

**2002/24**

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Community Preservation, Adds schools as permitted  
uses, (Amending 99/12)

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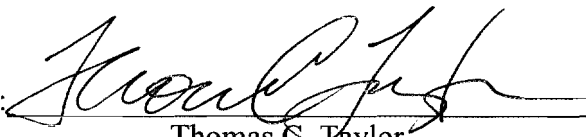
2002/24

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, APPENDIX K (ST. HELENA CORNERS COMMUNITY PRESERVATION AREA), TABLE I AND LIMITED AND SPECIAL USE STANDARDS (adds schools as permitted uses).


Whereas, Standards that are underscored shall be added text and Standards ~~lined through~~ shall be deleted text.

Adopted this 26<sup>th</sup> day of August, 2002.

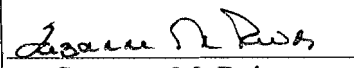
COUNTY COUNCIL OF BEAUFORT COUNTY

BY:   
Thomas C. Taylor  
Chairman

REVIEWED AS TO FORM:

  
Kelly J. Golden, Esquire  
Staff Attorney

ATTEST:

  
Suzanne M. Rainey  
Clerk to Council

First Reading: July 22, 2002  
Second Reading: August 12, 2002  
Public Hearing: August 26, 2002  
Third and Final Reading: August 26, 2002

(Amending 99/12)

Amend Table 1, Land Use as follows (changes are double underlined>):

| Land Use  | Use Definition   | Use Permission |
|---|--|----------------|
| <b>Institutional Uses</b>   |  |                |
| <b>Government Offices</b>   | This use is comprised of establishments primarily engaged in law enforcement, traffic safety, and fire protection (NAICS 92215 & 92216) or other facilities that are primarily devoted to public office uses or services. (NAICS 921, 92211, 92213, 923)   | <b>Y</b>       |
| <b>Civic and Social Organizations</b>   | Establishments primarily engaged in promoting social welfare activities such as educational, scientific, cultural and health. (NAICS 8132-34)  | <b>Y</b>       |
| <b>Public Services</b>  | These uses include emergency service, buildings, or garages, (e.g., ambulance, fire, police, rescue, and public works) or other garages or areas where vehicles are stored and dispatched. (NAICS 62191, 92212, 92216, see Office uses, below) This use does not include service garages.  | <b>Y</b>       |
| <del>Schools, Neighborhood (Elementary and Middle School, &amp; Community High Schools)</del> | <del>Institutions of learning or instruction primarily catering to minors, whether public or private, which are licensed by either the County or the State of South Carolina. The definition includes nursery schools, kindergarten, elementary schools, middle schools, senior high schools or any special institution of learning under the jurisdiction of the State Department of Education catering to those age groups. This does not include charm schools, dancing schools, music schools or similar limited schools. (NAICS 8111)</del> | <del>Y</del>   |
| <b>Religious Establishments</b>   | Establishments engaged in operating religious organizations, such as churches, religious temples and /or establishments primarily engaged in administering an organized religion or promoting religious activities with or without schools. This use includes cemeteries.  | <b>Y</b>       |

Amend the following (changes are double underlined):

**Limited and Special Use Standards**

This section describes the standards governing Limited and Special Uses as designated in Table 1. These standards are in addition to other standards required elsewhere in the Beaufort County Zoning and Development Standards Ordinance, but supercede the limited and special use standards in Division 2 of the ZDSO. New uses within the CPD shall be consistent with the surrounding neighborhood character in size, scale and architecture.

Uses designated as "L" in the Use Table are permitted uses that require additional standards from the by-right provisions. Uses designated as "S" in the Table are Special Uses require more stringent standards, and must be considered and approved by the Zoning Board of Appeals (ZBOA). If a Limited or Special Use is proposed as part of a subdivision or land development, the site plan must so designate their locations. The standards for each use may vary by zoning district. Commercial uses<sup>1</sup> are limited to lots fronting on U.S. 21.

**NON RESIDENTIAL USES**

**SCHOOLS**

- ☐ Access: High schools, colleges and professional schools shall have frontage on a collector or arterial street and shall be required to take access to such streets unless the County Engineer believes local streets are safe in the particular conditions of the site and roads.
- ☐ Minimum site area:

|                                       |          |
|---------------------------------------|----------|
| 1. Colleges and Professional Schools: | 10 acres |
| 2. Neighborhood (Elementary):         | 10 acres |
| 3. Neighborhood (Middle):             | 20 acres |
| 4. Community (High):                  | 50 acres |
- ☐ Reports/Studies Required: All applications for this use shall include a Community Impact Statement.

<sup>1</sup> Commercial uses excluding agricultural and institutional use.