I. **CALL TO ORDER**

Philip Cromer, Mayor


II. **DISCUSSION ITEMS**

A. **Code Edit Session: Finishing Design and Tree Protection.**

   **4.6.1 Building Design Standards**

   As it pertains to the second story requirement at certain significant intersections, Councilman Mitchell and Councilman Scallate feel that the second story should be a finished, usable space, and not just have the look of two stories.

   Curt Freese, Community and Economic Development Director stated that in T5-UC, two stories are a requirement. This would be specific to those certain significant intersections that are zoned T4-N.

   There was discussion about the removal of the half story requirement in the 2.4.1 Transect Based District Standards Table D - Building Form in the Historic District and interior lots along Allison Road that falls under T4-N.

   This section will be cleaned up and brought back before Council once it has gone in front of the Planning Commission.

   **4.6.3 Specific to Transect Districts (Windows)**

   Staff will move forward with amendments in this section.

   **Sections 5.3 - 5.4. Tree Code**

   Mr. Freese gave an overview of the tree sections in the code, that included tree removal requirements. He also went over the Fee Schedule for the City and compared them to other jurisdictions in the area.

   Mayor Cromer inquired if we obtain a second opinion from an arborist hired by the City to make sure the developers reasonings for removing specific trees are valid.

   Mr. Freese stated that the city can add language that arborist reports from developers shall be reviewed by a City arborist.
Councilman Scallate inquired about the figure of $10.00 per caliper inch. He stated that the Replacement and Mitigation Schedule in the Code states $200 for Landmark Trees and $100 for Specimen Trees per caliper inch.

He feels that since board members are ever changing, in order to keep consistency, details regarding tree mitigation should be defined clearly in the code. What can, and what cannot be cut down.

Mayor Cromer stated that for big development, he would like to see an arborist do a tree inventory. He does not want to see a 1 for 1 allowance for mitigation. The figure should be higher.

Councilman Lipsitz said it might be a good idea to include the Parks and Tree Advisory Commission in the process.

Mr. Freese stated that the City of Clemson requires a percentage of existing canopy to be retained with every development. This would allow more trees to be saved. He stated that per their staff, this seems to be working very well. For our area this may discourage new urban development and could be difficult because of easements and wetlands.

He then went over some ideas/recommendations about canopy percentages for different types of development.

The City currently charges $10.00 per tree for both landmark and specimen trees to be taken down. There is also a $100.00 charge per caliper inch for specimen trees, and $200.00 per caliper inch for landmark trees. There was discussion about changing the cost of a specimen tree to $150.00 and also charge $150.00 per caliper inch. For landmark trees the figure was $250.00 per tree and $250.00 per caliper inch.

There was discussion on the process/order that should be taken between the Planning Commission and Council as it pertains to the code amendments. Should the Planning Commission and Council hold a joint worksession.

The following interacted with Council on the issues discussed:

Paul Trask, 610 Bladen Street.
Grant McClure, Coastal Conservation League.
Graham Trask, 1211 Bay Street.
Dianne Farrelly, 2415 Oak Haven Street.
Benjie Morillo, 1907 Lovejoy Street.
Ben Sellers, 2415 Oak Haven Street.
Victoria Bergesen, Parks and Tree Advisory Commission.

A copy of the presentation is attached to these minutes.

III. ADJOURN

7:24 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 tgdnder@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

March 19, 2024
2020-2023 have been discussed.

**Note:** Two thirds of the Code Edits collected from Edit Session, PC Meeting March 18.

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 Edit Progress
Appendix A
Chapter 5: Design and Landscaping Requirements

Appendix 4
Chapter 4: Finalizing Design Requirements

March: Finalizing Design/Trees/Landscaping

April: Subdivision and Infrastructure/Parking

April: Chapters 7-8 and Appendix C

Current Code Edit Schedule
4.6.2 BUILDING DESIGN STANDARDS

Chapter 4 Revisions

Analysis/Recommendation:

3) Revision to allow caution AHTO yellow in certain circumstances;

4) Addition of two story significant intersection requirement;

5) Allowance for temporary sales of merchandise in a parking lot for a period of 48 hours.

Additional Priorities:

1) Addition of standard where initial height should match the average height of existing buildings on the block;

2) Clarification on language on ADUs on garages, and mechanical height;

Screening to only new commercial buildings;

Including list of significant intersections;
architecture.

5) Allowing flexibility for column bay spacing if not complementing the
4) Allowing metal and composite shutters;
3) Encouraging but not requiring mullions and muntins due to the
2) Cleaning up or transparenct requirement. Renaming to
1) Removal of metal panel restriction for exterior materials (metal

Recommendation:
4.6.3 SPECIFIC TO TRANSCECT DISTRICTS (WINDOWS)

Chapter 4 Revisions
of contributing structure to provide clarity.
new construction, staff is recommending to add rehabilitation
mentioned in one area, rehabilitation, and in the Internet only
was pointed out the seven intercepts for infill development is
Analytical/Recommendation: 1) At a recent HDB meeting, it

4.7.2 Principles for Compatible Infill

development in conventional zones:
feet, to reflect the more auto-oriented nature of
2) Increasing blank wall allowance to 35 linear feet from 20
Section 4.3.2 D:
1) Referencing existing massing and articulation standards
Analytical/Recommendation:

4.6.4 Specific to Conventional Districts

Chapter 4 Revisions
of contributing structure to provide clarity.

new construction. Staff is recommending to add rehabilitation

mentioned in our area, rehabilitation, and in the Internet only

was pointed out the seven integers for infill development is

An analysis/recommendation: 1) At a recent HDRB meeting, it

4.7.2 Principles for Compatable Infill

development in conventional zones.

feet, to reflect the more auto-oriented nature of

2) Increasing block wall allowance to 35 linear feet from 20

Section 4.3.2.

1) Referencing existing massing and articulation standards of

Analysis/recommendation:

4.6.4 Specific to Conventional Districts

Chapter 4 Revisions
be used as mitigation credits for that same species.

Oaks, Sweet gums, Pecans and non-Longleaf Pines, may
preservation at a ratio of 1:1. All trees, except for Laurel
Credits shall be awarded for their

Section 5.3.2 C Mitigation:

Removal

Landmark tree requires certified arborist report before

Section 5.3.2 B Preservation: Any qualified specimen or

Oak 12 inches, 18-24 inches (live Oak 24 inches); height and caliper generally 4-16 inches specimen (live

Section 5.3.2 A: Specimen and Landmark Trees (species,

Section 5.3.5-5.4 Overview

Discussion
Tree Discussion

Section 5.3.3 Tree Protection Standards: Requiring drip line protection.

Section 5.3.4. Overview

1) Pruning: Required for pruning of any landmark tree.
2) Residential/Lot Tree Removal: a permit is only required for the removal of Specimen or Landmark tree designated as a specimen or landmark tree.
3) Tree Removal: required for the removal of any tree 8" or larger in caliper or larger at DBH, or any relocation of any tree at least 8" in caliper.

Tree Sections of Code, Section 5.3.4 Overview

Pruning: Required for pruning of any landmark tree.
5. Cost: Whether or not there are cost-effective alternatives to tree removal.

4. Structural Interference: Whether or not the tree presents a hazard to buildings, structures, or utility lines.

3. Access: Whether or not the tree is a hazard to pedestrians, bicyclists, or vehicular traffic.

2. Development Potential: Whether or not the tree is subject to development and other relevant site development requirements and applicable setbacks, context, building type and use, stormwater reasonableness development of the specific site, considering lot size, and other considerations.

1. Health: Whether or not the tree is in good health, according to a certified arborist report or site evaluation.

3.3.3 Tree Removal Requirements

Discussion
Project Permit:

No tree removal may commence without a Project Permit. The appropriate Design Review Body prior to the issuance of the appropriate schedule and plan must be reviewed and approved by the appropriate Authority.

2) Approval Authority:

Site Plan

Retention/Removal schedule is required to accompany the development of a site, submission of a tree removal in conjunction with the physical removal in conjunction with development:

5.3.3 Tree Removal Requirements

Tree Discussion
pay a fee in lieu of $22,500 (30 inches x $750 inch).

Landmark Tree: Landmark Tree - A 30-inch Live Oak may

pay in lieu of (12 inches x $500/inch) $6,000.00

Specimen Tree: Specimen Tree - A 12-inch Live Oak in a pay a

Port Royal:

Round up to 10 trees x $250/tree = $2,500.

be: 24” to be mitigated divided by 2.5” per tree = 9.6 trees.

Reforestation Fee for removal of a 24” Live Oak, the fee would

tree (Section 5.17.100.D.7). So if an applicant wants to pay the

County of Beaufort: Reforestation Fee is currently $250 per

commercial Landmark or Specimen trees (mitigation is allowed.

City of Beaufort: $10 per tree, $10 per caliper inch for

Fee Schedule:

Discussion
Tree Discussion

1) Beautort Station: Removed 972 trees, with mitigation paid
   Fees for Tree Removal City of Beautort Examples:

2) Gray Tract A: Removed 590 trees, with mitigation paid
   $67,582.

3) Garden Oaks Apartments: 2292 trees removed (1787 were pines), paid $33,752.
Discussion Items of Current Ordinance

4) Mitigation Credits: can be used for any allowed, required, and difficult to enforce.

3) Pruning: no application fee, again, arborist report to decline.

2) Low cost: just $10 per tree.

1) No way to turn down: Allows any specimen or landmark tree to be cut—have to have arborist report, but no way to decline.


6) Buffer Areas: to remain natural, untouched (not practical).

Cutting trees:
Pros:
- Increase fees or mitigation requirements.
- Ideas from other South Carolina communities:

Cons:
- High fees disproportionally impact residents and homeowners, unintentioned consequences such as high prices can be paid by larger developers and then passed on to smaller competition.
- High fees can also increase the danger to their home, creating damage.
- Homeowners who cannot afford to cut trees which may pose a danger to their home, creating damage.
- Fees allow developers to clear cut if they like, and just pay a fine.

Discussion
Change with membership

Lack of continuity: Boards and their positions on topic can

unspecified if approval board will approve cutting.

unknown: Could make development difficult as it is
developer alike.

Process: Makes obtaining a permit difficult for resident and

Cons

Approval system.

Cutting landmark trees is likely discouraged by process and
trees.

Public involvement and acknowledgment of importance of

checks and balances on development system.

Pros

Tree (ZBOA, tree board, planning commission):

1. Require approval board to cut any landmark or specimen

2. Require approval board to cut any landmark or specimen ideas from other South Carolina communities:

Discussion
Pros:

- Requires percentage of tree canopy to be
- Ideas from other South Carolina communities:

Cons:

- May discourage very new urban development.
- T5-UC allows 100% site development.

Cons:

- Development/low impact combining #2 and #3
- Allows Planning Commission to reduce for green
- Landmark and specimen trees.
- Every development which would likely save more groves of
- Requires percentage of existing canopy to be retained with
- New idea which was pioneered by City of Clemson.

Discussion
Affordable housing developments.

* The Planning Commission may approve a reduction of up to fifty (50) percent of the minimum required area for 30% existing canopy developments.

Commercial

| 25% existing canopy | Subdivisions (Simple Lot and Minor) excepting developments

Consider Canopy Requirement for Development below:

1. Consider a reasonable increase of fees to encourage fair and reasonable manner.

Recommendation: Combine elements of all three in a

Tree Discussion
<table>
<thead>
<tr>
<th>Building Exceptions</th>
<th>Percentages</th>
</tr>
</thead>
<tbody>
<tr>
<td>For properties within the T-5 UC district, up to a 20% reduction of required fenestration on any tree canopy, the appropriate approval body may authorize the development project cover 30% of the existing canopy.</td>
<td>Fenestration/Transparency</td>
</tr>
<tr>
<td>The appropriate approval body may authorize a parking reduction of 20% of the existing tree canopy to a parking area, with the exception of any landmark or specimen trees or the protection zone of any such tree. Should the development project cover 30% of the existing tree canopy, the appropriate approval body may authorize 10%.</td>
<td>Parking Reduction</td>
</tr>
<tr>
<td>The appropriate approval body may authorize 100% of any landmark or specimen trees or the protection zone of any such tree.</td>
<td>Encroachments</td>
</tr>
</tbody>
</table>

**Trees**

*Consider code language below for adoption:*

**Discussion**

*Other Ideas/Recommendations*
Questions