City Council Worksession
Meeting Minutes – Planning Conference Room – 1st Floor

January 16, 2024

I. CALL TO ORDER

Philip Cromer, Mayor


II. DISCUSSION ITEMS

A. Beaufort Development Code text amendment process update.

Curt Freese, Community and Economic Development Director gave an update on items that were discussed in previous worksessions and went over the outcomes. He stated that two thirds of the code edits collected from 2020 through 2023 have been discussed. He then went over the current code edit schedule for the coming months. He gave a zoning recap on the following sections:

2.4.1 Transect Standards.

2.6.2 Building Height - in addition to the noted recommendations, the street names/intersections affected will be included.

2.6.5 Height Transition (New Code Section) - should the Historic District be included in this section using a formula of new construction not being greater than 10 to 15 percent of the height of the nearest historic building.

Councilman Scallate inquired if T4-NA should be captured in this section as well.

2.7.1 Historic District (Scriveners/Clarification).

3.2 Table of Uses/Zoning Uses.

3.6.2 Commercial Use Requirements/Standards.

Mayor Cromer stated that Indoor Entertainment needs to be defined.

Councilman Scallate stated that he would like to see T-4N zoning added to the 6 percent cap as it relates to short term rentals.

Councilman Mitchell, regarding kennels in T-5 UC, is concerned more about the noise level than them being visible from the street.

Kennels in the T-5 UC District will be moved from conditional use to special exception.
Mayor Pro Tem, McFee, inquired about Doggie Daycares as there are several of these businesses already in existence, and would they be included. Current businesses would be grandfathered in.

3.11.2 Accessory Uses.

3.12.2 Temporary Uses (Clarification).

4.5.3 Carriage Houses.

4.5.5 2-3 Unit Homes.

4.5.6 Rowhouses.

4.5.8 Live Work buildings.

Historic Preservation Discussion - HRB name change proposal - consensus is for the name to stay as is, just needs to be uniform throughout the code. Some sections say Historic Review Board (HRB) where others say Historic District Review Board (HDRB). The board is to be referred to as the Historic District Review Board.

The following interacted with Council on the issues discussed:

Paul Trask, 610 Bladen Street
Lise Sundrla, Historic Beaufort Foundation
Jessie White, Coastal Conservation League
Mike Tomy, 1103 Craven Street
Alice Howard, Beaufort County Council
Graham Trask, 1211 Bay Street

A copy of the presentation is attached to these minutes.

III. ADJOURN

6:34 PM

Disclaimer: This document is a summary. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City’s website at www.cityofbeaufort.org (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the City’s bulletin board and website www.cityofbeaufort.org twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.
CODE

TEXT AMENDMENT UPDATE BEAUFORT DEVELOPMENT

January 16, 2024
2020-2023 have been discussed.

**Note:** Two thirds of the Code Edits collected from Edits Session, Recommendation to PC tonight.

Zoning: Chapters 2-4: Presented Sep-Oct Code 2023 (will be discussed at future PC meeting)

Historic Preservation: Tabled at MPC in October September 2023

Boards and Commissions: Approved in

Current Code Edits Progress
March/April: SUBDIVISION AND INFRASTRUCTURE
March and April: Chapters 7-8 and Appendix C

February/March: DESIGN/LANDSCAPING/PARKING
Chapters 2, 3, 4, 5: Design and Landscaping Requirements, Appendix A

Current Code Edit Schedule
Future Sessions will include proposed amendments in ordinance form.
Should be considered on a yearly basis.

**Future Edits:**

Then forwarded to PC for consideration. Revisions will be sent to City Attorney and April: Proposed End of Code Edit Cycle.

In ordinance form, future sessions will include proposed amendments.

Current Code Edit Schedule
Building Type Categories, and lacks clarity.

Intersection, as it is currently referenced within the specific
two story requirement measured 250' from any major
consistent with the adopted Flood Ordinance; 2) Adding the
Analytical/Recommendation: 1) Revising building height to be
2.6.2 Building Height

Clarity.

of lots in historic districts will be subject to the HRB process for
Analytical/Recommendation: Adding a note that all subdivision
2.4.1 Transsect Standards
Zoning Recap
Language is to provide clarification.
as to what high ground references in the code. The proposed

Recommendation: There has been some confusion

2.7.1 Historic District (Scriveres/Clarification)

zoning, like T-4 and T-5.

Residents who live in homes next to higher order transit
area, with diagrams, to provide a reasonable transition for

Recommendation: Adding a 75’ height transition

2.6.5 Height Transition (New Code Section)

Zoning Recap
Proposed Section 3.6.2.

- Adding Live Work Unit in T4 NN with new conditions as per the districts.
- Adding Apartment Homes as a special exception in the T-3 districts.
- Adding Rowhomes as a conditional use in the T-3 districts.
- Adding 2-3 unit dwelling units in the T-3 districts.

Standards did not exist:

- Addition of T4-NA specific standards in the zoning use table. Such densities, which include the following changes to accommodate missing middle housing and higher.

Analyses/Recommendation: This includes a number of major
Standards for development:

- Adding clarity for split-zoned T-5 UC and RMX properties, and
- The use, size of use, and signage.

- Adding specific standards for special exceptions in T4-HN, limiting
- From the public view.

- Adding a requirement that Kennels in T-5 UC must not be visible
- For short-term rentals.

- Clarifying that manufactured and mobile homes cannot be used
  for entertainment.

- Revising the T-4 NA district for clarity, and also to allow indoor
  section.

Analysis/Recommendation: Five proposed major changes to this

3.6.2 Commercial Use Requirements/Standards
moving storage: with "metal" for temporary allowance of pod type

3.12.2 Temporary Uses (Clarification)

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

3.12.2 Accessory Uses
Analyis: Removing the T-4 restriction for T-4 which makes such a

4.5.8 Live Work Buildings

table as a proposed special exception.

Analyis: Remove the T-4 NA restriction and allow as per the Code

4.5.6 Rowhouse

Restrictions to allow for greater usage of this housing type.

Analyis / Recommendation: Eliminate the two per block only

4.5.5 2-3 Unit Homes

Districts. 2) Eliminating the minimum size requirement. 3) ADUs in all districts. Eliminating the 2 ADU requirement in the T-3

Analyis / Recommendation: Two changes: 1) Allowing up to two

4.5.3 Carriage House
In State Statute, consistent with the name used Review, which would be more of the Board of Architectural to the Historic Review Board back Recommendation to Rename that has received a Proposal Discussion Item: HRB Name Historic Preservation