



**CITY OF BEAUFORT**  
1911 BOUNDARY STREET  
BEAUFORT MUNICIPAL COMPLEX  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7070  
**CITY COUNCIL WORKSESSION AGENDA**  
**May 8, 2018**

**NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE,  
PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL  
INFORMATION**

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**STATEMENT OF MEDIA NOTIFICATION**

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

**WORKSESSION - Planning Conference Room, 1st Floor - 5:00 PM**

**I. CALL TO ORDER**

- A. Billy Keyserling, Mayor

**II. DISCUSSION ITEMS**

- A. Old Jail--Retail Frontage Overlay
- B. FY 2019 Budget Department Presentations - Fire and Public Works

**III. ADJOURN**



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 5/1/2018  
**FROM:** Libby Anderson  
**AGENDA ITEM**  
**TITLE:** Old Jail--Retail Frontage Overlay  
**MEETING**  
**DATE:** 5/8/2018  
**DEPARTMENT:** Planning

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#### *BACKGROUND INFORMATION:*

Esther Harnett submitted an application to apply the "Retail Frontage Overlay" at 1409 King Street on property known as the "Old Jail." Staff is requesting that Council continue discussion of the proposal at their workshop on May 8. A memo outlining the proposal is attached.

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***PLACED ON AGENDA FOR:*** Discussion

#### ***REMARKS:***

#### **ATTACHMENTS:**

Description	Type	Upload Date
staff report Old Jail	Cover Memo	5/1/2018

**City of Beaufort Department of Planning and Development Services**

**M E M O R A N D U M**

**TO: Bill Prokop, City Manager**

**FROM: Libby Anderson, Planning Director**

**DATE: May 1, 2018**

**SUBJECT: Old Jail--Retail Frontage Overlay**

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As you know, Esther Harnett submitted an application to apply the “Retail Frontage Overlay” to the Old Jail property located at 1409 King Street in the Beaufort Historic District. The Retail Frontage Overlay is a new tool that was included in The Beaufort Development Code. The Retail Frontage Overlay allows certain uses (primarily retail and restaurants) to be located in buildings that have direct frontage onto a street with a Retail Frontage Overlay. In the Historic District, Carteret, Charles, and Bladen Streets currently have a Retail Frontage Overlay. Craven Street, between Carteret and Charles Streets, has a Retail Frontage Overlay. Boundary Street, between Carteret and Church Streets, also has a Retail Frontage Overlay. A description of the Retail Frontage Overlay is attached.

The building at 1409 King Street has been vacant for many years. The Historic District Review Board has given approval for the structure to be demolished. Ms. Harnett desires to redevelop the property and believes that allowing additional commercial uses on the property will facilitate redevelopment opportunities.

Staff initially recommended that the Retail Frontage Overlay be expanded to apply to three blocks of King Street between Harrington and Bladen Streets (the 1300, 1400, and 1500 blocks). There was considerable public concern regarding this expanded overlay, and so staff is withdrawing this proposal and instead, recommends that the Retail Frontage Overlay only be applied to the lot at 1409 King Street.

The Planning Commission recommended approval of the Retail Frontage Overlay at their meeting on January 8. A public hearing on the proposal was held on January 23. Council discussed the Retail Frontage Overlay request at their workshop at February 27. Council put the application on hold so that so applicant could provide additional information on her plans for the property. Staff met with Ms. Harnett last week. Ms. Harnett is planning on saving the building and has had a structural assessment done. Ms. Harnett would like to rehabilitate the building for a restaurant use. A restaurant use would require a Retail Frontage Overlay. Council is being requested to continue its discussion on the Retail Frontage Overlay for 1409 King Street at their workshop on May 8.

Please contact me with any questions.

attachment

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.
- 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. **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.

### 2.7.2 RETAIL FRONTAGE OVERLAY

- A. **Purpose and Intent:** In certain districts, it is desirable to maintain a residential character while permitting mixed uses to occur in buildings that front designated streets.
- B. **Certain Commercial Permitted:** Where a block face is designated on the Zoning Map as a retail frontage overlay, the building with direct access to the designated fronting street is permitted to be occupied by certain additional commercial uses, as indicated in the Table of Permitted Uses in Section 3.2.
- C. **Designation:** Retail frontage overlays are designated on the Zoning Map by a dashed line, as indicated in the map key.

### 2.7.3 REDEVELOPMENT DISTRICT OVERLAYS

- A. **Purpose and Intent:** The City hereby finds that it is necessary to create certain districts to encourage redevelopment in specific areas. These districts are based upon traditional standards for City buildings, derived from the existing conditions in the City and from a number of sources in planning literature - See Appendix B.1.1.
- B. **Applicability:** All parcels designated “redevelopment district” as indicated on the Zoning Map shall be subject to these provisions.

- E. **Retail Frontage Overlay Required (RF):** Where a block face is designated on the zoning map as a Retail Frontage overlay, the building(s) with direct access to the designated fronting street is permitted to be occupied by certain commercial uses as indicated in the use table.
- F. **T4-Neighborhood Artisan (A):** This use is permitted with conditions only in the T4-Neighborhood Artisan (T4-NA) District. Conditions may be listed in the “Additional Standards” section as appropriate. Other uses permitted in the general T4-N district may have special conditions for T4-NA; those conditions are also listed in the additional standards section as appropriate.
- G. **Prohibited Uses (—):** The use is prohibited in the specified district.

## 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.

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
<b>RESIDENTIAL</b>						<b>3.3</b>						
<b>Household Living</b>												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	—	—	—	—	—	—	—	—	—	—	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
<b>Group Living</b>												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
<b>PUBLIC AND CIVIC</b>						<b>3.4</b>						
<b>Civic / Government Facilities</b>	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
<b>Educational Facilities</b>												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
<b>Parks and Open Space</b>												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
<b>INSTITUTIONAL</b>						<b>3.5</b>						
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—

P=Permitted Use C=Conditional Use SE=Special Exception E=In 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	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
<b>Day Care Facility</b>												
Family Day Care Home (≤ 6 clients)						see Home Occupation — Minor						
Group Day Care Home (7-12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Commercial Day Care Center (>12 clients)	—	—	—	C	P	P	P	P	P	P	—	3.5.2.A
<b>Treatment Facility</b>	—	—	—	—	SE	SE	SE	P	—	SE	—	—
<b>Health Care Facilities</b>	—	—	—	—	—	—	P	P	—	P	—	—
<b>Religious Institution</b>	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
<b>COMMERCIAL</b>												
<b>3.6</b>												
<b>Entertainment</b>												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
<b>Office</b>	—	—	—	—	P	P	P	P	P	P	—	—
<b>Overnight Guest Accommodation</b>												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
<b>Restaurants</b>	—	—	—	—	RF	P	P	P	SE	P	—	—
<b>Retail Sales and Service</b>												
Animal Hospital/Kennel	—	—	—	—	C	—	C	P	P	—	—	3.6.2.D.1
General Retail/Service	—	—	—	—	RF or A	P	P	P	SE	C	—	3.6.2.D.2
Self-Service Storage	—	—	—	—	A	—	C	C	P	—	—	3.6.2.D.3
<b>VEHICLE- AND BOAT-RELATED USES</b>												
<b>3.7</b>												
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	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
Minor Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Major Vehicle Service and Repair	—	—	—	—	A	—	C	C	P	—	—	3.7.2.E
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	—	—
<b>INDUSTRIAL</b>												
<b>3.8</b>												
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
P=Permitted Use C=Conditional Use SE=Special Exception E=In 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	T5-DC	T5-UC	RMX	LI	IC	MHP	ADD'L STANDARDS WHEN APPLICABLE
Light Industrial Services	—	—	—	—	A	—	SE	P	P	—	—	3.8.2.A
Manufacturing and Production	—	—	—	—	A	—	—	—	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
Warehousing	—	—	—	—	A	—	—	SE	P	—	—	3.8.2.C
Wholesaling and Distribution	—	—	—	—	A	—	—	C	P	—	—	3.8.2.D
<b>TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE</b>												<b>3.9</b>
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	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
<b>FORESTRY, AGRICULTURE, HORTICULTURE</b>	C	C	C	C	C	C	C	C	C	C	—	<b>3.10</b>
P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use												

### 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