









Town of Beaufort Design Charrette April 3, 2019



Facts About the Proposed Hotel

-  A Hotel is a permitted use in the Business Waterfront District and has been since 2007 when it was called the Waterfront Commercial District. (Slide 6)
-  The Business Waterfront District allows a structure up to 40 feet in roof height. (LDO Adopted 2013 – Slide 6)
-  Fixtures and architectural features which are not capable of occupation, such as chimneys, cupolas, domes, elevator shafts, heating and air conditioning equipment, solar collectors, and similar equipment, fixtures and devices and antennae, and which extend no more than ten feet (10') above the highest point on the structure, shall be allowed if the base of such architectural feature or fixture has a square footage which is ten percent (10%) or less than the square footage of the highest habitable floor on the structure. (Zoning Ordinance Text Amendment in 2000)
-  The site for the Hotel is within the National Registered Historic District. The State Historic Preservation Office would review the architectural elevation drawings as part of a CAMA application for modification. Because this property is not in the local historic district, architectural design standards do not apply. (Next Slide)
-  Neither a text amendment nor a variance has been formally requested for this property, however, the developer has made it clear that the roof level is 44 feet high.(Slide 5)
-  A sketch site plan has been submitted to the Town Technical Review Committee (TRC).
-  The recent small area plan that looked at the redevelopment of Cedar Street included a concept of a hotel at this location. (Slides 7 & 8)
-  A stormwater retention/detention pond may not be required under the State Stormwater rules because the site is considered as a “redevelopment site < 10,000 sq.ft.”

Property Information

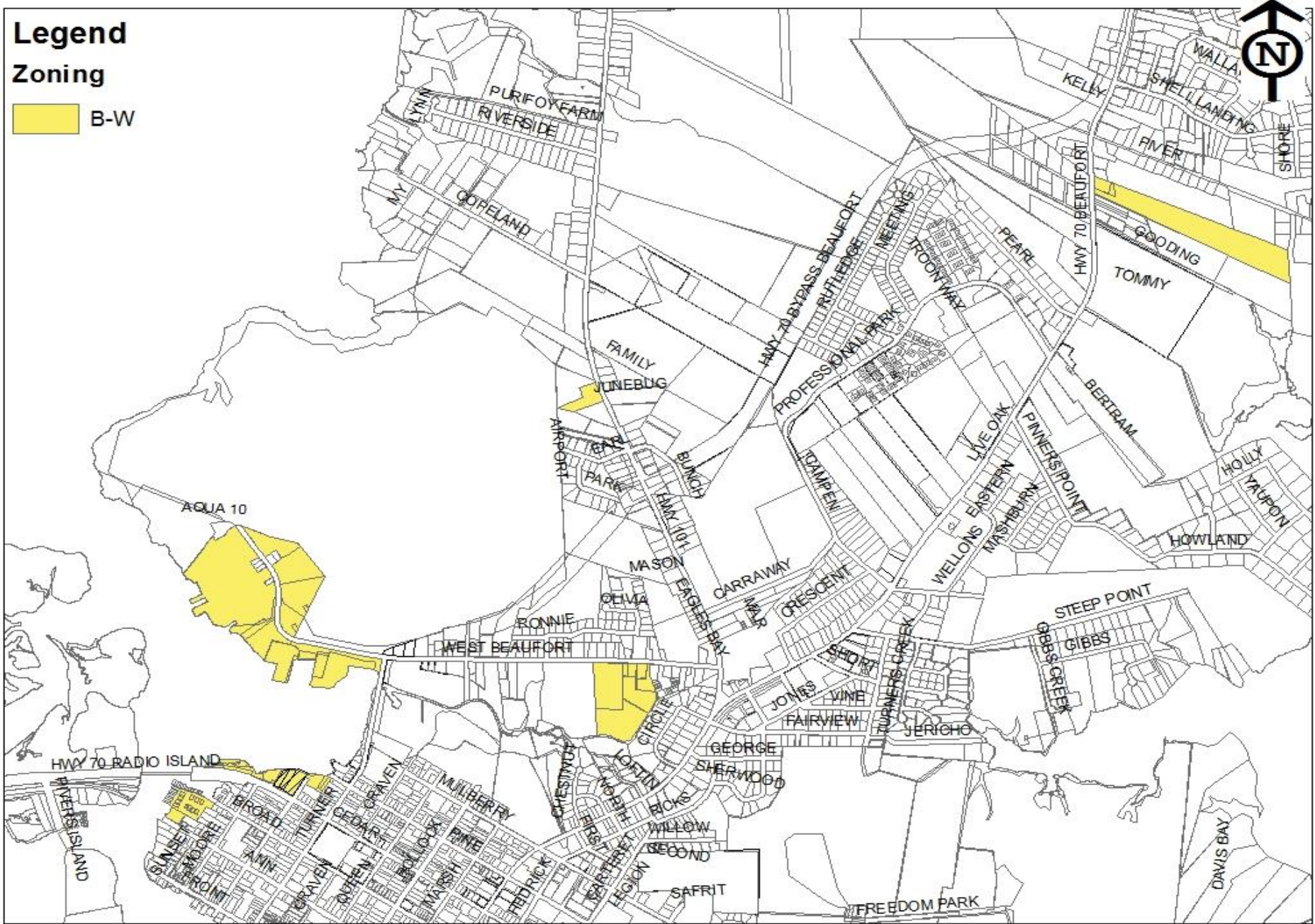


Business Waterfront Zoned Properties

Legend

Zoning

 B-W



Text Amendments VS. Variances Standards

Text Amendments – Board of Commissioners

Petitioning the Town.

A petition for an amendment to the text of this Ordinance may be initiated by the Board of Commissioners (BOC), the Town's Planning Board, any department or agency of the Town, the owner of any property within the Town's jurisdiction, or by any resident within the Town's jurisdiction. A petition for an amendment to the Beaufort Zoning Map may be initiated by the BOC, the Town's Planning Board, any department or agency of the Town, or the owner of the subject property. Such petitions shall be filed with the Town in the form prescribed by the Director of the Planning and Inspections Department and shall include any supporting documents as necessary. A person who has no ownership interest in the subject property shall have no jurisdiction to petition for a zoning map change for such property, but shall have the right to request either the planning board or the BOC to initiate such a change.



Variances – Board of Adjustment

The power of variances is to be sparingly exercised and only in rare instances and under exceptional circumstances and with due regard to the main purpose of this Ordinance: to preserve the property rights of others. No change in permitted uses may be authorized by variance.

- Application Submittal.

An application for a variance shall be submitted to the BOA by filing a copy of the application with the Town.

- Findings for the Variance.

When practical difficulties or unnecessary hardships would result from carrying out the strict letter of this Ordinance, the BOA shall have the power to vary or modify any of the regulations or provisions of the Ordinance so the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. A variance may be granted only upon an affirmative finding of the following:

- Unnecessary hardship would result from the strict application of this Chapter. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;
- The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance;
- The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship; and,
- The requested variance is consistent with the spirit, purpose, and intent of this Chapter, such that public safety is secured, and substantial justice is achieved.

D) B-W Business Waterfront District.

The objective of this district shall be to protect the character of the commercial development along the waterfront of the Town.

1) Minimum Lot Size.

All lots in the B-W shall be a minimum of six thousand square feet (6,000 ft²).

2) Minimum Lot Width.

All lots in the B-W district shall have a minimum lot width of sixty feet (60') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.

Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

Table 9-6 Lot Requirements

District	Front Setback (Right-of-Way)	Rear Setback	Side Setback	Building Height Limitation
B-W	30 feet	15 feet	15 feet	40 feet

4) Accessory Building Setback Requirements.

All accessory buildings must comply with the setback requirements as set forth in section 2-F of this Ordinance, section 6 of this Ordinance, section 15 of this Ordinance, and all sections of this Ordinance.

5) Permitted Uses.

Amusement Establishment	Hospital
Antenna Co-Location on Existing Tower	Hotel or Motel
Aquaculture	Kennel, Indoor Operation Only
Assisted Living	Library
Bed & Breakfast	Liquor Store
Boat Sales/Rentals	Mortuary/Funeral Home/Crematorium
Car Wash	Motor Vehicle Sales/Rentals
Club, Lodge, or Hall	Museum
Commercial Indoor Recreation Facility	Neighborhood Recreation Center, Public
Community Garden	Nursing Home
Concealed (Stealth) Antennae & Towers	Office, Business, Professional, or
Convenience Store	Medical
Day Care Center	Other Building-Mounted Antennae &
Dock	Towers
Dry Boat Storage	Outdoor Retail Display/Sales
Financial Institution	Park, Public
Government/Non-Profit Owned/	Parking Lot
Operated Facilities & Services	Parking Structure

Personal Service Establishment
Pool Hall or Billiard Hall
Produce Stand/Farmers' Market
Public Safety Station
Public Utility Facility
Religious Institution
Resource Conservation Area
Restaurant with Indoor Operation
Retail Store

Satellite Dish Antenna
Signs, Commercial Free-Standing
Tavern/Bar/Pub with Indoor Operation
Temporary Construction Trailer
Theater, Small
Transportation Facility
Utility Minor
Vehicle Charging Station
Vehicle Service

6) Special Uses (Special Uses text may be found in section 20 of this Ordinance).

Adult-Oriented Retail Establishment
Athletic Field, Public
Commercial Outdoor Amphitheater
Commercial Outdoor Recreation Facility
Commercial Waterfront Facility
Gas/Service Station
Golf Driving Range
Hazardous Material
Kennels, Outdoor Operation
Manufacturing, Light
Marina
Microbrewery
Mini-Storage

Mixed Use
Outdoor Amphitheater, Public
Outdoor Storage
Preschool
Restaurant with Drive-Thru Service
Restaurant with Outdoor Operation
School, K-12
School, Post-Secondary
Tavern/Bar/Pub with Outdoor
Operation
Theater, Large
Utility Facility
Wholesale Establishment

Figure 18: Cedar and Orange Street Redevelopment



A local developer has purchased property at the northwest corner of Cedar and Orange Streets with the intent to build a 120-room hotel. This is a highly desirable addition to the Beaufort community as many visitors must stay in Morehead City's hotel offerings; thus, a hotel in the Town of Beaufort will allow those revenue dollars to stay inside the town limits. The vision for the hotel is a four-five story structure allowing upper stories to take advantage

of the waterfront views. While development along Cedar Street will likely remain in the two-three story range, the hotel should be allowed a variance to gain the critical mass of rooms necessary for success. This development should also explore innovative stormwater practices including pervious paving treatments in parking areas and cistern collection techniques that utilize the water for boat cleaning at the docks.

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Attract a hotel to the Cedar Street corridor.

The Path Forward

While the quaint inns and B&Bs are appealing to some visitors of Beaufort, many people are staying in Morehead City because of the more traditional hotel offerings. This loss of tourism revenue can easily be captured with the development of a waterfront hotel. One of the catalyst investigations identifies a potential site along Cedar Street that takes advantage of the water, the proposed public park at the terminus of Cedar Street, and the anticipated investments to make Cedar a multi-modal corridor.

The key will be keeping the hotel to a reasonable height that maximizes room views while also protects the overall character of the town. Coastal architecture and traditional detailing of the facade should also be requirements. The site design should also reflect the pattern of fronting the building on a street with parking hidden or buffered from view. Other sustainable techniques include rainwater harvesting, pervious paving in parking areas, and low water landscaping.



Making it Happen

Coastal hotel, Summerville, SC

- ☑ Work with a hotel developer on a shared vision for the site that includes sustainable techniques.
- ☑ Ensure high quality building design and ground level meeting/restaurant space.

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