



CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL WORKSESSION AGENDA
February 27, 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. Ordinance Establishing a Retail Frontage Overlay on the 1300, 1400, and 1500 Blocks of King Street
- B. Prioritizing Community Development Needs

III. ADJOURN



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 2/21/2018
FROM: Libby Anderson
AGENDA ITEM TITLE: Ordinance Establishing a Retail Frontage Overlay on the 1300, 1400, and 1500 Blocks of King Street
MEETING DATE: 2/27/2018
DEPARTMENT: Planning

BACKGROUND INFORMATION:

Ester Harnett submitted an application to apply the “Retail Frontage Overlay” at 1409 King Street on property known as the “Old Jail.” Staff is recommending that the Retail Frontage Overlay be expanded to include the 1300, 1400, and 1500 blocks of King Street in an effort to stimulate redevelopment of these three blocks and promote economic development. A staff report on the proposal is attached. A public hearing on the proposed rezoning was held at the January 23 City Council meeting. Council asked that the proposal be discussed at a workshop session before proceeding to first reading.

PLACED ON AGENDA FOR: Discussion

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Staff report retail overlay	Cover Memo	2/21/2018
attachments to staff report	Cover Memo	2/21/2018

CITY OF BEAUFORT
STAFF REPORT RZ18-01
PUBLIC HEARING DATE: JANUARY 23, 2018

Applicant

The applicant is Esther Harnett.

Background

Esther Harnett has 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 Old Jail property is located at 1409 King Street, and is identified as R120 004 000 1009 0000 (see attached site location maps). The property has been vacant for many years. The Historic District Review Board has given approval for the building to be demolished (see attached approval letter). The applicant desires to redevelop the property and believes that allowing additional commercial uses on the property will facilitate redevelopment opportunities.

Staff is recommending that if the Retail Frontage Overlay is approved, it should apply to King Street between Harrington and Bladen Streets (see attached map). This would connect the King Street Overlay to the Retail Frontage Overlay on Bladen Street, and would include the County and School District property in the 1500 block of King Street. The Retail Overlay would then apply to the 1300, 1400, and 1500 blocks of King Street, and would impact parcels identified as District 120, Tax Map 4, Parcels 594, 595, 598, 599, 661, 664, 665, 657, 658, 659, 660A, 668, 669, 670, 981, and 1009. Connecting the King Street Retail Overlay to the Bladen Street Overlay would help alleviate any concerns about “spot zoning.” Moreover and more importantly, it would offer additional options for redevelopment of the two County-owned lots at 1407 King (County offices) and 600 Wilmington (DHEC offices). The noncontributing buildings located on these lots appear to be nearing the end of their life-span unless a major investment is made in rehabilitation. These are both unusually large lots (half a block and a whole block respectively) with significant redevelopment potential. Photos of the area are attached, starting in the 1500 block of King Street and moving to the east and the 1300 block of King.

Present Zoning

The current zoning of the lots in this area of King Street is T4-Neighborhood (T4-N) (see attached excerpt from the zoning map). The T4-N District permits all type of residential uses and all types of office uses. Retail uses and restaurants are not allowed. The Table of Permitted Use from the development code is attached. The T4-N District is outlined and the uses permitted in the Retail Frontage Overlay are **highlighted**.

Streetscape

King Street in this area of the Historic District is designated under The Beaufort Code as a “Neighborhood Street 1.” The Neighborhood Street 1 does not require on-street parking. This informal street section is not appropriate for a commercial or mixed-use area. Staff recommends that the street section in this area of King Street be changed from a “Neighborhood Street” to a “Avenue” street section that would require on-street parking and sidewalks on both sides of the street.

Consistency with Comprehensive Plan

The Framework Map in the Comprehensive Plan designates the 1300, 1400, and 1500 blocks of King Street as “Neighborhood Mixed Use (G-3)” (see attached map). According to the Comprehensive Plan, Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Appropriate land uses in the G-3 sector include: residential development, neighborhood-serving commercial uses (retail and office), civic uses, and neighborhood centers. An excerpt from the Comprehensive Plan describing the G-3 district is attached. The proposed Retail Frontage Overlay appears to be consistent with the Framework Map in the Comprehensive Plan.

The Retail Frontage Overlay is consistent with the redevelopment recommendation set out in Civic Master Plan. The conceptual redevelopment plan for this area proposed adaptive reuse of the Old Jail to include a restaurant, a boutique hotel, and residential uses (see excerpt from Civic Master Plan attached).

Land Use Compatibility

Offices are currently the predominate land use in the area (see attached map).

Suitability of Property for Uses Permitted in Current Zoning District

The Old Jail property is currently vacant and is prime for redevelopment.

Suitability of Property for Uses Permitted in Proposed Zoning District

The area proposed for the Retail Frontage overlay is directly adjacent to the Bladen Street Retail Frontage Overlay. This area of King Street is already developed for commercial uses—offices and a short-term rental. There is a good detail of vacant or underutilized land in the corridor. Adding the Retail Frontage Overlay may stimulate needed new development in this area.

Compatibility of Uses Permitted in Proposed Zoning District with Natural Features

This an urbanized area. There should be no negative impacts on natural features aside, possibly, from trees.

Marketability of Property for Uses Permitted by Current Zoning District

Applying the Retail Frontage Overlay to the King Street lots will likely make them more marketable since a wider variety of uses would be permitted.

Availability of Infrastructure

Water and sewer are available in the corridor. There currently are no sidewalks or formalized on-street parking in the area.

Public Notification

Letters were sent to owners of all property within 400' of the Old Jail property on December 28. Letters were sent to property owners adjoining the proposed Retail Frontage Overlay that same day. The public hearing notice referencing this application will appear in the January 8 edition of *The Beaufort Gazette*. Representatives of the Northwest Quadrant Neighborhood Association and Historic Beaufort Foundation were notified of the application by e-mail. The public comments received to date are attached.

Staff Recommendation

Staff recommends that the Retail Frontage Overlay be applied in the 1300, 1400, and 1500 blocks of King Street, with the understanding that any streetscape improvements required as a result of development using the overlay, be at the developer's expense. In addition, staff recommends that the street section in this area of King Street, be changed from a Neighborhood Street 1, to an Avenue section to provide for sidewalks and on-street parking where possible.

A question came in from the public regarding the staff recommendation to expand the Retail Frontage from the Old Jail to the three blocks of King Street. Once staff began to look at the Old Jail application in the context of the surrounding land uses, we quickly realized that from the redevelopment perspective, it was desirable to expand the Retail Frontage from Bladen to Harrington Streets. If King Street was built-out as a single-family neighborhood, with the Old Jail site included as a land use anomaly (e.g., the Pickle Factory), a single-parcel Retail Frontage may have made more sense, but a closer look at the context confirmed that the three-block overlay is more consistent with the Civic Master Plan and the redevelopment vision/potential for the area. Of note:

- The 1300 block of King contains the DHEC building (the only building in that entire block on the north side of the street) and the former School Board building on the south; both properties being used for commercial purposes.
- The 1400 block, containing the Old Jail and the County office building, contains a single-family long-term rental property and a building that has been used as an office for at least the past five years.
- The entire 1500 block of King Street is either vacant or used for commercial purposes-- even 1511 King is a short-term rental.

Planning Commission Recommendation

The Beaufort--Port Royal Metropolitan Planning Commission considered this application at their January 8 meeting. The Commission unanimously recommended that the Retail Frontage Overlay be applied to the 1300, 1400, and 1500 blocks of King Street.

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
RESIDENTIAL												3.3
Household Living												
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
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
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
Parks and Open Space												
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
INSTITUTIONAL												3.5
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
Day Care Facility												
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
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
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
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
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	—	—	—	—
Restaurants	—	—	—	—	RF	P	P	P	SE	P	—	—
Retail Sales and Service												
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
VEHICLE- AND BOAT-RELATED USES												3.7
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	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—

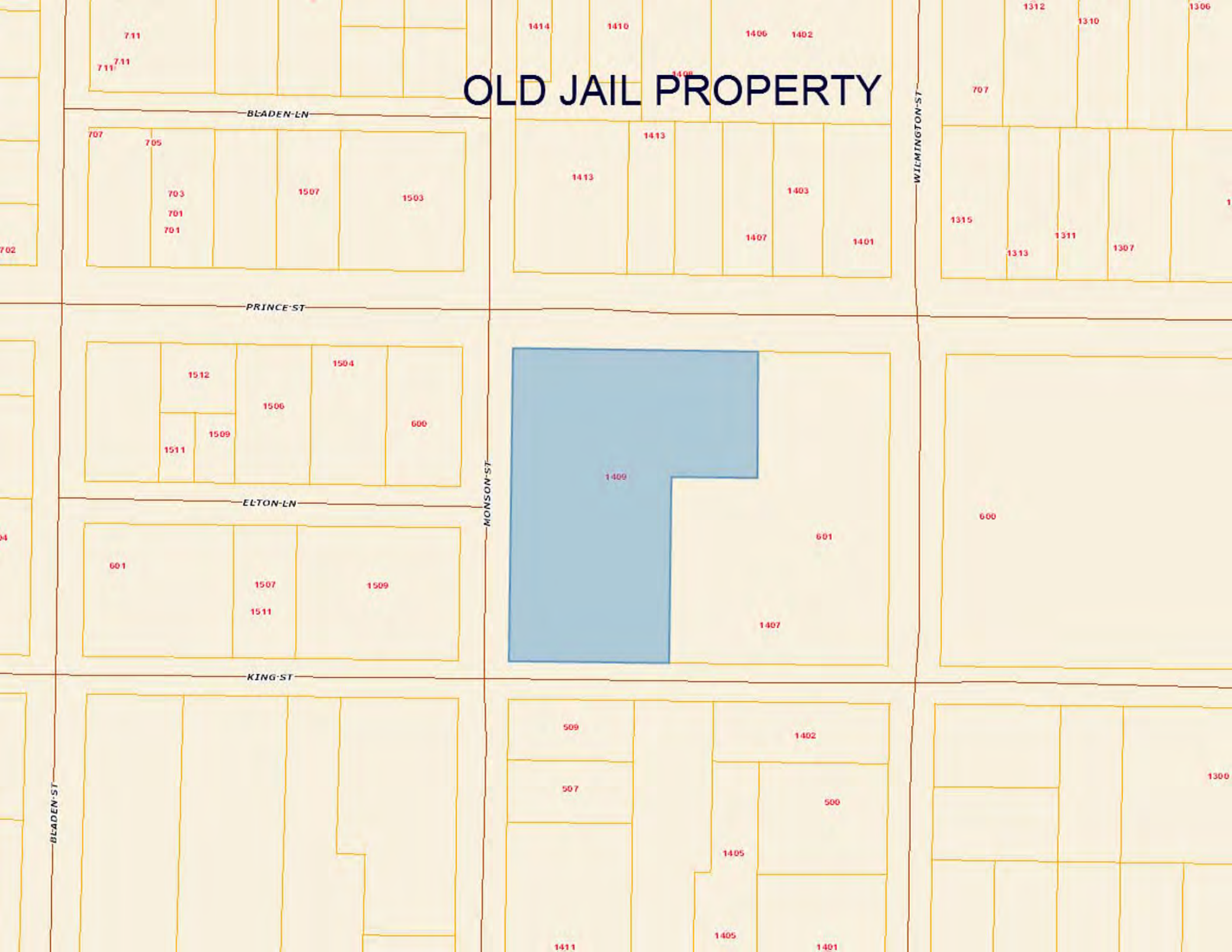
P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use

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
TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE												3.9
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
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
<i>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</i>												

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

OLD JAIL PROPERTY



OLD JAIL PROPERTY





**CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606**

HISTORIC DISTRICT REVIEW BOARD

December 19, 2017

Steve Tully
via email: tullysteven@gmail.com

RE: HR17-34 1409 King Street – Demolition - Final Approval

Dear Mr. Tully:

On December 13, 2017, the City of Beaufort Historic District Review Board (HRB) met to review your application for demolition of the structure at 1409 King Street. The Board granted final approval with the condition that the one panel at the front that says, “Beaufort County Jail” to be preserved for use somewhere on-site in the future.

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other City ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances is required. Please contact the City Codes Enforcement Office located at 1911 Boundary Street, (843) 525-7049, to apply for the necessary permits. A copy of this letter should be submitted with your application for a permit.

Be advised that there is no expiration date for demolition approvals. If you make any changes in your project that are not part of the approved plan, you will need to submit an application for a Change After Certification.

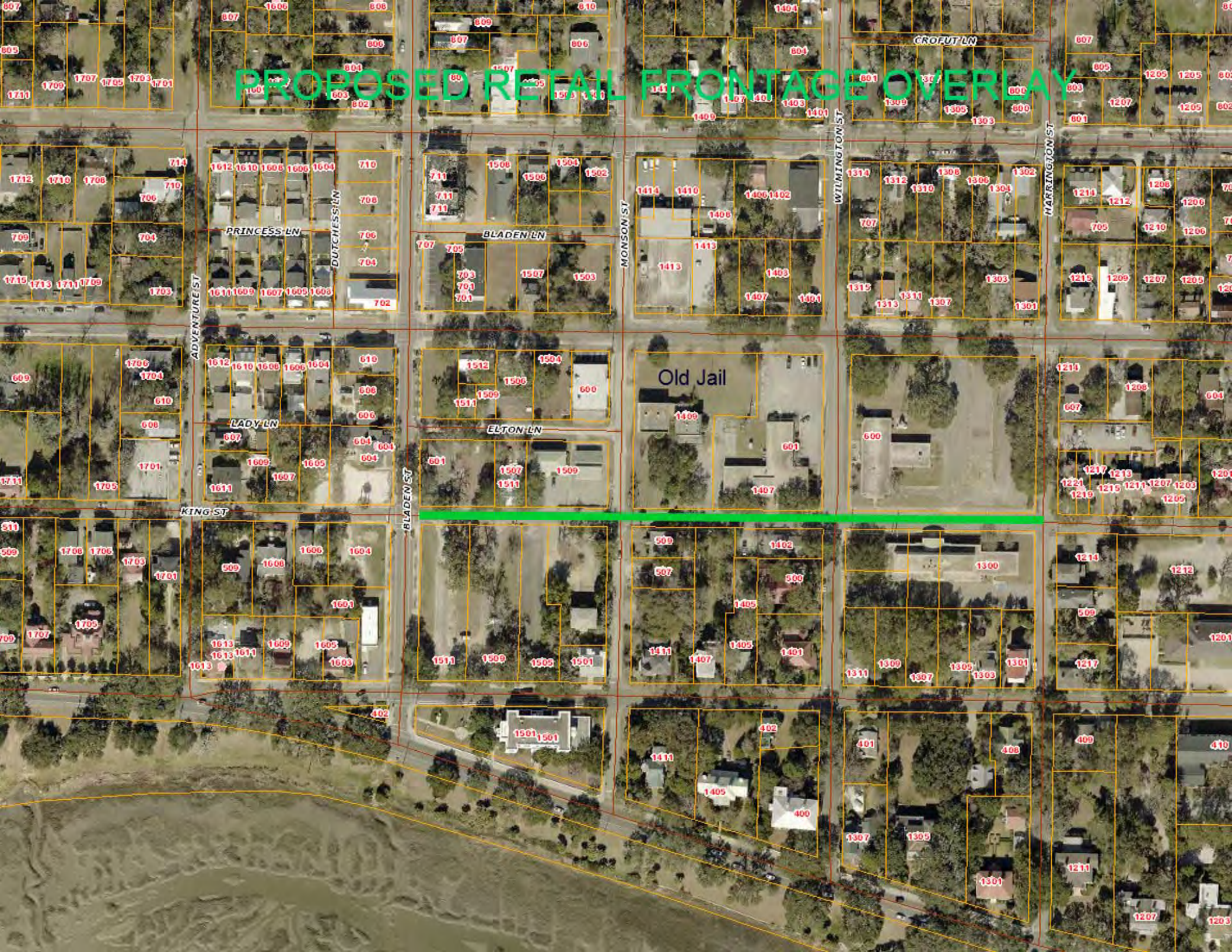
If you have any questions, feel free to call the Planning Department at (843) 525-7011 or email me at lkelly@cityofbeaufort.org. Thank you for your patience and cooperation during the review process.

Sincerely,

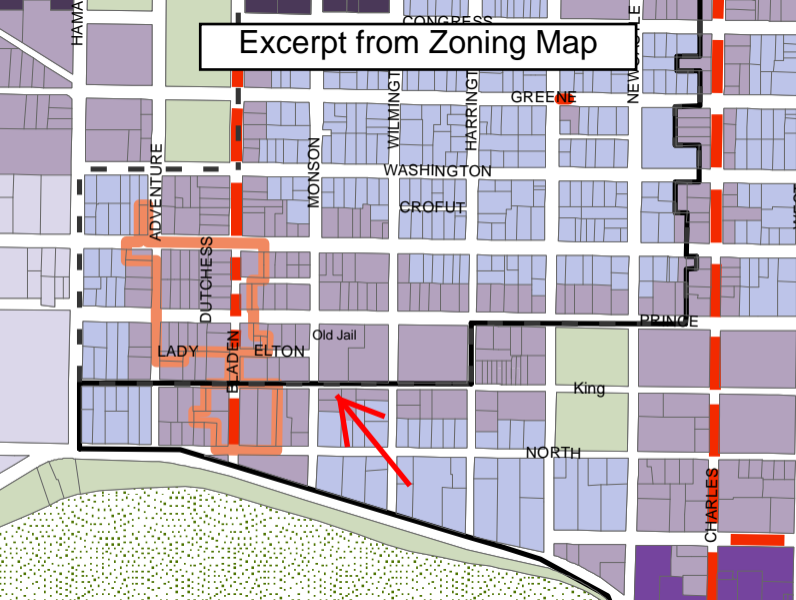
Lauren Kelly
Project Development Planner

cc: Ken Meola, Codes Enforcement Officer

PROPOSED RETAIL FRONTAGE OVERLAY



Excerpt from Zoning Map



3: LAND USE PROVISIONS

3.1 APPLICABILITY

3.1.1 USE PERMISSIONS DEFINED

The use table in Section 3.2 assigns 1 of 6 permissions to each use in each district as follows:

- A. **Permitted Use (P):** The use is permitted by-right, with no additional conditions or requirements.
- B. **Conditional Use (C):** The use is permitted by-right, provided that the additional use conditions set forth in this article are met.
 - 1. The specified standards are intended to ensure that these uses are compatible with other development permitted within the districts.
 - 2. Approval procedures for conditional uses are in Section 9.4.2 (Zoning Permit.)
- C. **Special Exception (SE):** The use is permitted only when a Special Exception has been approved.
 - 1. Special Exceptions are required for uses that may be compatible with other uses permitted in a district, but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the city as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
 - 2. All applications for Special Exceptions shall, at a minimum, meet the standards for the district in which they are located and the additional standards set forth in this article for that use. There may also be specific building design standards that must be met (Section 4.5).
 - 3. Approval procedures for Special Exceptions are found in 9.13.
- D. **In Existing Facilities Only (E):** The use is permitted only in existing buildings or facilities and in any expansions that do not increase the size of the facility structure by more than 50%.

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- 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
RESIDENTIAL												3.3
Household Living												
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
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												3.4
Civic / Government Facilities	C	—	SE	SE	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities												
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
Parks and Open Space												
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
INSTITUTIONAL												3.5
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
Day Care Facility												
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
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												3.6
Entertainment												
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
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
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	—	—	—	—
Restaurants	—	—	—	—	RF	P	P	P	SE	P	—	—
Retail Sales and Service												
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
VEHICLE- AND BOAT-RELATED USES												3.7
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	—	—
INDUSTRIAL												3.8
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—

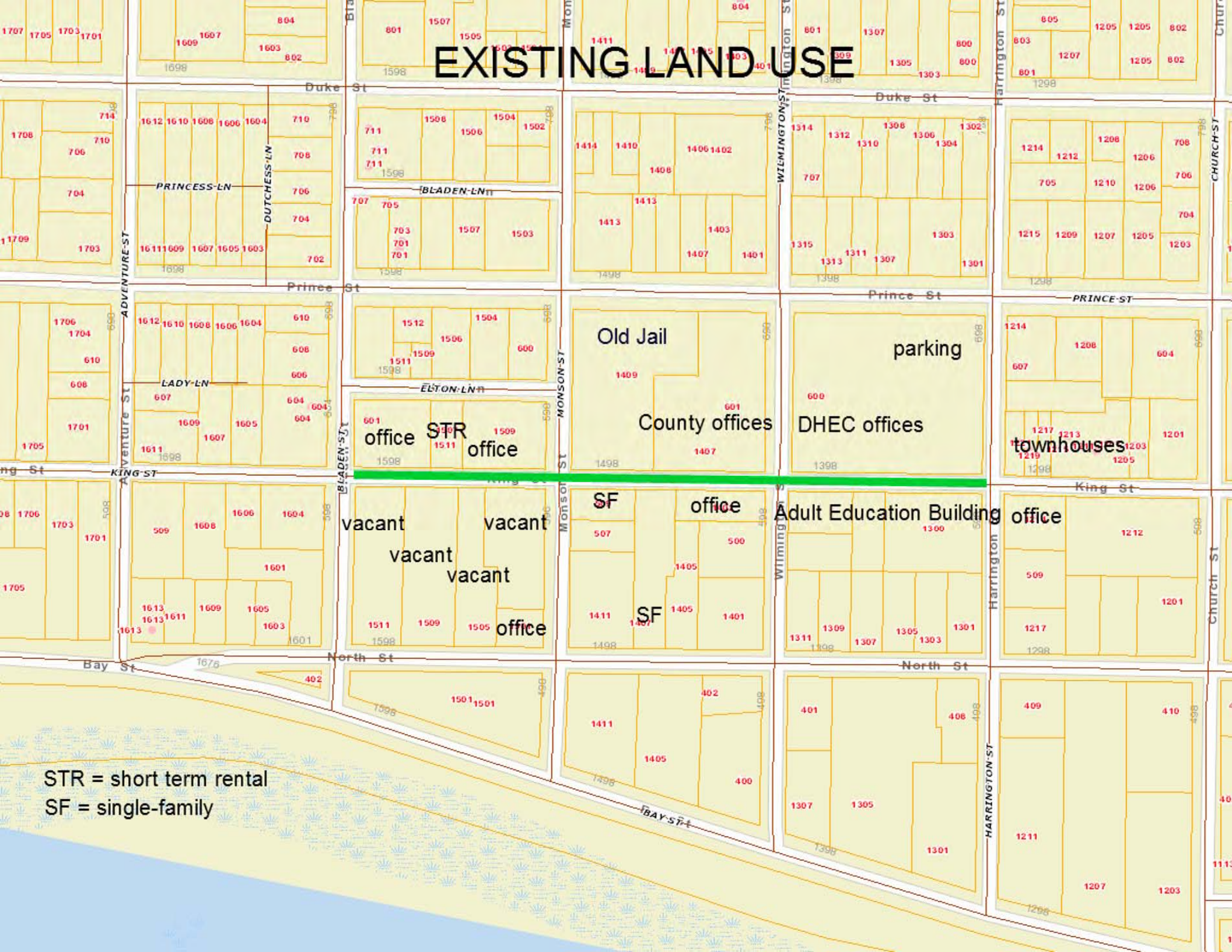
P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF=Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only —=Prohibited use

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
TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE												3.9
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
FORESTRY, AGRICULTURE, HORTICULTURE												3.10
<i>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</i>												

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

EXISTING LAND USE



STR = short term rental
SF = single-family

PUBLIC COMMENTS

RECEIVED
CITY OF BEAUFORT
PLANNING
Date 1/16/18

January 15, 2018

Libby Anderson
City of Beaufort Department of Planning and Development Services
1911 Boundary Street
Beaufort, SC 29902

RE: King Street "Retail Frontage Overlay Extension" between Harrington & Bladen Streets

I do not support a "Retail Frontage Overlay Extension" rezoning proposal for three blocks of King Street between Harrington and Bladen. My opposition is in response to your December 28, 2017 letter from *City of Beaufort Department of Planning and Development Services* stating:

"This letter is to inform you that Ester Harnett has submitted an application to apply the "Retail Frontage Overlay" to the 1400 block of King Street in front of the "Old Jail". Staff is recommending that if approved, the Retail Overlay extend along King Street between Harrington and Bladen Streets..."

Downtown Beaufort already has six (6) commercial corridors in the designated blocks of 1.) Bay St.; 2.) Carteret St.; 3.) Charles St.; 4.) Bladen St.; 5.) Boundary St.; and 6.) Craven St. The additional permitted uses of a Retail Frontage Overlay including restaurants, parking structures, retail, etc. belong in the *existing* commercial corridors.

Also, this proposal diverts from the **Master Civic Plan** redevelopment concept for this area (pgs. 112-113) of predominantly Residential Infill with adaptive reuse of the "Old Jail".

If new concepts are to be considered, an alternate approach is to transform this blighted area into mixed-use residential infill development with a public square green space at the center —like park squares in Savannah. The public green space would be owned by the City of Beaufort and could be collaboratively managed and maintained by the City of Beaufort and a newly formed 501(c)3 nonprofit Foundation. Fees collected from private donors and special events could be used for park beautification and maintenance. This is a proven, successful model for over 34 years in Ansley Park, an in-town Atlanta neighborhood, where I formerly lived and served as an officer of the Ansley Park Civic Association Board of Directors.

First things first though! What can be done to incentivize Beaufort County to sell the existing buildings (County Office, DHEC, & Adult Education Buildings) along King Street?

I appeal to the Mayor and members of City Council to take the following action:

- **DENY** the King Street "Retail Frontage Overlay Extension" to be applied to the three blocks of King Street between Harrington and Bladen
- Pass a resolution to form a special Committee to review emerging Concepts and Proposals and provide recommendations for redevelopment of this three block area of King Street between Harrington and Bladen

I look forward to the January 23, 2018 Public Hearing.

Best regards,



Michele Lami
500 Wilmington St.
Beaufort, SC 29902

**PUBLIC COMMENT
RETAIL FRONTAGE OVERLAY APPLICATION
1409 King Street**

Date of Comment: January 8, 2018

Name of Person Commenting: Jim Moss

Address: owns property in the 1400 block of Duke Street

Summary: Mr. Moss said he supports the application.

Staff Taking Comments: Libby Anderson

OPPOSITION TO RETAIL OVERLAY-KING ST

January 16, 2018

To: Libby Anderson, Planning Director City of Beaufort

From: Alfred Mark Green DVM, Mary Ann Green

Owners of 1405 North Street, Beaufort SC since 1996

RE: Proposed Retail Frontage Overlay for 1400 block of King Street

Opinion: We oppose the use of the Retail Frontage Overlay

Dear Ms. Anderson:

Thank you for discussing the King Street plan with me. I have listed our objections for you to include in the City Council packet. We plan to attend the meeting and request a speaking time slot on the issue.

We oppose the Retail Frontage Overlay plan as proposed for the 1400 block of King Street for the following reasons:

- The proposed plan would include both the north and south side of King Street placing retail and commercial businesses in **direct contact with historic homes**.
- The 1400 block of North Street would be negatively impacted by the plan. As stated in the overlay plan, buildings fronting King Street from either the north or the south side of the street could be retail. Specifically, if the back of 1407 North Street or 1402 King Street were to be converted to retail, the resulting businesses would directly contact residential properties and become part of the 1400 block of North Street, thus **changing the character of the block**.
- The **hours of business and infrastructure/parking** needed for retail are **not compatible** with direct contact to residential property.

We are not opposed to redevelopment of the north side or Old Jail side of King Street as proposed by the plan. We believe the south side of King Street should be left as residential or office zoning to protect the historic nature of the 1400 block of North Street and its residential character. The Old Jail property should be rezoned as a stand-alone parcel subject to planning review and not as part of a blanket type repurposing of a three-block area. The Retail Frontage Overlay is not appropriate for this project.

Sincerely,

Mark Green DVM

Mary Ann Green

Drdo-Little@carolina.rr.com

704-562-7902



King St

Google



21
S
E





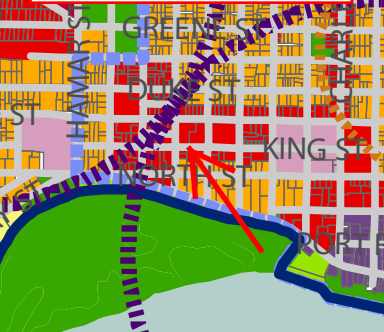


King St





EXCERPT FROM FRAMEWORK MAP
FROM COMPREHENSIVE PLAN



FRAMEWORK MAP LEGEND

O1.Preserved Open Space

 Preserved Open Space

O2.Rural Lands/Conservation

 Rural Lands/Conservation

G1.Residential Neighborhoods/TND's

 Restricted Growth Sector

G2.Urban Neighborhoods/TND's

 Controlled Growth Sector

G3A.Neighborhood Mixed Use

 Intended Growth Sector

G3B.Corridor Mixed-Use

 Intended Growth Sector

G4.Downtown

 Infill Growth Sector

SD.Industrial Employment Center



Civic/Hospital



Neighborhood Centers



Regional Centers



AICUZ



Military



Port Royal Service Delivery Agreement





Mixed-use town center development



Mixed-use building in a regional center with residential above retail



Regional centers contain a mixture of higher density commercial and residential uses



Industrial, warehouse, or distribution-type building

FG 1.7 GROWTH SECTOR 3 (G-3): NEIGHBORHOOD MIXED USE (G-3A) & CORRIDOR MIXED USE (G-3B)

The G-3 sector indicated in lighter and darker red (respectively), is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.

Care should be taken to limit the length of G-3 corridor developments to avoid the creation of lengthy, undifferentiated linear strip development. Attention to local geography and environmental conditions can assist in this definition, with special attention given to areas in O-1 and O-2 sectors along water courses and near sensitive lands.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The full-range of community types and uses are appropriate in the G-3 sector, including:

- single-family and multifamily residential
- neighborhood-serving commercial uses (retail and office)
- civic uses
- traditional neighborhood developments
- neighborhood centers
- regional centers
- industrial districts

FG 1.8 REGIONAL CENTERS

Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map. Regional centers are envisioned for downtown Beaufort; the emerging city-county government district at Ribaut Road and Boundary Street; around the hospital and technical college campuses; at the intersection of SC 170 and SC 280; and around the intersection of US 21/Boundary Street and Robert Smalls Parkway. These centers will provide the highest concentrations of residential, employment, and commercial services in the Plan area. Regional retail and commercial centers should be located exclusively in the Regional Centers located along SC 280 and SC 170.

FG 1.9 SPECIAL DISTRICT (SD): INDUSTRIAL/EMPLOYMENT CENTERS

As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.



▲ EXISTING JAIL SITE



▲ EXISTING JAIL BUILDING



▲ CONCEPTUAL INFILL OF FORMER JAIL SITE

Former Beaufort County Jail Site and King Street Area

The conceptual redevelopment plan for the former Beaufort County Jail provides another example for neighborhood revitalization through phased infill. The former jail is a beautiful Art Deco building that has been vacant and neglected for decades. It shares a block with the Department of Health and Environmental Control (DHEC) offices. The adjacent blocks, occupied by the old School Board building and the County Health Center, are also underused and are included as part of this local redevelopment area.

The conceptual redevelopment plan for this area proposes adaptive reuse of the distinctive jail building as a restaurant, boutique hotel, or condo units. Through a phased approach, the DHEC offices could be replaced with supportive mixed-use buildings, and the County Health Center and old school board building sites could be redeveloped in a manner that is consistent with its context. This new housing could also provide an ideal location for seniors looking to live within walking distance to amenities in the heart of the city. Significantly, this redevelopment could be completed while also preserving the existing mature trees and small park areas along Wilmington Street.



▲ EXISTING PARKING LOT LOOKING EAST ALONG KING STREET



▲ CONCEPTUAL REDEVELOPMENT OF PARKING LOT WITH TWO STORY, MIXED-USE, RESIDENTIALLY-SCALED STRUCTURES AND A WIDE PLANTING STRIP



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 2/21/2018
FROM: Libby Anderson
AGENDA ITEM TITLE: Prioritizing Community Development Needs
MEETING DATE: 2/27/2018
DEPARTMENT: Planning

BACKGROUND INFORMATION:

At the January 23 City Council meeting, Council held a Needs Assessment public hearing for purposes of the Community Development Block Grant (CDBG) program. Council is being asked to prioritize these needs for the 2018 program, understanding that to receive funding under a CDBG grant, the project must satisfy a priority community development need. Staff has suggested the attached prioritization for Council's consideration.

PLACED ON AGENDA FOR: Discussion

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
priority needs	Cover Memo	2/22/2018

2018 CDBG COMMUNITY DEVELOPMENT PRIORITY NEEDS

1. Drainage improvements in low- and moderate-income neighborhoods, including flood control gate at West Royal Oaks.
2. Streetscape improvements in low- and moderate-income neighborhoods, to include Duke III Streetscape (Bladen Street to Ribaut Road), the Hazel Farm Road-Gay Drive connector on Lady's Island, and sidewalks on Salem Road.
3. Housing programs--housing repair for low- and moderate-income homeowners and for rental units occupied by low- and moderate-income renters; programs to promote new affordable rental housing; programs and policies to promote homeownership for low- and moderate-income households; and incentives to promote affordable infill housing.
4. Improvements to public recreation facilities that benefit low- and moderate-income persons.