



**County Council of  
Beaufort County  
Natural Resources  
Committee Meeting**

**Chairman**

ALICE HOWARD

**Vice Chairman**

GERLAD DAWSON

**Council Members**

MICHAEL E. COVERT

YORK GLOVER, SR.

CHRIS HERVOCHON

**County Administrator**

ASHLEY M. JACOBS

**Clerk to Council**

SARAH W. BROCK

**Staff Support**

ERIC GREENWAY

EBONY SANDERS

DAN MORGAN

**Administration Building**

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

**Contact**

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

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[www.beaufortcountysc.gov](http://www.beaufortcountysc.gov)

# Natural Resources Committee Agenda

Monday, July 06, 2020 at 2:00 PM

VIRTUAL MEETING

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES

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## CITIZEN COMMENTS

6. CITIZEN COMMENT (Every member of the public who is recognized to speak shall limit comments to three minutes- Citizens may email [sbrock@bcgov.net](mailto:sbrock@bcgov.net), or comment on our Facebook Live stream to participate in Citizen Comment)

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## DISCUSSION ITEMS

7. UPDATE ON THE STATUS OF THE REGIONAL HOUSING TRUST FUND IMPLEMENTATION.
8. APPROVING AN AMENDMENT TO THAT CERTAIN PEPPER HALL AND OKATIE RIVER PARK JOINT DEVELOPMENT AGREEMENT BY AND BETWEEN THE COUNTY OF BEAUFORT, SOUTH CAROLINA, AND ROBERT L. GRAVES EFFECTIVE FEBRUARY 1, 2019, AND RECORDED IN THE BEAUFORT COUNTY REGISTER OF DEEDS OFFICE IN BOOK 3735, PAGE 1 ON FEBRUARY 4, 2019
9. CONSIDERATION TO APPROVE A RESOLUTION OF THE COUNTY COUNCIL OF BEAUFORT, SOUTH CAROLINA, DESCRIBING THE OKATIE RIVER IMPROVEMENT DISTRICT AND THE OKATIE RIVER IMPROVEMENT PLAN BE EFFECTED THEREBY, THE PROJECTED TIME SCHEDULE FOR THE ACCOMPLISHMENT OF THE OKATIE RIVER IMPROVEMENT PLAN, THE ESTIMATED COST OF THE IMPROVEMENTS AND THE AMOUNT OF SUCH COSTS TO BE DERIVED FROM ASSESSMENTS OR OTHER FUNDS; SETTING FORTH THE PROPOSED BASIS AND RATES OF ASSESSMENTS TO BE IMPOSED WITHIN THE OKATIE RIVER IMPROVEMENT DISTRICT; ORDERING A PUBLIC HEARING, AND OTHER MATTERS RELATED THERETO.

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## ACTION ITEMS

12. CONSIDERATION FOR APPROVING AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE TO ESTABLISH "SHORT TERM HOME RENTAL" AS A SPECIAL USE

## BOARDS AND COMMISSION

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- [11.](#) APPOINTMENT OF CHRISTOPHER MARSH TO RURAL AND CRITICAL LANDS
12. ADJOURNMENT



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BEAUFORT COUNTY COUNCIL

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**Agenda Item Summary**

**Item Title:**

May 4, 2020 minutes

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**Committee:**

Natural Resources

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**Meeting Date:**

July 6, 2020

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**Committee Presenter (Name and Title):**

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**Issues for Consideration:**

Approval of Minutes

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**Points to Consider:**

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**Funding & Liability Factors:**

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**Council Options:**

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**Recommendation:**

Approve, Modify, or Reject



**County Council of  
Beaufort County  
Natural Resources  
Committee Meeting**

**Chairman**  
ALICE HOWARD

**Vice Chairman**  
GERLAD DAWSON

**Council Members**  
MICHAEL E. COVERT  
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## Natural Resources Committee Minutes

Monday, May 04, 2020 at 3:30 PM

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

[Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act]

### APPROVAL OF AGENDA

**Motion:** Made by Vice Chairman Dawson, seconded by Council Member Passiment approval of agenda  
Voting Yea: Council Member Passiment, Council Member Sommerville, Council Member Covert, Vice Chairman Dawson, Council Member Flewelling, Council Member Rodman, Council Member Glover, Council Member Hervochon, Chairman Howard, Council Member McElynn. Motion Passed 10:0

### APPROVAL OF MINUTES

Chairman Howard: The only correction is the name of Mr. Rosenal on page 6.

**Motion:** Made by Council Member Hervochon, Seconded by Council Member Passiment to approve the minutes from March 2, 2020 with the exception of spelling on page 6 Mr. Rosenal name needs correcting. Voting Yea: Council Member Passiment, Council Member Sommerville, Council Member Covert, Vice Chairman Dawson, Council Member Flewelling, Council Member Rodman, Council Member Glover, Council Member Hervochon, Chairman Howard, Council Member McElynn. Motion Passed 10:0

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### ACTION ITEMS

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#### **CONSIDERATION OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A FOUR-YEAR CONTRACT EXTENSION WITH MORRISON FORESTRY FOR THE IMPLEMENTATION OF THE FOREST MANAGEMENT PLAN AND ACTIVITY SCHEDULE ON SELECTED PASSIVE PARK PROPERTIES**

Stephanie Nagid: Numerous passive park properties have been unmanaged for years to decades. Many of these properties have timber resources that need to be managed to promote a healthy forest for wildlife, reduce wildfire risk and provide a more pleasing aesthetic. Additionally, these timber resources can provide revenue to continue necessary land management activities. South Carolina state law requires a certified forester to plan and implement silviculture activities. In December 2018, Beaufort County solicited proposals from certified foresters for planning and implementation services. In March 2019, Beaufort County contracted with the low bidder,

Morrison Forestry, for planning services. That contract has a 4-year extension clause for implementation services. The Forest Management Plan provides a summary of timber resources for timber management on selected passive park properties. The Activity Schedule provides detailed revenue and expense estimates based on current market values (as of March 1, 2020).

Kurt Taylor: Needs to be a ordinance because this can result gross timber revenues could exceed \$650,000 and site preparation/reforestation/oversight expenses could exceed \$150,000. The net timber revenue will be retained in the passive park program

Council Member Flewelling: Concerned that we wont get any negative feedback for clear cutting from taxpayers.

Stephanie Nagid: Does not believe that any of the taxpayers will be happy with the cutting of any trees however there has been a forest inventory and none of the wetlands or forest is going to be cut, just the pinelands. The proposal is only for old pine that needs to be thinned.

**Motion:** Made by Council Member Flewelling, Seconded by Council Member Glover approval of forest plan submitted by administration Voting Yea: Council Member Passiment, Council Member Sommerville, Council Member Covert, Vice Chairman Dawson, Council Member Flewelling, Council Member Rodman, Council Member Glover, Council Member Hervochon, Chairman Howard, Council Member McElynn: Motion passed 10:0

**CONSIDERATION OF AN ORDINANCE REGARDING A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 1, SECTION 1.3.50 APPLICABILITY AND JURISDICTION – EXEMPTIONS TO ADDRESS COUNTY PUBLIC SERVICE USES**

Eric Greenway: The aim of this amendment is allow the County to provide necessary services in any zoning district with the requirement that County Council provide notification and hold a public hearing and approve such a use. The purpose of this amendment is to provide greater flexibility for the county government to respond to public safety and service needs throughout the county where these needs warranted. This amendment failed to be approved for 2nd reading on a 5-5 vote during the March, 23rd, 2020 County Council meeting due to concerns that the amendment treats the county projects different than private sector projects and that some uses be allowed to be approved without consideration of the Comprehensive Plan.

Council Member Sommerville: Is the necessity for this is for the use of private property for the ferry ?

Eric Greenway: That is correct.

Council Member Sommerville: Does this offer service to Bay Point?

Eric Greenway: The county has to own or lease the property for service Bay Point. It has to be within the zoning district.

**Motion:** Made by Council Member Passiment, Seconded by Council Member McElynn. Voting Yea: Council Member Passiment, Council Member Sommerville, Council Member Covert, Vice Chairman Dawson, Council Member Flewelling, Council Member Rodman, Council Member Glover, Chairman Howard, Council Member McElynn Voting Nay: Council Member Hervochon. The motion passed 9:1

**CONSIDERATION OF A RESOLUTION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF BEAUFORT RELATING TO THE MOSSY OAKS DRAINAGE PROJECT.**

Neil Desai: Beaufort County has committed to financially contributing to the City of Beaufort's Mossy Oaks Drainage Project starting in FY19 for a \$5,000 contribution and again in FY20 for \$15,404 both towards the engineering study/analysis for this project. An additional \$205,000 was committed and approved by the Stormwater Utility Board and Beaufort County Council for FY20. A formal agreement instrument was never

executed and the proposed MOU will establish this formal instrument. The project is multi-jurisdictional with portions of unincorporated Beaufort County within the project boundary. Staff recommends to enter into the proposed MOU to proceed with disbursement of the committed funds to the project.

**Motion:** Made by Council Member Rodman, Seconded by Council Member Flewelling to go forward with the MOU. Voting Yea: Council Member Passiment, Council Member Sommerville, Council Member Covert, Vice Chairman Dawson, Council Member Flewelling, Council Member Rodman, Council Member Glover, Council Member Hervochon, Chairman Howard, Council Member McElynn: The motion Passed 10:0

## EXECUTIVE SESSION

**Motion:** Made by Council Member Flewelling, Seconded by Council Member Rodman to go into executive session. Voting Yea: Council Member Passiment, Council Member Sommerville, Council Member Covert, Vice Chairman Dawson, Council Member Flewelling, Council Member Rodman, Council Member Glover, Council Member Hervochon, Chairman Howard, Council Member McElynn. The motion passed 10:0

### MATTERS ARISING OUT OF EXECUTIVE SESSION

Motion: Made Vice Chairman Dawson, seconded Council Member Sommerville by Due diligence with estimated at \$19,000 with greenprint update and application by the owner with rural and critical lands program project. Voting Yea: Council Member Passiment, Council Member Sommerville, Vice Chairman Member Dawson, Council Member Flewelling, Council Member Rodman, Council Member Glover, Chairman Howard, Council Member McElynn. Voting Nay: Council Member Covert, Council Member Hervochon. The motion passed 8:2.

## BOARDS AND COMMISSIONS

### BOARDS AND COMMISSIONS

Southern Beaufort County Corridor Beautification Board - Vacancy District 5

Rural And Critical Lands Preservation Board – Vacancy District 10

none approved at this time

## CITIZEN COMMENTS

### CITIZEN COMMENT

Wendy Woods: Commented about Shellpoint Park

### ADJOURNMENT

The meeting adjourned at 4:08 PM



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

**Item Title:**

Regional Housing Trust Fund RFQ

**Council Committee:**

Natural Resources Committee

**Meeting Date:**

July 6, 2020

**Committee Presenter (Name and Title):**

Eric Greenway, Planning and Zoning Director

**Issues for Consideration:**

Provide an update to the County Council on the status of the Regional Housing Trust Fund implementation.

**Points to Consider:**

One organization submitted a proposal during the original RHTF RFQ solicitation which the SoLoCo Housing Trust Fund subcommittee found to be non-responsive due to the limited qualifications and relevant experience of the firm. As a result, a second solicitation was made and the deadline is July 14th, 2020.

**Funding & Liability Factors:**

County Council approved \$65,000 for the Beaufort County portion of the project funding during fall of 2019.

**Council Options:**

No action necessary

**Recommendation:**

No recommendation necessary at this time.



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

**Item Title:**

AMENDMENT TO THE PEPPER HALL AND OKATIE RIVER PARK JOINT DEVELOPMENT AGREEMENT

**Council Committee:**

Natural Resources Committee

**Meeting Date:**

July 6, 2020

**Committee Presenter (Name and Title):**

Eric Greenway, Planning and Zoning Director

**Issues for Consideration:**

The proposed DA Amendment amends and restates certain sections of the original Development Agreement in order to more clearly detail each party's obligations and rights as far as the construction of Graves and the Park Access Road are concerned as well as clarifying the details associated with creation of the Improvement District.

**Points to Consider:**

Does the County Council desire to adopt the amended Development Agreement?  
Does the County Council agree to use the Improvement District to cover the fees paid by the owner to establish the district? The original DA stated that the owner has agreed for the County to be able establish the improvement district which may have implied the county would assume the costs for creating the district.

**Funding & Liability Factors:**

1.1 million per year until the County has fully reimbursed the owner. It is assumed the funding the source will be TAG revenue but that will be more fully determined in each budget cycle.

**Council Options:**

Adopt the amended Development Agreement.  
Deny the adoption of the amended Development Agreement. The original obligations will still be in effect.

**Recommendation:**

Staff, based on the property owner's /developer's need for a more specific commitment, for financing purposes, regarding the County's desire to pursue the funding of the improvements and the need for more specificity to the details of the Neighborhood Improvement District recommends that the resolution be adopted by the County Council.

STATE OF SOUTH CAROLINA )  
 ) AMENDMENT TO THE PEPPER HALL  
 ) AND OKATIE RIVER PARK JOINT  
COUNTY OF BEAUFORT ) DEVELOPMENT AGREEMENT

This AMENDMENT TO THE PEPPER HALL AND OKATIE RIVER PARK JOINT DEVELOPMENT AGREEMENT (the “Amendment”) is made effective as of the \_\_\_\_ day of \_\_\_\_, 2020 (the “Effective Date”) by and between ROBERT L. GRAVES (“Property Owner”), and BEAUFORT COUNTY, SOUTH CAROLINA, a body politic and corporate (the “County”).

RECITALS

WHEREAS, Property Owner is the owner of several tracts of land containing a total of approximately eighty-four and eighty-one hundredths (84.81) acres near the Okatie River, as more particularly described on Exhibit A of the Development Agreement, defined below (the “Property”). The Property, commonly known as Pepper Hall, is located in the unincorporated area of Bluffton Township, Beaufort County, South Carolina; and

WHEREAS, County is the owner of approximately eighteen (18) acres of land lying adjacent to the Property and the waters and marshes of the Okatie River, on which it intends to develop and establish a county-wide passive park (the “Okatie River Park”); and

WHEREAS, Property and County Owner entered into that certain Pepper Hall and Okatie River Park Joint Development Agreement effective February 1, 2019, and recorded in the Beaufort County Register of Deeds Office on February 4, 2019, in Book 3735, Page 1 (the “Development Agreement”); and

WHEREAS, the Development Agreement laid out the terms and conditions for a mutually binding, public-private partnership<sup>1</sup> to allow the County and the Property Owner to work together to protect and preserve the natural environment and to secure for Beaufort County citizens a quality, well-planned and well-designed development and a stable and viable tax base; to provide an unprecedented opportunity to secure quality planning and growth in the public and private sectors; and to enhance and provide public access to the Okatie River Park for public benefit; and

WHEREAS, the Development Agreement provides for, among other things, the construction of certain road improvements necessary to access the Okatie River Park; and

WHEREAS, pursuant to the Development Agreement, the County will pay for the design, permitting, and the construction costs of the road improvements; and

WHEREAS, Property Owner, at substantial cost, has obtained US Army Corps of Engineers approval of the delineation of jurisdictional wetlands and approval by Beaufort County of the conceptual storm water plan. In addition, the encroachment permit application has been

<sup>1</sup> See Section IV.D. of the Development Agreement.

filed with the South Carolina Department of Transportation (the “SCDOT”), which required some minor changes in the design of the 278 entry/exit at the signalized intersection, and the receipt of SC DOT approval is anticipated in the near future; the engineering has been submitted for necessary land disturbances for roads, storm water, etc., and the receipt of the Nationwide Permit is imminent; the design for the lift station for the entire site is near completion; and water, sewer, and all other utilities/services are available at the site; and

WHEREAS, the County has identified a funding source for approximately \$2.2 million of the road improvement costs and anticipates appropriating \$1.1 million in each of the Fiscal years 2021 and 2022 for this purpose; and

WHEREAS, the Development Agreement provided that the County may establish an improvement district for the assessment and collection of revenue to provide a mechanism for the County to recover the cost of the construction of the road improvements; and

WHEREAS, Property Owner and County desire to clarify and implement certain provisions of the Development Agreement regarding the construction and funding for the cost of certain road improvements and the establishment of an improvement district; and

WHEREAS, pursuant to the Code of Laws of South Carolina Section 6-31-60, the County conducted a public hearing regarding its consideration of this Amendment on \_\_\_\_\_, 2020, after publishing and announcing notice; and

WHEREAS, the County, acting by and through County Council adopted Ordinance Number on \_\_\_\_\_, 2020, approving this Amendment.

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Amendment, the receipt and sufficiency of such consideration being acknowledged by the parties, and pursuant to the South Carolina Local Government Development Agreement Act, codified as S.C. Code §§ 6-31-10 to -160, the parties to this Amendment, intending to be legally bound, agree as follows:

- 1. Recitals. The above recitals are herein incorporated.
- 2. Construction and Funding for Graves Road and Park Access Road. Section VI.P.ii of the Development Agreement shall be amended and re-stated as follows:
  - ii. As to the roads provided by the County under this Agreement (a portion of Graves Road and Primary Park Access Road), Property Owner has agreed to construct and front the cost of the roads. Upon approval by County staff of plans and permits, Property Owner is authorized to begin construction. County staff shall use best efforts to review and approve plans and permits expeditiously, but in no case later than 15 days from the date of submission of a full and complete application.

The County will reimburse the Property Owner for the costs of the construction of the roads. The County shall make at least an annual payment for the lesser of actual costs advanced for the construction of the roads that have not been previously reimbursed or \$1.1 million, whichever is less, until the Property Owner is fully reimbursed for the total cost of construction of the roads; provided, however, that full reimbursement shall be made no later than December 31, 2025. Property Owner may make quarterly requests for reimbursement and shall provide a certification of expenses to date of the costs of the Roads, provided that the annual total of such quarterly requests do not exceed the actual costs advanced for construction or \$1.1 million, whichever is less. County shall reimburse the Property Owner within twenty-five (25) days of receipt of the request and certification.

Beaufort County has previously determined that Property Owner will be the single source for construction purposes. This determination satisfies the Beaufort County and South Carolina public works bidding and proposal requirements.

3. Improvement District.

- a. Section IV.B.2 is hereby deleted in its entirety.
- b. Section IV.B.3.b. is hereby amended to read as follows:
  - b. Improvement District. The County will recover up to \$2.4 Million of the costs for the design, permitting and construction of the Primary Park Access Road and Graves Road infrastructure, including sidewalks, street trees, landscaping street signage and stormwater drainage assets, by establishing a special assessment district pursuant to the County Public Works Improvement Act, S.C. Code Ann. 4-35-10, *et seq.* (1976, as amended) (the “Act”). Owner hereby expressly consents to include the Property as required by the Act.
  - c. Property Owner agrees to front the costs to create the improvement district (the “Establishment Costs”). County agrees to reimburse Property Owner in full for the Establishment Costs. Upon execution of this Amendment, Property Owner shall provide to the County a certification of the Establishment Costs incurred as of the Effective Date, and County shall remit payment within thirty (30) days of receipt the certification. Property Owner may then submit certifications on a quarterly basis for any additional Establishment Costs, and County shall remit payment within thirty (30) days of receipt.
  - d. In addition, any reference to South Carolina Code 6-35-10, *et seq.* contained in the Development Agreement shall be replaced with South Carolina

Code 4-35-10, *et seq.* and any reference to a “Residential Improvement District” or “RID” shall be placed with “Special Assessment District.”

4. Effect. Terms and provisions of the Development Agreement that are not expressly modified by this Amendment shall remain in full force and effect. All of the provisions of the Development Agreement affected by this Amendment shall be deemed amended, whether or not actually specified herein, if such amendment is clearly necessary to effectuate the intent of the parties hereto. The Development Agreement, as modified hereby, is hereby ratified and approved in all respects.

5. Final Agreement. This Amendment and the Development Agreement, as amended by the Amendment, represent the final agreement between the parties regarding the subject matter hereof and may not be contradicted by evidence of prior, subsequent or contemporaneous oral agreements of the parties. No amendment or modification hereto shall be valid and binding unless expressed in writing and executed by both parties hereto.

5. Counterparts. This Amendment may be executed in any number of counterparts, which may be electronically transmitted to the originating office, all of which when executed and delivered shall have the force and effect of an original.

[SEPARATE SIGNATURE PAGES TO FOLLOW]





## AN ORDINANCE

APPROVING AN AMENDMENT TO THAT CERTAIN PEPPER HALL AND OKATIE RIVER PARK JOINT DEVELOPMENT AGREEMENT BY AND BETWEEN THE COUNTY OF BEAUFORT, SOUTH CAROLINA, AND ROBERT L. GRAVES EFFECTIVE FEBRUARY 1, 2019, AND RECORDED IN THE BEAUFORT COUNTY REGISTER OF DEEDS OFFICE IN BOOK 3735, PAGE 1 ON FEBRUARY 4, 2019

**WHEREAS**, Beaufort County (“County”) and Robert L. Graves (“Property Owner”) entered into that certain Pepper Hall and Okatie River Park Joint Development Agreement effective February 1, 2019, and recorded in the Beaufort County Register of Deeds Office on February 4, 2019, in Book 3735, Page 1 (the “Development Agreement”) pursuant to the South Carolina Development Agreement Act, S.C. Code of Laws 6-31-10, et seq., as amended (the “Act”) and the Beaufort County Community Development Code (the “CDC”); and

**WHEREAS**, the Development Agreement sets forth the terms and conditions for a mutually binding, public-private partnership<sup>1</sup> to allow the County and the Property Owner to work together to protect and preserve the natural environment and to secure for Beaufort County citizens a quality, well-planned and well-designed development and a stable and viable tax base; to provide an unprecedented opportunity to secure quality planning and growth in the public and private sectors; and to enhance and provide public access to the Okatie River Park for public benefit; and

**WHEREAS**, the Development Agreement provides for, among other things, the construction of certain road improvements necessary to access the Okatie River Park; and

**WHEREAS**, pursuant to the Development Agreement, the County will pay for the design, permitting, and the construction costs of the road improvements; and

**WHEREAS**, the County has identified a funding source for approximately \$2.2 million of the road improvement costs and anticipates appropriating \$1.1 million in each of the Fiscal years 2021 and 2022 for this purpose; and

**WHEREAS**, the Development Agreement provided that the County may establish an improvement district for the assessment and collection of revenue to provide a mechanism for the County to recover the cost of the construction of the road improvements; and

**WHEREAS**, Property Owner and County desire to clarify and implement certain provisions of the Development Agreement regarding the construction and funding for the cost of certain road improvements and the establishment of an improvement district by executing an amendment to the Development Agreement (the “Amendment”); and

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<sup>1</sup> See Section IV.D. of the Development Agreement.

**NOW, THEREFORE, BE IT ORDAINED**, by the County Council of Beaufort County, South Carolina, in a meeting duly assembled, as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance. In addition to the recitals set forth above, which the County Council hereby adopts as findings of fact, the County Council specifically finds that the Amendment attached hereto as Exhibit "A" and incorporated herein by reference, complies with the Act, the Comprehensive Plan, and the CDC.

SECTION II. DEVELOPMENT AGREEMENT

The terms of the Amendment are hereby approved in accordance with the Act and the CDC. The Amendment shall be effective upon approval of this Ordinance after third reading, execution by both parties and recording in the Beaufort County Register Deeds Office as required under the Act.

SECTION III. EXECUTION

The County Administrator is authorized to execute and deliver the Amendment on behalf of the County, and any and all other necessary documents or instruments incidental to the approval of this Ordinance and the Amendment.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its approval following third reading by the County Council

**ENACTED** and **APPROVED**, in meeting duly assembled, this \_\_\_\_ day of \_\_\_\_\_, 2020.

BEAUFORT COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Joe Passiment, Chairman of Beaufort County Council,  
Beaufort County, South Carolina

[SEAL]

Attest:

By: \_\_\_\_\_  
Sarah Brock, Clerk to Beaufort County Council,  
Beaufort County, South Carolina

First Reading: June 8, 2020  
Second Reading: \_\_\_\_\_, 2020  
Public Hearing: \_\_\_\_\_, 2020  
Third Reading: \_\_\_\_\_, 2020

[EXHIBIT A FOLLOWS ON NEXT PAGE]

**EXHIBIT A**

AMENDMENT TO THE PEPPER HALL AND OKATIE RIVER PARK  
JOINT DEVELOPMENT AGREEMENT

STATE OF SOUTH CAROLINA )  
 ) CERTIFIED COPY OF ORDINANCE NO. \_\_\_\_\_  
COUNTY OF BEAUFORT )

I, the undersigned, being the duly qualified and acting Clerk to County Council of Beaufort County, South Carolina (the "County"), do hereby certify that attached hereto is a copy of Ordinance No. \_\_\_\_\_ enacted by the County Council of the County at a meeting duly called and held on \_\_\_\_\_, 2020, at which a quorum was present and acting throughout, which Ordinance has been compared by me with the original thereof, and that such copy is a true, correct and complete copy thereof, and that such Ordinance has been duly enacted, including the required number of readings, and has not been modified, amended or repealed and is in full force and effect on and as of the date hereof in the form attached hereto.

In witness whereof, I have hereunto set my hand as of the \_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Sarah Brock, Clerk to Beaufort County Council,  
Beaufort County, South Carolina

# PEPPER HALL AND OKATIE RIVER JOINT DEVELOPMENT AGREEMENT

- Authorized pursuant to the 1993 South Carolina Development Agreement Act and the Beaufort County Community Development Code (enacted in 1994).
- Effective February 1, 2019
- Five (5) Year Initial Term
  - Provision for Automatic Renewals
- Addresses 3 Major Obligations
  - Stormwater
  - Okatie River Park
  - Roads

# Pepper Hall and Okatie River Park JDA Obligations

## Storm Water (\$0.8 – 1.0M est.)

- Costs split 50/50 between Property Owner and County
- Funds are available
- On-site (Phase I nearly complete)
- Off-site (i.e. the Park) permitting is lagging

## Park (\$1.0 - 1.4M est.)

- County-wide park, open to public
- Some funding available
- Graves providing utility hook-ups
- County must deliver 2 years from 150 building permits
- County may create, and Property Owner consents to, a special district assessment for County to re-coup funding

## Graves & Park Access Roads (\$3.7M est.)

- County obligated to construct and deliver within 24 months of development start (February 2022)
- \$2.2M Identified for next two (2) fiscal years
- Property Owner may front costs and be reimbursed (need agreement addressing reimbursement plan)
- County may create, and Property Owner consents to, a special district assessment for County to re-coup funding

In addition, Property Owner to provide easements, right-of-ways, bike & pedestrian paths, parking, landscaping, lighting, etc., within the development.

Property Owner will fund installation of signal at new road into development and accel/decel lanes on US Highway 278.

# Pepper Hall Estimated Development

- Developer's Estimated Build-Out
  - 109 Detached For-Sale Single-Family Residences
  - 54 For-Sale Townhomes
  - 120 For-Rent Townhomes
  - 336 For-Rent Apartment Units
  - 100,000 sq. ft. Commercial
  
- Based on the above, Pepper Hall is estimated to generate the following:
  - \$ 1,970,000 road impact fees
  - \$ 880,000 park impact fees
  - \$ 350,000 library impact fees
  - \$ 550,000 property tax revenue (annually; will increase over time)

# Okatie River Improvement District Proposal

**Development Agreement authorizes, but does not require, the County to implement an improvement district to re-coup all or a portion of its costs for the construction of Graves Road, Park Access Road and the Park.**

- Utilize County Public Works Improvement Act to impose a reasonable assessment levy
- Impose assessments to fund a portion of Graves Road and Park Access Road
- County will re-coup \$2.4M
- Residential area only (single and multi-family)
- Benefit to property dependent on location within development
  - Commercial area fronting US Highway 278 excluded
- Estimated annual assessment:

• Detached single-family homes:	\$ 394.96
• For rent townhomes:	\$ 157.98
• For sale townhomes:	\$ 256.72
• Multi-family apartments:	\$ 12.29

## Benefits/Advantages of Proposal

- Good compromise / partnership which allows the Property Owner/Developer and the County to continue to work together for the benefit of the County and the project;
- Establishes a cost sharing solution that is a “win - win” for both parties;
- Consistent with documents and prior arrangements;
- Conservative use of the assessment district tool; same general tool as utilized by many counties across the state, but even more conservative (no bonds expected);
- Assessment levy establishes a secure repayment stream to Beaufort County;
- Will generate the desired, expected, attractive, easy to use park entrance that the County would like to establish as a precedent;
- Establishes the necessary clarity on the potential assessment district to allow private development to proceed;
- Will create a strong economic development opportunity within the County at a challenging economic time.

# Pepper Hall and Okatie River Park Summary

- Property Owner will construct roads and front costs, and asks to be fully reimbursed by end of 2025
- District will allow County to re-coup \$2.4M for a portion of the road construction costs but will not provide funding for the park
- County will be responsible for funding the remaining road costs and all park costs from other sources
- Necessary Steps:
  - Approval of a Development Agreement Amendment with Provisions for Reimbursement
    - Public Hearing/Ordinance
  - Creation of Improvement District
    - Resolution Approving Improvement Plan
    - Public Hearing
    - Ordinance to Create District/Levy Assessment
    - Notice to Property Owner (Mr. Graves)
    - Objection Hearing

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, DESCRIBING THE OKATIE RIVER IMPROVEMENT DISTRICT AND THE OKATIE RIVER IMPROVEMENT PLAN TO BE EFFECTED THEREBY, THE PROJECTED TIME SCHEDULE FOR THE ACCOMPLISHMENT OF THE OKATIE RIVER IMPROVEMENT PLAN, THE ESTIMATED COST OF THE IMPROVEMENTS AND THE AMOUNT OF SUCH COSTS TO BE DERIVED FROM ASSESSMENTS OR OTHER FUNDS; SETTING FORTH THE PROPOSED BASIS AND RATES OF ASSESSMENTS TO BE IMPOSED WITHIN THE OKATIE RIVER IMPROVEMENT DISTRICT; ORDERING A PUBLIC HEARING; AND OTHER MATTERS RELATED THERETO.

BE IT RESOLVED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Findings and Determinations.

The County Council (the “Council”) of Beaufort County, South Carolina (the “County”), hereby finds and determines:

(a) The County is a political subdivision of the State of South Carolina (the “State”), and as such, possesses certain powers granted by the Constitution and general laws of the State.

(b) Pursuant to Title 4, Chapter 35, Code of Laws of South Carolina 1976, as amended (the “Act”), the counties of the State are vested with all powers consistent with the Constitution necessary, useful, and desirable to affect improvements within an improvement district, to increase property values, prevent depreciation of property values and preserve and increase their tax bases.

(c) An “improvement plan” (within the meaning of Section 4-35-30(4) of the Act), entitled “Okatie River Improvement Plan” (the “Improvement Plan”), has been prepared and presented to the Council, which such Improvement Plan, among other things, contemplates the creation of an “improvement district” (within the meaning of Section 4-35-30(3) of the Act) to be known as the Okatie River Improvement District (the “Improvement District”). A copy of the Improvement Plan, which may be amended or supplemented from time to time, is attached hereto as Exhibit A and incorporated herein by reference and available for review in the office of the County Attorney. The Improvement Plan contemplates the provision of approximately \$3,700,000 of improvements to the Improvement District, as more particularly described therein and below (collectively, the “Improvements”), which such improvements constitute “improvements” (within the meaning of Section 4-35-30(2) of the Act).

(d) The Council finds that (1) the Improvements may be beneficial within the designated Improvement District, (2) the Improvements are likely to significantly improve property values within the Improvement District by promoting the development of the property, (3) it would be fair and equitable to fund all or part of the cost of the Improvements by an assessment upon the real property located within the Improvement District, and (4) written consent for the creation of the Improvement District from majority of the owners of real property within the Improvement District having an aggregate assessed value in excess of sixty-six percent of the assessed value of all real property within the Improvement District will be obtained prior to the establishment of the District.

(e) Pursuant to the Act, the Council may establish the Improvement District and implement and finance, in whole or in part, the Improvement Plan in the Improvement District in accordance with the provisions of the Act.

(f) In accordance with the requirements of Section 4-35-70 of the Act, Council hereby directs and authorizes the publication of this resolution and the establishment of the time and place of a public hearing concerning the Improvement Plan.

It is now necessary and in the best interest of the health, safety, and general welfare of the citizens of the County that the Improvement District and Improvement Plan be described and the other requirements of the Act be met through adoption and publication of this resolution.

Section 2. Description of Improvement District.

The Improvement District shall consist of approximately seventy-six and fifty-eight hundredths (76.58) acres of mixed-use development consisting of proposed commercial and residential land uses. The Improvement District shall consist of the real property and bordering roads and highway as set forth in the Improvement Plan. The property is located in Beaufort County north of U.S. Highway 278 and is generally bordered by Graves Road, Brannan Point Road and other parcels of real property to the north and northeast, and the proposed Okatie River Park and other parcels of real property to the west.

Section 3. Description of Improvements.

Subject to the terms set forth in the Improvement Plan, the Council finds that the future development within the Improvement District requires the acquisition and /or construction of the Improvements, including but not limited to the following:

a) Primary Park Access Road infrastructure, including sidewalks, street trees, landscaping, street signage and storm water drainage assets; and

b) Graves Road infrastructure, including upgrades to the existing form of this road, from Highway 278 to the northern entrance to the District, including turn lanes off

of Highway 278 onto Graves Road, sidewalks, street trees, landscaping, street signage and storm water drainage assets;

all as described and more particularly identified in the Improvement Plan.

Section 4. Time Schedule for Plan.

The County projects that the Improvements will be constructed and/or acquired within three (3) years from the effective date of an amendment to the Pepper Hall and Okatie River Park Development Agreement.

Section 5. Estimated Cost of Improvements; Amount to be Derived from Assessments.

The total estimated cost of all of the potential Improvements is approximately \$3,700,000 and that such costs will be funded, in part, by “assessments” (within the meaning of Section 4-35-30(1) of the Act) on all real property in the Improvement District benefiting from the Improvements (“Assessments”). It is expected that the Assessments will be set to fund \$2,400,000 of the cost of the Improvements plus the establishment and administrative costs of the Improvement District.

Section 6. Basis for the Rates of Assessment to be Imposed Within the Improvement District.

Assessments shall be imposed upon parcels of real property in the Improvement District based upon the parcel’s expected development use, the estimated benefit of the Improvements to the parcel and the value of the Improvements, according to the procedures set forth in an assessment roll, a Rate and Method of Apportionment of Assessments, and an assessment report, which shall establish an assessment allocation methodology which fairly reflects the benefits derived from the Improvements.

The total of the Assessments shall equal \$2,400,000 plus the establishment administrative costs of the County related to allocating, billing and collecting and any other administrative costs related to the Improvement District. Upon the subdivision of any parcel, the total Assessment allocated to that parcel prior to the subdivision shall be allocated to the parcels resulting from the subdivision in accordance with the established assessment allocation methodology. The Assessments on the parent parcel prior to the subdivision shall equal the sum of the Assessments on the resulting parcels after the subdivision of the parent parcel.

An Assessment shall not be imposed upon property within the boundaries of the Improvement District that does not receive a benefit from the Improvements. An Assessment shall not be imposed upon property outside the boundaries of the Improvement District. Assessments shall also not be imposed on any property purchased or otherwise acquired by a public entity.

Section 7. Public Hearing.

The Council hereby establishes \_\_\_\_\_, 2020, as the date of the public hearing to be held in accordance with the provisions of Section 4-35-70 of the Act. Such public hearing shall be held at 6:00 p.m., in Council Chambers, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, S.C., or at such other location in or around the complex posted at the main entrance. At the public hearing and at such adjournment of it, all interested persons may be heard either in person or by their designees.

Section 8. Public Notice.

Pursuant to Section 4-35-70 of the Act, the Council hereby authorizes the publication of this Resolution in its entirety once a week for three successive weeks in a newspaper of general circulation within the County, with the final publication to occur not less than 10 days prior to the public hearing to be held \_\_\_\_\_.

**DONE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

\_\_\_\_\_  
Joseph F. Passiment, Jr., Chairman  
Beaufort County Council

ATTEST:

\_\_\_\_\_  
Clerk to Council

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney

EXHIBIT A  
OKATIE RIVER IMPROVEMENT PLAN

## NEXSEN|PRUET

## MEMORANDUM

**TO:** Eric Greenway, Community Development Director  
Beaufort County

**FROM:** George Bullwinkel and Nicole Scott, Nexsen Pruet  
Thad Wilson, MuniCap

**DATE:** April 13, 2020

**RE:** Pepper Hall Improvement District

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To begin, thank you for your assistance as we have worked to establish a solution to the contemplated improvement district for Pepper Hall. We look forward to establishing a solution that works for the County and our client.

The Pepper Hall team has conducted an analysis of the potential improvement district and the resulting special assessment burden on the properties within the Pepper Hall development to fund the Okatie River Park Improvements<sup>1</sup>. The Okatie River Park Improvements include Graves Road from US Highway 278 to the northern property line and a Primary Park Access Road (the "Park Road" and collectively with Graves Road, the "Roads"), as well as the park facility (the "Park"). The total estimated costs of the Roads and the Park is approximately \$4.7 million. Pursuant to the Pepper Hall Development Agreement, Beaufort County is obligated to pay for the construction costs of the Roads and the Park, including design, permitting and construction costs. Per the terms of this development agreement, the County is authorized, but not mandated, to establish an improvement district to re-coup the costs, or a portion of the costs, of the Roads and the Park. For the reasons set forth below, the Pepper Hall team suggests that an improvement district should be established by the County to recoup \$2.4 Million of costs of the Roads.

Consistent with the State of South Carolina's governing legislation for improvement districts, with the national use of special assessment districts and with commonly accepted principles of equity and fairness, special assessments are typically levied on property owners that receive a special benefit from contemplated public improvements. As such, the special benefits that the proposed improvements should provide to the distinct components of the Pepper Hall development project should be analyzed in the contemplation of this special assessment district.

While the Park will enhance the Pepper Hall development due to its close proximity, the Park is a project of the County, meant to serve the County at large. The location, scale, scope and characteristics of the Park are consistent with a County wide asset, as opposed to a neighborhood park. Site design and amenities shall be as required to meet the County's goals and are subject to County approval. The Pepper Hall team understands that the County has a potential funding source for the Park. Additionally, although it is recognized that the expected park impact fees from the

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<sup>1</sup> All capitalized terms have the meanings set forth in the Pepper Hall Development Agreement unless otherwise defined herein.

Pepper Hall development cannot be utilized to fund the Park due to its passive nature, the development will generate an estimated \$880,000 of park impact fees from the Pepper Hall development (see Exhibit A), and consideration should be given to this estimated revenue. As specified in our recent conversations, the Pepper Hall team believes the Park should be excluded from the improvements funded by the anticipated special assessments.

The contemplated Park Road shares many of the characteristics described in the prior paragraph. The Park Road is primarily being constructed to provide access to the Park to the citizens of Beaufort County. The Park Road is not being constructed to solely provide a special benefit to the Pepper Hall development. The location, scale, scope and characteristics of the Park Road are consistent with a County wide asset, as opposed to a neighborhood road, because it will be utilized as access to the Park. The Park Road will be utilized by certain residents of Pepper Hall, but this utilization is a modest outcome, and distinct from the goal of the Park Road.

The contemplated improvements to Graves Road shares some of the characteristics described in the prior paragraphs. The improvements to the portion of Graves Road up to the Park Road will provide better access to the Park to the citizens of Beaufort County. These improvements to Graves Road are not being constructed to solely provide a special benefit to the Pepper Hall development. The distinct portions of Graves Road will be utilized in varying degrees by the distinct residential properties within Pepper Hall, as well as the properties further up Graves Road (beyond Pepper Hall).

Additionally, with recognition that the expected road impact fees from the Pepper Hall development cannot be utilized to fund the Park Road or the improvements to Graves Road, consideration should be given for the estimated \$1,970,000 of road impact fees from the Pepper Hall development (see Exhibit A).

The projected tax revenue from the development should be also taken into account. Based on the currently expected development plan, which includes an apartment project and a for rent town home project (both currently under a letter of intent), and estimates of taxable values provided by the developer, the development is estimated to generate more than a half a million dollars annually in Beaufort County real property tax revenue (upon full build out), as shown on Exhibit B. The County may be able to direct this additional tax revenue toward the costs of the Roads.

The developer has already committed to a significant financial contribution to the Roads by committing to provide the necessary easements and rights-of-way for road, pedestrian, and bicycle access, parking, utilities, landscaping and lighting, access and signalization.

Based on the concepts described above, the Pepper Hall team suggests that \$1.2 Million of the cost of the Park Road should be funded by the contemplated special assessments, and that \$1.2 Million of the cost of the improvements to Graves Road, should be funded by the contemplated special assessments.

As previously discussed, and as typical in the establishment of special assessment districts, the affordability of the assessment burden must be considered. Utilizing the amounts specified in the prior paragraph, the resulting assessment burden on the real property in the development is at

the upper range of the developer's estimate of an affordable assessment burden. A potential split of the total assessment burden is set forth on Exhibit C, which is incorporated herein by reference.

This split of the assessment burden among the distinct property types should be considered preliminary. This potential split is based on the following concepts:

- The commercial zone of the project will not utilize Graves Road and Park Road in any significant manner;
- The multi-family apartment project will only benefit from a portion of Graves Road (will not benefit from the majority of Graves Road nor Park Road);
- The benefit of Park Road to the for rent townhomes will be less than the detached single family homes and the for sale townhomes;
- Common ratios of assessment burden between distinct residential types; and
- A 30 year payment term.

Based on the above concepts, the Pepper Hall team feels a contribution by the developer of \$2.4 Million in addition to the donation of the right-of-way, easement, access and other improvements described above reflects an equitable cost-sharing of the road improvements.

We look forward to discussing the above with you in more detail and answer any questions you may have.

CC: Barry Johnson, Esq.  
Robert Graves  
Kurt Taylor, Beaufort County Attorney

**Exhibit A  
Pepper Hall  
Beaufort County, SC**

DRAFT 3/30/2020

PRELIMINARY DRAFT FOR DISCUSSION PURPOSES ONLY

**Preliminary Summary of Estimated Beaufort County Impact Fees**

Development Use	Units <sup>1</sup>	Square Ft <sup>1</sup>	Impact Fees for Roads			Impact Fees for Library			Impact Fees for Parks		
			Per Unit	Per SF	Impact Fee	Per Unit	Per SF	Impact Fee	Per Unit	Per SF	Impact Fee
<i>Residential</i>											
Detached single family homes	109		\$3,063		\$333,867	\$553		\$60,277	\$1,385		\$150,965
For sale town homes	54		\$1,876		\$101,304	\$553		\$29,862	\$1,385		\$74,790
For rent town homes	120		\$1,876		\$225,120	\$553		\$66,360	\$1,385		\$166,200
Multi-family apartments	336		\$2,151		\$722,736	\$553		\$185,808	\$1,385		\$465,360
<b>Sub-total residential</b>	<b>619</b>				<b>\$1,383,027</b>			<b>\$342,307</b>			<b>\$857,315</b>
<i>Commercial</i>											
General commercial											
				<u>Per 1,000 SF</u>			<u>Per 1,000 SF</u>		<u>Per 1,000 SF</u>		
Office, within mixed use building		31,000		\$3,440	\$106,640		\$0		\$0		\$0
High turnover restaurant, within mixed use building		11,000		\$9,341	\$102,751		\$0		\$0		\$0
Retail, within mixed use building		21,000		\$6,309	\$132,489		\$0		\$0		\$0
Apartments, within mixed use buildings	17	25,500 88,500	\$2,151		\$36,567	\$553		\$9,401	\$1,385		\$23,545
Small grocery		12,000		<u>Per 1,000 SF</u>			<u>Per 1,000 SF</u>		<u>Per 1,000 SF</u>		
				\$6,309	\$75,708		\$0		\$0		\$0
Market & gas (convenience store)	<u>Pumps</u>	8	4,000	<u>Per Gas Pump</u>			<u>Per Gas Pump</u>		<u>Per Gas Pump</u>		
				\$6,132	\$49,056		\$0		\$0		\$0
Restaurant		11,000		<u>Per 1,000 SF</u>			<u>Per 1,000 SF</u>		<u>Per 1,000 SF</u>		
				\$8,063	\$88,693		\$0		\$0		\$0
<b>Sub-total commercial</b>		<b>115,500</b>			<b>\$591,904</b>			<b>\$9,401</b>			<b>\$23,545</b>
<b>Total</b>					<b>\$1,974,931</b>			<b>\$351,708</b>			<b>\$880,860</b>

MuniCap, Inc. Box\Dropbox (MuniCap)\MuniCap Team Folder\Thad MuniCap\MuniCap\Consulting\Robert Graves Okatie Beaufort County\{R Graves Pepper Hall SAD projections draft March 30 20.xls}Impact Fees  
<sup>1</sup>Assumed, as provided by client (R. Graves). 30-Mar-20

**Exhibit B  
Pepper Hall  
Beaufort County, SC**

DRAFT 3/27/2020

PRELIMINARY DRAFT FOR DISCUSSION PURPOSES ONLY

**Preliminary Summary of Proposed Development Plan and Estimated Beaufort County Tax Revenues Thereon**

Development Use	Units <sup>1</sup>	Square Ft <sup>1</sup>	Estimated Average Taxable Value <sup>1,2</sup>		Assumed Average Assessment Rate <sup>3</sup>	Estimated Average Assessed Value		Estimated Total Taxable Value	Estimated Total Assessed Value	<table border="1"> <tr> <td>\$0.0598</td> </tr> <tr> <td>Current County Mills</td> </tr> <tr> <td>Estimated Beaufort County Real Property Tax</td> </tr> </table>	\$0.0598	Current County Mills	Estimated Beaufort County Real Property Tax
			\$0.0598										
Current County Mills													
Estimated Beaufort County Real Property Tax													
Per Unit	Per SF	Per Unit	Per SF	Per Unit	Per SF								
<i>Residential</i>													
Detached single family homes	109		\$600,000		4.25%	\$25,500		\$65,400,000	\$2,779,500	\$166,214			
For sale town homes	54		\$400,000		4.50%	\$18,000		\$21,600,000	\$972,000	\$58,126			
For rent town homes	120		\$250,000		6.00%	\$15,000		\$30,000,000	\$1,800,000	\$107,640			
Multi-family apartments	336		\$120,000		6.00%	\$7,200		\$40,320,000	\$2,419,200	\$144,668			
<b>Sub-total residential</b>	<b>619</b>							<b>\$157,320,000</b>	<b>\$7,970,700</b>	<b>\$476,648</b>			
<i>Commercial</i>													
General commercial		88,500		\$150	6.00%		\$9.00	\$13,275,000	\$796,500	\$47,631			
Small grocery		12,000		\$100	6.00%		\$6.00	\$1,200,000	\$72,000	\$4,306			
Market & Gas (C-store)		4,000		\$340	6.00%		\$20.40	\$1,360,000	\$81,600	\$4,880			
Restaurant		11,000		\$500	6.00%		\$30.00	\$5,500,000	\$330,000	\$19,734			
<b>Sub-total commercial</b>		<b>115,500</b>						<b>\$21,335,000</b>	<b>\$1,280,100</b>	<b>\$76,550</b>			
<b>Total</b>								<b>\$178,655,000</b>	<b>\$9,250,800</b>	<b>\$553,198</b>			

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<sup>1</sup>Assumed, as provided by client (R. Graves).

30-Mar-20

<sup>2</sup>Assumed, as provided by client (R. Graves); the potential impact from the Homestead Exemption on owner occupied units (for age and disabilities qualifications) is not explicitly included in this analysis.

<sup>3</sup>Assumed, as provided by client (R. Graves); the assumed average assessment rates reflect the assumptions that 87.5 percent of the single family detached units will qualify for four percent assessment rate and that 75 percent of the for sales town homes will qualify for the four percent assessment rate.

**Exhibit C**  
**Pepper Hall**  
**Preliminary Assessment Fee Summary**

DRAFT 4/7/2020

PRELIMINARY DRAFT FOR DISCUSSION PURPOSES ONLY

Public Improvement	Development Use	Relative Burden Ratio <sup>1</sup>	Assessment Fee per Year <sup>2</sup>	30 Year Total Assessment per Unit	Estimated # of Units <sup>3</sup>	30 Year Total All Units Assessment Fee
<b>County Park</b>						
	Detached single family homes	1.00	\$0.00	\$0.00	109	\$0.00
	For rent town homes	0.40	\$0.00	\$0.00	120	\$0.00
	For sale town homes	0.65	\$0.00	\$0.00	54	\$0.00
	Multi-family apartments	0.30	\$0.00	\$0.00	336	\$0.00
					<b>Total</b>	<b>\$0.00</b>
<b>Park Road, including hardscape and landscape</b>						
	Detached single family homes	1.00	\$208.23	\$6,246.90	109	\$680,912.10
	For rent town homes	0.40	\$83.29	\$2,498.76	120	\$299,851.20
	For sale town homes	0.65	\$135.35	\$4,060.49	54	\$219,266.19
	Multi-family apartments	0.00	\$0.00	\$0.00	336	\$0.00
					<b>Total</b>	<b>\$1,200,029.49</b>
<b>Front of Graves Road (up to final access point into the apartments), including hardscape and landscape</b>						
	Detached single family homes	1.00	\$40.97	\$1,229.10	109	\$133,971.90
	For rent town homes	0.40	\$16.39	\$491.64	120	\$58,996.80
	For sale town homes	0.65	\$26.63	\$798.92	54	\$43,141.41
	Multi-family apartments	0.30	\$12.29	\$368.73	336	\$123,893.28
					<b>Total</b>	<b>\$360,003.39</b>
<b>Back of Graves Road (past final access point to the apartments), including hardscape and landscape</b>						
	Detached single family homes	1.00	\$145.76	\$4,372.80	109	\$476,635.20
	For rent town homes	0.40	\$58.30	\$1,749.12	120	\$209,894.40
	For sale town homes	0.65	\$94.74	\$2,842.32	54	\$153,485.28
	Multi-family apartments	0.00	\$0.00	\$0.00	336	\$0.00
					<b>Total</b>	<b>\$840,014.88</b>
<b>Total for all public improvements covered</b>						
	Detached single family homes		\$394.96	\$11,848.80	109	\$1,291,519.20
	For rent town homes		\$157.98	\$4,739.52	120	\$568,742.40
	For sale town homes		\$256.72	\$7,701.72	54	\$415,892.88
	Multi-family apartments		\$12.29	\$368.73	336	\$123,893.28
					<b>Total</b>	<b>\$2,400,047.76</b>

<sup>1</sup>The ratios shown are preliminary assumptions and should be considered draft and subject to change. Additional analysis will be required to establish the assessment burdens between the distinct property types.

<sup>2</sup>The indicated amounts are assumed in order to generate the desired total assessment revenue contribution shown in the final column. The indicated amounts utilize the assumed ratios shown in the prior column.

<sup>3</sup>Provided by the developer.

## OKATIE RIVER ASSESSMENT DISTRICT TIMELINE

Item 9.

DATE	TASK	NOTE	WHO?
<b>July 6th</b>	<b>Natural Resources Committee Review</b> <b>Finance Committee Review</b>		BC BC
<b>July 13th</b>	<b>Adoption of Resolution</b>	<i>Must adopt ordinance w/in 120 days from adoption of resolution</i>	BC
TBD	Submit Resolution to Island Packet for publication	<i>Must publish entire resolution</i>	BC
Week of July 20	Publication Week #1		
Week of July 27	Publication Week #2		
Week of August 3 (No later than Friday, August 7)	Publication Week #3	<i>Must occur at least 10 days prior to public hearing</i>	
<b>August 17</b>	<b>Public Hearing</b> (No council meeting scheduled for this day, but Finance and Public Works will meet according to calendar--a quorum of council is not necessary since no action will be taken)	<i>Cannot be any sooner than 30 days or any later than 45 days from adoption date of resolution (Between August 12 and August 27)</i>	BC
Week of August 24th	Submit ordinance (including RMA, Report, and Assessment Roll)	Agenda deadline for Council Meeting	Nexsen Pruet MuniCap
<b>September 14, 6 p.m.</b>	<b>1st Reading by County Council</b>		BC
<b>September 28, 6 p.m.</b>	<b>2nd Reading and Public Hearing</b>		BC
<b>October 12, 6 p.m.</b>	<b>3rd Reading</b>		BC
October 13	Mail Notice of Improvement and Assessments	Certified or registered mail, return receipt requested; Mr. Graves only property owner who needs notice	BC
<b>October 26</b>	<b>Public Hearing--Objections</b> <b>Confirmation of Assessment Roll</b>	By Resolution	BC

### Potential Timeline for Development Agreement Amendment:

Natural Resources Review	July 6
First Reading	July 13
Second Reading/PH	August 10
Third Reading	September 14



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

#### Item Title:

RESOLUTION OF THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, DESIGNATING THE GRAVES NEIGHBORHOOD IMPROVEMENT DISTRICT AND THE GRAVES NEIGHBORHOOD IMPROVEMENT PLAN TO BE EFFECTED THEREBY; THE PROJECTED TIME SCHEDULE FOR THE ACCOMPLISHMENT OF THE GRAVES NEIGHBORHOOD IMPROVEMENT PLAN; THE ESTIMATED COST OF THE IMPROVEMENTS AND THE AMOUNT OF SUCH COSTS TO BE RECOVERED FROM ASSESSMENTS ON OTHER LOTS; SETTING FORTH THE PROPOSED BASES AND RATES OF ASSESSMENTS TO BE IMPOSED WITHIN THE GRAVES NEIGHBORHOOD IMPROVEMENT DISTRICT; DESIGNATING PUBLIC HEARINGS AND OTHER MATTERS RELATED THERETO.

#### Council Committee:

Natural Resources July 6, 2020

#### Meeting Date:

July 6, 2020

#### Committee Presenter (Name and Title):

Eric Greenway, Planning and Zoning Director

#### Issues for Consideration:

The proposed resolution lays out the commitment by Beaufort County for setting up the Graves/Pepperhall Neighborhood Improvement District. This resolution specifies the acreage, the covered improvements, the proposed time schedule for adoption, the projected cost of improvements, and the basis for the established rates.

#### Points to Consider:

Does the County Council desire to adopt the resolution in order to affirm its commitment to the items agreed upon in the Development Agreement?  
Does the County Council agree with the costs associated with the covered improvements and the amount to be recouped, over time, from the district? Projected costs of improvements is \$3,700,000 and the County will recoup \$2,400,000 over the life of the district.

#### Funding & Liability Factors:

County will fund approximately 3,700,000.00 for the proposed improvements. It is believed the funding source will be TAG fees but this will be determined within each budget cycle.

#### Council Options:

Adopt the resolution.  
Deny the adoption of the resolution (Development Agreement obligations are still in effect).

#### Recommendation:

Staff, based on the property owner's /developer's need for a more specific commitment, for financing purposes, regarding the County's desire to pursue the funding of the improvements and more specificity to the details of the Neighborhood Improvement District recommends that the resolution be adopted by the County Council.



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## BEAUFORT COUNTY COUNCIL

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### Agenda Item Summary

**Item Title:**

**Council Committee:**

Natural Resources

**Meeting Date:**

July 6, 2020

**Committee Presenter (Name and Title):**

Eric Greenway, Community Development Director

**Issues for Consideration:**

The Natural Resources Committee reviewed, for the second time, the original amendment in early 2019 and, based on public input that we should adopt something more in character with our locale, appointed a STR Citizens Committee to study the issue. The committee met 4 times and are recommending the proposed attached amendment as a result of their work. The proposal will amend the current ordinances on Bed and Breakfast to create a category known as "Lodging: Short Term Home Rental" with a limitation that consecutive days rental can not exceed 29 days.

**Points to Consider:**

Leave the definitions as currently stated in the CDC for Bed and Breakfast development standards and definitions which carries no standard for the length of time rented but must be owner occupied.

Amend the CDC to create the Short Term Home Rental provision that defines the term and further regulates the use while doing away with the owner occupied provision.

**Funding & Liability Factors:**

None of significance. Will possibly generate more personal property tax, business license fees, and accommodation taxes.

**Council Options:**

Approve the amendment.  
Deny the amendment and leave things currently as regulated by the CDC.

**Recommendation:**

Staff recommends approval of the amendment.

2020 /

TEXT AMENDMENT TO SECTIONS 3.1.60 (CONSOLIDATED USE TABLE), 3.1.70 (LAND USE DEFINITIONS) AND 4.1 (SPECIFIC TO USE) OF THE COMMUNITY DEVELOPMENT CODE TO ESTABLISH “SHORT-TERM RENTALS” AS A SPECIAL USE.

WHEREAS, added text is highlighted in yellow and deleted text is struck through.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: \_\_\_\_\_  
Joseph F. Passiment, Jr., Chairman

ATTEST:

\_\_\_\_\_  
Sarah W. Brock, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

Chronology

- Third and final reading occurred (Date) / Vote ??
- Public hearing occurred (Date)
- Second reading occurred (Date) / Vote ??
- First reading occurred (Date) / Vote ??
- Natural Resources Committee discussion and recommendation (Date) / Vote ??

**3.1.60 Consolidated Use Table**

**Table 3.1.60. Consolidated Use Table (continued)**

Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
<b>RETAIL &amp; RESTAURANTS (continued)</b>																		
15. Day Care: Family Home (up to 8 clients)	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	TCP	TCP	--
16. Day Care: Commercial Center (9 or more clients)	--	--	--	--	C	C	--	--	--	C	C	C	C	C	TCP	C	C	C
17. Lodging: Bed & Breakfast (5 rooms or less)	--	S	S	--	P	P	P	P	P	P	P	P	P	P	TCP	TCP	TCP	--
17. Lodging: Short Term Home Rental (STHR)	--	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	--
18. Lodging: Inn ( up to 24 rooms)	--	S	--	--	--	S	--	--	--	--	P	P	P	P	TCP	P	P	--
19. Lodging: Hotel	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	P	--

"P" indicates a Use that is Permitted By Right.  
 "C" indicates a Use that is Permitted with Conditions.  
 "S" indicates a Use that is Permitted as a Special Use.  
 "TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3  
 "--" indicates a Use that is not permitted.

**3.1.70 Land Use Definitions**

**OFFICES AND SERVICES**

This category is intended to encompass activities, without outdoor storage needs, that are primarily oriented towards office and service functions.

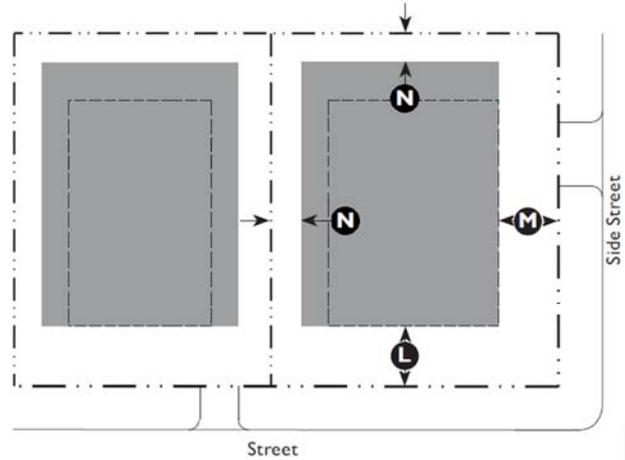
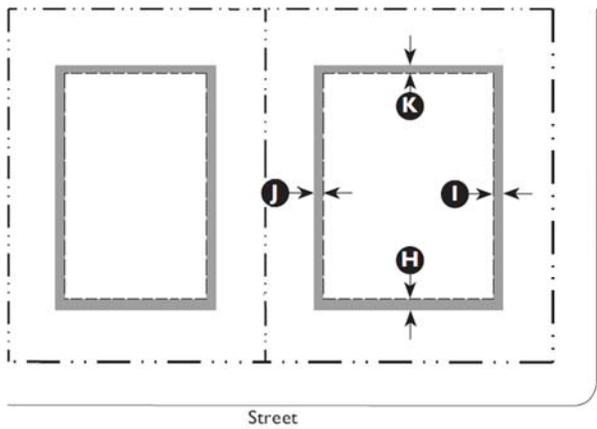
Land Use Type	Definition
6. Day Care: Family Care Home	A state-licensed facility in a private home where an occupant of the residence provides non-medical care and supervision for up to 8 unrelated adults or children, typically for periods of less than 24 hours per day for any client.
7. Day Care: Commercial Center	A state-licensed facility that provides non-medical care and supervision for more than 8 adults or children, typically for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: nursery schools, preschools, after-school care facilities, and daycare centers.
8. Lodging: Bed & Breakfast (B&B)	The use of a single residential structure for commercial lodging purposes, with up to 5 guest rooms used for the purpose of lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and where the owner resides on the property as his/her principal place of residence.
8. Lodging: Short-term Home Rental (STHR)	A property with a residential dwelling where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation with individual rental terms not exceeding 29 consecutive days. In cases where Special Use approval is required, the Zoning Board of Appeals (ZBOA) may

---

establish an appropriate rental limit as a condition of approval after conducting the public hearing and finding that conditions exist making such a limitation necessary. This definition does not regulate or replace other definitions for real or personal property taxes. Those standards must be complied with in accordance with the applicable regulations and State Laws.

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9. Lodging: Inn      A building or group of buildings used as a commercial lodging establishment having up to 24 guest rooms providing lodging accommodations to the general public.
-



**Key**

- ROW / Property Line
- Setback Line
- Encroachment Area

**Key**

- ROW / Property Line
- Setback Line
- Allowed Parking Area

**F. Encroachments and Frontage Types**

Encroachments		
Front	5' max.	H
Side Street	5' max.	I
Side	5' max.	J
Rear	5' max.	K

Encroachments are not allowed within a Street ROW/ Alley ROW, or across a property line.  
See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

**Allowed Frontage Types**

Common Yard	Porch: Engaged
Porch: Projecting	

**G. Parking**

Required Spaces: Residential Uses	
Single Family Detached	3 per unit
Accessory Dwelling Unit	1 per unit
Required Spaces: Service or Retail Uses	
Lodging: Bed and Breakfast	2 spaces plus 1 per guest room
Lodging: Inn	1 per room

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

**Location (Setback from Property Line)**

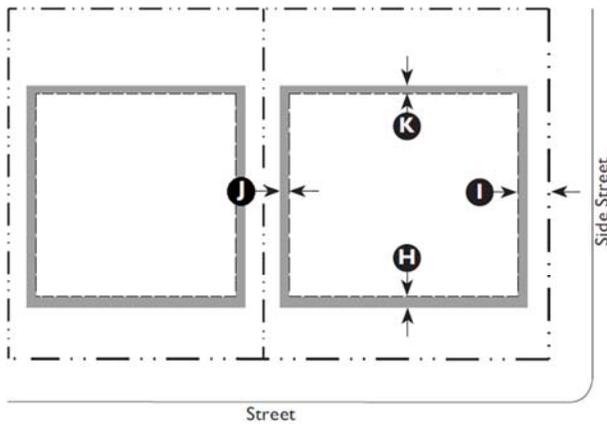
Front	50' min.	L
Side Street	50' min.	M

Rear and interior side yard parking setbacks are governed by the applicable perimeter buffer (see Tables 5.8.90.D and 5.8.90.F) and any other required buffers.

H. T2R Allowed Uses			
Land Use Type <sup>1</sup>	Specific Use Regulations	T2R	T2RL
<b>Agricultural</b>			
Agriculture & Crop		P	P
Harvesting			
Aquaponics	4.1.340	S	S
Agricultural Support Services		P	P
Animal Production	4.1.30	C	---
Animal Production: Factory Farming	4.1.30	S	---
Seasonal Farmworker Housing	4.1.90	C	C
Forestry		P	P
Commercial Stables	4.1.50	C	C
<b>Residential</b>			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Family Compound	2.7.40	C	C
Dwelling: Group Home		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	---
Cottage Industry	4.2.40	C	---
<b>Retail &amp; Restaurants</b>			
General Retail 3,500 SF or less	4.1.120	C	---
Gas Station/Fuel Sales	4.1.100	S	---
<b>Offices &amp; Services</b>			
Animal Services: Kennel	4.1.40	C	---
Day Care: Family Home (up to 8 clients)		P	P
Lodging: Bed & Breakfast (5 rooms or less)	7.2.130	S	S
Lodging: Short Term Home Rental (STHR)	4.1.360	S	S
Lodging: Inn (up to 24 rooms)	7.2.130	S	---
<b>Recreation, Education, Safety, Public Assembly</b>			
Community Public Safety Facility		P	P
Institutional Care Facility	7.2.130	S	---
Detention Facility	7.2.130	S	---
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C	---
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	S	---
Park, Playground, Outdoor Recreation Areas	2.8	P	P
Recreation Facility: Commercial Outdoor	4.1.200	S	---
Recreation Facility: Golf Course		P	---
Recreation Facility:	4.1.190	P	P
Primitive Campground			
Recreation Facility: Semi-Developed Campground	4.1.190	P	P
Ecotourism	4.1.330	C	---
<b>Infrastructure, Transportation, Communications</b>			
Airport, Aviation Services	7.2.130	S	---
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Waste Management: Community Waste Collection & Recycling	4.1.290	C	---
Waste Management: Regional Waste Transfer	4.1.300	S	---
& Recycling			
Waste Management: Regional Waste Disposal & Resource Recovery	4.1.310	S	---
Wireless Communications Facility	4.1.320	S	S
<b>Industrial</b>			
Mining & Resource Extraction	4.1.160	S	S

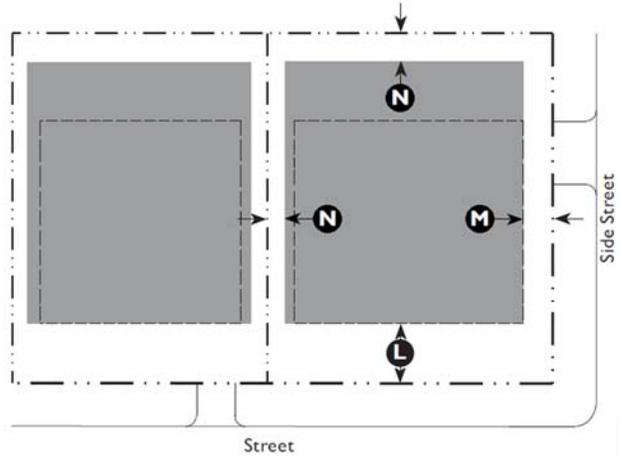
Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

**End Notes**  
<sup>1</sup>A definition of each listed use type is in Table 3.1.70 Land Use Definitions.



**Key**

- ROW / Property Line
- Setback Line
- Encroachment Area



**Key**

- ROW / Property Line
- Setback Line
- Allowed Parking Area

**G. Encroachments and Frontage Types**

**Encroachments**

Front	5' max.	H
Side Street	5' max.	I
Side	5' max.	J
Rear	5' max.	K

Encroachments are not allowed within a Street ROW/ Alley ROW

Buffers, or across a property line. See Division 5.2 (Private

Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

**Allowed Frontage Types**

Common Yard	Porch: Engaged
Porch: Projecting	Shop front

**H. Parking**

**Required Spaces: Residential Uses**

Single family detached	3 per unit
Accessory dwelling unit	1 per unit

**Required Spaces: Service or Retail Uses**

Retail, Offices, Services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Lodging: Bed and Breakfast	2 spaces plus 1 per guest room

For parking requirements for all other uses see Table

5.5.40.B (Parking Space Requirements).

**Location (Setback from Property Line)**

Front	35' min.	L
Side Street	20' min.	M

Rear and interior side yard parking setbacks are governed by the applicable perimeter buffer (see Tables 5.8.90.D and 5.8.90.F) and any other required buffers.

## H. T2RN Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T2RN	T2RN0
<b>Agricultural</b>			
Agriculture & Crop		P	P
Harvesting			
Aquaponics	4.1.340	S	S
Agricultural Support Services		P	P
Animal Production	4.1.30	C	C
Seasonal Farmworker Housing	4.1.90	C	C
Forestry		P	P
Commercial Stables	4.1.50	C	C
<b>Residential</b>			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Family Compound	2.7.40	C	C
Dwelling: Group Home		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	C
Cottage Industry	4.2.40	C	C
Live/Work		---	P
<b>Retail &amp; Restaurants</b>			
General Retail 3,500 SF or less		---	P
Restaurant, Café, Coffee Shop		---	P

Land Use Type <sup>1</sup>	Specific Use Regulations	T2RN	T2RN0
<b>Offices &amp; Services</b>			
General Offices & Services 3,500 SF or less		---	P
Day Care: Family Home (Up to 8 clients)		P	P
Day Care: Commercial Center (9 or more clients)	4.1.60	---	C
Lodging: Bed & Breakfast (5 rooms or less)		---	P
Lodging: Short Term Home Rental (STHR)	4.1.360	S	S
Medical Offices: Clinics/Offices		---	P
<b>Recreation, Education, Safety, Public Assembly</b>			
Community Public Safety Facility		P	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	4.1.150	C	C
Park, Playground, Outdoor Recreation Areas		P	P
Recreation Facility: Primitive Campground	4.1.190	P	P
Recreation Facility: Semi-Developed Campground	4.1.190	P	P
Ecotourism	4.1.330	C	C
<b>Infrastructure, Transportation, Communications</b>			
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Wireless Communication Facility	4.1.320	S	S

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required

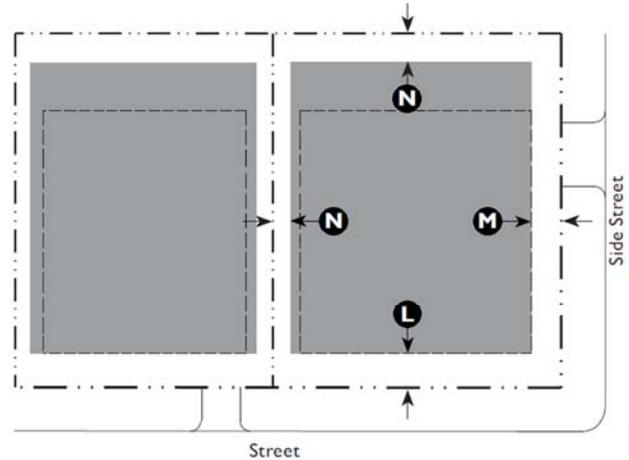
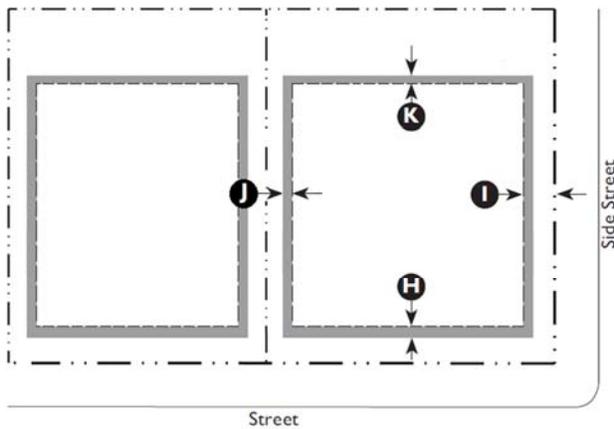
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--- Use Not Allowed

---

**End Notes**

<sup>1</sup>A definition of each listed use type is in Table 3.1.70  
Land Use Definitions.



**Key**

- ROW / Property Line
- Setback Line
- Encroachment Area

**Key**

- ROW / Property Line
- Setback Line
- Allowed Parking Area

**E. Encroachments and Frontage Types**

**Encroachments**

Front	5' max.	<b>H</b>
Side Street	5' max.	<b>I</b>
Side	5' max.	<b>J</b>
Rear	5' max.	<b>K</b>

Encroachments are not allowed within a Street ROW/Alley ROW, Buffers, or across a property line. See

Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

**Allowed Frontage Types**

Common Yard	Porch: Engaged
Porch: Projecting	Shop front

**F. Parking**

**Required Spaces: Residential Uses**

Single family detached	3 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom

**Service or Retail Uses:**

Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF

Drive-through facility Add 5 stacking spaces per drive-through

Lodging: Bed and breakfast 2 spaces plus 1 per guest room

Lodging: Inn 1 per room

For parking requirements for all other uses see Table uses see Table 5.5.40.B (Parking Space Requirements).

**Location (Setback from Property Line)**

Front	10' min.	<b>L</b>
Side Street	15' min.	<b>M</b>

Rear and interior side yard parking setbacks are governed by the applicable perimeter buffer (see Tables 5.8.90.D and 5.8.90.F) and any other required buffers. **N**



## G. T2RC Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T2RC	Land Use Type <sup>1</sup>	Specific Use Regulations	T2RC
<b>Agricultural</b>			<b>Recreation, Education, Safety, Public Assembly</b>		
Agriculture & Crop Harvesting		P	Community Oriented Cultural Facility (less than 15,000 SF)		P
Aquaponics	4.1.340	S	Community Oriented Cultural Facility (greater than 15,000 SF)	7.2.130	S
Agricultural Support Services		P	Community Public Safety Facility		P
Animal Production	4.1.30	C	Institutional Care Facility	7.2.130	S
Seasonal Farmworker Housing	4.1.90	C	Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Forestry		P	Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Commercial Stables	4.1.50	C	Park, Playground, Outdoor Recreation Areas		P
<b>Residential</b>			Recreation Facility: Community-Based		P
Dwelling: Single Family Detached Unit		P	Recreation Facility:	4.1.190	P
Dwelling: Accessory Unit	4.2.30	C	Primitive Campground		
Dwelling: Family Compound	2.7.40	C	Recreation Facility: Semi-Developed Campground	4.1.190	P
Dwelling: Group Home		P	Recreation Facility: Developed Campground	4.1.190	P
Community Residence (dorms, Convents, assisted living, temporary shelters)		P	Ecotourism	4.1.330	C
Home Office	4.2.90	C	School: Public or Private	7.2.130	S
Home Business	4.2.80	C	School: Specialized Training/Studio	7.2.130	S
Cottage Industry	4.2.40	C	School: College or University	7.2.130	S
<b>Retail &amp; Restaurants</b>			<b>Infrastructure, Transportation, Communications</b>		
General Retail 25,000 SF or less		P	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Bar, Tavern, Nightclub		P	Parking Facility, Public or Commercial		P
Gas Station/Fuel Sales	4.1.100	C	Transportation, Terminal	7.2.130	S
Open Air Retail		P	Waste Management: Community Waste Collection & Recycling	4.1.290	C
Restaurant, Café, Coffee Shop		P	Wireless Communications Facility	4.1.320	S
Vehicle Sales and Rental: Light	4.1.260	C	<b>Industrial</b>		
<b>Offices &amp; Services</b>			Manufacturing, Processing, and Packaging - Light (less than 15,000 SF)	4.1.140	C
General Offices & Services <10,000 SF		P	Outdoor Maintenance / Storage Yard	4.1.180	C
General Offices & Services: with Drive-Through Facilities	4.1.70	C	Warehousing	4.1.280	C
Animal Services: Clinic/Hospital		P	Wholesaling and Distribution	4.1.280	C
Animal Services: Kennel	4.1.40	C			
Day Care: Family Home (up to 8 Clients)		P			
Day Care: Commercial Center (9 or more clients)	4.1.60	C			
Lodging: Bed & Breakfast (5 rooms or less)		P			
Lodging: Short Term Home Rental (STHR)	4.1.360	S			
Lodging: Inn (up to 24 rooms)		P			
Medical Service: Clinics/Offices		P			

Vehicle Services: Minor Maintenance And Repair	4.1.270	C
Vehicle Services: Major Maintenance And Repair	4.1.270	C

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

**G. T3 E Allowed Uses**

Land Use Type <sup>1</sup>	Specific Use Regulations	T3E
<b>Agricultural</b>		
Agriculture & Crop Harvesting		P
Aquaponics	4.1.340	S
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
<b>Residential</b>		
Dwelling: Single Family Detached Unit		P
Dwelling: Accessory Unit	4.2.30	C
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home		P
Community Residence (dorms, convents, assisted living, temporary shelters)		P
Home Office	4.2.90	C
Home Business	4.2.80	C

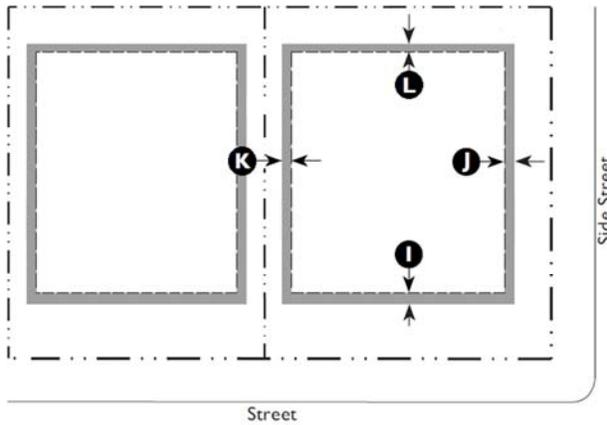
Land Use Type <sup>1</sup>	Specific Use Regulations	T3E
<b>Offices &amp; Services</b>		
Day Care: Family Home (up to 8 clients)		P
Lodging: Bed & Breakfast (5 rooms or less)		P
Lodging: Short Term Home Rental (STHR)	4.1.360	S
<b>Recreation, Education, Safety, Public Assembly</b>		
Meeting Facility/Place of Worship (Less than 15,000SF)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
<b>Infrastructure, Transportation, Communications</b>		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	S

**Key**

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

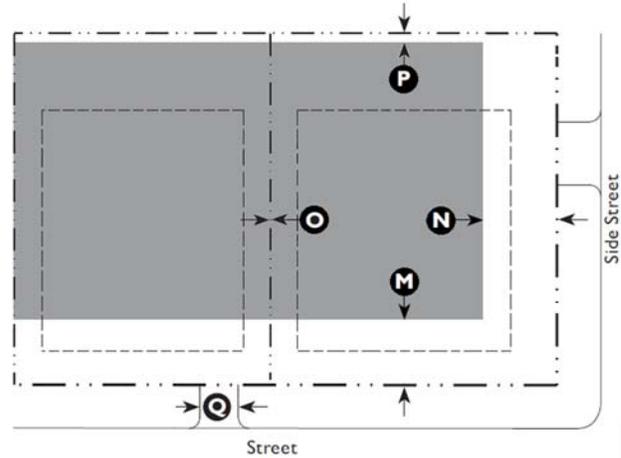
**End Notes**

<sup>1</sup>A definition of each listed use type is in Table 3.1.70 Land Use Definitions.



**Key**

- ROW / Property Line
- Setback Line
- Encroachment Area



**Key**

- ROW / Property Line
- Setback Line
- Allowed Parking Area

**E. Encroachments and Frontage Types**

**Encroachments**

Front	5' max.	Ⓛ
Side Street	5' max.	Ⓛ
Side	3' max.	Ⓚ
Rear	5' max.	Ⓛ

Encroachments are not allowed within a Street ROW/Alley ROW, buffers, or across a property line.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

**Allowed Frontage Types**

Common Yard	Porch: Engaged
Porch: Projecting	Porch: Side Yard

**F. Parking**

**Required Spaces: Residential Uses**

Single-family detached	2 per unit
Two-family unit (duplex)	2 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom

**Required Spaces: Service or Retail Uses**

Lodging: Bed and breakfast	2 spaces plus 1 per guest room
----------------------------	--------------------------------

For parking requirements for all other uses see Table 5.5.40.B (Parking Space Requirements).

**Location (Setback from Property Line)**

Front	50' min.	Ⓜ
Side Street	25' min.	Ⓝ
Side	0' min.	Ⓞ
Rear	5' min.	Ⓟ

**Miscellaneous**

12' maximum driveway width at the curb cut and within the front or side street parking setback. Community Residences and Meeting Facilities/Places of Worship are exempt from this requirement. Ⓞ

## G. T3 HN Allowed Uses

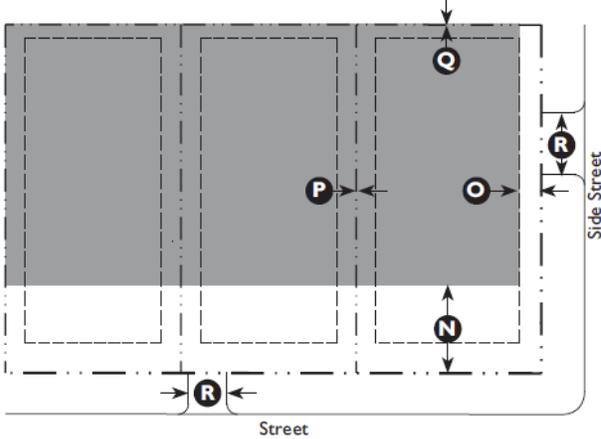
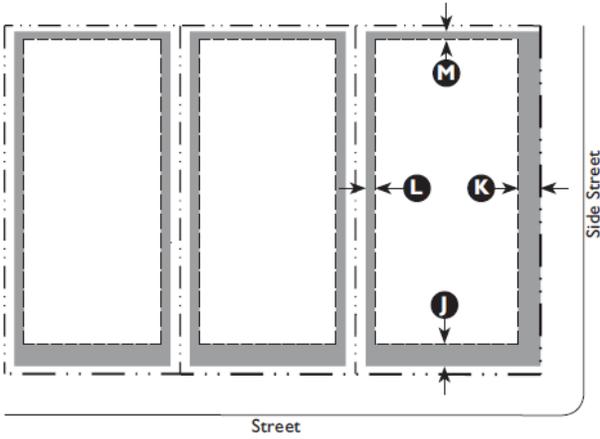
Land Use Type <sup>1</sup>	Specific Use Regulations	T3HN	Land Use Type <sup>1</sup>	Specific Use Regulations	T3HN
<b>Agricultural</b>			<b>Offices &amp; Services</b>		
Forestry		P	Day Care: Family Home (up to 8 clients)		P
<b>Residential</b>			Lodging: Bed & Breakfast (5 rooms or less)		P
Dwelling: Single Family Detached Unit		P	Lodging: Short Term Home Rental (STHR)	4.1.360	S
Dwelling: Two Family Unit (Duplex)		P	<b>Recreation, Education, Safety, Public Assembly</b>		
Dwelling: Accessory Unit	4.2.30	C	Meeting Facility/Place of Worship (Less than 15,000 SF)	4.1.150	C
Dwelling: Family Compound	2.7.40	C	Park, Playground, Outdoor Recreation Areas		P
Dwelling: Group Home		P	<b>Infrastructure, Transportation, Communications</b>		
Community Residence (dorms, convents, assisted living, temporary shelters)		P	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	S
Home Office	4.2.90	C			
Home Business	4.2.80	C			

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup>A definition of each listed use type is in Table 3.1.70 Land Use Definitions.



**Key**

- ROW / Property Line
- Setback Line
- Encroachment Area

**Key**

- ROW / Property Line
- Setback Line
- Allowed Parking Area

**F. Encroachments and Frontage Types**

**Encroachments**

Front	5' max.	J
Side Street	5' max.	K
Side	3' max.	L
Rear	5' max.	M

Encroachments are not allowed within a Street ROW/Alley ROW, buffers, or across a property line.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

**Allowed Frontage Types**

Common Yard	Porch: Engaged
Porch: Projecting	Porch: Side Yard

**G. Parking**

**Required Spaces: Residential Uses**

Single-family detached	2 per unit
Two-family (duplex)	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom

**Required Spaces: Service or Retail Uses**

Offices & services	1 per 300 GSF
Lodging: Bed and breakfast	2 spaces plus 1 per guest room

For parking requirements for Agricultural, Industrial, Recreation, Education, Public Assembly, and Transportation, Communication, Infrastructure uses see Table 5.5.40.B (Parking Space Requirements).

**Location (Setback from Property Line)**

Front	40' min.	N
Side Street	15' min.	O
Side	0' min.	P
Rear	5' min.	Q

**Miscellaneous**

12' maximum driveway width at the curb cut and within the front or side street parking setback. R

## H. T3N Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T3N	T3N-0
<b>Agricultural</b>			
Forestry		P	P
<b>Residential</b>			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Two Family Unit (Duplex)		P	P
Dwelling: Multi-Family Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Group Home		P	P
Community Residence: (dorms, convents, assisted living, temporary shelters)		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	C
<b>Offices &amp; Services</b>			
General Offices & Services 10,000 SF or less		---	P
Animal Services: Clinic/Hospital		---	P
Day Care: Family Home (up to 8 clients)		P	P
Day Care: Commercial Center (9 or more clients)	4.1.60	---	C
Lodging: Bed & Breakfast (5 rooms or less)		P	P
Lodging: Short Term Home Rental (STHR)	4.1.360	S	S
Medical Services: Clinics/Offices		---	P

### Key

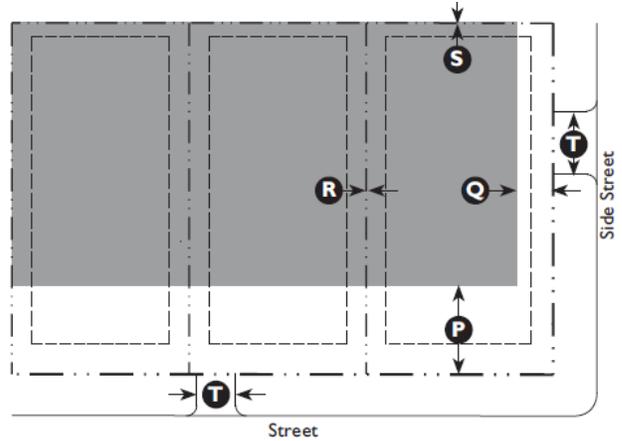
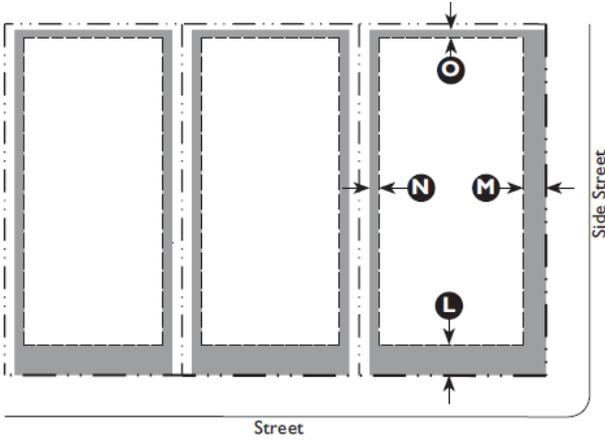
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

### End Notes

<sup>1</sup>A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Land Use Type <sup>1</sup>	Specific Use Regulations	T3N	T3N-0
<b>Recreation, Education, Safety, Public Assembly</b>			
Community Public Safety Facility		P	P
Meeting Facility/Place of Worship (less than 15,000SF )	4.1.150	C	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	---	C
Park, Playground, Outdoor Recreation Areas		P	P
School: Public or Private	7.2.130	---	S
School: Specialized Training Studio		---	P
<b>Infrastructure, Transportation, Communications</b>			
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	S





**Key**

- ROW / Property Line
- Setback Line
- Encroachment Area

**Key**

- ROW / Property Line
- Setback Line
- Allowed Parking Area

**F. Encroachments and Frontage Types**

**Encroachments**

Front	12' max.	Ⓛ
Side Street	12' max.	Ⓜ
Side	3' max.	Ⓝ
Rear	3' max.	Ⓞ

Encroachments are not allowed across a side or rear property line, or across a curb.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

**Allowed Frontage Types**

Common Yard	Forecourt
Porch: Projecting	Dooryard
Porch: Engaged	Porch: Side Yard
Stoop	Shopfront <sup>1</sup>
Terrace <sup>1</sup>	

<sup>1</sup> Allowed in T4HC-0 Sub-Zone only.

**G. Parking**

**Required Spaces: Residential Uses**

Single-family detached	2 per unit
Single family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom

**Required Spaces: Service or Retail Uses**

Retail, Offices, Services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Drive-through Facility	Add 5 stacking spaces per drive-through
Gas Station/Fuel Sales	1 per pump plus requirement for retail

**Lodging: Bed and breakfast** 2 spaces plus 1 per guest room

Lodging: Inn/hotel 1 per room

**Required Spaces: Industrial Uses**

Light manufacturing, processing and packaging	1 per 500 GSF
Warehousing/Distribution	1 per 2,000 GSF

For parking requirements other uses see Table 5.5.40.B (Parking Space Requirements).

**Location (Setback from Property Line)**

Front	5' behind front façade of main building	Ⓟ
Side Street	5' behind front façade of main building	Ⓞ
Side	0' min.	Ⓝ
Rear	5' min.	Ⓞ

**Miscellaneous**

Parking Driveway Width	
40 spaces or less	14' max.
Greater than 40 spaces	18' max.

### H. T4HC, T4VC, and T4 HCO Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	T4HC	T4VC	T4HCO
<b>Agricultural</b>				
Agricultural Support Services		P	P	P
Forestry		P	P	P
<b>Residential</b>				
Dwelling: Single Family Detached		P	P	P
Dwelling: Single Family Attached		P	P	P
Dwelling: Two Family Unit (Duplex)		P	P	P
Dwelling: Multi Family Unit		P	P	P
Dwelling: Accessory Unit	4.2.30	C	C	C
Dwelling: Family Compound	4.1.80	---	C	---
Dwelling: Group Home Community Residence (dorms, convents, assisted living, temporary shelters)		P	P	P
Home Office	4.2.90	C	C	C
Home Business	4.2.80	C	C	C
Live/Work		P	P	P

Land Use Type <sup>1</sup>	Specific Use Regulations	T4HC	T4VC	T4HCO
<b>Retail &amp; Restaurants</b>				
General Retail 3,500 SF or less		P	P	P
General Retail 50,000 SF or less		---	P	P
Bar, Tavern, Nightclub		---	P	P
Gas Station/Fuel Sales	4.1.100	C	C	C
Restaurant, Café, Coffee Shop		P	P	P
Restaurant, Café, Coffee Shop with Drive-Thru Facilities	4.1.70	---	---	S
Vehicle Sales and Rental: Light	4.1.260	---	---	C
<b>Offices &amp; Services</b>				
General Offices & Services 3,500 SF or less		P	P	P
General Offices & Services 10,000 SF or less		---	P	P
General Offices & Services 25,000 SF or less		---	---	P
General Offices & Services with Drive-Thru Facilities	4.1.110 4.1.70	---	---	C
Animal Services: Clinic/Hospital		P	P	P
Animal Services: Kennel	4.1.40	---	---	C
Day Care: Family Home (up to 8 clients)		P	P	P
Day Care: Commercial Center (9 or more clients)	4.1.60	C	C	C
Lodging: Bed & Breakfast (5 rooms or less)		P	P	P
Lodging: Short Term Home Rental (STHR)	4.1.360	S	S	S
Lodging: Inn (up to 24 rooms)		P	P	P
Lodging: Hotel		---	---	P
Medical Service: Clinics/Offices		P	P	P
Vehicle Services: Minor Maintenance & Repair	4.1.270	---	C	C
Vehicle Services: Major	4.1.270	---	---	C

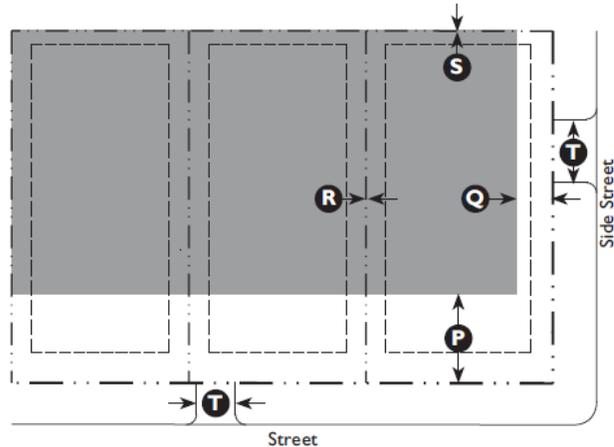
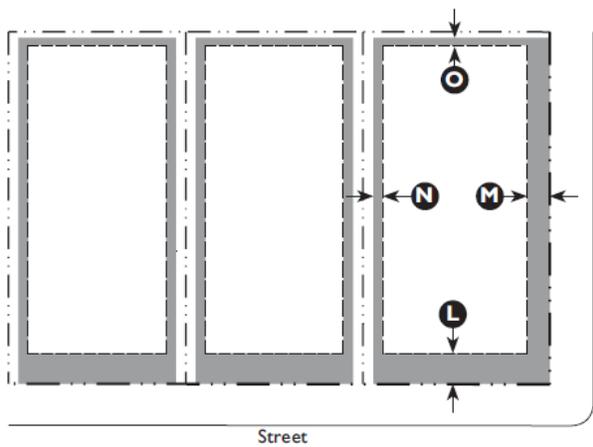
Maintenance & Repair

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

**End Notes**

<sup>1</sup>A definition of each listed use type is in Table 3.1.70

Section 3.2.110 – T4 Neighborhood Center (T4NC) Standards



**Key**

----	ROW / Property Line	■	Encroachment Area
---	Setback Line		

**Key**

----	ROW / Property Line	■	Allowed Parking Area
---	Setback Line		

**E. Encroachments and Frontage Types**

**Encroachments**

Front	12' max.	L
Side Street	12' max.	M
Side	3' max.	N
Rear	3' max.	O

Encroachments are not allowed across a side or rear property line, or across a curb.  
 See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.  
 Awnings, Galleries and Arcades may encroach further into the street ROW to within 2' of the face of curb. Eaves may encroach up to 3' into the street ROW. All other encroachments are not allowed within street ROW.

**Allowed Frontage Types**

Porch: Projecting	Dooryard
Porch: Engaged	Porch: Side Yard

**F. Parking**

**Required Spaces: Residential Uses**

Single family detached	2 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

**Required Spaces: Service or Retail Uses**

Retail, offices, services	1 per 300 GSF
Restaurant, café, coffee shop	1 per 150 GSF
Drive-through facility	Add 5 stacking spaces per drive-through
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room

Stoop	Shop front
Forecourt	Terrace
Gallery	

Lodging: Inn/hotel	1 per room
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**Required Spaces: Industrial Uses**

Light manufacturing, processing and packaging	1 per 500 GSF
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Warehousing/Distribution	1 per 2,000 GSF
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For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

**Location (Setback from Property Line)**

Front	40' min.	<b>P</b>
Side Street	15' min.	<b>Q</b>
Side	0' min.	<b>R</b>
Rear	5' min.	<b>S</b>

**Miscellaneous**

Parking Driveway Width:		<b>T</b>
40 spaces or less	14' max.	
Greater than 40 spaces	18' max.	

**G. T4NC Allowed Uses**

Land Use Type <sup>1</sup>	Specific Use Regulations	T4NC
<b>Agricultural</b>		
Forestry		P
<b>Residential</b>		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two Family Unit (Duplex)		P
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	4.2.30	C
Dwelling: Group Home		P
Community Residence (dorms, convents, assisted living, temporary shelters)		P
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work		P
<b>Retail &amp; Restaurants</b>		
General Retail greater than 50,000 SF		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop With Drive-Through Facilities	4.1.70	S
<b>Offices &amp; Services</b>		
General Offices & Services: greater than 50,000 SF		P

Land Use Type <sup>1</sup>	Specific Use Regulations	T4NC
<b>Recreation, Education, Safety, Public Assembly</b>		
Community Oriented Cultural Facility (less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Community-Based		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
<b>Infrastructure, Transportation, Communications</b>		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility: Public or Commercial		P
Transportation Terminal		P
Wireless Communication Facility	4.1.320	S
<b>Industrial</b>		
Manufacturing, Processing, and	4.1.140	C

General Offices & Services: with	4.1.110	C	Packaging - Light (less than 15,000 SF)
Drive-Through Facilities	4.1.70		
Animal Services: Clinic/Hospital		P	
Animal Services: Kennel	4.1.40	C	
Day Care: Family Home (up to 8 clients)		P	
Day Care: Commercial Center (9 or more clients)	4.1.60	C	
Lodging: Bed & Breakfast (5 rooms or Less)		P	
Lodging: Short Term Home Rental (STHR)	4.1.360	S	
Lodging: Inn (up to 24 rooms)		P	
Lodging: Hotel		P	
Medical Services: Clinics/Offices		P	
Medical Services: Hospital	7.2.130	S	
Vehicle Services: Minor Maintenance and Repair	4.1.270	C	
Vehicle Services: Major Maintenance and Repair	4.1.270	C	

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

**3.3.30 Neighborhood Mixed Use (C3) Zone Standards**

**A. Purpose**

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access. Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

**B. Building Placement**

**Setback (Distance from ROW/Property Line)**

Front	30' min. <sup>1</sup>
Side:	
Side, Main Building	10' min.
Side, Ancillary Building	10' min.

Rear	50' min.
------	----------

<sup>1</sup>The minimum front setback for mansion apartments in a Multi-family community on internal streets is 15 feet.

**Lot Size**

Lot Size	10,890 SF min.
Width	70' min.

**Minimum Site Area**

Single Family and Duplex	10,890 SF
Multi-Family	21,780 SF

**Note:**

For development within a Traditional Community Plan

**C. Building Form**

**Building Height**

Single Family and Duplex	2.5 stories max.
Multi-Family	2.5 stories max.
Non-Residential Buildings	2 stories max.
Institutional Buildings	35 feet above grade
Ground Floor Finish Level	No minimum

**D. Gross Density<sup>1</sup> and Floor Area Ratio**

**Gross Density**

Single Family Detached	2.6 d.u./acre
Single Family Attached/ Duplex	2.6 d.u./acre
Multi-Family Unit	12 d.u./acre, Maximum of 80 dwelling units
Traditional Community Plan	3.5 d.u./acre <sup>2</sup>

<sup>2</sup>Subject to the requirements in Division 2.3

**Floor Area Ratio**

Non-residential buildings	0.18 max.
---------------------------	-----------

<sup>1</sup>Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

**E. Parking**

**Required Spaces: Residential Uses**

Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

**Required Spaces: Service or Retail Uses**

Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Gas station/fuel sales	1 per pump plus requirement for retail

meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

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Lodging: Bed and breakfast	2 spaces plus 1 per guest room
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Lodging: Inn/hotel	1 per room
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For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

## G. C3 Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	C3	Land Use Type <sup>1</sup>	Specific Use Regulations	C3
<b>Agricultural</b>			<b>Offices &amp; Services</b>		
Agriculture & Crop Harvesting		P	General Offices & Services 3,500 SF or less	4.1.110	C
Aquaponics	4.1.340	S	Animal Services: Clinic/Hospital	2.3	TCP
Agricultural Support Services	2.3	TCP	Day Care: Family Home (up to 8 clients)		P
Seasonal Farmworker Housing	4.1.90	C	Day Care: Commercial Center (9 or More clients)	2.3	TCP
Forestry		P	Lodging: Bed & Breakfast (5 rooms or less)	2.3	TCP
<b>Residential</b>			Lodging: Short Term Home Rental (STHR)	4.1.360	S
Dwelling: Single Family Detached Unit		P	Lodging: Inn (up to 24 rooms)	2.3	TCP
Dwelling: Single Family Attached Unit		P	Medical Service: Clinics/Offices	2.3	TCP
Dwelling: Two Family Unit (Duplex)		P	<b>Recreation, Education, Safety, Public Assembly</b>		
Dwelling: Multi-Family Unit	4.1.170	C	Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Dwelling: Accessory Unit	4.2.30	C	Community Public Safety Facility		P
Dwelling: Group Home		P	Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Dwelling: Family Compound	2.7.40	C	Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP	Park, Playground, Outdoor Recreation Areas		P
Home Office	4.2.90	C	Recreation Facility: Golf Course		P
Home Business	4.2.80	C	School: Public or Private		P
Live/Work	2.3	TCP	School: Specialized Training/Studio		P
Manufactured Home Community	4.1.130	C	School: College or University	7.2.130	S
<b>Retail &amp; Restaurants</b>			<b>Infrastructure, Transportation, Communications</b>		
General Retail 3,500 SF or less	2.3	TCP	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Gas Station/Fuel Sales	4.1.100	C	Wireless Communications Facility	4.1.320	S
Restaurant, Café, Coffee Shop	2.3	TCP			

### Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
TCP	Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3
---	Use Not Allowed

### End Notes

<sup>1</sup>A definition of each listed use type is in Table 3.1.70 Land Use Definitions.



### 3.3.40 Community Center Mixed Use (C4) Zone Standards

#### A. Purpose

The Community Center Mixed Use (C4) Zone provides for a limited number of retail, service, and office uses intended to serve the surrounding neighborhood. These are smaller uses and not highway service types of uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. This Zone

shall not consist of strip developments but rather neighborhood centers with a sense of place.

#### B. Building Placement

##### Setback (Distance from ROW/Property Line)

Front	20' min.
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Side:

Side, Main Building	10' min.
---------------------	----------

Side, Ancillary Building	10' min.
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Rear	15' min.
------	----------

##### Lot Size

Lot Size	5,000 SF min.
----------	---------------

Width	50' min.
-------	----------

##### Minimum Site Area

Single Family and Duplex	5,000 SF
--------------------------	----------

Multi-Family	21,780 SF
--------------	-----------

#### Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

#### C. Building Form

##### Building Height

Single Family and Duplex	2.5 stories max.
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Multi-Family	3 stories max.
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Non-Residential Buildings	2 stories max.
---------------------------	----------------

Ground Floor Finish Level	No minimum
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#### D. Gross Density<sup>1</sup> and Floor Area Ratio

Gross Density	12 d.u./acre max.
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Floor Area Ratio <sup>2</sup>	0.23 max.
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<sup>1</sup>Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

<sup>2</sup>Requirement applies to non-residential buildings.

#### E. Parking

##### Required Spaces: Residential Uses

Single-family detached	3 per unit
------------------------	------------

Single-family attached/duplex	2 per unit
-------------------------------	------------

Multi-family units	1.25 per unit
--------------------	---------------

Accessory dwelling unit	1 per unit
-------------------------	------------

Community residence	1 per bedroom
---------------------	---------------

Live/work	2 per unit plus 1 per 300 GSF of work area
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##### Required Spaces: Service or Retail Uses

Retail, offices, services	1 per 300 GSF
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Restaurant, Café, Coffee Shop	1 per 150 GSF
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Gas station/fuel sales	1 per pump plus requirement for retail
------------------------	--

Lodging: Bed and breakfast	2 spaces plus 1 per guest room
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Lodging: Inn/hotel	1 per room
--------------------	------------

##### Required Spaces: Industrial Uses

Light manufacturing, processing and packaging	1 per 500 GSF
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For parking requirements for all other allowed uses see

Table 5.5.40.B (Parking Space Requirements).



## E. C4 Allowed Uses

Land Use Type <sup>1</sup>	Specific Use Regulations	C4	Land Use Type <sup>1</sup>	Specific Use Regulations	C4
<b>Agriculture</b>			<b>Offices &amp; Services (Continued)</b>		
Agricultural Support Services		P	Medical Services: Clinics/Offices		P
Forestry		P	Residential Storage Facility	4.1.220	C
<b>Residential</b>			Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Dwelling: Single-Family Detached Unit	2.3	TCP	Vehicle Services: Major Maintenance and Repair	4.1.270	C
Dwelling: Single-Family Attached Unit	2.3	TCP	<b>Recreation, Education, Safety, Public Assembly</b>		
Dwelling: Two Family Unit (Duplex)	2.3	TCP	Community Oriented Cultural Facility (Less than 15,000 SF)		P
Dwelling: Multi-Family Unit		P	Community Oriented Cultural Facility (15,000 SF or greater)		P
Dwelling: Accessory Unit	2.3	TCP	Community Public Safety Facility		P
Dwelling: Family Compound	2.7.40	C	Institutional Care Facility		P
Dwelling: Group Home	2.3	TCP	Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP	Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Home Office	4.2.90	C	Park, Playground, Outdoor Recreation Areas		P
Home Business Live/Work	2.3	TCP	Recreation Facility: Commercial Indoor		P
<b>Retail &amp; Restaurants</b>			Recreation Facility: Commercial Outdoor	4.1.200	C
General Retail 50,000 SF or less		P	Recreation Facility: Community-Based		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C	Recreation Facility: Developed Campground	4.1.190	P
Bar, Tavern, Nightclub		P	School, Public or Private		P
Gas Station/Fuel Sales	4.1.100	C	School: Specialized Training/Studio		P
Restaurant, Café, Coffee Shop		P	School: College or University	7.2.130	S
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	C	<b>Infrastructure, Transportation, Communications</b>		
Vehicle Sales & Rental: Light	4.1.260	C	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
<b>Offices &amp; Services</b>			Parking Facility, Public or Commercial		P
General Offices & Services 25,000 SF or less		P	Transportation Terminal		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C	Waste Management: Community Waste Collection & Recycling	4.1.290	C
Animal Services: Clinic/Hospital		P	Wireless Communications Facility	4.1.320	S
Animal Services: Kennel	4.1.40	C	<b>Industrial</b>		
Day Care: Family Home (up to 8 clients)	2.3	TCP	Manufacturing, Processing, and	4.1.140	C
Day Care: Commercial Center (9 or more clients)	4.1.60	C			
Lodging: Bed & Breakfast (5 rooms or less)	2.3	TCP			

<b>Lodging: Short Term</b>	<b>P</b>
<b>Home Rental (STHR)</b>	
Lodging: Inn (up to 24 rooms)	P
Lodging: Hotel	P

Packaging - Light (Less than 15,000 SF)

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
TCP	Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3
---	Use Not Allowed

### 3.3.50 Regional Center Mixed Use (C5) Zone Standards

#### A. Purpose

The Regional Center Mixed Use (C5) Zone permits a full range of retail, service, and office uses. The Zone's intensity accommodates regional and community commercial and business activities. Uses include large, commercial activities that serve the entire County and highway-oriented businesses that need to be located on major highways. While this use intends high-quality, commercial character, the setback or build-to-line, landscaping and other design requirements provide a uniform streetscape that makes provision for pedestrian and transit access. The Zone is intended to be more attractive than commercial areas in other counties to maintain the attractive tourist and business environment and have minimal impact on surrounding residential areas.

The Zone is not intended to be a strip along all arterials and collectors. In developing areas, the minimum depth of a parcel along an arterial or collector shall be 600'. The minimum zone size shall be 20 acres. In the older, built-up areas, new uses shall have depths and areas equal to or greater than similar uses in the area. This Zone shall be

#### C. Building Form

Building Height	
All Buildings	3 stories max.
Ground Floor Finish Level	No minimum

#### D. Gross Density<sup>1</sup> and Floor Area Ratio

Density	15.0 d.u./acre max. <sup>2</sup>
Floor Area Ratio <sup>3</sup>	0.37 max.

<sup>1</sup>Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

<sup>2</sup>See Section 4.1.350 for Affordable Housing density Bonuses.

<sup>3</sup>Requirement applies to non-residential buildings.

#### E. Parking

##### Required Spaces: Residential Uses

Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

##### Required Spaces: Services or Retail Uses

located in areas designated “regional commercial” in the Comprehensive Plan.

**B. Building Placement**

**Setback (Distance from ROW/Property Line)**

Front	25' min.
Side:	
Side, Main Building	15' min.
Side, Ancillary Building	15' min.
Rear	10' min.

**Lot Size**

Lot Size	21,780 SF min.
Width	150' min.

**Note:**

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

Retail, offices, services	1 per 300 GSF
Restaurant, café, coffee shop	1 per 150 GSF
Drive-through facility	Add 5 stacking spaces per drive-through
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room

Lodging: Inn/hotel	1 per room
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**Required Spaces: Industrial Uses**

Light manufacturing, processing and packaging	1 per 500 GSF
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Warehousing/distribution	1 per 2,000 GSF
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For parking requirements for all other allowed uses see

Table 5.5.40.B (Parking Space Requirements).

**E. C5 Allowed Uses**

Land Use Type <sup>1</sup>	Specific Use Regulations	C5
<b>Agriculture</b>		
Agricultural Support Services		P
Forestry		P
<b>Residential</b>		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Affordable Housing	4.1.350	C

Land Use Type <sup>1</sup>	Specific Use Regulations	C5
<b>Offices &amp; Services</b>		
General Offices & Services		P
General Offices & Services with Drive-Through Facilities	4.1.110	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Bed & Breakfast (5 rooms or less)	2.3	TCP
Lodging: Short Term Home Rental (STHR)		P
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C

Home Office	4.2.90	C	Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Home Business	2.3	TCP	Vehicle Services: Major Maintenance and Repair	4.1.270	C
Live/Work		P			
<b>Retail &amp; Restaurants</b>					
General Retail		P			
General Retail with Drive-Through Facilities	4.1.120	C			
Bar, Tavern, Nightclub	4.1.70	P			
Gas Station/Fuel Sales	4.1.100	C			
Open Air Retail		P			
Restaurant, Café, Coffee Shop		P			
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	C			
Vehicle Sales & Rental: Light	4.1.260	C			

<b>Key</b>	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
TCP	Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3
---	Use Not Allowed

#### **End Notes**

<sup>1</sup>A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

## 4.1.360 Short-Term Rentals

### A. Purpose and Applicability

1. **Purpose.** The County is committed to working to protect the traditional quality of life and character of its residential neighborhoods. The County has concerns about permitted short-term rentals resulting in increased traffic, noise, trash, parking needs, safety and possible adverse impacts and other undesirable changes to the nature of the County's neighborhoods. Therefore, the County Council finds it appropriate and in the best interests of its residents, property owners, and visitors to regulate Short-Term Rental Properties (STRPs) within unincorporated County of Beaufort.

This Article sets out standards for establishing and operating Short-Term Rental Properties. These regulations are intended to provide for an efficient use of residential dwellings as STRPs by:

- a. Providing for an annual permitting process to regulate STRP's;
- b. Balancing the interests of owner-occupied dwellings with properties that are frequently used in whole or in part by Short-Term Rental Tenants;
- c. Allowing homeowners to continue to utilize their residences in the manner permitted by this Ordinance for the Zoning District in which a particular home is located;
- d. Providing alternative accommodation options for lodging in residential dwellings; and
- e. Complementing the accommodation options in environments that are desirable and suitable as a means for growing tourism.

2. **Applicability.**

- 1) **Short Term Home Rental (STHR) -**

A property with a residential dwelling where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation with individual rental terms not exceeding 29 consecutive days. In cases where Special Use approval is required, the Zoning Board of Appeals (ZBOA) may establish an appropriate rental limit as a condition of approval after conducting the public hearing and finding that conditions exist making such a limitation necessary. This definition does regulate or replace other definitions for real or personal property taxes. Those standards must be complied with in accordance with the applicable regulations.

- b. **Applicable Zoning Districts.** STRPs shall be allowed within the Zoning Districts of this Ordinance in accordance with Article 3, Section 3.1.60 (Consolidated Use Table).
    - c. **Application.** Applications for STRPs shall be made in compliance with this Article.

3. **Registration.** All STRPs require a Short Term Rental Property (STRP) Permit and Business License. Upon adoption of this Ordinance, STRPs will have 60 calendar days to submit applications to comply with the provisions of this Article and until April 1, 2020 to obtain all required Short Term Rental Property (STRP) Permits for the STRP use.

## **B. Operating Standards and Requirements**

### **1. Permits and Renewals**

- a. After a STRP use has been authorized through the applicable zoning process(es), a Short Term Rental Property (STRP) Permit for a STRP use and a Business License must be obtained prior to offering, advertising, or providing Short-Term Rental Properties for lodging as provided for in this Article.
- b. Short Term Rental Property (STRP) Permits for all STRP uses must be renewed annually in compliance with this Article.

### **2. Short-Term Rental Property Tenant Notices**

- a. Each STRP must contain a Short-Term Rental Tenant notice posted in each room where Short-Term Rental Tenants may lodge. The notice must provide the following information:
- 1) Contact information for the owner of the STRP;
  - 2) Short Term Rental Property (STRP) Permit Number for the STRP use;
  - 3) Trash collection location and schedules, if applicable; and
  - 4) Fire and Emergency evacuation routes.

## **C. General Standards**

### **1. Use Limitations and Standards.**

- a. Legally permitted Principal Dwelling Units and Accessory Dwelling Units may be used as STRPs, even when they are located on the same property; however, Accessory Structures shall not be used as STRPs.
- b. Parking for Short-Term Rental Tenants shall be in compliance with Division 3.2 of the County Community Development Code.
- c. Signage advertising STRPs is prohibited in Residential Zoning Districts.

2. **Advertising.** Whether by a hosting platform, via Internet or paid advertising, or other postings, advertisements, or announcements, the availability of a STRP shall include the County issued Short Term Rental Property (STRP) Permit Number.

### **3. Annual Short Term Rental Property (STRP) Permit Renewal.**

- a. Short Term Rental Property (STRP) Permits for all STRPs must be renewed annually. An application for annual renewal of the Short Term Rental Property (STRP) Permit must include:
- 1) The application fee;

- 2) A notarized affidavit signed by the property owner stating that the type of STRP use and the information submitted as part of the application for the previous year's Short Term Rental Property (STRP) Permit for the STRP use has not changed in any manner whatsoever and that the STRP use complies with the most recently adopted version of this Article (form of Affidavit Provided by the County) A legible copy of a valid photo ID may be submitted in lieu of providing a notarized signature ; and
  - 3) The applicant shall file an application for a new Short Term Rental Property (STRP) Permit for a STRP use if the aforementioned requirements are not met.
- b. If the Director of the Community Development Department determines that the STRP use is not consistent with the Special Exception that authorizes the use and/or Site Plan Review approval that authorizes the use, the applicant shall file an application for a new Short Term Rental Property (STRP) Permit for the STRP use, including applicable Special Exception and/or Site Plan Review applications and fees.
  - c. By the end of January of each calendar year, the owners of all registered STRPs will be mailed an annual renewal notice informing them that they must renew the Short Term Rental Property (STRP) Permit for the STRP use on or before April 1st of the same calendar year or their existing Short Term Rental Property (STRP) Permit will expire. The Short Term Rental Property (STRP) Permit for the STRP use will terminate on April 1st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Department Director.

#### **D. Use Limitations and Requirements**

1. **Applicability.** The limitations and requirements of this Section apply to all types of Short-Term Rental Properties (STRPs).
2. **Application Submittal Requirements.** No application for a STRP shall be accepted as complete unless it includes the required fee and the information listed below.
  - a. The name, address, email, and telephone number of all property owners of the Short-Term Rental Property (STRP).
  - b. Completed Short-Term Rental Property application signed by all current property owner(s). For properties owned by corporations or partnerships, the applicant must submit a resolution of the corporation or partnership authorizing and granting the applicant signing and authority to act and conduct business on behalf of and bind the corporation or partnership.
  - c. Restricted Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law.
  - d. Address and Property Identification Number of the property on which the STRP is located.

- e. The type of Dwelling Unit(s) that is proposed to be used as a STRP including, but not limited to, Principal Dwelling Unit, Accessory Dwelling Unit, Single Family Detached, Single Family Attached, Manufactured Housing Unit, and/or Multi Family, and documentation of Short Term Rental Property (STRP) Permit and Building Permit approvals for the structures, as applicable.
- f. The maximum number of bedrooms in the Dwelling Unit(s) proposed to be used as a STRP.

#### **E. Enforcement and Violations**

1. Notwithstanding the provisions of this Ordinance, a STRP Short Term Rental Property (STRP) Permit may be administratively revoked by the Community Development Department Director or his designee if the STRP has violated the provisions of this Article on three or more occasions within a 12-month period. Provided however, a STRP Short Term Rental Property (STRP) Permit may be immediately revoked if the Community Development Department Director determines the STRP has Building Code violations, there is no Business License for the property, the property is being used in a manner not consistent with the Short Term Rental Property (STRP) Permit issued for the STRP use, or the advertisement for the STRP does not include the County issued Short Term Rental Property (STRP) Permit Number
2. If a STRP Short Term Rental Property (STRP) Permit is administratively revoked or an application for a STRP Short Term Rental Property (STRP) Permit is administratively denied, a STRP owner (or authorized agent) may appeal the Community Development Department Director's administrative decision revoking or denying the STRP Short Term Rental Property (STRP) Permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of CHAPTER 3, Article 3.13, of this Ordinance.
3. Subsequent Application. Once a County-issued Short Term Rental Property (STRP) Permit and/or a Business License for a STRP use has been revoked, no new Short Term Rental Property (STRP) Permit and/or Business License for a STRP use shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new Short Term Rental Property (STRP) Permit application for a STRP use must be submitted in accordance with this Article. This provision may be waived provided the party is sold to a new owner that has no business or personal affiliation with the previous owner and provided a penalty of \$500.00 is paid by the owner/applicant at the time the Short Term Rental Property (STRP) Permit application for a STRP use is filed.

**Table 5.5.40.B: Number of Motor Vehicle Parking Spaces Required**

<b>Use</b>	<b>Number of Required Spaces</b>
<b>Agricultural</b>	
Agricultural Support Services	1 per 400 interior SF plus 1 per 1,000 outdoor SF
<b>Residential<sup>1</sup></b>	
Dwelling: Single-Family:	
Detached	3.0 per unit
Attached	2.0 per unit plus 0.25 guest space per unit
Dwelling: Two-Family (Duplex)	3.0 per unit
Dwelling: Multi-Family/Unit:	
Studio	1.25 per unit
1 Bedroom	1.5 per unit
2-3 Bedroom	2.0 per unit plus 0.25 guest space per unit
4+ Bedroom	2.5 per unit plus 0.25 guest space per unit
Dwelling: Accessory/Secondary Unit	1.0 per unit
Community Residence	1.0 per bedroom
Home Office/Home Business/Cottage Industry	1 per employee
Live/Work	Residential Requirement plus 1 per 300 GSF of work area
<b>Retail &amp; Restaurants</b>	
General Retail, except for the following:	1 per 300 GSF
Floor Area Over 25,000 SF	1 per 250 GSF
Drive-Through Facilities	5 stacking spaces per drive-through, including service window, plus base use requirement.
Adult Oriented Business	1 per 150 GSF
Bar, Tavern, Nightclub	1 per 150 GSF
Gas Station/Fuel Sales	1 per pump plus requirement for general retail
Restaurant, Café, Coffee Shop:	1 per 100 GSF including outdoor dining areas
Drive-Through Facilities	5 stacking spaces per drive-through, including service window and menu board areas, plus base use requirement.
Vehicle Sales and Rental	1 per 1,500 GSF plus 2.5 per service bay
<b>Offices &amp; Services</b>	
General Offices & Services, except the following:	1 per 300 GSF
Drive-Through Facilities	5 stacking spaces per drive-through, including service window, plus base use requirement.
Banks	1 per 222 GSF 5 stacking spaces per drive-through, including service window, plus base use requirement.
Animal Clinic/Hospital	1 per 300 GSF
Animal Services/Kennel	1 per 300 GSF
Daycare Center	1 per employee plus 1 off-street drop-off/pick-up space per 10 students
Lodging, except the following:	1 per room
Bed and Breakfast (5 rooms or less) <sup>2</sup>	2 spaces plus 1 per guest room
Medical Clinics/Offices	1 per 222 GSF

<sup>1</sup> Residential parking space requirements can be satisfied by garage or covered spaces.

<sup>2</sup> Applicable to the Community Preservation Districts in Appendix A



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BEAUFORT COUNTY COUNCIL

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**Agenda Item Summary**

**Item Title:**

Rural and Critical Lands Board Appointment

**Committee:**

Natural Resources

**Meeting Date:**

July 6, 2020

**Committee Presenter (Name and Title):**

**Issues for Consideration:**

Appointment of Christopher Marsh

**Points to Consider:**

**Funding & Liability Factors:**

None

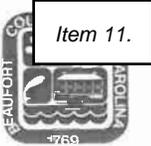
**Council Options:**

Approve, Modify, or Reject

**Recommendation:**



COUNTY COUNCIL OF BEAUFORT COUNTY  
County Boards, Agencies, Commissions, Authorities and Committees



County Council of Beaufort County selects citizens for service on Council appointed Boards, Agencies, Commissions, Authorities and Committees from a roster of individuals who have either volunteered or have been recommended for appointment. The Clerk to Council uses this form to keep an up-to-date roster of volunteers and to provide Council basic information about each volunteer.

**Top Three Priorities:** Please indicate by placing a "1", "2", or "3" alongside your choices.

**BOARDS AND COMMISSIONS**

- Accommodations Tax (2% State)
- Airports
- Alcohol and Drug Abuse
- Assessment Appeals
- Beaufort County Transportation
- Beaufort-Jasper Economic Opportunity
- Beaufort-Jasper Water & Sewer
- Beaufort Memorial Hospital
- Bluffton Township Fire
- Burton Fire
- Coastal Zone Management Appellate (inactive)
- Construction Adjustments and Appeals
- Daufuskie Island Fire
- Design Review
- Disabilities and Special Needs
- Economic Development Corporation
- Forestry (inactive)
- Historic Preservation Review
- Keep Beaufort County Beautiful
- Lady's Island / St. Helena Island Fire
- Library
- Lowcountry Council of Governments
- Lowcountry Regional Transportation Authority
- Parks and Recreation
- Planning \*
- 1 Rural and Critical Lands Preservation
- Sheldon Fire
- Social Services (inactive)
- Solid Waste and Recycling
- Southern Beaufort County Corridor Beautification
- Stormwater Management Utility
- Zoning

DATE: June 22, 2020 NAME: Christopher P. Marsh

BEAUFORT COUNTY VOTER REGISTRATION NUMBER: [REDACTED]

OCCUPATION: director of environmental non-profit (Spring Island Trust/ LowCountry Insitute)

TELEPHONE: (Home) [REDACTED] (Office) [REDACTED] EMAIL: [REDACTED]

HOME ADDRESS: [REDACTED] STATE: SC ZIP CODE: 29901

MAILING ADDRESS: [REDACTED] STATE: SC ZIP CODE: [REDACTED]

COUNTY COUNCIL DISTRICT: 1  2  3  4  5  6  7  8  9  10  11

ETHNICITY: Caucasian  African American  Other

Are you presently serving on a Board, Agency, Commission, Authority or Committee? Yes  No

If "yes", what is the name of the board and when does term expire?

- Please return completed form **and a brief resume'** either Email or U.S. Mail:
  - Email: [boardsandcommissions@bcgov.net](mailto:boardsandcommissions@bcgov.net)
  - U.S. Mail: Clerk to Council, County Council of Beaufort County, P.O. Drawer 1228, Beaufort, SC 29901
- Applications without a brief resume' cannot be considered.
- Applications will be held **three (3) years** for consideration.
- All information contained on this application is subject to public disclosure.

**YOU MUST BE A BEAUFORT COUNTY REGISTERED VOTER TO APPLY**  
**YOU MUST ATTACH YOUR RESUME' WITH THIS APPLICATION TO BE CONSIDERED**  
An incomplete application will be returned

\* **Anyone submitting an application to serve on the Planning Commission must fill out the questionnaire on page 2.**

Applicant's Signature: Christopher P. Marsh



### Summary

My area of expertise is evaluating the habitat quality of southeastern natural communities and working with designers of human communities to minimize the impact of the human footprint. In addition to having a thorough understanding of the flora and fauna that characterize these habitats I work closely with the governance of communities as an environmental educator and facilitator. For the past 21 years I have served as the director of the environmental non-profit responsible for environmental stewardship of Spring Island, a 3,000 acre sea island that serves both as a nature preserve and a community of 350 residents. I have also assisted the real estate development firm Chaffin Light Associates with environmental assessments of sites in coastal SC, western NC, MD and the Bahamas.

### Skill Areas

- Identification of North American terrestrial vertebrates (35+ years of experience)
- Identification of vascular flora of the Carolinas
- Classification of Southeastern habitats
- Site evaluation for the design of nature-based residential communities
- Stormwater management in residential communities
- Evaluation of climate change on coastal landscapes
- Design of nature-based curricula for adults and youth.

### Experience

#### ***Executive Director, Spring Island Trust and LowCountry Institute (1998 – present)***

Supervise the habitat manager of the 3,000 acres of Spring Island and the environmental educators who provide education programs to the residents of the community; technical advisor to local and regional committees that address water quality protection, habitat management and protection, and the impact of rising sea level on coastal communities.

#### ***Environmental Consultant (1986 – 2000)***

Conduct site evaluations for the purposes of wetland delineations, presence of species of special concern, design of green space within residential communities. Projects have been done at Jacksonville, FL; Outer Banks, NC; eastern SC; Eastern Shore of MD; western NC; Nassau, Bahamas.

#### ***Instructor and Co-Founder, South Carolina Master Naturalist Program (2000 – present)***

This adult education program is co-sponsored by Clemson University and the LowCountry Institute.

#### ***College Professor (1982-1998)***

Served on the biology faculty of Brevard College (1982-1984) and Coastal Carolina University (1984-1998) during which time I taught biology courses that included Ornithology, Animal Behavior, Natural History of South Carolina (graduate course for teachers), and Environmental Science for Non-majors.

#### ***Graduate Student, Oregon State University (1977-1982)***

Responsibilities included teaching labs for undergraduate and graduate courses: Ornithology, Mammalogy, Vertebrate Zoology of the Pacific Northwest, Invertebrate Zoology, Marine Ecology, Genetics, and Vertebrate Physiology.

#### ***Undergraduate Student, North Carolina State University (1973-1977)***

Coursework included Plant Taxonomy, Ecology, Herpetology (under Dr. Bernard Martof)

#### ***Research Technician, NC State Museum of Natural History (1975-1977)***

Conducted species surveys of birds, bats and other small mammals throughout the state of North Carolina.

**Education:** B.S. 1977 Zoology, North Carolina State University (magna cum laude)  
 Ph.D. 1984 Zoology, Oregon State University; *Doctoral Dissertation: The Effects of Bird Predation on Invertebrate Populations of a Rocky Intertidal Community.*