I. CALL TO ORDER

Michael McFee, Mayor Pro Tem


Absent: Philip Cromer.

II. DISCUSSION ITEMS

A. Code Edit Session: Chapter 5 Tree and Landscaping Standards.

Curt Freese, Community and Economic Development Director, started off by saying that they have put together some pretty major changes to the tree standards. This includes requiring a tree canopy. He stated that calculating a tree canopy standard would need to be done by a surveyor or a landscape architect/arborist. He then gave the percentages that are being proposed. Single Family lots are excluded. Encroachments, parking reduction, and fenestration/transparency were then discussed. There was discussion about increasing the percentages in these areas.

Revisions to the tree standards have also been made from permitting, removal, protection, and replanting. This will strengthen the standards and requirements. This will also allow the City to deny tree removal permits. Tree mitigation would change to $150.00 per caliper inch for specimen trees, and $250.00 per caliper inch for landmark trees. The replacement percentage per caliper inch would be 100 percent. He reported that staff has discussed the current mitigation requirements and found that this has not had the intended impact to save existing trees. Staff is proposing to eliminate the requirement, and instead charge or require replanting of trees. There was discussion on whether there should be legal consequences for those that do not comply. How severe are we allowed to be.

Regarding the 5 percent landscaping investment required on existing properties, not new construction, Mr. Freese stated that it does not seem to be working very well from his perspective. Staff feel this should be removed, and that allowing the freshening up of the perimeter’s landscaping should suffice. This is what the code requires at this point in time.

Changes have been made to the buffer area section of the landscape ordinance, particularly with new developments, to help strengthen the requirements, and to help clarify the maintenance and maintaining of existing vegetation. The proposed changes are based off The Town of Bluffton, and the Town of Hilton Head ordinances. Should language be added that clears up where the buffer starts if you have any utility lines running parallel in the area.

There was discussion about whether the items related to fencing should be included in Chapter 5, or if they should be included in the design section of Chapter 4. It is currently in the Encroachment section in Chapter 2. Should vegetation be required in front of a high fence to soften the look in certain locations. The section regarding the appearance under
fencing 5.8.D needs to be better defined. Under section 5.4.2.B.3 Pedestrian Coverings, should the words reduced or eliminated be removed, or should this entire sentence be eliminated.

The following interacted with Council on the issues discussed:

Grant McClure, Coastal Conservation League.
Dianne Farrelly, 2415 Oak Haven Street.
George Trask, 1211 Bay Street.

A copy of the presentation is attached to these minutes.

III. ADJOURN 7:08 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.
CODI
TEXT AMENDMENT UPDATE BEAUFORT DEVELOPMENT

April 16, 2024
Current Code Edit Progress

Boards and Commissions: Approved in September 2023


Historic Preservation: Tabled at MPC in October 2023 (will be discussed at future PC meeting)

Note: Two thirds of the Code Edits collected from 2020-2023 have been discussed.
May: Chapters 7-8 and Appendix C
INFRASTRUCTURE/Remainder
May: SUBDIVISION AND

Appendix A
Chapter 5: Design and Landscaping Requirements
April: FINALIZING DESIGN/REESE/LANDSCAPING

Current Code Edits Schedule
Revisions in the next month or two.
City Council with a recommendation and
Session last summer, to formally send back to
Preservation Standards approved at Code Edit
chosen to actively address the Historic
amendments,
Currently is considering all previous

Planning Commission:

Current Code Edit Schedule
existing code in black,
are in track changes (red), in the packet, with
remainder of Chapter 5. The proposed edits
to
In addition, Staff is proposing edits to
discussion.
Staff has modified the code based on this
free protection requirements were discussed.
At the last Code Edit Work session, free and
section 5 overview
landscape discussion
development (existing single family homes would be exempt).

Percentage of existing hardwood canopy to be retained with any new
Clemson University and the City of Clemson would require a set

Analysis: Innovative new standards revised from partnership with

calculate tree canopy restrictions as well as incentives.

revisions based on March Code EIR meeting. This includes how to

Tree Canopy Standards: Added new Tree Canopy Standards with

Discussion
<table>
<thead>
<tr>
<th>Percentage</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>125%</td>
<td>1-5 UC Transact only</td>
</tr>
<tr>
<td>30%</td>
<td>Commercial Developments</td>
</tr>
<tr>
<td>25%</td>
<td>Subdivisions (excluding Simple Lot and Minor)</td>
</tr>
</tbody>
</table>

**Recommendations:**

1. Consider code language below for adoption:

**Tree Discussion**
Removal permits:
including fencing and development, allows City to deny trees

Analysis: strengthens all tree standards and requirements

Communities:

Issues with tree standards, and best practices from other municipalities, removal, protection, replanting, considering past City

Revisions to Tree Standards: revised all tree standards, from

Discussion
require replanting for any specimen and/or landmark trees.

Staff is proposing to eliminate the requirement, and instead change or
specimen and landmark trees. Staff also researched other communities
the mitigation section has not had the intended impact to save existing
current staff, examined the last 7-8 tree mitigation proposals, and found

**Analysis:** Staff discussed the current mitigation requirements with

half caliper inches,

and up), removal of mitigation credits, and new replacement at 2 and
12-24 inches (and 250 per caliper inch landmark trees (typical: 24 inches).

**Tree Mitigation:** Change to $150 per caliper inch for specimen (typical:

**Discussion**
<table>
<thead>
<tr>
<th>Tree Type</th>
<th>Cost/Caliper Inch</th>
<th>% Caliper Implies Mitigation</th>
<th>Replacement Cost/Caliper Inch</th>
<th>% Caliper Implies Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conventional Zones</td>
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<tr>
<td>All other Trees 8-inch caliper orSpecimen Tree</td>
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<tr>
<td>Landmark Tree</td>
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<tr>
<td>% Caliper Implies</td>
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</tbody>
</table>

* Any tree removed per Section 5.2. A.3, the fee in lieu of cost/Caliper inches shall be doubled.
construction.

is $25,000, and to reflect increase in cost of

Analysis: To be consistent with Section 11.7.2 which

building interior renovations
to $25,000 for renovations to non-conforming

Interior Renovations Change: Revises from $10,000

Chapter 5
Pruning up perimeter landscaping will have the same effect.

Unexpected consequences for existing commercial properties.

Deterring from rehed of vacant properties and resulting thus far in

Analysis: Requirement was difficult to administer, require,

for existing buildings.

Landscaping investment to compliance with perimeter landscaping

5% Landscape Investment Change: Removal of 5%

Chapter 5
is proposing changes based on their ordinances to address these issues. The buffer provided. Staff researched Hilton and Head and Bluffton, and
because of this, regarding the cutting of trees and existing vegetation in

analysis: Staff received complaints regarding the buffer area in front of

chart maintenance and existing vegetation section of the landscape ordinance, to strengthen the requirements, and

Buffer Areas Changes: Staff has made changes to the buffer area

Chapter 5
section, with clear revisions for citizens and staff alike:

clear to staff or citizens. Staff is proposing a comprehensive

Analysis: the current fencing section is difficult to find, and not

within the landscape section of the ordinance.

Fencing: Staff is proposing a new fence/wall section of the code

Chapter 5
Chapter 5

Other Changes: Sheet has made some other minor changes, such as...

Analyzing revisions based on past problems and considerations of the...