCIATES - DAVID GASQUE RLS NO. 10506
 DATED 7-13-2021

NOTES

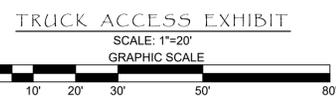
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TRUCK ACCESS EXHIBIT

DRAWN BY: FLB
 CHECKED BY: FLB
 DATE: 02-21-2023
 SCALE: 1"=20'
 PDPC JOB: #SC-77





CITY OF BEAUFORT
Community Development Department

SCOTT MARSHALL
City Manager

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

CURT FREESE
Community Development
Director

Date: March 18, 2024

From: Curt Freese, Community and Economic Development Director

To: Planning Commission

ISSUE: Beaufort Development Code Changes Tabled, Historic Preservation

BACKGROUND:

The Beaufort Development Code was adopted in 2017 with a forward thinking form-based structure to regulate development. In the five years since it was adopted, numerous issues have percolated to the surface that will require updates and revisions to the code. Stakeholders, from developers, board and council members to staff members and others, all identified numerous changes that must be addressed. A Code Workshop process was initiated with City Council to bring forward amendments. This process started on March 21, 2023, and has continued with public meetings on the third Tuesday of every month. The code amendments herein proposed for formal MPC recommendation, all have been discussed and vetted during these public meetings. The first few months were spent on an overview of the code, and changes to Chapters 9 and 10, which involve process and development review bodies.

PROPOSED AMENDMENTS

Please note, a copy of the track changes of the code sections in question are included in your packet with changes in red. The changes which involve several Sections of the code, have been grouped into four categories below, with a brief description of the changes which again, are found in the red. Also, the HBF seat was formally voted on with a 5-1 vote to recommend no change to the current ordinance—HBF would retain the recommendation of one of the five seats.

The proposed amendments to Chapters 9 and 10 focus on the following:

CHANGES TO STANDARDS TO THE HISTORIC REVIEW BOARD PROCESS

Analysis: Staff is recommending to significantly revise the historic district approval process.



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City Manager

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CURT FREESE
Community Development
Director

- Current process is not clear and hard to follow for the majority of citizens and applicants.
- No clear approval or findings for HRB to make, which is concerning due to the number of legal challenges recently made of the HRB.
- Addition of the Infill standards into the findings for COA's for new development.
- Formalization of the Concept to Final Process, with required materials and findings.
- Change to require all demolitions go to HRB, not some to Staff.
- Addition of Secretary of Interior Standards for COA's and demolitions.
- Formalization and time limits for demolition approvals.

Changes from 8/21/23 MPC Meeting

Staff made the following revisions based on Commissioner and Citizen comments:

- Received two legal reviews from two different attorneys.
- Clarification of Contributing and Non-contributing structure's demolition.
- Edits of typos and errors.

CODE REFERENCES (CHANGES IN RED)

- Section 10.7.2: HRB Powers and Duties and Composition
- Section 9.10.2 HRB process and approvals.

RECOMMENDATION: Approve text amendments.

9.10.2 PROCESS AND APPROVAL

A. **Guidance Standards, Maintenance of Consistent Policies, HRTC:** In order to provide guidance and insight into desirable goals and objectives for the Beaufort Historic District, the documents described in this section are hereby adopted for use by the HRB in the exercise of its authority granted under Section 10.7 of this Code.

- 1. The "Beaufort Preservation Manual, adopted November 2022.
2. The "Northwest Quadrant Design Principles," May 1999 shall be utilized by the HRB for the review of projects located within the Beaufort Conservation Neighborhood.
3. The Secretary of Interior's "Standards for Rehabilitation" shall be utilized for review of all projects that modify a contributing structure.
4. The Building Design Standards, in Article 4 of this Code, shall be utilized for review of all new construction.
5. The Historic District Infill Design Guidelines, in Section 4.7 of this Code, shall be utilized for review of all new construction.
6. Any special area policies adopted by the HRB.
7. Section 8.4 Archeological Impact shall be utilized when appropriate.

B. **HRB Process:** the review process to approve a Certificate of Appropriateness in the Beaufort Historic District is based on the following project types and process:

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1. **Application/Eligibility:** A property owner within the Beaufort Historic District shall make an application with the City of Beaufort. City Staff will review the application for completeness and schedule to a HTRC meeting.

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2. **HTRC:** The City shall organize an Historic Technical Review Committee to review projects within the Beaufort Historic District. The HTRC shall consist of the Code Administrator, City Building Official, City Code Enforcement Official, City Architect or Preservationist, a representative from any non-profit historic foundation, and representatives from public utilities. Any meetings of the HTRC shall be noticed as public meetings.

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3. **HTRC Meeting:** The HTRC shall review the application for compliance with this code and shall make a recommendation to either the HRB or the Code Administrator.

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4. **Contributing Structures Process:** all changes to contributing structures shall be approved by the Historic Review Board with the following exceptions:

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i. **Minor Changes Contributing Structures:** Minor changes or alterations to a contributing structure, limited to include the following: in kind repairs, non-historic fences and walls, changes in paint color, roof replacements and roof materials, and window replacements. All such projects shall attend an HTRC meeting before Staff shall issue approval.

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5. **Non-Contributing Structures Process:** all changes to non-contributing structures shall be approved by the Code Administrator with the following exceptions:

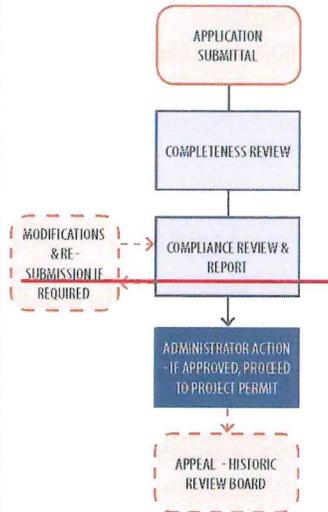
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- i. Minor Changes Non-contributing Structures Preservation District: Changes to a building or property, to include fences, paint color, roof materials, canopies and awnings, site changes, and window replacements on noncontributing structures.
- ii. The HTRC may recommend after the required HTRC meeting, that applications as defined in this Section, shall be approved by the Historic District Review Board (HRB), instead of the Code Administrator.

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Process Type: The review process required to approve Certification of Appropriateness is based on the following project types:



1. **Minor:** Administrative review shall apply to applications for Certification of Appropriateness for the following items. The Administrator may submit any applications that are subject to staff approval to the Historic District Review Board (HRB) for approval.
 - a. Changes to a building or property, to include fences, paint color, roof materials, canopies and awnings, site changes, and window replacements on noncontributing structures.
 - b. New construction and building modifications to include construction of non-habitable accessory buildings in the Beaufort Preservation Neighborhood.
 - c. Modifications to non-contributing structures in the BCN.

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- d. ~~Demolitions of non-contributing structures in the BCN.~~
- e. ~~Demolition or partial demolition of a structure that is listed in the "1997 Beaufort County Historic Sites Survey," or the most recent historic sites survey, and lies outside the Beaufort Historic District.~~
- f. ~~Demolition of noncontributing accessory structures (e.g., sheds, carports, etc.).~~

~~Such approval shall follow the procedures for Development Design Review Minor (Section 9.8.1).~~

~~6.2. Major New Development Historic District: Discretionary review by the HRB shall apply to all new development projects in the Historic District following the procedures for Development Design Review in Section 9.8.2. Other applications for Certificates of Appropriateness. New construction in the Historic District shall follow the HRB approval process below:~~

~~**a. Conceptual Approval**~~

- ~~i. Applicant shall submit a site plan depicting new structure in relation to the setbacks, street, and any easements on the site. Site Plan shall include existing streets, alleys, driveways, non-primary structures, preliminary landscape plan depicting any existing specimen trees.~~
- ~~ii. Applicant shall submit a schematic depicting the following requirements: mass, height (including elevation of the first floor and floor to floor heights), siting and orientation on the lot, and form/scale of structure.~~
- ~~iii. Applicant shall submit a street-scape of any existing structures on the block proposed for new development, with proportions and pictures of said structures.~~

~~**b. Final Approval**~~

- ~~i. Applicant shall verify elevation of the first floor, and floor to floor heights.~~
- ~~ii. Applicant shall provide bays, windows and doors detail.~~
- ~~iii. Applicant shall provide final materials for structure.~~
- ~~iv. Applicant shall provide roof details including style, pitch and materials.~~
- ~~v. Applicant shall provide design and materials for shutter, porch, paint, walls, and column details.~~
- ~~vi. The applicant may elect to combine the Conceptual and Final Approval processes. Upon such election, the application shall include the items required for both Conceptual and Final Approval application and one HRB hearing shall be held on the combined application.~~

~~**c. Findings Required:** new development within the Beaufort Historic District shall be approved by the Historic Review Board, based on the following findings:~~

- ~~i. The plan is consistent with the seven integrity principles Section 4.7.2 of this Code.~~

~~**Location:** This is the relationship between the property and its historical context.~~

~~**Design:** This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.~~

~~**Setting:** This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.~~

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Materials: These are the physical elements that make up a property or district.

Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.

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Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.

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Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.

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7. The plan complies with all applicable requirements of this Code, all applicable requirements of the Beaufort Preservation Manual, and/or the Northwest Quadrant Design Guidelines.

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8. New construction should build upon the history and established pattern of the district through its design, landscape, use, and cultural expression. An understanding of the character and significance of the district should predicate any design or development activities.

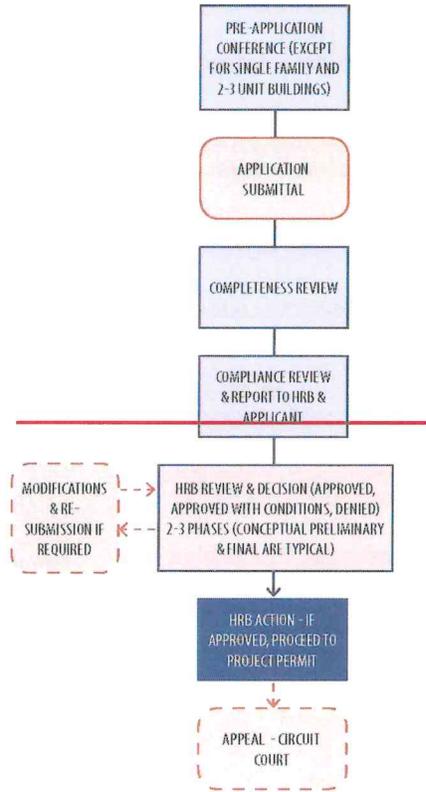
iv. Lot size, massing, siting, floor area ratio, and height must correspond to the adjacent buildings that contribute to or complement the rhythm of the district. The use of buildings will be secondary to their design and integration into the district. However, newly introduced uses should not be detrimental to the historic fabric.

v. Infill Shall Be Compatible Yet Distinct: New buildings should be identifiable as being of their period of construction; however, they should not be so differentiated that they detract from – or visually compete with – their historic neighbors. Within historic districts, compatibility is more important than differentiation.

vi. The Exterior Envelope and Patterning of New Buildings Shall Reflect District Characteristics: Infill design elements, patterning, texture, and materials should reflect the aesthetic and historic themes of the district. Patterns of fenestration, building divisions, setbacks, and landscapes that are characteristic of the district should inform the design of new buildings. Mechanical and automobile infrastructure should be appropriately concealed when not consistent with the district's character.

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9. Approval of Certificate of Appropriateness: In reviewing an application, the HRB shall conduct a public meeting and consider, among other things. In order to approve an application for a Certificate of Appropriateness of a Contributing Structure in an approved Historic District, the HRB shall find that the proposal meets the following standards:

- a. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b. The historic character of a property shall be retained and preserved. The relocation of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- c. A property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall be discouraged.

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- d. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- g. Chemical and physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used unless otherwise approved by the City Staff.
- h. Archaeological resources should be protected and preserved in place as per Section 4.7.2 of this Code. If such resources must be disturbed, mitigation measures should be encouraged.
- i. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- j. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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10. Denial of Certificate of Appropriateness: The HRB may refuse any application that, in the opinion of the HRB, does not comply with the standards and guidelines listed in this. In case of disapproval, the HRB shall state the reasons therefore in a written statement to the applicant and may give verbal advice to the applicant and make recommendations in regard to appropriateness of design, arrangement, texture, material, color, etc. of the property involved. Among other grounds for considering a design inappropriate and requiring disapproval and resubmission are the following defects:

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1. Arresting and spectacular effects.
2. Violent contrasts of materials or colors and intense or lurid colors.
3. A multiplicity or incongruity of details resulting in a restless and disturbing appearance.
4. The absence of unity and coherence in composition, that is not in consonance with the dignity and character of the present structure, in the case of repair.
5. Construction of, remodeling, or enlargement of an existing building in a manner not consistent with the prevailing character of the neighborhood.

11. Issuance of Certificate of Appropriateness: When a Certificate of Appropriateness and Building Permit have been issued, the Administrator shall, from time to time, inspect the alteration or construction approved by such certificate and may report such inspection to the HRB listing all work inspected and reporting any work that is not in accordance with such certificate, or that violates any ordinances of the city.

12. Demolitions:

- a. In all applications involving the demolition of a contributing primary structure or contributing accessory structure, provisions shall be made for a public hearing as set forth in Section 9.1.5. Demolition of non-contributing structures shall be approved by the Historic Review Board based on the standards of this Section.

b. In any case involving the demolition or partial demolition of a structure, before granting approval or requiring a postponement, the HRB may call on the Administrator to provide them with a report on the state of repair and structural stability of the structure under consideration.

c. Upon receiving an application for demolition or partial demolition of a structure that is listed in the "1997 Beaufort County Historic Sites Survey" and lies within the limits of the city but outside the Beaufort Historic District, the Administrator, within 30 days of receiving the application, shall either approve it, or find that the preservation and protection of historic places and the public interest will be best served by postponing the demolition for a designated period — this shall not exceed 60 days from the receipt of the application, and notify the applicant of such postponement. The application will be announced to the public in accordance with the notification standards set forth in Section 9.1.3. Within the period of postponement of demolition or alteration of any building, the Administrator shall take steps to ascertain what may be done to preserve the building, including consultation with private civic groups, interested private citizens and other public boards or agencies, including investigation of the potential use of the power of eminent domain when the preservation of a given building is clearly in the interest of the general welfare of the community and of certain historic and architectural significance.

d. In order to approve an application for the relocation or demolition of a Contributing Structure, in an Historic District, the Historic Review Board must find that:

1. The applicant has proven the designated property has no historical significance,

2. In approving an application for the demolition of a Contributing Structure in the Historic District the Board may impose the following conditions:

i. Photographic, video, or drawn recordation of the property to be demolished, and/or

ii. Salvage and curation of significant elements, and/or

iii. Health and Safety and property maintenance measures

iv. Other reasonable mitigation measures.

3. At the public hearing of an application to relocate or demolish a Contributing Structure in an Historic District the Administrator upon recommendation by the Historic Review Board, may, in the interest of exploring reasonable alternatives, delay issuance of a permit for up to 90 days from the date of the hearing. If, thirty days prior to the expiration of the delay period, the Historic Review Board finds that there are still reasonable alternatives to explore, it may recommend a delay for an additional period of up to 90 days.

4. Permit Validity: Upon the approval of a demolition application by the Historic Review Board, the demolition permit shall be effective for two years from the date of the approval. The Historic Review Board may grant up to 5 one-year extensions of this time period upon submittal by the applicant of sufficient justification for the extension. Extensions shall be submitted at least 1 month prior to the expiration date.

e. In order to approve an application for the relocation or demolition of a non-Contributing Structure, in an Historic District, the Historic Review Board must find that:

1. The applicant has proven no prudent or reasonable alternative exists.

2. In approving an application for the demolition of a non-contributing Structure in the Historic District the Board may impose the following conditions:

i. Photographic, video, or drawn recordation of the property to be demolished, and/or

ii. Salvage and curation of significant elements, and/or

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iii. Health and Safety and property maintenance measures

iv. Other reasonable mitigation measures.

3. Permit Validity: Upon the approval of a demolition application by the Historic Review Board, the demolition permit shall be effective for two years from the date of the approval. The Historic Review Board may grant up to 5 one-year extensions of this time period upon submittal by the applicant of sufficient justification for the extension. Extensions shall be submitted at least 1 month prior to the expiration date.

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13. Design Exception: Design Exceptions shall be used to modify any dimensional standards or design requirements, found in Articles 2 and 4, for development projects that have unique characteristics that justify a deviation from the underlying standards. Such deviations are intended to provide flexibility from the underlying standards to permit compatible development patterns which are indicative of the surrounding area and/or use an innovative approach or technique. The process is intended to provide the minimum relief necessary to create a more innovative and context-sensitive development consistent with the City's adopted plans. This tool is not intended to circumvent the map amendment (rezoning) procedure where that tool would provide a similar modification of standards.

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a. **Applicability:** The HRB shall have the authority to authorize a variance of up to 35 percent from any numerical standard set forth in Article 2 (Maps and Districts) — except for Section 2.6, Height and Section 2.7.4, Air Installation Compatibility Use Zone (AICUZ) overlay district standards — and Article 4 (Building Design and Infill Standards).

b. **Review Criteria:** The HRB may approve an application for a Design Exception where it reasonably determines that there will be no significant negative impact upon residents of surrounding property, or upon the general public. The board shall consider the following criteria in its review:

- i. **Compatibility:** The proposed exception is appropriate for its location. It is compatible with the character of surrounding properties and the development permitted by the zoning of the surrounding properties.
- ii. **No Adverse Impact:** The design of the proposed exception minimizes adverse effects including visual impacts of the proposed use on surrounding properties; furthermore, the proposed exception does not create a nuisance for surrounding properties.
- iii. **Consistency with Adopted Plans:** The proposed development is in general conformity with the City's Comprehensive Plan, Civic Master Plan and other plans officially adopted by the City.

14. Resubmittal: After disapproval of an application, the applicant may make modifications to the plans and resubmit. The applicant may not resubmit the same proposal, without modifying it based on HRB comments, for 12 months from the date of the original submission. Reconsideration of an application for demolition that has been denied by the HRB may not be heard until 12 months from the date of the original public hearing, unless a major change has occurred in the property condition that is attributable natural causes.

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15. Appeal—Minor: Appeals of the decisions of the Administrator shall be heard by the HRB. The application for appeal shall be made within 30 days of the decision.

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16. Appeal—Major: Any party aggrieved by the decisions of the HRB may appeal to the circuit court within 30 days of the decision.

3.

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b. **Review Criteria:** The HRB may approve an application for a Design Exception where it reasonably determines that there will be no significant negative impact upon residents of surrounding property, or upon the general public. The board shall consider the following criteria in its review:

- i. **Compatibility:** The proposed exception is appropriate for its location. It is compatible with the character of surrounding properties and the development permitted by the zoning of the surrounding properties, and will not reduce property values of surrounding properties.
- ii. **No Adverse Impact:** The design of the proposed exception minimizes adverse effects including visual impacts of the proposed use on surrounding properties; furthermore, the proposed exception does not create a nuisance for surrounding properties.
- iii. **Consistency with Adopted Plans:** The proposed development is in general conformity with the City's Comprehensive Plan, Civic Master Plan and other plans officially adopted by the City.

B. **Guidance Standards, Maintenance of Consistent Policies:** In order to provide guidance and insight into desirable goals and objectives for the Beaufort Historic District, the documents described in this section are hereby adopted for use by the HRB in the exercise of its authority granted under Section 10.7 of this Code.

1. The "Beaufort Preservation Manual," August 1979, and the "Beaufort Preservation Manual, Supplement," August 1990, shall be utilized by the HRB for review of projects located within the Beaufort Preservation Neighborhood.
2. The "Northwest Quadrant Design Principles," May 1999 shall be utilized by the HRB for the review of projects located within the Beaufort Conservation Neighborhood.
3. The Secretary of Interior's "Standards for Rehabilitation" shall be utilized for review of all projects that modify a contributing structure.
4. The Building Design Standards, in Article 4 of this Code, shall be utilized for review of all new construction.
5. The Historic District Infill Design Guidelines, in Section 4.7 of this Code, shall be utilized for review of all new construction.
6. Any special area policies adopted by the HRB.

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C. **Approval of Certificate of Appropriateness:** In reviewing an application, the HRB shall conduct a public meeting and consider, among other things, the historic, architectural and aesthetic features of such structure, the nature and character of the surrounding area, the use of such structure and its importance to the city, the character and appropriateness of design, scale of buildings, arrangement, texture, materials and color of the structure in question, and the relation of such elements to similar features of structures in the immediate surroundings. The HRB shall not consider the interior arrangement or interior design unless the interior arrangement or design affect the exterior appearance, nor shall it make requirements except for the purpose of preventing developments that are not in harmony with the prevailing character of the Beaufort Historic District, or that are obviously incongruous with this character.

D. **Demolitions:**

1. In all applications involving the demolition of a contributing primary structure or contributing accessory structure, provisions shall be made for a public hearing as set forth in Section 9.1.5. Demolition of non-contributing structures are approved by the Administrator.

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2. In any case involving the demolition or partial demolition of a structure, before granting approval or requiring a postponement, the HRB may call on the Administrator to provide them with a report on the state of repair and structural stability of the structure under consideration.

3. Upon receiving an application for demolition or partial demolition of a structure that is listed in the "1997 Beaufort County Historic Sites Survey" and lies within the limits of the city but outside the Beaufort Historic District, the Administrator, within 30 days of receiving the application, shall either approve it, or find that the preservation and protection of historic places and the public interest will be best served by postponing the demolition for a designated period — this shall not exceed 60 days from the receipt of the application, and notify the applicant of such postponement. The application will be announced to the public in accordance with the notification standards set forth in Section 9.1.3. Within the period of postponement of demolition or alteration of any building, the Administrator shall take steps to ascertain what may be done to preserve the building, including consultation with private civic groups, interested private citizens and other public boards or agencies, including investigation of the potential use of the power of eminent domain when the preservation of a given building is clearly in the interest of the general welfare of the community and of certain historic and architectural significance.

E. **Denial of Certificate of Appropriateness:** The HRB may refuse any application that, in the opinion of the HRB, does not comply with the standards and guidelines listed in Section 9.10.2 B, and thus would be detrimental to the interests of the city. In case of disapproval, the HRB shall state the reasons therefore in a written statement to the applicant, and may give verbal advice to the applicant and make recommendations in regard to appropriateness of design, arrangement, texture, material, color, etc. of the property involved.

Among other grounds for considering a design inappropriate and requiring disapproval and resubmission are the following defects:

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1. Arresting and spectacular effects.

2. Violent contrasts of materials or colors and intense or lurid colors.

3. A multiplicity or incongruity of details resulting in a restless and disturbing appearance.

4. The absence of unity and coherence in composition, that is not in consonance with the dignity and character of the present structure, in the case of repair.

5. Construction of, remodeling, or enlargement of an existing building in a manner not consistent with the prevailing character of the neighborhood.

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- F. ~~Issuance of Certificate of Appropriateness: When a Certificate of Appropriateness and Building Permit have been issued, the Administrator shall, from time to time, inspect the alteration or construction approved by such certificate and may report such inspection to the HRB listing all work inspected and reporting any work that is not in accordance with such certificate, or that violates any ordinances of the city.~~
 - G. ~~Resubmittal: After disapproval of an application, the applicant may make modifications to the plans and resubmit. The applicant may not resubmit the same proposal, without modifying it based on HRB comments, for 12 months from the date of the original submission. Reconsideration of an application for demolition that has been denied by the HRB may not be heard until 12 months from the date of the original public hearing, unless a major change has occurred in the property condition that is attributable natural causes.~~
 - H. ~~Appeal — Minor: Appeals of the decisions of the Administrator shall be heard by the HRB. The application for appeal shall be made within 30 days of the decision.~~
 - I. ~~Appeal — Major: Any party aggrieved by the decisions of the HRB may appeal to the circuit court within 30 days of the decision.~~

Clean Section 9.10.2

9.10.2 PROCESS AND APPROVAL

- A. **Guidance Standards, Maintenance of Consistent Policies, HRTC:** In order to provide guidance and insight into desirable goals and objectives for the Beaufort Historic District, the documents described in this section are hereby adopted for use by the HRB in the exercise of its authority granted under Section 10.7 of this Code.
1. The "Beaufort Preservation Manual, adopted November 2022.
 2. The "Northwest Quadrant Design Principles," May 1999 shall be utilized by the HRB for the review of projects located within the Beaufort Conservation Neighborhood.
 3. The Secretary of Interior's "Standards for Rehabilitation" shall be utilized for review of all projects that modify a contributing structure.
 4. The Building Design Standards, in Article 4 of this Code, shall be utilized for review of all new construction.
 5. The Historic District Infill Design Guidelines, in Section 4.7 of this Code, shall be utilized for review of all new construction.
 6. Any special area policies adopted by the HRB.
 7. Section 8.4 Archeological Impact shall be utilized when appropriate.
- B. **HRB Process:** the review process to approve a Certificate of Appropriateness in the Beaufort Historic District is based on the following project types and process:
1. **Application/Eligibility:** A property owner within the Beaufort Historic District shall make an application with the City of Beaufort. City Staff will review the application for completeness and schedule to a HTRC meeting.
 2. **HTRC:** The City shall organize an Historic Technical Review Committee to review projects within the Beaufort Historic District. The HTRC shall consist of the Code Administrator, City Building Official, City Code Enforcement Official, City Architect or Preservationist, a representative from any non-profit historic foundation, and representatives from public utilities. Any meetings of the HTRC shall be noticed as public meetings.
 3. **HTRC Meeting:** The HTRC shall review the application for compliance with this code and shall make a recommendation to either the HRB or the Code Administrator.
 4. **Contributing Structures Process:** all changes to contributing structures shall be approved by the Historic Review Board with the following exceptions:
 - i. **Minor Changes Contributing Structures:** Minor changes or alterations to a contributing structure, limited to include the following: in kind repairs, non-historic fences and walls, changes in paint color, roof replacements and roof materials, and window replacements. All such projects shall attend an HTRC meeting before Staff shall issue approval.
 5. **Non-Contributing Structures Process:** all changes to non-contributing structures shall be approved by the Code Administrator with the following exceptions:

- i. Minor Changes Non-contributing Structures Preservation District: Changes to a building or property, to include fences, paint color, roof materials, canopies and awnings, site changes, and window replacements on noncontributing structures.
- ii. The HTRC may recommend after the required HTRC meeting, that applications as defined in this Section, shall be approved by the Historic District Review Board (HRB), instead of the Code Administrator.



1.
 6. **New Development Historic District:** review by the HRB shall apply to all new development projects in the Historic District following the procedures for Development Design Review in Section 9.8.2. . New construction in the Historic District shall follow the HRB approval process below:
 - a. **Conceptual Approval**
 - i. Applicant shall submit a site plan depicting new structure in relation to the setbacks, street, and any easements on the site. Site Plan shall include existing streets, alleys, driveways, non-primary structures, preliminary landscape plan depicting any existing specimen trees.
 - ii. Applicant shall submit a schematic depicting the following requirements: mass, height (including elevation of the first floor and floor to floor heights), siting and orientation on the lot, and form/scale of structure.

iii. Applicant shall submit a street-scape of any existing structures on the block proposed for new development, with proportions and pictures of said structures.

b. Final Approval

- i. Applicant shall verify elevation of the first floor, and floor to floor heights.
- ii. Applicant shall provide bays, windows and doors detail.
- iii. Applicant shall provide final materials for structure.
- iv. Applicant shall provide roof details including style, pitch and materials.
- v. Applicant shall provide design and materials for shutter, porch, paint, walls, and column details.
- vi. The applicant may elect to combine the Conceptual and Final Approval processes. Upon such election, the application shall include the items required for both Conceptual and Final Approval application and one HRB hearing shall be held on the combined application.

c. Findings Required: new development within the Beaufort Historic District shall be approved by the Historic Review Board, based on the following findings:

- i. The plan is consistent with the seven integrity principles Section 4.7.2 of this Code.

Location: This is the relationship between the property and its historical context.

Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.

Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.

Materials: These are the physical elements that make up a property or district.

Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.

Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.

Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.

- 7. The plan complies with all applicable requirements of this Code, all applicable requirements of the Beaufort Preservation Manual, and/or the Northwest Quadrant Design Guidelines.
- 8. New construction should build upon the history and established pattern of the district through its design, landscape, use, and cultural expression. An understanding of the character and significance of the district should predicate any design or development activities.

iv. Lot size, massing, siting, floor area ratio, and height must correspond to the adjacent buildings that contribute to or complement the rhythm of the district. The use of buildings will be secondary to their design and integration into the district. However, newly introduced uses should not be detrimental to the historic fabric.

v. Infill Shall Be Compatible Yet Distinct: New buildings should be identifiable as being of their period of construction; however, they should not be so differentiated that they detract from – or visually compete with – their historic neighbors. Within historic districts, compatibility is more important than differentiation.

vi. The Exterior Envelope and Patterning of New Buildings Shall Reflect District Characteristics: Infill design elements, patterning, texture, and materials should reflect the aesthetic and historic themes of the district. Patterns of fenestration, building divisions, setbacks, and landscapes that are characteristic of the district should inform the design of new buildings. Mechanical and automobile infrastructure should be appropriately concealed when not consistent with the district's character.

9. **Approval of Certificate of Appropriateness:** In reviewing an application, the HRB shall conduct a public meeting and consider, among other things. In order to approve an application for a Certificate of Appropriateness of a Contributing Structure in an approved Historic District, the HRB shall find that the proposal meets the following standards:
- a. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - b. The historic character of a property shall be retained and preserved. The relocation of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
 - c. A property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall be discouraged.
 - d. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
 - g. Chemical and physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used unless otherwise approved by the City Staff.
 - h. Archaeological resources should be protected and preserved in place as per Section 4.7.2 of this Code. If such resources must be disturbed, mitigation measures should be encouraged.

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 - j. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
10. **Denial of Certificate of Appropriateness:** The HRB may refuse any application that, in the opinion of the HRB, does not comply with the standards and guidelines listed in this. In case of disapproval, the HRB shall state the reasons therefore in a written statement to the applicant and may give verbal advice to the applicant and make recommendations in regard to appropriateness of design, arrangement, texture, material, color, etc. of the property involved. Among other grounds for considering a design inappropriate and requiring disapproval and resubmission are the following defects:
1. Arresting and spectacular effects.
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 - b. In any case involving the demolition or partial demolition of a structure, before granting approval or requiring a postponement, the HRB may call on the Administrator to provide them with a report on the state of repair and structural stability of the structure under consideration.
 - c. Upon receiving an application for demolition or partial demolition of a structure that is listed in the "1997 Beaufort County Historic Sites Survey" and lies within the limits of the city but outside the Beaufort Historic District, the Administrator, within 30 days of receiving the application, shall either approve it, or find that the preservation and protection of historic places and the public interest will be best served by postponing the demolition for a designated period — this shall not exceed 60 days from the receipt of the application, and notify the applicant of such postponement. The application will be announced to the public in accordance with the notification standards set forth in Section 9.1.3. Within the period of postponement of demolition or alteration of any building, the Administrator shall take steps to ascertain what may be done to preserve the building, including consultation with private civic groups, interested private citizens and other public boards or agencies, including investigation of the potential use of the power of eminent domain when the preservation of a given building is clearly in the

interest of the general welfare of the community and of certain historic and architectural significance.

d. In order to approve an application for the relocation or demolition of a Contributing Structure, in an Historic District, the Historic Review Board must find that:

1. The applicant has proven the designated property has no historical significance,
2. In approving an application for the demolition of a Contributing Structure in the Historic District the Board may impose the following conditions:
 - i. Photographic, video, or drawn recordation of the property to be demolished, and/or
 - ii. Salvage and curation of significant elements, and/or
 - iii. Health and Safety and property maintenance measures
 - iv. Other reasonable mitigation measures.
3. At the public hearing of an application to relocate or demolish a Contributing Structure in an Historic District the Administrator upon recommendation by the Historic Review Board, may, in the interest of exploring reasonable alternatives, delay issuance of a permit for up to 90 days from the date of the hearing. If, thirty days prior to the expiration of the delay period, the Historic Review Board finds that there are still reasonable alternatives to explore, it may recommend a delay for an additional period of up to 90 days.
4. Permit Validity: Upon the approval of a demolition application by the Historic Review Board, the demolition permit shall be effective for two years from the date of the approval. The Historic Review Board may grant up to 5 one-year extensions of this time period upon submittal by the applicant of sufficient justification for the extension. Extensions shall be submitted at least 1 month prior to the expiration date.

e. In order to approve an application for the relocation or demolition of a non-Contributing Structure, in an Historic District, the Historic Review Board must find that:

1. The applicant has proven no prudent or reasonable alternative exists.
2. In approving an application for the demolition of a non-contributing Structure in the Historic District the Board may impose the following conditions:
 - i. Photographic, video, or drawn recordation of the property to be demolished, and/or
 - ii. Salvage and curation of significant elements, and/or
 - iii. Health and Safety and property maintenance measures
 - iv. Other reasonable mitigation measures.
3. Permit Validity: Upon the approval of a demolition application by the Historic Review Board, the demolition permit shall be effective for two years from the date of the approval. The Historic Review Board may grant up to 5 one-year extensions of this time period upon submittal by the applicant of sufficient justification for the extension. Extensions shall be submitted at least 1 month prior to the expiration date.

13. Design Exception: Design Exceptions shall be used to modify any dimensional standards or design requirements, found in Articles 2 and 4, for development projects that have unique characteristics that justify a deviation from the underlying standards. Such deviations are intended to provide flexibility from the underlying standards to permit compatible development patterns which are indicative of the surrounding area and/or use an innovative approach or technique. The process is intended to provide the minimum relief necessary to create a more innovative and context-sensitive development

consistent with the City's adopted plans. This tool is not intended to circumvent the map amendment (rezoning) procedure where that tool would provide a similar modification of standards.

- a. **Applicability:** The HRB shall have the authority to authorize a variance of up to 35 percent from any numerical standard set forth in Article 2 (Maps and Districts) — except for Section 2.6, Height and Section 2.7.4, Air Installation Compatibility Use Zone (AICUZ) overlay district standards — and Article 4 (Building Design and Infill Standards).
- b. **Review Criteria:** The HRB may approve an application for a Design Exception where it reasonably determines that there will be no significant negative impact upon residents of surrounding property, or upon the general public. The board shall consider the following criteria in its review:
 - i. **Compatibility:** The proposed exception is appropriate for its location. It is compatible with the character of surrounding properties and the development permitted by the zoning of the surrounding properties.
 - ii. **No Adverse Impact:** The design of the proposed exception minimizes adverse effects including visual impacts of the proposed use on surrounding properties; furthermore, the proposed exception does not create a nuisance for surrounding properties.
 - iii. **Consistency with Adopted Plans:** The proposed development is in general conformity with the City's Comprehensive Plan, Civic Master Plan and other plans officially adopted by the City.

14. **Resubmittal:** After disapproval of an application, the applicant may make modifications to the plans and resubmit. The applicant may not resubmit the same proposal, without modifying it based on HRB comments, for 12 months from the date of the original submission. Reconsideration of an application for demolition that has been denied by the HRB may not be heard until 12 months from the date of the original public hearing, unless a major change has occurred in the property condition that is attributable natural causes.

15. **Appeal—Minor:** Appeals of the decisions of the Administrator shall be heard by the HRB. The application for appeal shall be made within 30 days of the decision.

16. **Appeal—Major:** Any party aggrieved by the decisions of the HRB may appeal to the circuit court within 30 days of the decision.

B.



CITY OF BEAUFORT
Community Development Department

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BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

SCOTT MARSHALL
City Manager

CURT FREESE
Community Development
Director

Date: March 18, 2024

From: Curt Freese, Community Development Director

To: Planning Commission

Issue: Beaufort Development Code Changes

Background:

The Beaufort Development Code was adopted in 2017 with a forward-thinking form-based structure to regulate development. Stakeholders, from developers, board and council members to staff members and others, all identified numerous changes that must be addressed. A Code Workshop process was initiated with City Council to bring forward amendments. This process started on March 21, 2023, and has continued with public meetings on the third Tuesday of every month.

The code amendments herein are limited to specific zoning and lot requirements that were presented to Council at their October and January Code Edit sessions. These amendments require a recommendation by the City Planning Commission, and then are forwarded to the City Council.

Current Status:

Code Amendments proposed at the February Code Edit meeting, which focused on edits to Chapter 4, Design Requirements, have not been included as part of this cycle, as discussion was not finalized at the February Code Edit Meeting. Staff expects to forward these to the PC in April for consideration.

Proposed Amendments

Please note, a copy of the track changes of the code sections in question are included in your packet with changes in red. The changes which involve several Sections of the code are found below:

2.4.1 Transect Standards

2.6.2 Building Height

2.6.5 Height Transition

2.7.1 Historic District



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3.2 Table of Uses

3.6.2 Commercial Use Requirements/Standards

3.11.2 Accessory Uses

3.12.2 Temporary Uses

4.5.3 Carriage House

4.5.5 2-3 Unit Homes

4.5.6 Rowhouse

4.5.8 Live Work Buildings

DESCRIPTION AND SYNOPSIS OF CHANGES

2.4.1 Transect Standards

Analysis/Recommendation: Adding a note that all subdivision of lots in historic districts will be subject to the HRB process for clarity.

2.6.2 Building Height

Analysis/Recommendation: 1) Revising building height to be consistent with the adopted Flood Ordinance; 2) Adding the two story requirement measured 250' from any major intersection, as it is currently referenced within the specific building type categories and lacks clarity.

2.6.5 Height Transition (New Code Section)

Analysis/Recommendation: Adding a 75' height transition area, with diagrams, to provide a reasonable transition for residents who live in homes next to higher order transect zones, like T-4 and T-5.

2.7.1 Historic District (Scriveners/Clarification)



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Analysis/Recommendation: There has been some confusion as to what high ground references in the code. The proposed language is to provide clarification.

3.2 Table of Uses

Analysis/Recommendation: This includes a number of major changes to accommodate missing middle housing and higher densities, which include the following:

- Addition of T-4NA specific standards in the zoning use table. Such standards did not exist.
- Adding 2-3 unit dwelling units in the T-3 districts.
- Adding Rowhomes as a conditional use in the T-3 districts
- Adding Apartment homes as a special exception in the T-3 districts.
- Adding Live Work Unit in T4 HN (with new conditions as per the proposed Section 3.6.2.

3.6.2 Commercial Use Requirements/Standards

Analysis/Recommendation: Five proposed major changes to this section:

- Revising the T-4 NA district for clarity, and also to allow indoor entertainment, as Staff has been approached by owners of industrial buildings in this district, who would like to convert to gyms, gymnastics and other uses which would serve the community and intention of the district.
- Clarifying that manufactured and mobile homes cannot be used for short term rentals.
- Adding a requirement that kennels in T-5 UC must not be visible from the public view.
- Adding specific standards for special exceptions in T4-HN, limiting the use, size of use, and signage.
- Adding clarity for split zoned T-5 UC and RMX properties, and standards for development.

3.11.2 Accessory Uses

Analysis/Recommendation: Elimination of the minimum size requirement for an attached ADU to allow for more flexibility.



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3.12.2 Temporary Uses (clarification)

Analysis: Remove the term “steel” and replacing it with “metal” for temporary allowance of pod type moving storage.

4.5.3 CARRIAGE HOUSE

Analysis/Recommendation: Two changes: 1) Allowing up to two ADUS in all districts, eliminating the 11 ADU requirement in the T-3 districts. 2) Eliminating the minimum size requirement.

4.5.5 2-3 UNIT HOMES

Analysis/Recommendation: Eliminate the two per block only restriction to allow for greater usage of this housing type.

4.5.6 ROWHOUSE

Analysis: Remove the T4-NA restriction and allow as per the Code table as a proposed Special Exception.

4.5.8 LIVE WORK BUILDINGS

Analysis: Removing the T-4 restriction for T-4 which makes such a live-work building impractical to build.

Recommendation: Recommendation to City Council For Approval.



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2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	60 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	6,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	45% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out ²	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
¹ This percentage indicates maximum lot coverage by roofs; total impervious coverage, excepting pools , may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater). ² See Section 2.5.1 B. for additional frontage build-out standards. 3. Lots located in the historic district, will be subject to the Historic Review Board approval process of 9.9.2 D.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; for infill lots also see Section 2.5.2	20 ft min	15 ft min	Average Prevailing Setback on Block	0 ft min	0 ft min	0 ft min
	No max	30 ft max ³		15 ft max	Max. Prevailing Setback on Block	15 ft max
2. Side Setback—Corner/Alley	15 ft min	6 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max
3. Side Setback—Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport	5 ft min	5 ft min	Attached garages shall only be accessed via an alley; garage doors shall not face the street			

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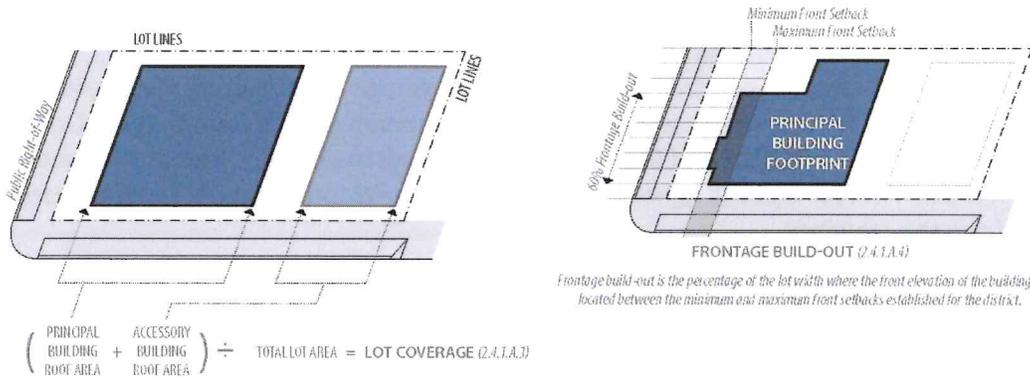
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Setback (from front facade) ^{5, 6}						
C. ACCESSORY BUILDING PLACEMENT—See Section 3.11 for additional requirements						
1. Front Setback	Accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback—Corner/Alley ⁵	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback—Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) ⁵	5 ft min	20 ft min	20 ft min	20 ft min	Shall be located behind primary building and accessed via alley or side street ⁷	
<p>³ When lot width is 75 ft or greater, there is no maximum front setback.</p> <p>⁴ Garage doors shall be 15 ft min from alley centerline.</p> <p>⁵ In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way.</p> <p>⁶ The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard.</p> <p>⁷ Also see Section 2.5.7(Street Access Standards).</p>						
D. BUILDING FORM						
1. Primary Building Height—See Section 2.6	No min	No min	No min	2 stories min ⁸	2 stories min	2 stories min ⁸
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.	3 stories max at property line, see 2.6.1.G	5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max

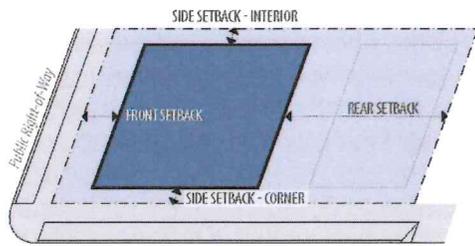
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3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max ⁹	160 ft max ⁹
⁸ Two stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3. ⁹ Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.						
E. PARKING PAD LOCATION —There are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions						
1. Front Setback	There are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.	40 ft min	40 ft min	40 ft min	40 ft min	
2. Side Setback—Corner		5 ft min	15 ft min	5 ft min	5 ft min	
3. Rear Setback		5 ft min	5 ft min	0 ft min	0 ft min	

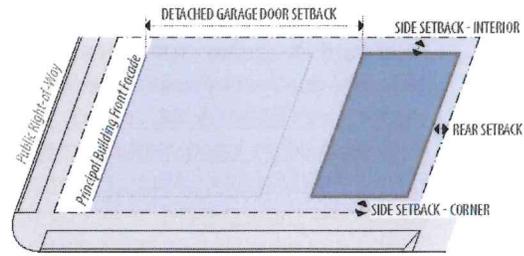
LOT CONFIGURATION (2.4.1.A)



BUILDING PLACEMENT (2.4.1.B—C)



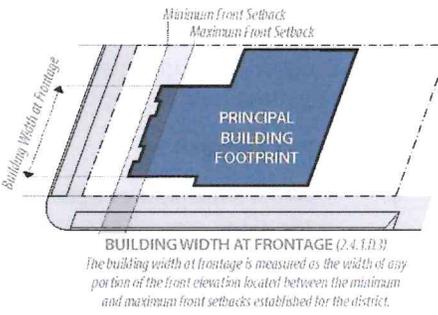
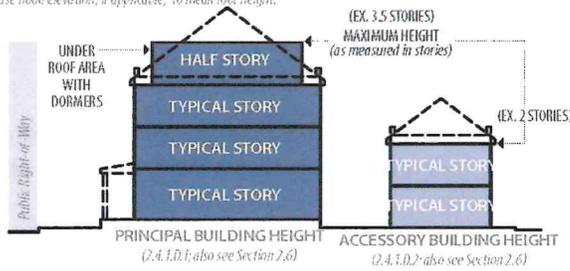
PRINCIPAL BUILDING SETBACKS (2.4.1.B)



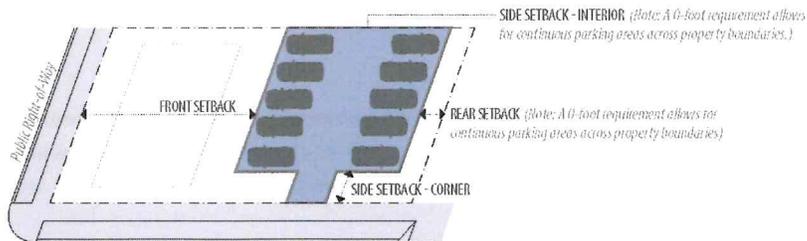
ACCESSORY BUILDING SETBACKS (2.4.1.C)

BUILDING FORM (2.4.1.D)

Maximum height in stories is measured by counting the number of floors, or a portion thereof. If maximum heights are listed by a dimensional standard, height is measured from average grade, or first floor above base flood elevation, if applicable, to mean roof height.



PARKING LOCATION (2.4.1.E)



2.6.2 BUILDING HEIGHT ABOVE GRADE

A. General to All Zones:

1. Freeboard: ~~In addition to the standards listed below, where a parcel is located in a flood hazard zone, the minimum elevation above grade is 1 foot above base flood elevation. In special flood hazard areas (zones A, AE, AH, AO, A1-30, V and VE) and other areas with the potential of flooding (such as x and shaded x zones) where base flood elevation data has been provided by FEMA Flood Insurance Maps, the following provisions are required: New Construction, substantial improvement, or an addition, including an addition to a historic structure, the footprint of which is over thirty-three (33) percent of the footprint of existing structure, shall have the lowest floor elevated to the most restrictive of the design elevation of 13 feet or the base flood elevation plus one foot of freeboard. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with national flood insurance program technical bulletin #1~~
2. Exception: Commercial buildings that have been floodproofed, per ASCE Section 24 or most recent version, do not have to be elevated above grade.

B. Specific to T3 Zones:

1. If the finished floor of new single-family residential construction will be lower than the average grade along any property line, the finished floor must be elevated a minimum of 18" above finished grade adjacent to the building exterior.
2. The finished ground floor elevation for 2- and 3-unit buildings shall be elevated a minimum of 2 feet above the average adjacent sidewalk, or adjacent street grade where no sidewalk is present.
3. If a single-family residence in a T3 zone is developed as part of an Alternative Development Pattern (Section 2.8), it shall be elevated a minimum of 18" above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present.

C. Specific to T4 Zones:

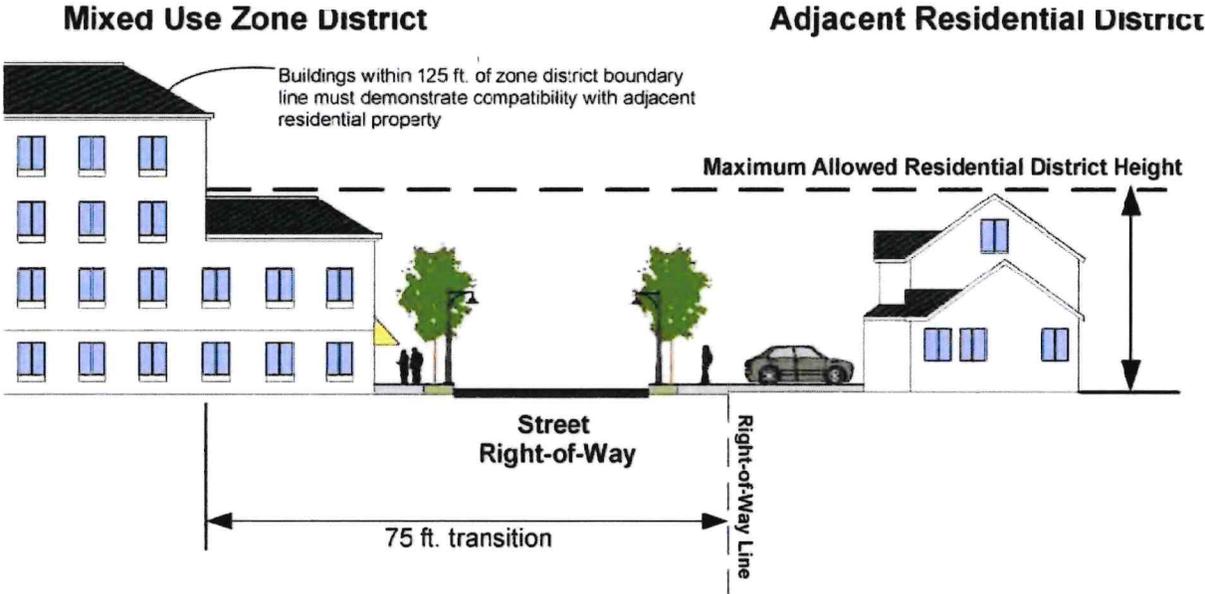
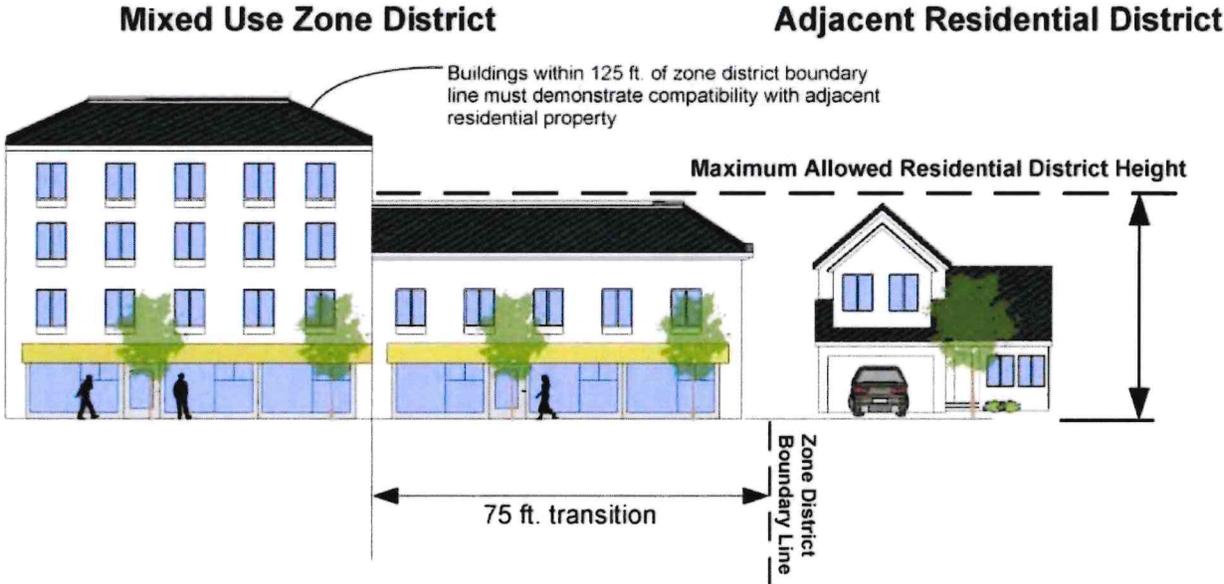
1. The finished ground floor height for residential structures shall be elevated a minimum of 2 feet above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present. Apartment Houses are permitted to be a minimum of 18" above grade, per Section 4.5.7.
2. The ground floor height of single-family residential structures shall be a minimum of 9 feet from finished floor to ceiling.
3. The ground floor height of multi-family residential structures shall be a minimum of 10 feet from finished floor to ceiling.
4. The ground floor height of commercial buildings shall be a minimum of 11 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 8 feet from floor to ceiling.

D. Specific to T5 Zones:

1. The finished ground floor height for residential structures shall be elevated a minimum of 3 feet above the average adjacent sidewalk grade. Apartment Houses are permitted to be a minimum of 18" above grade, per Section 4.5.7.

-
2. The ground floor height of residential structures shall be a minimum of 10 feet from finished floor to ceiling.
 3. The ground floor height of single-story commercial buildings shall be a minimum of 14 feet from finished floor to ceiling.
 4. The ground floor height of multi-story commercial buildings shall be a minimum of 12 feet from finished floor to ceiling.
 5. In T5-DC, the Historic Review Board may permit deviations from the minimum height requirements listed above if doing so would allow a structure to be more compatible with the surrounding context.
 6. Each full story above the ground floor shall be a minimum of 8 feet from floor to ceiling.

2.6.5 Height Transition: Any portion of a building located within the T-4, T-4N, T5-UC, or RMX District, shall have a maximum height no greater than the maximum height allowed in the adjacent zoning district for a 75 foot distance beginning at the zone district boundary line. Where a street separates the zoning districts, the 75 foot distance measurement shall be from the street right-of-way line opposite the T-4, T-4N, T5-UC, or RMX District.



2.7.1 BEAUFORT HISTORIC DISTRICT (HD) OVERLAY

- A. **Purpose:** The purpose of the Beaufort Historic District is to promote the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic or architecturally significant structures and areas of the City and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the state, and the nation. The Historic District is a pedestrian-oriented area.
- B. **Applicability:** Properties within the Beaufort Historic District are subject to specific standards found in this section, and to the review procedures of the Historic District Review Board as described in Section 10.7.
- C. **Beaufort Historic District Designated:** For the purpose of this section, the Beaufort Historic District is hereby established. The boundaries of this district shall be designated on the official Zoning Map of the City of Beaufort. The boundaries of the Beaufort Historic District and the Beaufort National Historic Landmark District are the same with the following clarifications/exceptions:
1. Where boundaries are designated at specific roads, the centerlines of the rights-of-way of those roads shall be deemed said boundaries.
 2. The east and south boundaries of the district are established at the Beaufort River. These boundaries are established at the parcel lines, seawalls, or at mean high water mark, whichever extends further from the high ground.
 3. Structures attached to the high ground are deemed to lie within the district and shall be reviewed in entirety in accordance with the provisions of this section. High Ground (Historic District) - any parcel that is at or above the mean high-water mark within or directly adjacent or attached to the boundaries of the Historic District. An example of a structure attached to the High Ground but not within the boundaries of the district would be the Beaufort marina adjacent to Historic Downtown Beaufort.
- D. **Subdistricts Established:** The Beaufort Historic District shall be composed of 2 subdistricts identified as the Beaufort Preservation Neighborhood (BPN) and the Beaufort Conservation Neighborhood (BCN). There may be established one or more of each subdistrict within the Beaufort Historic District, provided that all such districts shall consist of at least five acres of contiguous land. The boundaries of these subdistricts shall be designated on the official Zoning Map of the City of Beaufort. Where the term Beaufort Historic District (or a similar reference, such as "historic district") is used in this section or in any supplementary materials, it shall apply to both subdistricts. However, where there is a specific reference to a subdistrict, that specific reference shall apply and supersede any reference to the Beaufort Historic District.
- E. **Trash and Recycling Screening:** All private trash and recycling receptacles shall be hidden or screened from view. Unscreened facilities shall come into compliance with the provisions of this section within 18 months of adoption of this Code.
- F. **Exemptions:**
1. The Bladen Street Redevelopment District overlay zone is exempted from Historic District Overlay standards (See Section 2.7.3 F.).
 2. Routine maintenance and repair of any of the existing features of a structure that does not involve a change in design, type of materials, or outward appearance shall be exempt from the review and approval requirements of this section.

- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

Park/Open Space	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	7.4
INSTITUTIONAL														3.5
Community Service	—	SE	SE	SE	P	<u>P</u>	P	P	P	SE	P	—	—	
Day Care Facility														
Family Day Care Home (≤ 6 clients)	See Home Occupation — Minor													
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	<u>C</u>	P	P	P	P	P	—	3.5.2.A	
Treatment Facility	—	—	—	—	SE	—	SE	SE	P	—	SE	—	—	
Health Care Facilities	—	—	—	—	—	—	—	P	P	—	P	—	—	
Religious Institution	—	C	C	P	P	<u>P</u>	P	P	P	—	P	—	3.5.2.B	
										SE				
COMMERCIAL														3.6
Entertainment														
Indoor Entertainment	—	C	C	—	C	<u>P</u>	P	P	P	P	P	—	3.6.2.A	
Outdoor Entertainment	—	—	—	—	C	<u>P</u>	P	P	P	—	P	—	3.6.2.A	
Sexually-Oriented Business	—	—	—	—	—	—	—	—	—	C	—	—	13.2.1	
Office	—	—	—	—	P	<u>P</u>	P	P	P	P	P	—	—	
Overnight Guest Accommodation														
Bed and Breakfast	—	—	SE	SE	P	<u>P</u>	P	P	—	—	—	—	3.6.2.C.1	
Short-Term Rental	—	C	C	C	C	<u>C</u>	C	C	—	—	C	—	3.6.2.C.2	
Inn/Motel/Hotel	—	—	—	—	C	<u>C</u>	P	P	P	—	—	—	3.6.2.C.3	
Recreational Vehicle Park	—	—	—	—	—	—	—	—	SE	—	—	—	—	
Retail & Restaurants					C	<u>C</u>	C	C	P	—	C	—	3.6.2.D	
VEHICLE- AND BOAT-RELATED USES														3.7
Vehicle and Boat Sales and Rental	—	—	—	—	—	<u>—C</u>	—	C	P	—	—	—	3.7.2.A	
Drive-Thru Facility	—	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B	
Fuel Sales/Car Wash	—	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C	
Vehicle Service and Repair	—	—	—	—	C	—	—	C	C	P	—	—	3.7.2.D	
Parking, Commercial, Surface	—	—	—	—	C	—	C	P	P	P	P	—	3.7.2.F	
Parking, Structure	—	—	—	—	RF	—	P	P	P	P	P	—	—	
Passenger Terminals	—	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G	
Water/Marine-Oriented Facilities	P	—	—	—	P	—	P	P	—	—	P	—	—	
INDUSTRIAL														3.8
Aviation Services	—	—	—	—	—	—	—	—	—	P	—	—	—	
Light Industrial Services	—	—	—	—	A- <u>C</u>	—	—	C	C	P	—	—	3.8.2.A	
Manufacturing and Production Services	—	—	—	—	-A <u>C</u>	—	—	C	P	—	—	—	3.8.2.B	
Truck Terminal	—	—	—	—	—	—	—	—	—	P	—	—	—	
COMMUNICATION & INFRASTRUCTURE USES														3.9
Major Infrastructure/Utilities	—	—	—	—	-A <u>C</u>	—	—	—	SE	P	—	—	3.9.2.A	

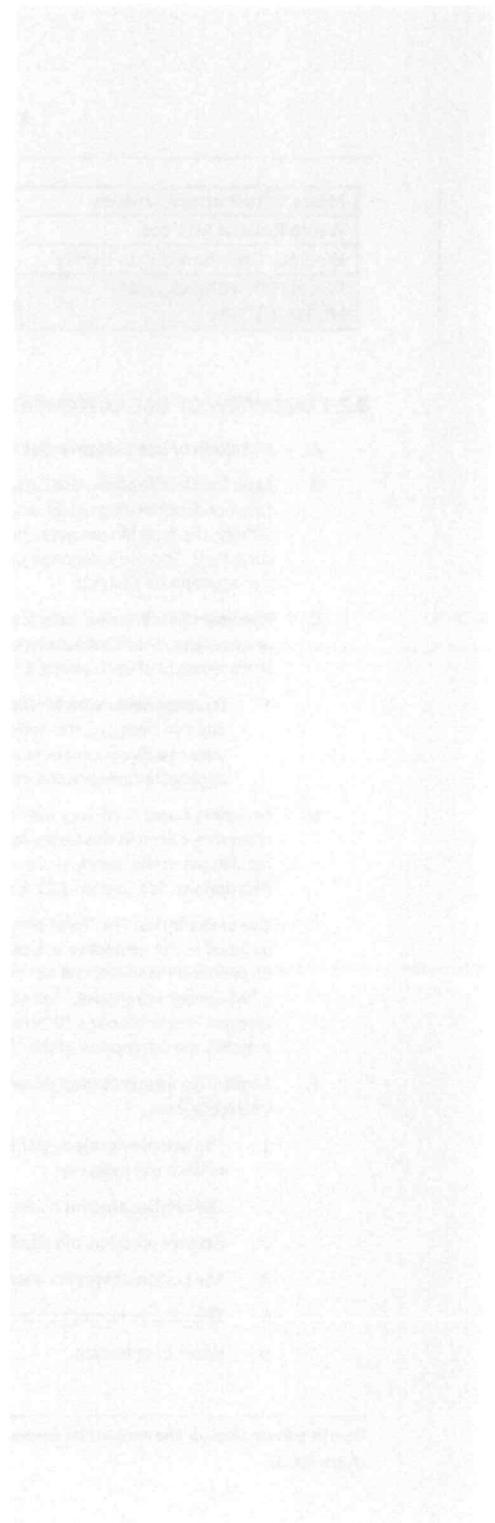
- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	C	C	C	C	C	C	—	3.10

3.2.1 OVERVIEW OF USE CATEGORIES

- A. **Definition of Use Category:** See Section 13.1 (Definitions of Specialized Terms).
- B. **Basis for Classification:** Use categories classify land uses and activities into categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate Districts.
- C. **Principal Uses:** Principal uses are assigned to the category that most closely describes the nature of the principal use. The "Characteristics" subsection of each use category describes the common characteristics of each principal use.
 - 1. **Developments with Multiple Principal Uses:** When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.
- D. **Accessory Uses:** Accessory uses are allowed by-right in conjunction with a principal use, unless otherwise stated in this Code. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions. See Section 3.12 for additional standards for accessory uses and structures.
- E. **Use of Examples:** The "Examples" subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself a "wholesale warehouse," but sells mostly to consumers, is included in the "Retail Sales and Service" category rather than the "Wholesale Sales" category. This is because the actual activity on the site matches the description of the "Retail Sales and Service" category.
- F. **Similar Use Interpretation Criteria:** The following considerations shall be used in making similar use interpretations:
 - 1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category.
 - 2. The relative amount of site area or floor space and equipment devoted to the activity.
 - 3. Relative amounts of sales from each activity.
 - 4. The customer type for each activity.
 - 5. The relative number of employees in each activity.
 - 6. Hours of operation.

-
7. Building and site arrangement.
 8. Vehicles used with the activity.
 9. The relative number of vehicle trips generated by the use.
 10. How the use advertises itself.



3.6.2 ADDITIONAL STANDARDS FOR COMMERCIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

- A. **Entertainment Uses (Indoor and Outdoor):**
 - 1. **Specific to T3:** Indoor and outdoor entertainment are permitted if the property is owned by a neighborhood association or property owners' association, and if the use is owned and managed by that association.
 - 2. **Specific to T4-N:** Indoor Entertainment shall be limited to 2,500 SF in a standalone building. ~~unless Indoor Entertainment is a permitted use - it is part of~~ when located in a mixed-use building or -mixed use development.
 - 3. **Specific to T4-NA:** Indoor Entertainment, Community Service and Office uses are permitted uses.
 - 34. **Specific to T4-N and T5-UC:** Outdoor Entertainment is permitted on parcels 7 acres or larger.
- B. **Sexually-Oriented Businesses:** See Section 13.2.1.
- C. **Overnight Guest Accommodation:**
 - 1. **Bed and Breakfasts (B&B):**
 - a. **Number of Rental Rooms:** 10 maximum, not including the caretaker's quarters.
 - b. **Signs:** Total sign area for all signs advertising the B&B shall not exceed 5 square feet. All signs shall be constructed of wood or other durable non-plastic materials.
 - c. **Parking:** One space per room, plus 1 space for the resident manager shall be provided on-site. Formalized on-street parking spaces meeting the requirements of Section 5.7.4 B. may count towards this requirement.
 - d. **Spacing:** There shall be no other B&B in a T3 or T4-HN zoning district located within 500 feet of a proposed B&B in either of these districts. Distances shall be measured from the property line.
 - e. **Meals:** No meals will be served to anyone other than registered guests, except as provided for in Section 3.6.2 C.1.f. below. No variances from this condition shall be permitted.
 - f. **Events:** Business meetings, receptions, teas, and other events are permitted, provided that the events are hosted for registered guests. This shall apply to all B&Bs established under the Beaufort Code.
 - g. **Operation:** B&Bs shall be operated by a resident manager living on the premises.
 - 2. **Short Term Rental:**
 - a. **Specific to T3-S, T3-N, and T4-HN:** Short term rentals, where the owner does not live on the premises, are limited to 6% of the lots in the neighborhood as shown on the City of Beaufort Neighborhoods Map zoned T3-S, T3-N, and/or T4-HN with the following exceptions:
 - i. Structures on the City's List of Vacant and Abandoned Structures being rehabilitated for use as a short term rental; and
 - ii. Short term rentals are prohibited in The Point neighborhood, as shown on the City of Beaufort Neighborhoods Map.

-
- b. **Minimum Stay:** 2 nights.
 - c. **Permitted Rental Types:**
 - i. Rental of the primary dwelling.
 - ii. Rental of an accessory dwelling.
 - iii. Rental of a portion of a primary dwelling.
 - iv. Rental of a boat in an approved marina.
 - d. **Parking:** Parking shall be provided on-site and located to the side or rear of the dwelling. On-site parking shall be clearly delineated with an improved surface such as pavement, gravel, or another method approved by the administrator. If formalized parking is provided on the street(s) adjacent to the primary or accessory unit, this may be utilized in lieu of on-site parking.
 - e. **Rental Agreement:** The applicant shall provide a copy of the rental agreement that will be used. The rental agreement shall specify the following:
 - i. The minimum stay.
 - ii. The maximum number of guests—which shall be based on the number of beds in the unit. For Primary house rentals, the number of adult guests is limited to 2 per bedroom. For Carriage House rentals, the total number of adult guests is limited to 4.
 - iii. The maximum number of vehicles permitted at the unit—which shall be based on the number of bedrooms and the design of the driveway. For Primary house rentals, the number of vehicles is limited to 1 per bedroom. For Carriage House rentals, the total number of adult guests is limited to 2.
 - iv. Where guests are to park. Where no formalized on-street parking is available, the agreement shall specify that guests are to park on-site and not in the street.
 - v. That the City's noise ordinance applies between 9:00 p.m. and 8:00 a.m.
 - vi. Prohibit large gatherings such as weddings and reunions unless specifically approved by the City.
 - vii. Pets, if permitted, are not to be left outside unattended.
 - f. **Property Management Plan:** A property management plan shall be developed and approved by the administrator. The property management plan shall identify a property manager. Where the property owner does not live on the premises, the property manager must be available to appear on the premises to respond a complaint within three hours of being notified by the administrator. Where the property owner lives on the premises, a back-up property manager must be identified unless the owner certifies the unit will not be rented when the owner is out of town. The administrator shall be notified when management of the unit changes. Failure to comply with the approved property management plan shall result in the revocation of the zoning permit (Section 9.4).
 - g. **Signs:** No on-site signs shall be permitted.
 - h. **Rental Rules:** Rental rules, including use of the sanitation and recycling roll-carts, and emergency contact information including the police non-emergency number, shall be posted in a conspicuous location in the unit.

- i. **Monitored Fire Alarm:** A monitored fire alarm is required for all units except boats. Boats are required to provide documentation that a Coast Guard Auxiliary Safety Vessel Check has been performed is required. The Vessel Safety Check can be arranged through this link: <http://www.cgaux.org/vsc> . Existing facilities not meeting this requirement shall be brought into conformance within 6 months of the date of adoption of this Code.
- j. **Outside Approvals Required:** For properties located in a neighborhood with a property owners' association, written confirmation from the association president that short-term rentals are permitted in the neighborhood is required. In multifamily structures, written approval from the property management association is required. For boats in an approved marina, written permission from the marina manager is required.
- k. **Safety Inspection and Licensing:** A Safety Inspection shall be conducted before the Business License for the facility is issued. The facility shall comply with all business license, revenue collection, and health laws of the City of Beaufort, Beaufort County and the State of South Carolina.
- l. **Unlicensed Units:** For units that are found to be operating without approval of the City, the short term rental application fee shall be \$1,000. If the property owner chooses not to submit a short term rental application within 60 days of being notified by the City of being in violation of the ordinance, a short term rental application shall not be approved for a period of 2 years.

M. **Manufactured Homes/Mobile Homes:** No manufactured home, or mobile home, shall be eligible to conduct short term rentals.

3. **Inn/Hotel/Motel:**

- a. **Specific to T4-N:**
 - i. Inns up to 10 rooms are permitted.
 - ii. Inns with 11—24 rooms are permitted in retail frontage overlay areas.
- b. **Specific to T4-NA:** This use is prohibited.

D. **Retail and Restaurants:**

- 1. **Specific to T4-N only:** Except for Animal Hospitals/Kennels, Restaurants and Retail are permitted only in Retail Frontage Overlay Districts, and in the T4-NA district per the conditions below. Animal Hospitals/Kennels shall follow the Conditions for T5-UC.
- 2. **Specific to T4-NA:** ~~The only types of g~~General retail/service uses are permitted ~~are in the~~ Artisan-Oriented ~~and Trail-Related uses district~~. The following conditions apply:
 - a. Freestanding signs are limited to one per lot, with a maximum size of 5 square feet.
 - b. No outside amplified music is permitted.
 - c. No alcohol sales are permitted.
 - d. New construction and exterior changes to existing structures to accommodate such uses shall be subject to Article 4 (Building Design and Infill Standards) of this Code.
 - e. Specific to trail-related uses:
 - i. ~~The floor area of each tenant space is limited to 2,500 square feet.~~
 - ii. On-site parking shall be provided at the rate of 1 space per 300 square feet.

iii. The hours of operation shall be limited to between 7:00 a.m. and 6:00 p.m. EST, 7:00 p.m. EDT.

ivii. Any use that includes outdoor seating shall have a trash container available for disposal of goods consumed on the premises.

3. **Specific to T5-UC:** Animal Hospitals/Kennels are permitted with the following Conditions: -

- a. **Outdoor Activity:** Outdoor activity is permitted during daylight hours; animals must be boarded indoors at night.
- b. **Permitted Accessory Uses:** Boarding, retail sales, and grooming services are permitted.
- c. All kennels, and/or outdoor areas for animals, must be located to the rear of the building, and must be screened from the view of all public rights away.

4. **Specific to T5-DC:** Animal Hospitals/Kennels are not permitted.

5. **Specific to IC:** General retail/service uses are not permitted along Highway 170 west of W.K. Alston Drive.

6. Specific to T4-HN: General Retail and service uses, shall be approved as a special exception with the following conditions:

- a. Cafes/restaurants: shall be under 2,500 sq. ft. with no drive-thru or order window.
- b. Art Galleries, offices, and general retail shall be under 2,500 sq. ft.
- c. No on-site sign shall be larger than 5 sq. ft.

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E. RMX/T5-UC SPLIT ZONES:

- 1. In properties split zoned RMX/T5-UC, one district and corresponding lot and design standards shall be utilized at beginning of the development process. This process shall be followed with commercial and mixed uses developments, with outlots. If urban blocks and lots/street sections, as found in Appendix C, exist adjacent to the RMX/T-5UC district being developed, T-5 UC development standards shall be followed.

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3.11.2 USES CUSTOMARILY ACCESSORY TO RESIDENTIAL DWELLINGS

TYPE ²	#/LOT ¹	SIZE ¹	ADDITIONAL STANDARDS ⁴
C. Accessory Dwelling Unit (syn. Carriage House) - detached	See Section 4.5.3 for complete standards ³		
D. Accessory Dwelling Unit - attached	1	Min.: 240 sf Max.: 50% of the footprint of the primary unit, or 1,500 SF max., whichever is smaller	1. All standards from 4.5.3 apply, with the following addition: Any additional entrances will be located in the side or the rear of the primary structure. Additional external stairways or fire ladders are strongly discouraged but may be permitted at the discretion of the Fire Marshal when no practical alternative exists.
E. Garage/Carport/Workshop	2 ³	Maximum: 50% of the footprint of the primary unit, or 1,500 SF max., whichever is smaller	1. Specific to T3-N, T4, T5, RMX and IC Districts: prefabricated/per-manufactured metal structures are not permitted when visible from a public right-of-way. 2. May be provided with electricity, sink and a commode but shall not be used as an ADU. 3. If a carport is used for storage, any side visible from an adjacent property or street right-of-way must be enclosed to screen the building contents.
F. Shed	2	Max.: 320 SF	1. Specific to T3-N, T4, T5, RMX and IC Districts: prefabricated/pre-manufactured metal structures are not permitted when visible from a public right-of-way. 2. Shed may be provided with electricity, sink and a commode but shall not be used as an ADU. 3. Any shed that is 3' or closer to a house shall meet the fire protection prescribed for Garages in the IRC. 3. Specific to T3-N, T4-N and T4-HN: Side and rear setbacks may be reduced to 2' if the following conditions are met: a. Residential Sheds are <200 SF and Commercial sheds are <120SF. b. Shed doesn't contain plumbing or HVAC and is not used as a habitable space. c. Lot size is 6,000 SF or less.
G. Pool	1	n/a	1. Barriers shall be required per Section 305 of the 2015 International Swimming Pool and Spa Code, or equivalent as updated. All pool permits shall include such barrier. Before the pool can be filled with water, barriers shall be installed, inspected and approved.
H. Pool House	1	Max.: 50% of the footprint of the primary unit, or 640 SF	1. Standards from 4.5.3.B.8 apply.

		max., whichever is smaller	
I. Covered/Open-Air Structure (ex. Gazebos and Trellises)	2	Max.: 320 SF	1. May not be used for parking. If used for storage, any side visible from an adjacent property or street right-of-way must be enclosed to screen the building contents.
J. Greenhouse	1	Max.: 320 SF	1. See 8.5.4 for additional standards on food production.
K. Outdoor Living and Recreation	Playhouses, picnic tables, dog houses, chicken coops, flagpoles and furniture designed specifically for outdoor use are permitted, and do not require a Project Permit, if they are not permanently affixed to the ground (e.g., on a slab or pier foundations). If a structure under roof (e.g., playhouse, doghouse, chicken coop) is permanently affixed to a the ground, it is considered a shed and shall comply with the standards in paragraph C of this section.		

¹ The number and size of the units shall not cause the property to exceed the maximum lot coverage by roofs in 2.4.1.A.3 or total impervious coverage found in 2.4.2.B.3. The total number of Accessory Structures per lot is limited to 4.

² Location for all Accessory Types shall meet the Accessory Building Placement standards in 2.4.1.C, unless specifically noted in this section.

³ A maximum of 2 garage/carport/workshops are permitted, regardless of whether they are attached or detached, or contain an Accessory Dwelling Unit; however only one of each type is permitted per lot. *Example: A lot may have one attached garage and one detached garage but cannot have two detached garages.*

⁴ Items B-I may not be built before the Primary Structure on a lot.

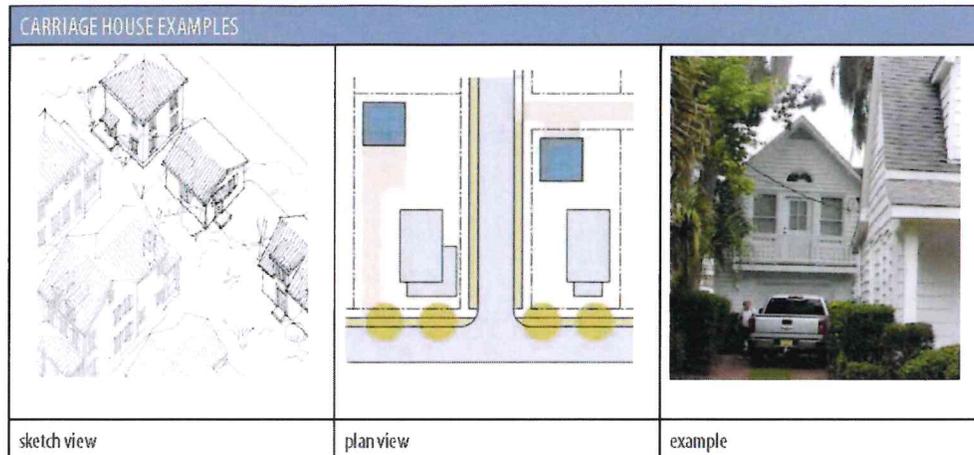
3.12.2 PERMITTED TEMPORARY USE

- A. Carnival, circus or fair, for a period not to exceed 21 days, in the LI District.
- B. Open lot sale of seasonal produce and plant products including Christmas trees, in the T4-N, T5-UC, and RMX Districts for a period not to exceed 45 days.
- C. Temporary real estate sales offices (e.g., mobile trailer), in conjunction with an approved subdivision or development project, in any district, for a period not to exceed 1 year, provided no cooking or sleeping accommodations are maintained in the structure. These may be renewed, upon written request, for periods of 6 months at a time if the subdivision has an active Project Permit.
- D. For new construction, a contractor's office and equipment sheds, including steel cargo storage containers, in any district districts, for a period of 6 months, provided a Project Permit has been issued for construction on the site, and such facilities are placed on the property to which it is appurtenant..
- E. Temporary classroom facilities shall not be located at any school, religious institution, or other similar use, unless a plan for improvements designed to eliminate the temporary classrooms at a time certain in the future — within 24 months — has been approved by the administrator. Such plan shall include a review of the placement of the temporary classrooms, and may require screening and buffering in order to comply with this Code. Extensions of up to 1-year may be permitted by the administrator, upon written request, if the units have not proven to be a nuisance and the plan for elimination is still active.
- F. **Food Trucks/Concession Stands:** See Part 7 Chapter 16 of the City of Beaufort Code of Ordinances, or updated section as applicable, for regulations.
- G. **Farmers Markets:** Farmers markets shall comply with the following standards:
 - 1. Farmers Markets are permitted in T4-N, T5-UC, RMX, IC, and LI Districts.
 - 2. An on-site manager is required.
 - 3. A management plan is required, including the following:
 - a. The regular days and hours of operation on a weekly or monthly basis.
 - b. Parking locations for vendors and customers.
 - c. Setup areas for vendors.
 - d. Signage - On-site temporary signage is permitted on the day of the market. This includes, but is not limited to, sandwich board signs, easels, and banners meeting the requirements in Article 6.
 - e. Location of temporary restrooms, trash/recycling containers, electricity sources.
 - f. Strategy for removal or storage of trash/recycling, tents, kiosks, vans, trailers or other market equipment when the market is not open.
 - g. Rules and regulations for the market.
 - 4. **Types of Products:**
 - a. At least 60% of the vendors shall sell "Farm Products," the majority of which shall be sold direct to consumer. Farm Products are defined as fruits, vegetables, mushrooms, herbs, nuts, eggs, honey or other bee products, flowers, plants, meat, milk, cheese and other dairy products, fish, and value-added products containing the above-mentioned items.

Brokers - participants who have bought any farm products from a grower and do not grow anything themselves - are not permitted.

- b. Up to 40% of vendors may sell prepared foods. The majority of their sales shall be direct to consumer.
- H. Portable ~~steel~~metal storage containers are permitted in any district for purposes of loading or unloading, for a period not to exceed 14 days.
- I. Cargo or freight storage containers, or modified versions thereof, are permitted to be used as temporary storage facilities in the LI and RMX Districts for up to 3 consecutive months in any 12-month period, on the condition that the containers are not visible from the street.

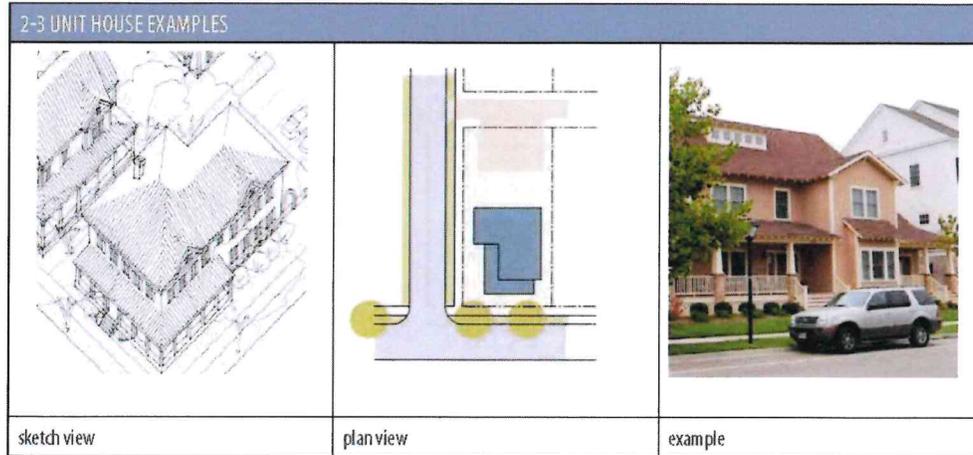
4.5.3 CARRIAGE HOUSE



- A. **Description:** This is an Accessory Structure that provides small, flexible living spaces adjacent to a main house (a.k.a. Accessory Dwelling Unit [ADU], Granny Flat). It is often used for rental housing, and may be free standing, or located above a garage or parking area.
- B. **Special Requirements:**
1. **Infrastructure:** The lot shall be served with public water and sewer.
 2. **Number allowed:** 2 per lot, ~~except in T3-S where 1 per lot is permitted.~~
 3. **Placement on the Lot:** The carriage house shall be located to the rear of the primary structure, or to the side as a secondary option, with the following exceptions:
 - a. Units may be placed at the front of a lot where the front of the primary structure is not the street, and the structure has clearly been designed to take advantage of unique site amenities, such as location on the water.
 - b. Units may be placed in the front of the lot where the prevailing character of the neighborhood has other similarly-placed units.
 4. **Frontage Type:** No frontage type is prescribed unless the building is close to the street; in which case, appropriate frontage types are: porch, stoop.
 5. **Maximum Number of Bedrooms:** 2.
 6. ~~Minimum Size: 240 square feet in total area.~~
 - 6/7. **Maximum Size:** The footprint shall not exceed 50% of the footprint of the primary building, or 1,500 square feet, whichever is smaller. Conversions of existing accessory structures that exceed this maximum may be permitted if the administrator determines that there is no adverse impact on surrounding property.
 - 8/7. **Compatibility with Primary Structure:** Architectural details, including color, siding, roof pitch, window detailing, roofing materials, height, and foundation, shall be compatible with the primary dwelling unit.
 9. **Parking:** 1 parking space per Carriage House is required, and shall be clearly defined. See Section 7.3 for additional parking standards.

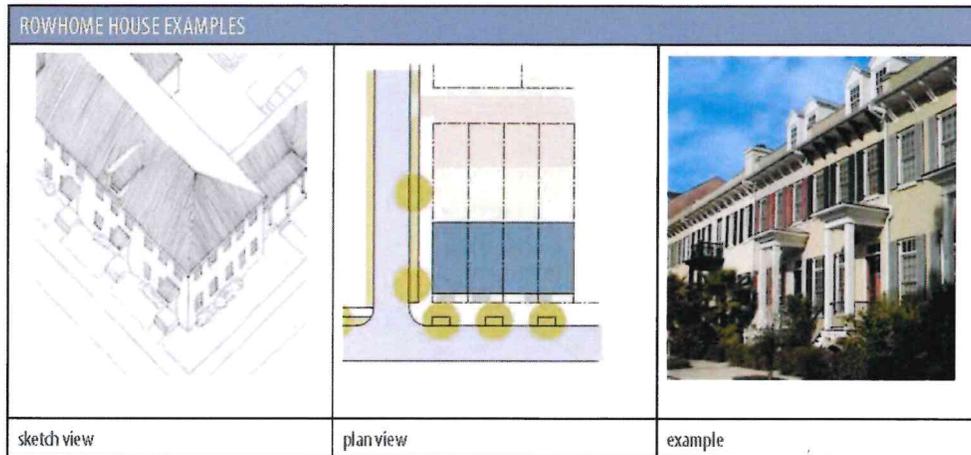
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10. **Timing:** The carriage house(s) shall be permitted to be built prior to the primary structure on the lot if the following requirements are met:
- a. A sketch plan showing the potential build-out, including parking, of the site is required;
 - b. The size(s) must be appropriate to permit a primary structure without exceeding the maximum lot coverage; and
 - c. Materials of the future primary structure must coordinate with the carriage house.

4.5.5 2-3 UNIT HOUSE



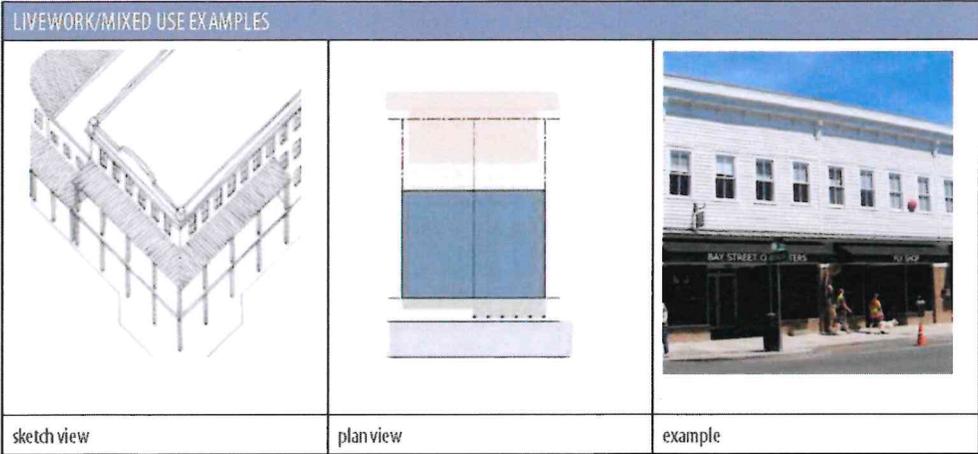
- A. **Description:** This house-form seamlessly fits into a predominantly single-family neighborhood, but contains multiple dwelling units. The units may be side-by-side, or stacked. They typically have separate entrances off of the street, but may share a common entrance. They are located under one roof and do not have parapets dividing the units.
- B. **Special Requirements:**
1. **Frontage Types:** Common Yard, Porch, Stoop.
 2. **Parking:** Parking must be well defined, located behind the building, and accessed off a side street or rear alley. On-site parking for all vehicles, including boats, must not be in front of the building. No variances to this provision are permitted.
 3. **Location, Specific to T3-N:** A 2-3 unit building is permitted in the following areas:
 - a. On a corner lot; or
 - b. Where rear alley access is provided; ~~however, no more than 2 per block are permitted.~~

4.5.6 ROWHOME



- A. **Description:** This is an attached residential building type that is part of a series of other rowhomes with more than three units in a row. Three or fewer is considered a 2—3 unit building. Rowhomes may have parapet walls dividing the units, or be combined under one roof form. They are elevated above the street a minimum of 3 feet for privacy, and are typically accessed by stoops. They may also utilize the forecourt and porch frontage types.
- B. **Special Requirements:**
1. **Frontage Types:** Porch, stoop, forecourt.
 2. **Parking:** Parking must be well defined, located behind the building, and accessed off a side street or rear alley. On-site parking for all vehicles, including boats, must not be in front of the building.
 3. **Specific to T4:**
 - a. Rowhomes are not permitted in the Historic District, except in the Bladen Street Redevelopment District.
 - b. ~~Rowhomes are not permitted in T4-NA.~~

4.5.8 LIVEWORK/MIXED-USE



A. **Description:** This is a building that buildings contains commercial space, typically at grade, with office or residential living, typically located on the upper level(s). They are typically attached, but may be freestanding structures. The ground floor has a substantial amount of glazing, and often utilizes the shopfront frontage type.

B. **Special Requirements:**

1. **Frontage Types:** Forecourt, balcony, Shopfront/Awning, Gallery/Colonnade, Arcade.
2. **Parking:** Parking must be located behind the building, and accessed off a rear alley.
3. ~~Specific to T4-N and T4-NA: When no retail frontage overlay exists, the ground floor is limited to office, artisan and trail-related uses only.~~
4. **Specific to LI:** Drive-thru facilities are prohibited.

DEVELOPMENT
CODE UPDATES
ZONING CLEAN
VERSION



SCOTT MARSHALL
City Manager

CITY OF BEAUFORT
Community Development Department
1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

CURT FREESE
Community Development
Director

2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	60 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	6,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	45% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out ²	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
<p>¹ This percentage indicates maximum lot coverage by roofs; total impervious coverage, excepting pools, may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater).</p> <p>² See Section 2.5.1 B. for additional frontage build-out standards.</p> <p>3. Lots located in the historic district, will be subject to the Historic Review Board approval process of 9.9.2 D.</p>						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; <i>for infill lots also see Section 2.5.2</i>	20 ft min	15 ft min	Average Prevailing Setback on Block	0 ft min	0 ft min	0 ft min
	No max	30 ft max ³		15 ft max	Max. Prevailing Setback on Block	15 ft max
2. Side Setback—Corner/Alley	15 ft min	6 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max
3. Side Setback—Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport	5 ft min	5 ft min	Attached garages shall only be accessed via an alley; garage doors shall not face the street			

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(Supp. No. 1)

Setback (from front facade) ^{5, 6}						
C. ACCESSORY BUILDING PLACEMENT—See Section 3.11 for additional requirements						
1. Front Setback	Accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback—Corner/Alley ⁵	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback—Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) ⁵	5 ft min	20 ft min	20 ft min	20 ft min	Shall be located behind primary building and accessed via alley or side street ⁷	
<p>³ When lot width is 75 ft or greater, there is no maximum front setback.</p> <p>⁴ Garage doors shall be 15 ft min from alley centerline.</p> <p>⁵ In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way.</p> <p>⁶ The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard.</p> <p>⁷ Also see Section 2.5.7(Street Access Standards).</p>						
D. BUILDING FORM						
1. Primary Building Height—See Section 2.6	No min	No min	No min	2 stories min ⁸	2 stories min	2 stories min ⁸
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.	3 stories max at property line, see 2.6.1.G	5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max

3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max ⁹	160 ft max ⁹
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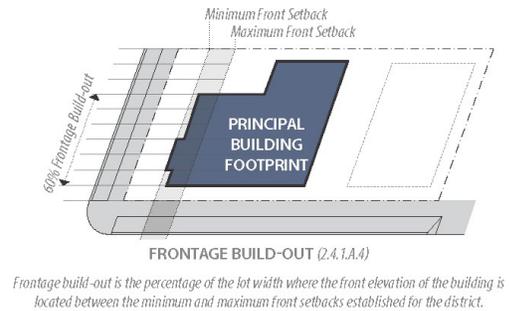
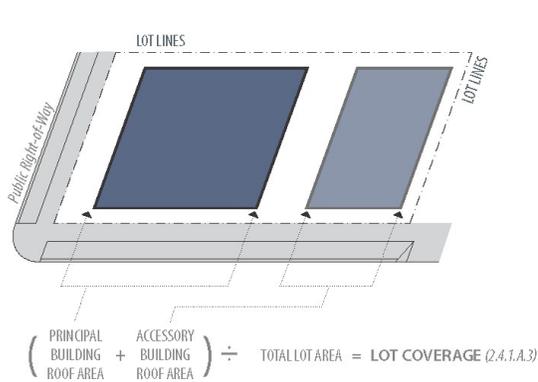
⁸ Two stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3.

⁹ Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.

E. PARKING PAD LOCATION—There are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions

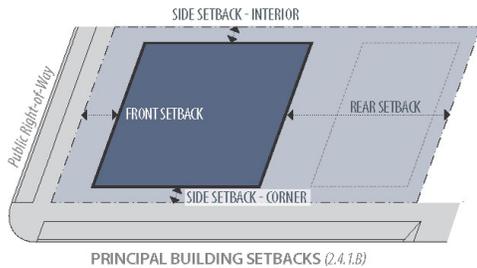
1. Front Setback	There are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.	40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback—Corner		5 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback		5 ft min	5 ft min	0 ft min	0 ft min

LOT CONFIGURATION (2.4.1.A)

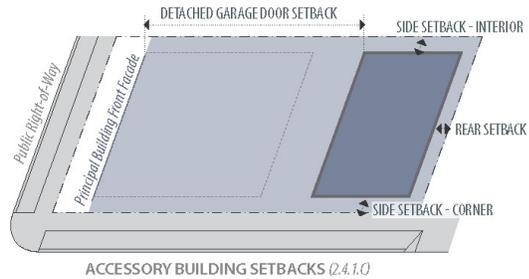


Frontage build-out is the percentage of the lot width where the front elevation of the building is located between the minimum and maximum front setbacks established for the district.

BUILDING PLACEMENT (2.4.1.B—C)



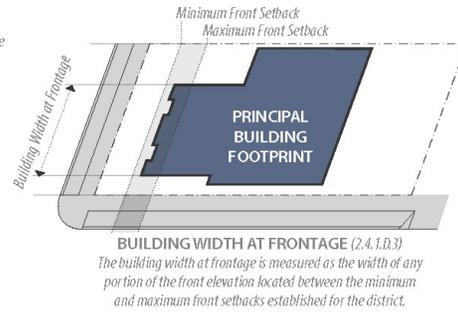
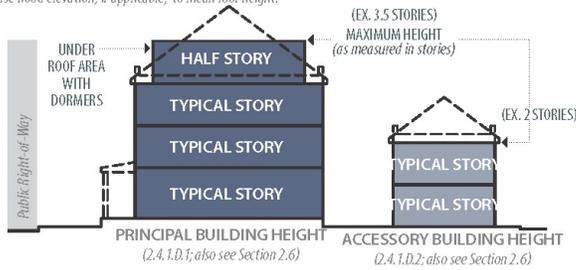
PRINCIPAL BUILDING SETBACKS (2.4.1.B)



ACCESSORY BUILDING SETBACKS (2.4.1.C)

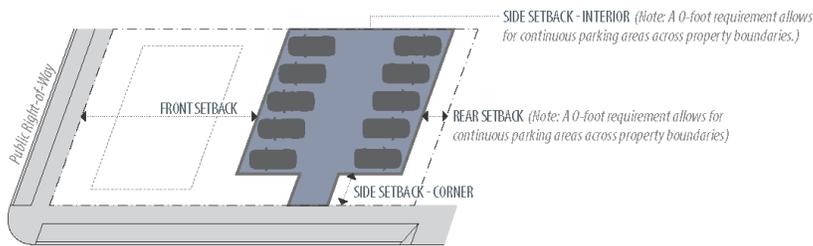
BUILDING FORM (2.4.1.D)

Maximum height in stories is measured by counting the number of floors, or a portion thereof.
 If maximum heights are listed by a dimensional standard, height is measured from average grade, or first floor above base flood elevation, if applicable, to mean roof height.



BUILDING WIDTH AT FRONTAGE (2.4.1.D.3)
 The building width at frontage is measured as the width of any portion of the front elevation located between the minimum and maximum front setbacks established for the district.

PARKING LOCATION (2.4.1.E)



2.6.2 BUILDING HEIGHT ABOVE GRADE

A. General to All Zones:

1. Freeboard. In special flood hazard areas (zones A, AE, AH, AO, A1-30, V and VE) and other areas with the potential of flooding (such as x and shaded x zones) where base flood elevation data has been provided by FEMA Flood Insurance Maps, the following provisions are required: New Construction, substantial improvement, or an addition, including an addition to a historic structure, the footprint of which is over thirty-three (33) percent of the footprint of existing structure, shall have the lowest floor elevated to the most restrictive of the design elevation of 13 feet or the base flood elevation plus one foot of freeboard. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with national flood insurance program technical bulletin #1
2. Exception: Commercial buildings that have been floodproofed, per ASCE Section 24 or most recent version, do not have to be elevated above grade.

B. Specific to T3 Zones:

1. If the finished floor of new single-family residential construction will be lower than the average grade along any property line, the finished floor must be elevated a minimum of 18" above finished grade adjacent to the building exterior.
2. The finished ground floor elevation for 2- and 3-unit buildings shall be elevated a minimum of 2 feet above the average adjacent sidewalk, or adjacent street grade where no sidewalk is present.
3. If a single-family residence in a T3 zone is developed as part of an Alternative Development Pattern (Section 2.8), it shall be elevated a minimum of 18" above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present.

C. Specific to T4 Zones:

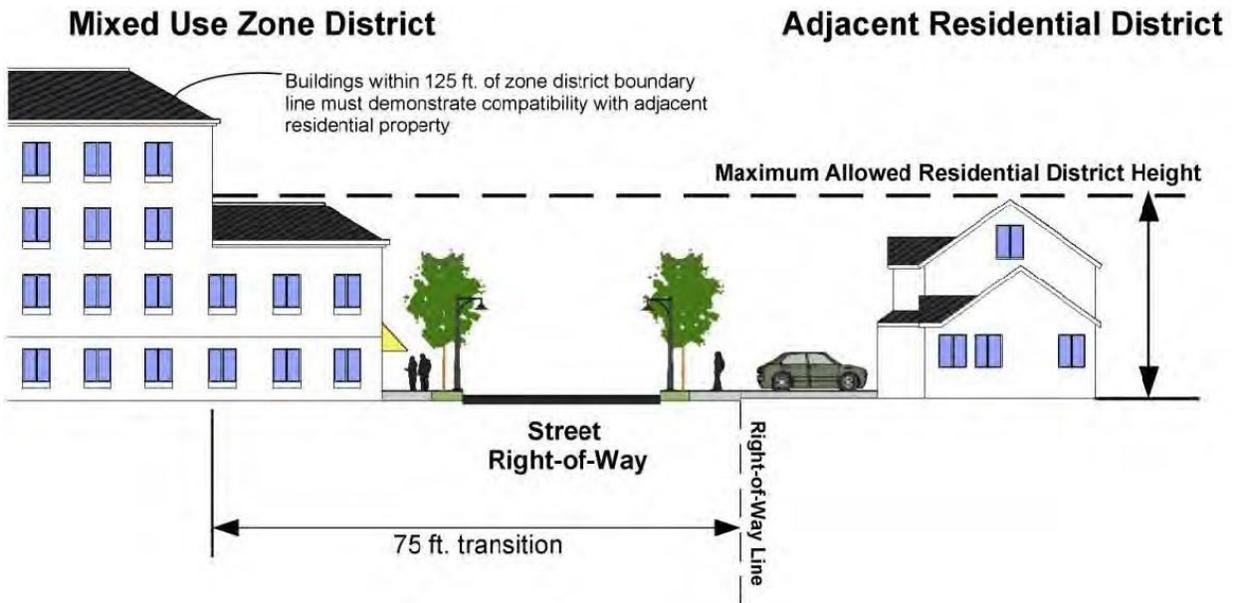
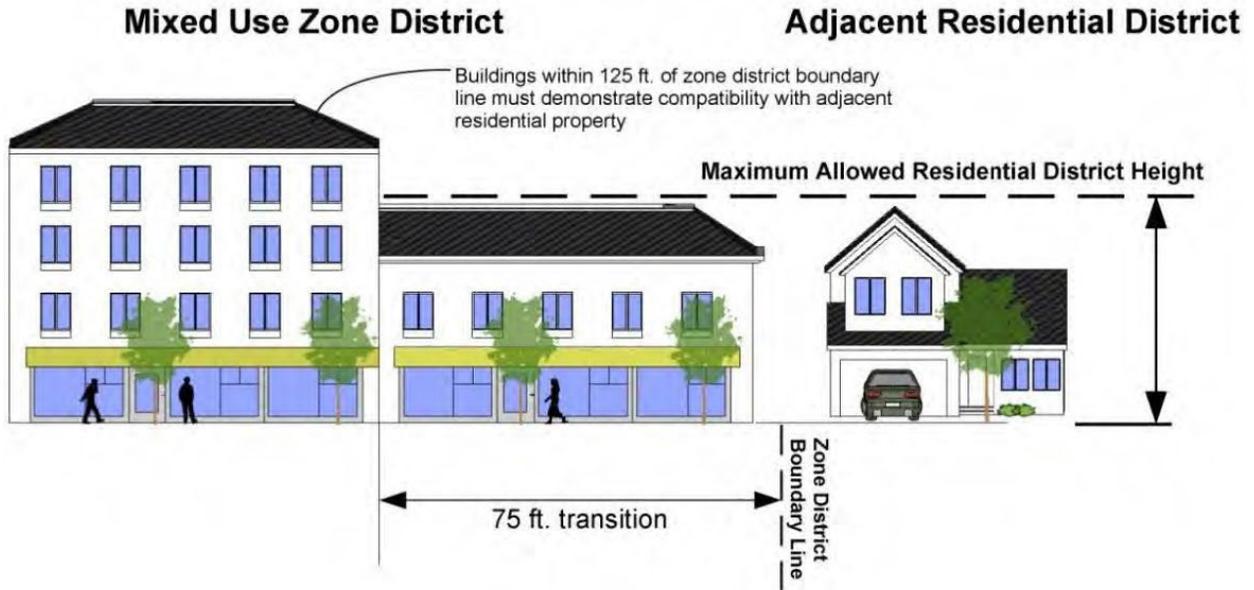
1. The finished ground floor height for residential structures shall be elevated a minimum of 2 feet above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present. Apartment Houses are permitted to be a minimum of 18" above grade, per Section 4.5.7.
2. The ground floor height of single-family residential structures shall be a minimum of 9 feet from finished floor to ceiling.
3. The ground floor height of multi-family residential structures shall be a minimum of 10 feet from finished floor to ceiling.
4. The ground floor height of commercial buildings shall be a minimum of 11 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 8 feet from floor to ceiling.

D. Specific to T5 Zones:

1. The finished ground floor height for residential structures shall be elevated a minimum of 3 feet above the average adjacent sidewalk grade. Apartment Houses are permitted to be a minimum of 18" above grade, per Section 4.5.7.

-
2. The ground floor height of residential structures shall be a minimum of 10 feet from finished floor to ceiling.
 3. The ground floor height of single-story commercial buildings shall be a minimum of 14 feet from finished floor to ceiling.
 4. The ground floor height of multi-story commercial buildings shall be a minimum of 12 feet from finished floor to ceiling.
 5. In T5-DC, the Historic Review Board may permit deviations from the minimum height requirements listed above if doing so would allow a structure to be more compatible with the surrounding context.
 6. Each full story above the ground floor shall be a minimum of 8 feet from floor to ceiling.

2.6.5 Height Transition: Any portion of a building located within the T-4, T-4N, T5-UC, or RMX District, shall have a maximum height no greater than the maximum height allowed in the adjacent zoning district for a 75 foot distance beginning at the zone district boundary line. Where a street separates the zoning districts, the 75 foot distance measurement shall be from the street right-of-way line opposite the T-4, T-4N, T5-UC, or RMX District.



2.7.1 BEAUFORT HISTORIC DISTRICT (HD) OVERLAY

- A. **Purpose:** The purpose of the Beaufort Historic District is to promote the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic or architecturally significant structures and areas of the City and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the state, and the nation. The Historic District is a pedestrian-oriented area.
- B. **Applicability:** Properties within the Beaufort Historic District are subject to specific standards found in this section, and to the review procedures of the Historic District Review Board as described in Section 10.7.
- C. **Beaufort Historic District Designated:** For the purpose of this section, the Beaufort Historic District is hereby established. The boundaries of this district shall be designated on the official Zoning Map of the City of Beaufort. The boundaries of the Beaufort Historic District and the Beaufort National Historic Landmark District are the same with the following clarifications/exceptions:
1. Where boundaries are designated at specific roads, the centerlines of the rights-of-way of those roads shall be deemed said boundaries.
 2. The east and south boundaries of the district are established at the Beaufort River. These boundaries are established at the parcel lines, seawalls, or at mean high water mark, whichever extends further from the high ground.
 3. Structures attached to the high ground are deemed to lie within the district and shall be reviewed in entirety in accordance with the provisions of this section. High Ground (Historic District) - any parcel that is at or above the mean high-water mark within or directly adjacent or attached to the boundaries of the Historic District. An example of a structure attached to the High Ground but not within the boundaries of the district would be the Beaufort marina adjacent to Historic Downtown Beaufort.
- D. **Subdistricts Established:** The Beaufort Historic District shall be composed of 2 subdistricts identified as the Beaufort Preservation Neighborhood (BPN) and the Beaufort Conservation Neighborhood (BCN). There may be established one or more of each subdistrict within the Beaufort Historic District, provided that all such districts shall consist of at least five acres of contiguous land. The boundaries of these subdistricts shall be designated on the official Zoning Map of the City of Beaufort. Where the term Beaufort Historic District (or a similar reference, such as "historic district") is used in this section or in any supplementary materials, it shall apply to both subdistricts. However, where there is a specific reference to a subdistrict, that specific reference shall apply and supersede any reference to the Beaufort Historic District.
- E. **Trash and Recycling Screening:** All private trash and recycling receptacles shall be hidden or screened from view. Unscreened facilities shall come into compliance with the provisions of this section within 18 months of adoption of this Code.
- F. **Exemptions:**
1. The Bladen Street Redevelopment District overlay zone is exempted from Historic District Overlay standards (See Section 2.7.3 F.).
 2. Routine maintenance and repair of any of the existing features of a structure that does not involve a change in design, type of materials, or outward appearance shall be exempt from the review and approval requirements of this section.

- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

3.2 : TABLE OF PERMITTED USES

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

P=Permitted Use
C=Conditional Use
SE=Special Exception
E=Existing Building/Facility Only

RF = Retail Frontage Only
A=T4-Neighborhood Artisan subdistrict Only
— = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T4-NA	T5-DC	T5-UC	RMX	LI	IC	MHP				DARDS WHEN APPLICABLE
RESIDENTIAL														3.3		
Household Living																
Single-Family Dwelling	—	P	P	P	P	<u>P</u>	E	E	E	E	E	—				—
2- or 3-Unit Dwelling	—	<u>P</u>	<u>CP</u>	P	P	<u>P</u>	P	P	—	—	P	—				4.5.5
Rowhome	—	<u>C</u>	<u>C</u>	—	C	<u>SE</u>	P	P	P	—	P	—				4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	<u>SE</u>	P	P	P	—	P	—				4.5.7
Home Occupation - Minor	—	C	C	C	C	<u>C</u>	P	P	P	—	—	—				3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	<u>C</u>	P	P	—	—	—	—				
Live-Aboard Boat	C	C	C	C	C	<u>C</u>	C	C	C	C	C	C				3.3.2.D
Live/Work Unit	—	—	—	—	C	<u>P</u>	P	P	P	C	P	—				4.5.8
Manufactured Home	—	—	—	—	—	<u>—</u>	—	—	—	—	—	C				3.3.2.G
Group Living																
Group Dwelling (≤ 8 residents)	—	—	—	—	P	<u>—</u>	P	P	P	—	—	—				—
Group Dwelling (> 8 residents)	—	—	—	—	SE	<u>—</u>	SE	P	P	—	P	—				—
PUBLIC AND CIVIC														3.4		
Civic/Government Facilities														3.4.2.A		
Educational Facilities																
College/University/Trade/Vocational	—	—	—	—	C	<u>—</u>	P	P	P	C	P	—				3.4.2.B.1
School, Public or Private	—	C	C	C	P	<u>—</u>	P	P	P	—	P	—				3.4.2.B.2
Parks and Open Space																
Cemetery	C	E	E	E	E	<u>E</u>	E	E	C	E	E	E				3.4.2.C

- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

Park/Open Space	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	7.4
INSTITUTIONAL													3.5
Community Service	—	SE	SE	SE	P	<u>P</u>	P	P	P	SE	P	—	—
Day Care Facility													
Family Day Care Home (≤ 6 clients)	See Home Occupation — Minor												
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	<u>C</u>	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	<u>—</u>	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	<u>—</u>	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	<u>P</u>	P	P	P	<u>SE</u>	P	—	3.5.2.B
COMMERCIAL													3.6
Entertainment													
Indoor Entertainment	—	C	C	—	C	<u>P</u>	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	<u>P</u>	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	<u>—</u>	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	<u>P</u>	P	P	P	P	P	—	—
Overnight Guest Accommodation													
Bed and Breakfast	—	—	SE	SE	P	<u>P</u>	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	<u>C</u>	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	<u>C</u>	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	<u>—</u>	—	—	SE	—	—	—	—
Retail & Restaurants	—	—	—	—	C	<u>C</u>	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES													3.7
Vehicle and Boat Sales and Rental	—	—	—	—	-A	<u>-C</u>	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	<u>—</u>	—	C	C	SE	—	—	3.7.2.B
Fuel Sales/Car Wash	—	—	—	—	—	<u>—</u>	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	<u>—</u>	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	<u>—</u>	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	<u>—</u>	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	<u>—</u>	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	<u>—</u>	P	P	—	—	P	—	—
INDUSTRIAL													3.8
Aviation Services	—	—	—	—	—	<u>—</u>	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A-	<u>C</u>	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	-A	<u>C</u>	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	<u>—</u>	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES													3.9
Major Infrastructure/Utilities	—	—	—	—	-A	<u>C</u>	—	—	SE	P	—	—	3.9.2.A

- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

Minor Infrastructure/Utilities	E	C	C	C	C	<u>C</u>	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	--	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	--	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	<u>C</u>	C	C	C	C	C	—	3.10

3.2.1 OVERVIEW OF USE CATEGORIES

- A. **Definition of Use Category:** See Section 13.1 (Definitions of Specialized Terms).
- B. **Basis for Classification:** Use categories classify land uses and activities into categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate Districts.
- C. **Principal Uses:** Principal uses are assigned to the category that most closely describes the nature of the principal use. The "Characteristics" subsection of each use category describes the common characteristics of each principal use.
 - 1. **Developments with Multiple Principal Uses:** When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.
- D. **Accessory Uses:** Accessory uses are allowed by-right in conjunction with a principal use, unless otherwise stated in this Code. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions. See Section 3.12 for additional standards for accessory uses and structures.
- E. **Use of Examples:** The "Examples" subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself a "wholesale warehouse," but sells mostly to consumers, is included in the "Retail Sales and Service" category rather than the "Wholesale Sales" category. This is because the actual activity on the site matches the description of the "Retail Sales and Service" category.
- F. **Similar Use Interpretation Criteria:** The following considerations shall be used in making similar use interpretations:
 - 1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category.
 - 2. The relative amount of site area or floor space and equipment devoted to the activity.
 - 3. Relative amounts of sales from each activity.
 - 4. The customer type for each activity.
 - 5. The relative number of employees in each activity.
 - 6. Hours of operation.

-
7. Building and site arrangement.
 8. Vehicles used with the activity.
 9. The relative number of vehicle trips generated by the use.
 10. How the use advertises itself.

3.6.2 ADDITIONAL STANDARDS FOR COMMERCIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. **Entertainment Uses (Indoor and Outdoor):**

1. **Specific to T3:** Indoor and outdoor entertainment are permitted if the property is owned by a neighborhood association or property owners' association, and if the use is owned and managed by that association.
2. **Specific to T4-N:** Indoor Entertainment shall be limited to 2,500 SF in a standalone building. Indoor Entertainment is a permitted use -when located in a mixed-use building or a mixed use development.
3. **Specific to T4-NA:** Indoor Entertainment, Community Service and Office uses are permitted uses.
4. **Specific to T4-N and T5-UC:** Outdoor Entertainment is permitted on parcels 7 acres or larger.

B. **Sexually-Oriented Businesses:** See Section 13.2.1.

C. **Overnight Guest Accommodation:**

1. **Bed and Breakfasts (B&B):**

- a. **Number of Rental Rooms:** 10 maximum, not including the caretaker's quarters.
- b. **Signs:** Total sign area for all signs advertising the B&B shall not exceed 5 square feet. All signs shall be constructed of wood or other durable non-plastic materials.
- c. **Parking:** One space per room, plus 1 space for the resident manager shall be provided on-site. Formalized on-street parking spaces meeting the requirements of Section 5.7.4 B. may count towards this requirement.
- d. **Spacing:** There shall be no other B&B in a T3 or T4-HN zoning district located within 500 feet of a proposed B&B in either of these districts. Distances shall be measured from the property line.
- e. **Meals:** No meals will be served to anyone other than registered guests, except as provided for in Section 3.6.2 C.1.f. below. No variances from this condition shall be permitted.
- f. **Events:** Business meetings, receptions, teas, and other events are permitted, provided that the events are hosted for registered guests. This shall apply to all B&Bs established under the Beaufort Code.
- g. **Operation:** B&Bs shall be operated by a resident manager living on the premises.

2. **Short Term Rental:**

- a. **Specific to T3-S, T3-N, and T4-HN:** Short term rentals, where the owner does not live on the premises, are limited to 6% of the lots in the neighborhood as shown on the City of Beaufort Neighborhoods Map zoned T3-S, T3-N, and/or T4-HN with the following exceptions:
 - i. Structures on the City's List of Vacant and Abandoned Structures being rehabilitated for use as a short term rental; and
 - ii. Short term rentals are prohibited in The Point neighborhood, as shown on the City of Beaufort Neighborhoods Map.

-
- b. **Minimum Stay:** 2 nights.
 - c. **Permitted Rental Types:**
 - i. Rental of the primary dwelling.
 - ii. Rental of an accessory dwelling.
 - iii. Rental of a portion of a primary dwelling.
 - iv. Rental of a boat in an approved marina.
 - d. **Parking:** Parking shall be provided on-site and located to the side or rear of the dwelling. On-site parking shall be clearly delineated with an improved surface such as pavement, gravel, or another method approved by the administrator. If formalized parking is provided on the street(s) adjacent to the primary or accessory unit, this may be utilized in lieu of on-site parking.
 - e. **Rental Agreement:** The applicant shall provide a copy of the rental agreement that will be used. The rental agreement shall specify the following:
 - i. The minimum stay.
 - ii. The maximum number of guests—which shall be based on the number of beds in the unit. For Primary house rentals, the number of adult guests is limited to 2 per bedroom. For Carriage House rentals, the total number of adult guests is limited to 4.
 - iii. The maximum number of vehicles permitted at the unit—which shall be based on the number of bedrooms and the design of the driveway. For Primary house rentals, the number of vehicles is limited to 1 per bedroom. For Carriage House rentals, the total number of adult guests is limited to 2.
 - iv. Where guests are to park. Where no formalized on-street parking is available, the agreement shall specify that guests are to park on-site and not in the street.
 - v. That the City's noise ordinance applies between 9:00 p.m. and 8:00 a.m.
 - vi. Prohibit large gatherings such as weddings and reunions unless specifically approved by the City.
 - vii. Pets, if permitted, are not to be left outside unattended.
 - f. **Property Management Plan:** A property management plan shall be developed and approved by the administrator. The property management plan shall identify a property manager. Where the property owner does not live on the premises, the property manager must be available to appear on the premises to respond a complaint within three hours of being notified by the administrator. Where the property owner lives on the premises, a back-up property manager must be identified unless the owner certifies the unit will not be rented when the owner is out of town. The administrator shall be notified when management of the unit changes. Failure to comply with the approved property management plan shall result in the revocation of the zoning permit (Section 9.4).
 - g. **Signs:** No on-site signs shall be permitted.
 - h. **Rental Rules:** Rental rules, including use of the sanitation and recycling roll-carts, and emergency contact information including the police non-emergency number, shall be posted in a conspicuous location in the unit.

- i. **Monitored Fire Alarm:** A monitored fire alarm is required for all units except boats. Boats are required to provide documentation that a Coast Guard Auxiliary Safety Vessel Check has been performed is required. The Vessel Safety Check can be arranged through this link: <http://www.cgaux.org/vsc> . Existing facilities not meeting this requirement shall be brought into conformance within 6 months of the date of adoption of this Code.
 - j. **Outside Approvals Required:** For properties located in a neighborhood with a property owners' association, written confirmation from the association president that short-term rentals are permitted in the neighborhood is required. In multifamily structures, written approval from the property management association is required. For boats in an approved marina, written permission from the marina manager is required.
 - k. **Safety Inspection and Licensing:** A Safety Inspection shall be conducted before the Business License for the facility is issued. The facility shall comply with all business license, revenue collection, and health laws of the City of Beaufort, Beaufort County and the State of South Carolina.
 - l. **Unlicensed Units:** For units that are found to be operating without approval of the City, the short term rental application fee shall be \$1,000. If the property owner chooses not to submit a short term rental application within 60 days of being notified by the City of being in violation of the ordinance, a short term rental application shall not be approved for a period of 2 years.
- M. **Manufactured Homes/Mobile Homes: No manufactured home, or mobile home, shall be eligible to conduct short term rentals.**

3. Inn/Hotel/Motel:

- a. **Specific to T4-N:**
 - i. Inns up to 10 rooms are permitted.
 - ii. Inns with 11–24 rooms are permitted in retail frontage overlay areas.
- b. **Specific to T4-NA:** This use is prohibited.

D. Retail and Restaurants:

- 1. **Specific to T4-N only:** Except for Animal Hospitals/Kennels, Restaurants and Retail are permitted only in Retail Frontage Overlay Districts, and in the T4-NA district per the conditions below. Animal Hospitals/Kennels shall follow the Conditions for T5-UC.
- 2. **Specific to T4-NA** General retail/service uses are permitted in the Artisan- Oriented district. The following conditions apply:
 - a. Freestanding signs are limited to one per lot, with a maximum size of 5 square feet.
 - b. No outside amplified music is permitted.
 - c. No alcohol sales are permitted.
 - d. New construction and exterior changes to existing structures to accommodate such uses shall be subject to Article 4 (Building Design and Infill Standards) of this Code.
 - e. Specific to trail-related uses:
 - i. On-site parking shall be provided at the rate of 1 space per 300 square feet.

- ii. The hours of operation shall be limited to between 7:00 a.m. and 6:00 p.m. EST, 7:00 p.m. EDT.
- iii. Any use that includes outdoor seating shall have a trash container available for disposal of goods consumed on the premises.

- 3. **Specific to T5-UC:** Animal Hospitals/Kennels are permitted with the following Conditions:
 - a. **Outdoor Activity:** Outdoor activity is permitted during daylight hours; animals must be boarded indoors at night.
 - b. **Permitted Accessory Uses:** Boarding, retail sales, and grooming services are permitted.
 - c. All kennels, and/or outdoor areas for animals, must be located to the rear of the building, and must be screened from the view of all public rights away.
- 4. **Specific to T5-DC:** Animal Hospitals/Kennels are not permitted.
- 5. **Specific to IC:** General retail/service uses are not permitted along Highway 170 west of W.K. Alston Drive.
- 6. **Specific to T4-HN:** General Retail and service uses, shall be approved as a special exception with the following conditions:
 - a. Cafes/restaurants: shall be under 2,500 sq. ft. with no drive-thru or order window.
 - b. Art Galleries, offices, and general retail shall be under 2,500 sq. ft.
 - c. No on-site sign shall be larger than 5 sq. ft.

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E. RMX/T5-UC SPLIT ZONES:

- 1. In properties split zoned RMX/T5-UC, one district and corresponding lot and design standards shall be utilized at beginning of the development process. This process shall be followed with commercial and mixed uses developments, with outlots. If urban blocks and lots/street sections, as found in Appendix C, exist adjacent to the RMX/T-5UC district being developed, T-5 UC development standards shall be followed.

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3.11.2 USES CUSTOMARILY ACCESSORY TO RESIDENTIAL DWELLINGS

TYPE ²	#/LOT ¹	SIZE ¹	ADDITIONAL STANDARDS ⁴
C. Accessory Dwelling Unit (syn. Carriage House) - detached	See Section 4.5.3 for complete standards ³		
D. Accessory Dwelling Unit - attached	1	Max.: 50% of the footprint of the primary unit, or 1,500 SF max., whichever is smaller	1. All standards from 4.5.3 apply, with the following addition: Any additional entrances will be located in the side or the rear of the primary structure. Additional external stairways or fire ladders are strongly discouraged but may be permitted at the discretion of the Fire Marshal when no practical alternative exists.
E. Garage/Carport/Workshop	2 ³	Maximum: 50% of the footprint of the primary unit, or 1,500 SF max., whichever is smaller	1. Specific to T3-N, T4, T5, RMX and IC Districts: prefabricated/per-manufactured metal structures are not permitted when visible from a public right-of-way. 2. May be provided with electricity, sink and a commode but shall not be used as an ADU. 3. If a carport is used for storage, any side visible from an adjacent property or street right-of-way must be enclosed to screen the building contents.
F. Shed	2	Max.: 320 SF	1. Specific to T3-N, T4, T5, RMX and IC Districts: prefabricated/pre-manufactured metal structures are not permitted when visible from a public right-of-way. 2. Shed may be provided with electricity, sink and a commode but shall not be used as an ADU. 3. Any shed that is 3' or closer to a house shall meet the fire protection prescribed for Garages in the IRC. 3. Specific to T3-N, T4-N and T4-HN: Side and rear setbacks may be reduced to 2' if the following conditions are met: a. Residential Sheds are <200 SF and Commercial sheds are <120SF. b. Shed doesn't contain plumbing or HVAC and is not used as a habitable space. c. Lot size is 6,000 SF or less.
G. Pool	1	n/a	1. Barriers shall be required per Section 305 of the 2015 International Swimming Pool and Spa Code, or equivalent as updated. All pool permits shall include such barrier. Before the pool can be filled with water, barriers shall be installed, inspected and approved.
H. Pool House	1	Max.: 50% of the footprint of the primary unit, or 640 SF	1. Standards from 4.5.3.B.8 apply.

		max., whichever is smaller	
I. Covered/Open-Air Structure (ex. Gazebos and Trellises)	2	Max.: 320 SF	1. May not be used for parking. If used for storage, any side visible from an adjacent property or street right-of-way must be enclosed to screen the building contents.
J. Greenhouse	1	Max.: 320 SF	1. See 8.5.4 for additional standards on food production.
K. Outdoor Living and Recreation	Playhouses, picnic tables, dog houses, chicken coops, flagpoles and furniture designed specifically for outdoor use are permitted, and do not require a Project Permit, if they are not permanently affixed to the ground (e.g., on a slab or pier foundations). If a structure under roof (e.g., playhouse, doghouse, chicken coop) is permanently affixed to a the ground, it is considered a shed and shall comply with the standards in paragraph C of this section.		

¹ The number and size of the units shall not cause the property to exceed the maximum lot coverage by roofs in 2.4.1.A.3 or total impervious coverage found in 2.4.2.B.3. The total number of Accessory Structures per lot is limited to 4.

² Location for all Accessory Types shall meet the Accessory Building Placement standards in 2.4.1.C, unless specifically noted in this section.

³ A maximum of 2 garage/carport/workshops are permitted, regardless of whether they are attached or detached, or contain an Accessory Dwelling Unit; however only one of each type is permitted per lot. *Example: A lot may have one attached garage and one detached garage but cannot have two detached garages.*

⁴ Items B-I may not be built before the Primary Structure on a lot.

3.12.2 PERMITTED TEMPORARY USE

- A. Carnival, circus or fair, for a period not to exceed 21 days, in the LI District.
- B. Open lot sale of seasonal produce and plant products including Christmas trees, in the T4-N, T5-UC, and RMX Districts for a period not to exceed 45 days.
- C. Temporary real estate sales offices (e.g., mobile trailer), in conjunction with an approved subdivision or development project, in any district, for a period not to exceed 1 year, provided no cooking or sleeping accommodations are maintained in the structure. These may be renewed, upon written request, for periods of 6 months at a time if the subdivision has an active Project Permit.
- D. For new construction, a contractor's office and equipment sheds, including steel cargo storage containers, in any district districts, for a period of 6 months, provided a Project Permit has been issued for construction on the site, and such facilities are placed on the property to which it is appurtenant..
- E. Temporary classroom facilities shall not be located at any school, religious institution, or other similar use, unless a plan for improvements designed to eliminate the temporary classrooms at a time certain in the future — within 24 months — has been approved by the administrator. Such plan shall include a review of the placement of the temporary classrooms, and may require screening and buffering in order to comply with this Code. Extensions of up to 1-year may be permitted by the administrator, upon written request, if the units have not proven to be a nuisance and the plan for elimination is still active.
- F. **Food Trucks/Concession Stands:** See Part 7 Chapter 16 of the City of Beaufort Code of Ordinances, or updated section as applicable, for regulations.
- G. **Farmers Markets:** Farmers markets shall comply with the following standards:
 - 1. Farmers Markets are permitted in T4-N, T5-UC, RMX, IC, and LI Districts.
 - 2. An on-site manager is required.
 - 3. A management plan is required, including the following:
 - a. The regular days and hours of operation on a weekly or monthly basis.
 - b. Parking locations for vendors and customers.
 - c. Setup areas for vendors.
 - d. Signage - On-site temporary signage is permitted on the day of the market. This includes, but is not limited to, sandwich board signs, easels, and banners meeting the requirements in Article 6.
 - e. Location of temporary restrooms, trash/recycling containers, electricity sources.
 - f. Strategy for removal or storage of trash/recycling, tents, kiosks, vans, trailers or other market equipment when the market is not open.
 - g. Rules and regulations for the market.
 - 4. **Types of Products:**
 - a. At least 60% of the vendors shall sell "Farm Products," the majority of which shall be sold direct to consumer. Farm Products are defined as fruits, vegetables, mushrooms, herbs, nuts, eggs, honey or other bee products, flowers, plants, meat, milk, cheese and other dairy products, fish, and value-added products containing the above-mentioned items.

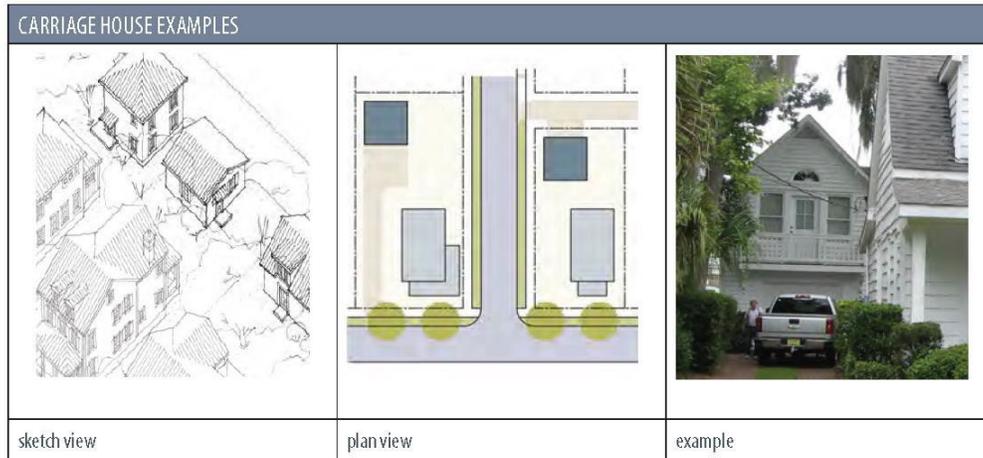
Brokers - participants who have bought any farm products from a grower and do not grow anything themselves - are not permitted.

b. Up to 40% of vendors may sell prepared foods. The majority of their sales shall be direct to consumer.

H. Portable metal storage containers are permitted in any district for purposes of loading or unloading, for a period not to exceed 14 days.

I. Cargo or freight storage containers, or modified versions thereof, are permitted to be used as temporary storage facilities in the LI and RMX Districts for up to 3 consecutive months in any 12-month period, on the condition that the containers are not visible from the street.

4.5.3 CARRIAGE HOUSE



- A. **Description:** This is an Accessory Structure that provides small, flexible living spaces adjacent to a main house (a.k.a. Accessory Dwelling Unit [ADU], Granny Flat). It is often used for rental housing, and may be free standing, or located above a garage or parking area.
- B. **Special Requirements:**
1. **Infrastructure:** The lot shall be served with public water and sewer.
 2. **Number allowed:** 2 per lot.
 3. **Placement on the Lot:** The carriage house shall be located to the rear of the primary structure, or to the side as a secondary option, with the following exceptions:
 - a. Units may be placed at the front of a lot where the front of the primary structure is not the street, and the structure has clearly been designed to take advantage of unique site amenities, such as location on the water.
 - b. Units may be placed in the front of the lot where the prevailing character of the neighborhood has other similarly-placed units.
 4. **Frontage Type:** No frontage type is prescribed unless the building is close to the street; in which case, appropriate frontage types are: porch, stoop.
 5. **Maximum Number of Bedrooms:** 2.
 6. **Maximum Size:** The footprint shall not exceed 50% of the footprint of the primary building, or 1,500 square feet, whichever is smaller. Conversions of existing accessory structures that exceed this maximum may be permitted if the administrator determines that there is no adverse impact on surrounding property.
 7. **Compatibility with Primary Structure:** Architectural details, including color, siding, roof pitch, window detailing, roofing materials, height, and foundation, shall be compatible with the primary dwelling unit.
 8. **Parking:** 1 parking space per Carriage House is required, and shall be clearly defined. See Section 7.3 for additional parking standards.

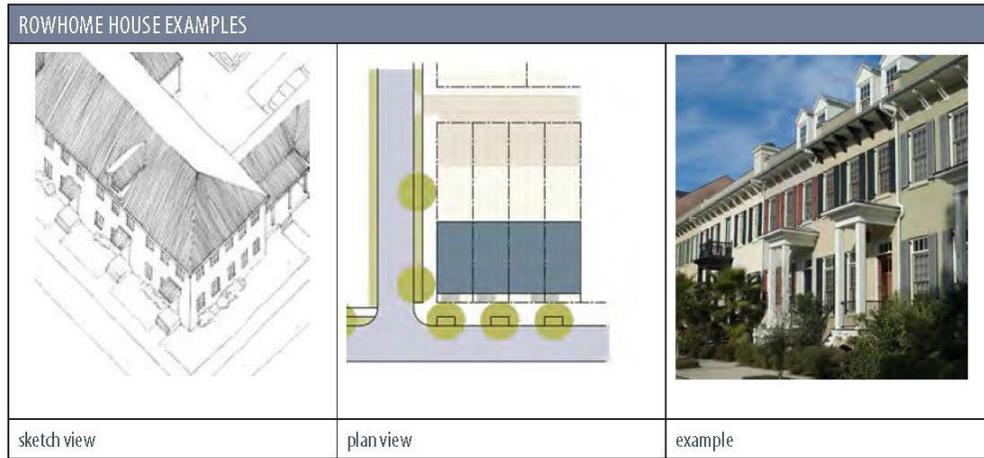
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- E. **Timing:** The carriage house(s) shall be permitted to be built prior to the primary structure on the lot if the following requirements are met:
1. A sketch plan showing the potential build-out, including parking, of the site is required;
 2. The size(s) must be appropriate to permit a primary structure without exceeding the maximum lot coverage; and
 3. Materials of the future primary structure must coordinate with the carriage house.

4.5.5 2-3 UNIT HOUSE



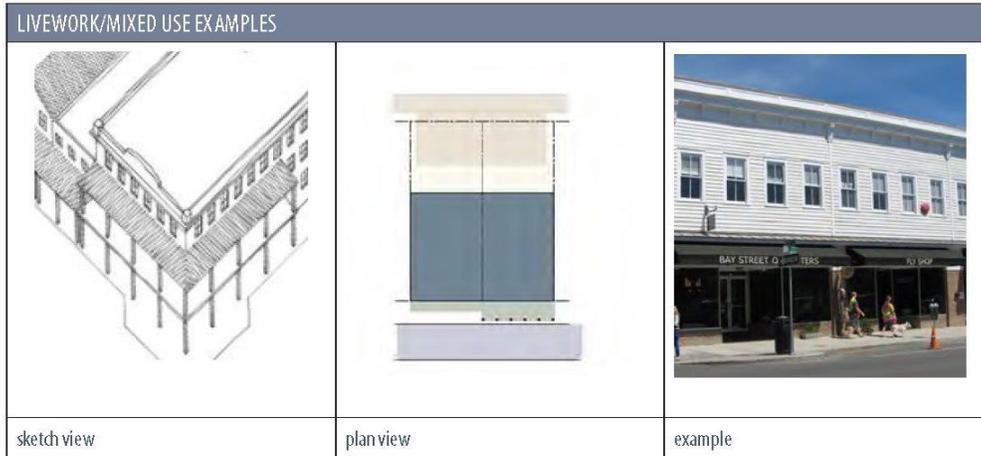
- A. **Description:** This house-form seamlessly fits into a predominantly single-family neighborhood, but contains multiple dwelling units. The units may be side-by-side, or stacked. They typically have separate entrances off of the street, but may share a common entrance. They are located under one roof and do not have parapets dividing the units.
- B. **Special Requirements:**
1. **Frontage Types:** Common Yard, Porch, Stoop.
 2. **Parking:** Parking must be well defined, located behind the building, and accessed off a side street or rear alley. On-site parking for all vehicles, including boats, must not be in front of the building. No variances to this provision are permitted.
 3. **Location, Specific to T3-N:** A 2-3 unit building is permitted in the following areas:
 - a. On a corner lot; or
 - b. Where rear alley access is provided;

4.5.6 ROWHOME



- A. **Description:** This is an attached residential building type that is part of a series of other rowhomes with more than three units in a row. Three or fewer is considered a 2—3 unit building. Rowhomes may have parapet walls dividing the units, or be combined under one roof form. They are elevated above the street a minimum of 3 feet for privacy, and are typically accessed by stoops. They may also utilize the forecourt and porch frontage types.
- B. **Special Requirements:**
1. **Frontage Types:** Porch, stoop, forecourt.
 2. **Parking:** Parking must be well defined, located behind the building, and accessed off a side street or rear alley. On-site parking for all vehicles, including boats, must not be in front of the building.
 3. **Specific to T4:**
 - a. Rowhomes are not permitted in the Historic District, except in the Bladen Street Redevelopment District.

4.5.8 LIVEWORK/MIXED-USE



- A. **Description:** This is a building that buildings contains commercial space, typically at grade, with office or residential living, typically located on the upper level(s). They are typically attached, but may be freestanding structures. The ground floor has a substantial amount of glazing, and often utilizes the shopfront frontage type.
- B. **Special Requirements:**
1. **Frontage Types:** Forecourt, balcony, Shopfront/Awning, Gallery/Colonnade, Arcade.
 2. **Parking:** Parking must be located behind the building, and accessed off a rear alley.
 3. **Specific to LI:** Drive-thru facilities are prohibited.