

# TRC/PRE-DESIGN MEETING

## AGENDA

**Meeting – Tuesday, July 29, 2025**

**at 10:00 AM**

**This meeting will be held at 1911 Boundary Street (City Hall) in the Planning Conference Room, on the 1<sup>st</sup> floor.**

Please click the link below to join the Zoom webinar:

<https://us02web.zoom.us/j/83589085470?pwd=u9QrYhqUu3dio14GpaExZsunCNv3C7.1>

**Password: 153985 Meeting ID: 835 8908 5470 Call in Phone # +1 929 205 6099**

### Agenda items:

#### I. Projects

- a. **Proposal for Carport / Boat Storage (2569 Azalea Drive; PIN: R120 008 000 0266 0000)** – Discussion on adding a carport / boat structure building on northwest corner of property; Submitted by Jim Diffenderfer (Owner)
- b. **Bordertown BBQ Outdoor Dining Patio (2001 Boundary Street; PIN: R120 028 000 1248 0000)** – Discussion on proposed changes to existing outdoor dining area for new Bordertown BBQ restaurant; Submitted by David Buck (Contractor)

#### II. Adjournment

If you have any questions, please call (843) 525-7014.

Thank you.

cc: Jim Diffenderfer (Owner)  
David Buck (Contractor)

## **2569 AZALEA DRIVE**

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**Proposal for placement of carport /  
boat storage structure on side of  
existing single-family lot**

1



DEVELOPMENT REVIEW PROCESS  
HTRC/PRE-DESIGN CONFERENCE FORM

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7014 / f. (843) 986-5606  
Email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

Application Fee: \$0

OFFICE USE ONLY: Date Filed: 7/22/25 Application #: 29100 Zoning District: T3-S

Historic District? Y  N  Contributing? Y  N  Archeological Survey? Y  N

**HTRC/Pre-Design meetings are informational in nature and are intended to provide applicants guidance through the Beaufort Development Code process. Comments made by Staff are advisory are non-binding and shall not be interpreted as official or formal decisions on the project. Formal comments shall be provided with the Application process.**

**Schedule:** HTRC/Pre-Design Conferences are held every <sup>Tuesday</sup> Wednesday at 10:00 a.m. at City Hall (1911 Boundary Street), in the first-floor conference room. **The deadline for applications is <sup>Tuesday</sup> Wednesday, one week prior to the meeting.**

**Applicable Projects:** A HTRC/Pre-Design Conference is **required** for all new construction (except detached single-family residences), major subdivisions, and zoning or Code text amendments. It is **recommended** for change of occupancy, (ex. an office use changing to a restaurant use), and any use involving food service.

**Submittal Requirements:** All forms and information may be submitted digitally. In addition to a complete application form, applicants are encouraged to submit all possible additional information about a project to convey the complete concept. This may include maps, site plans (to scale or dimensioned) floor plans, elevations, etc.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**Applicant, Property, and Project Information**

Applicant Name: Jim Diffenderfer

Applicant Address: 2569 Azalea Dr

Applicant E-mail: Jim@accentruss.com Applicant Phone Number: (864)617-4416

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer  Contractor

Owner (if other than the Applicant): \_\_\_\_\_

Owner Address: \_\_\_\_\_

Project Name: \_\_\_\_\_

Property Address: 2569 Azalea Dr

Property Identification Number (Tax Map & Parcel Number): R120-008-000-0266 ✓

Meeting Date Requested: 7/29/2025



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Email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

**Certification of Correctness:** I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 7/22/25

**Required Project Information**

Project Name: Carport Structure  
Existing use of Site or Structure: Residence  
Proposed use of Site or Structure: Store a boat under cover  
Square footage of any proposed construction: 640

Provide a brief Project Narrative and outline any specific questions you would like addressed.

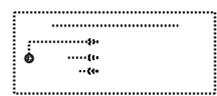
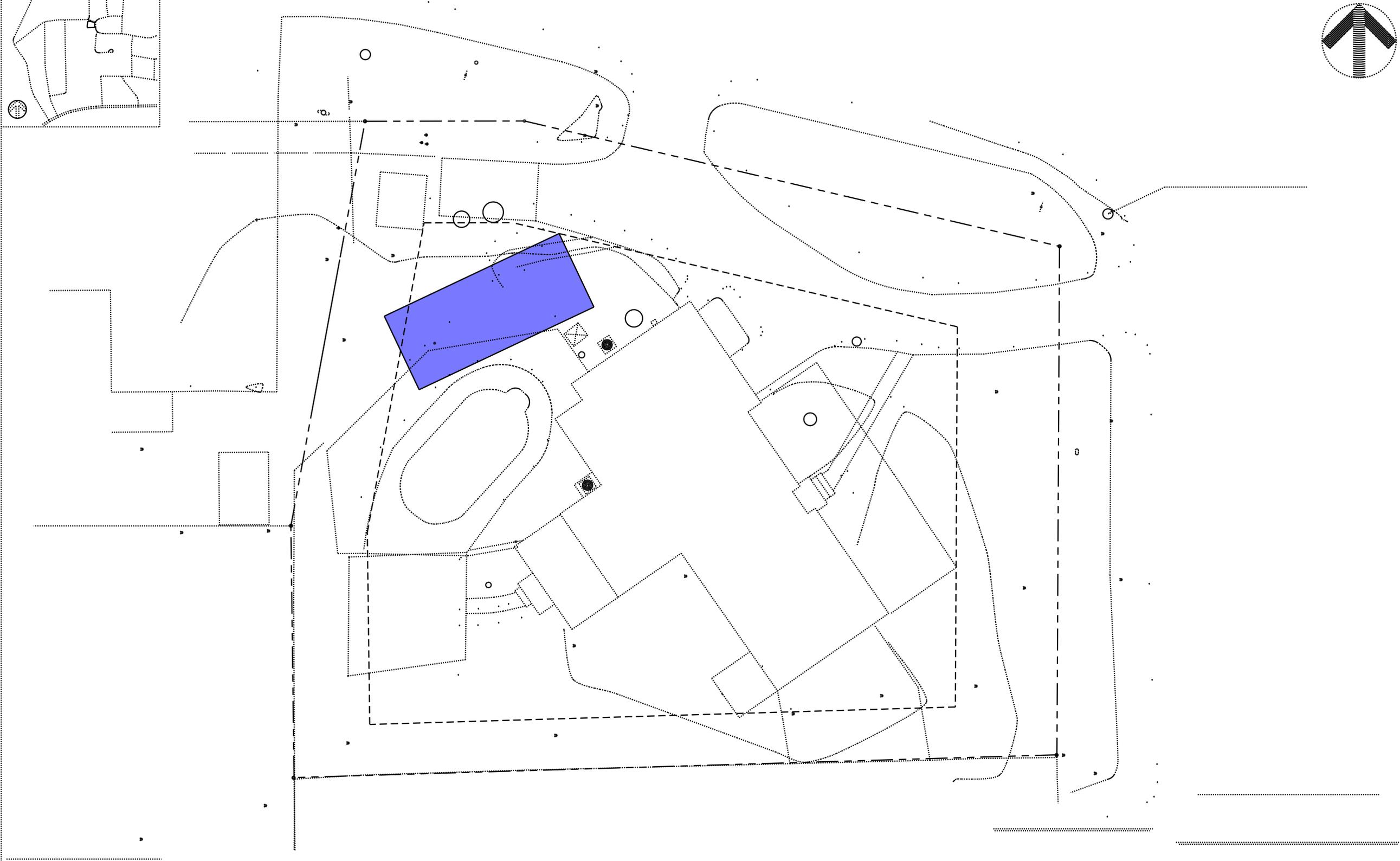
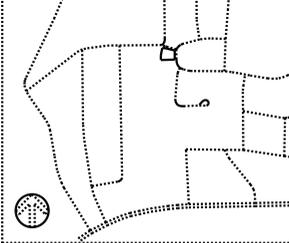
We are wanting to build a carport structure to store a boat under. The structure would be post and beam construction. It will also double as a covered area next to our existing pool. The structure would be 16'x40'.

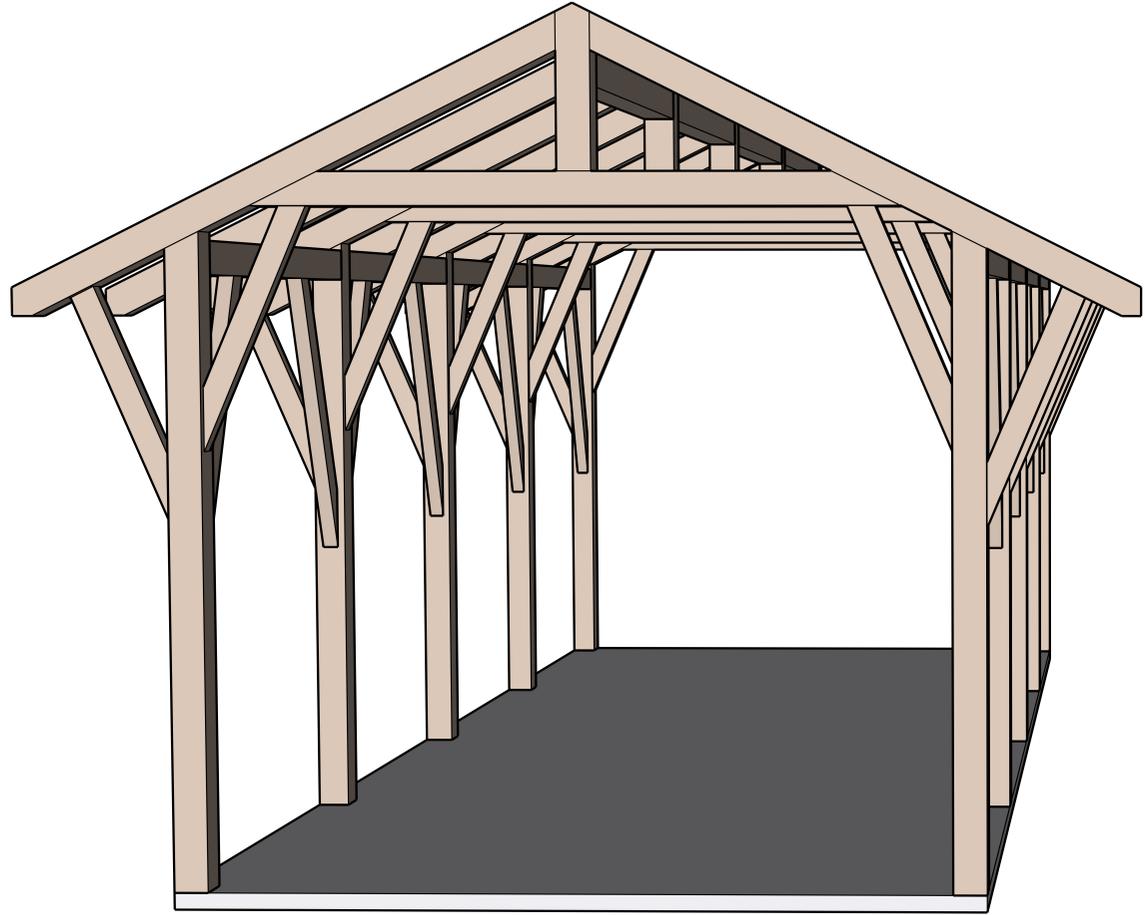
Looking to Build A Post and BEAM CARPORT  
STRUCTURE 16' X 40' to store a boat under.  
The structure would be located next to an  
existing inground pool and would double as  
pool shelter to get people into some shade

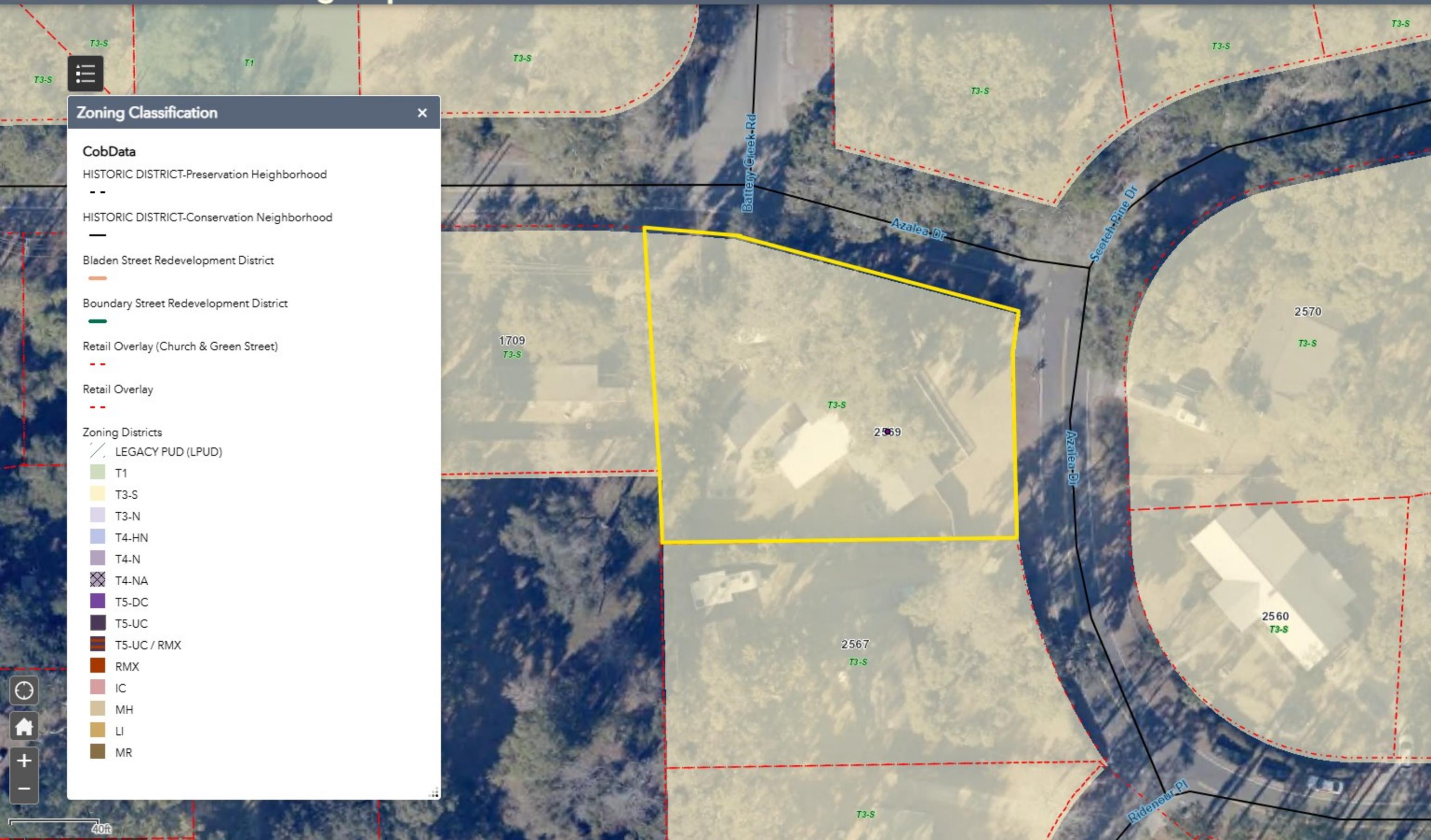
**CONTACT INFORMATION** – Application form & supplementary information may be submitted via

email: Attention: Christopher Klement, Planner III  
City of Beaufort Department of Planning & Development Services  
1911 Boundary Street, Beaufort, South Carolina 29902  
E-Mail: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) | Phone: (843) 525-7014 | Fax: (843) 986-5606









## Zoning Classification

### CobData

HISTORIC DISTRICT-Preservation Neighborhood



HISTORIC DISTRICT-Conservation Neighborhood



Bladen Street Redevelopment District



Boundary Street Redevelopment District



Retail Overlay (Church & Green Street)



Retail Overlay



### Zoning Districts

LEGACY PUD (LPUD)

T1

T3-S

T3-N

T4-HN

T4-N

T4-NA

T5-DC

T5-UC

T5-UC / RMX

RMX

IC

MH

LI

MR

40ft

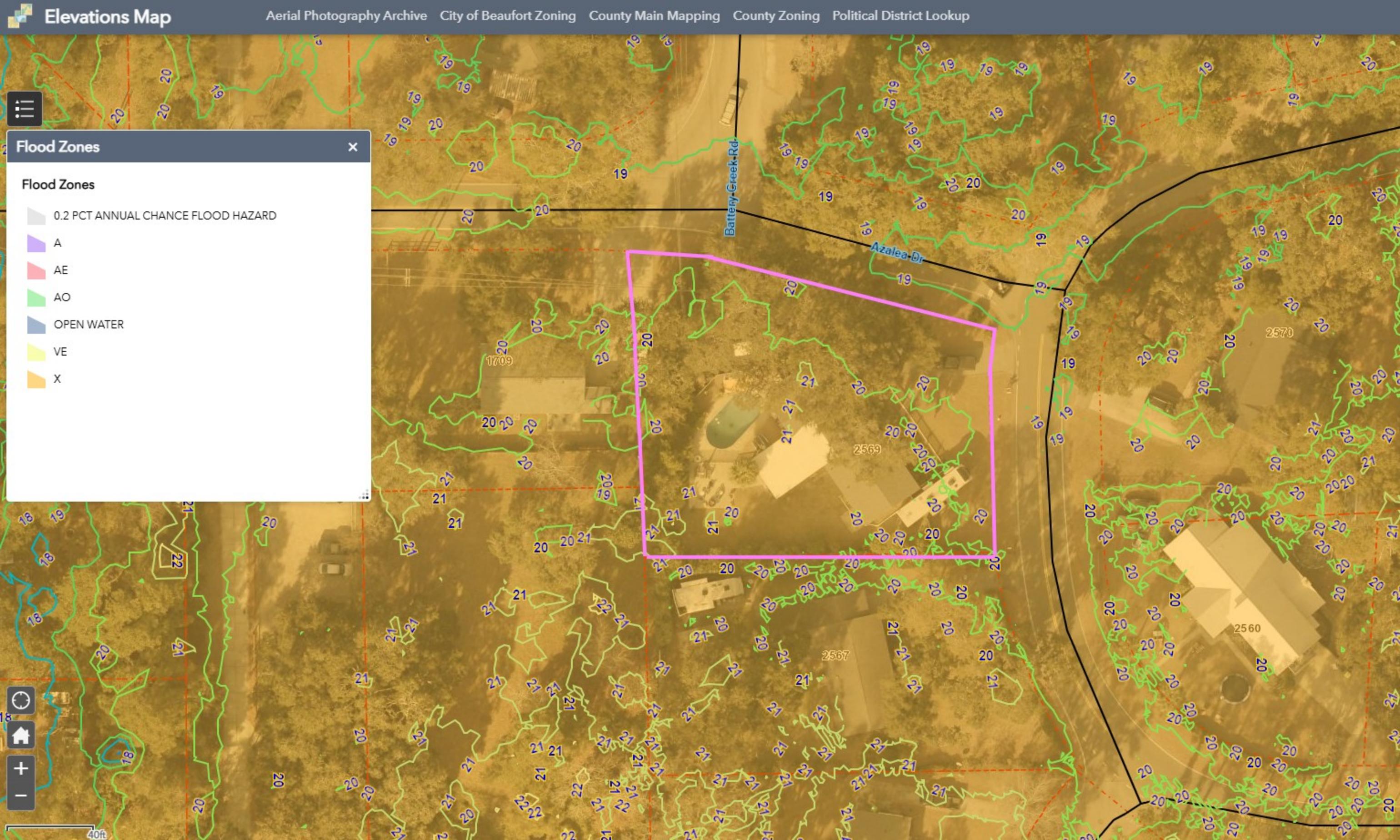


### Flood Zones

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- X



40ft



2569 Azalea Dr



2569 Azalea Dr

Building



Directions



Save



Nearby



Send to phone



Share

2569 Azalea Dr, Beaufort, SC 29902

Suggest an edit on 2569 Azalea Dr

Add a missing place

Add your business

Photos



Restaurants

Hotels

Things to do

Transit

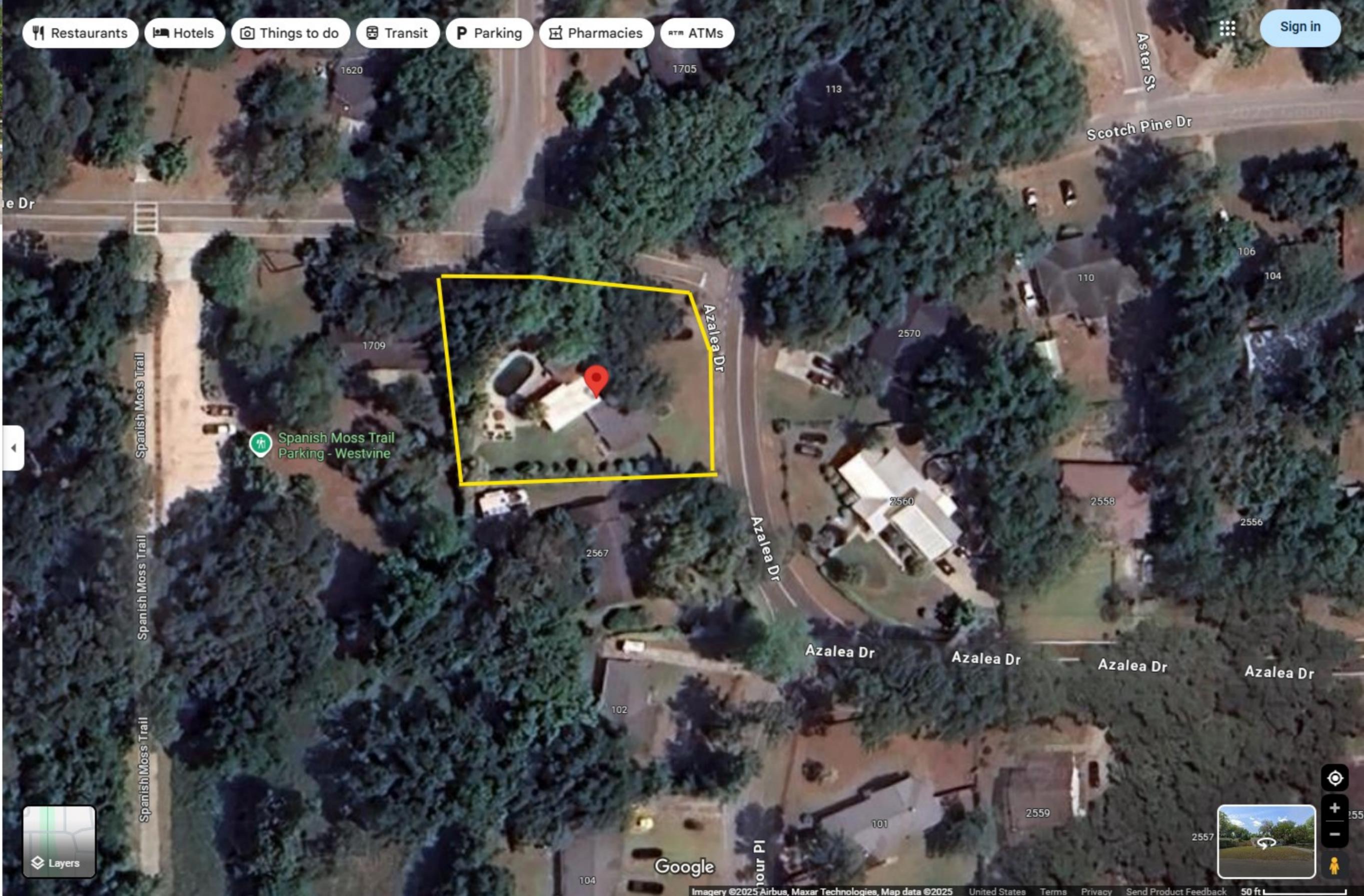
Parking

Pharmacies

ATMs



Sign in

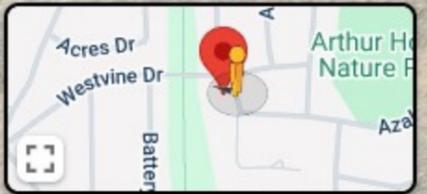


Layers

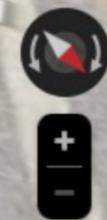
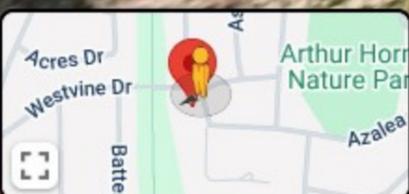


Google

**2569 Azalea Dr** ⋮  
 Beaufort, South Carolina  
 Google Street View  
 Apr 2022 [See more dates](#)



**111 Westvine Dr** 📍 ⋮  
 Beaufort, South Carolina  
 Google Street View  
 Apr 2022 [See more dates](#)





# STAFF REPORT - TRC / Pre-design Meeting

DATE: 07/29/2025

<i>GENERAL INFORMATION</i>		
<b>Applicant:</b>	Jim Diffenderfer (Owner)	
<b>Site Location/Address:</b>	2569 Azalea Dr. (PIN: R120 008 000 0266 0000)	
<b>Applicant's Request:</b>	Request to place of a carport / boat storage structure (= 640 sq. ft.)	
<b>Current Zoning:</b>	T3-Suburban District (T3-S)	
<b>Lot size:</b>	0.45 ac. (~19,790 sq. ft.);	
<i>ZONING DISTRICT INFORMATION</i>		
<b><u>Institutional &amp; Campus District (IC)</u></b>		
<b>Minimum Lot Width:</b>	75 ft.	
<b>Max. Impervious Lot Coverage:</b>	30% (40% impervious surface coverage) ~ 5,937 sq. ft.	
<b>Front Setback - Accessory:</b>	Accessory structures shall be located behind the front facade of the primary structure	
<b>Side Setback - Accessory:</b>	Corner/Alley: 5 ft. min.; Interior: 5 ft. min.	
<b>Rear Setback - Accessory:</b>	5 ft. min.	
<b>Detached Garage/Carport Setback (from front façade):</b>	5 ft. min. (also needs to be set back from public ROW at least 20 ft.)	
<b>Accessory Building Height</b>	2 stories or 30 ft. max.	
<i>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</i>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T3-S	Single-family residential	N/A
South: T3-S	Single-family residential	N/A
East: T3-S	Single-family residential	N/A
West: T3-S	Single-family residential	N/A

**Background:**

The property owner at 2569 Azalea Dr. is requesting to place a carport structure on the side of the primary dwelling for the purpose of storing their boat under. It would be located adjacent to the pool and next to a garden shed at the western side of the house. It is screened from public view (from Azalea Dr.) by existing vegetation.

## FINDINGS AND RECOMMENDATIONS

➤ **Sec. 3.11 Uses Customarily Accessory to Residential Dwellings:**

- **E. Garage/Carport/Workshop: Size: Maximum: 50% of the footprint of the primary unit, or 1,500 SF max., whichever is smaller; Additional Standards: (3.) If a carport is used for storage, any side visible from an adjacent property or street right-of-way must be enclosed to screen the building contents.**

➤ **Sec. 4.6.1 Building Design Standards – General to all applicable districts:**

**A. Size, Mass and Scale:**

The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the neighboring context.

**E. Garages and Accessory Structures:**

Attached garages, detached garages, and other accessory structures shall be subordinate in height, footprint, and proportion to the primary structure on the site, and shall be compatible with the principal structure in terms of roof form, materials, and color. Where a garage contains an accessory dwelling unit above, it may exceed the height of the primary structure.

## **2001 BOUNDARY STREET**

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**Proposal for adding roll-up garage doors and other small changes to outdoor dining area for new “Bordertown BBQ” restaurant**



DEVELOPMENT REVIEW PROCESS  
TRC/PRE-DESIGN CONFERENCE FORM

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
Email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

Application Fee: \$0

OFFICE USE ONLY: Date Filed: 7/22/25 Application #: 29105 Zoning District: T5-UC

Historic District? Y  N  Contributing? Y  N  Archeological Survey? Y  N

TRC/Pre-Design meetings are informational in nature and are intended to provide applicants guidance through the Beaufort Development Code process. Comments made by Staff are advisory are non-binding and shall not be interpreted as official or formal decisions on the project. Formal comments shall be provided with the Application process.

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Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

Applicant, Property, and Project Information

Applicant Name: 3-Gen Contracting LLC - David Buck

Applicant Address: PO Box 147 Port Royal, SC 29935

Applicant E-mail: David@3-GenContracting.com Applicant Phone Number: 843-368-5630

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer  Contractor

Owner (if other than the Applicant): 303 Associates

Owner Address: 2015 Boundary St., Beaufort, SC 29902

Project Name: Boardertown BBQ

Property Address: 2001 Boundary St.

Property Identification Number (Tax Map & Parcel Number): R122-001-000-0009<sup>12</sup> 0000

Meeting Date Requested: 7/29/25



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Email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

**Certification of Correctness:** I/we certify that the information in this application is correct.

Applicant's Signature: D. JWRD Date: 7/22/25

**Required Project Information**

Project Name: Bordertown BBQ  
Existing use of Site or Structure: Restaurant  
Proposed use of Site or Structure: Restaurant  
Square footage of any proposed construction: NR

Provide a brief Project Narrative and outline any specific questions you would like addressed.

Want to discuss the outdoor dining space that already exists.  
New tenant would like to make some changes adding roll up garage  
doors and a cap to the existing handrail.

The dimensions of the outdoor dining space will not change.

**CONTACT INFORMATION** – Application form & supplementary information may be submitted via email:

City of Beaufort Community Development Department  
1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

**Zoning Classification** ✕

**CobData**

- HISTORIC DISTRICT-Preservation Heighorhood --
- HISTORIC DISTRICT-Conservation Neighborhood —
- Bladen Street Redevelopment District —
- Boundary Street Redevelopment District —
- Retail Overlay (Church & Green Street) - -
- Retail Overlay - -

**Zoning Districts**

- LEGACY PUD (LPUD) /
- T1 ■
- T3-S ■
- T3-N ■
- T4-HN ■
- T4-N ■
- T4-NA ■
- T5-DC ■
- T5-UC ■
- T5-UC / RMX ■
- RMX ■
- IC ■
- MH ■
- LI ■
- MR ■





### Flood Zones

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

- A
- AE
- AO
- OPEN WATER
- VE
- X



100ft



Burnside St

Oconnell St

Oconnell St

Oconnell St

Oconnell St

Lafayette

Greenlawn Dr

Queen St

Sycamore St

Palmetto St

National St

National St

National St

National St

National St

Lafayette St

Hilton Garden Inn Beaufort  
From \$169/night on Hilton Garden Inn B...

Marsh Rd

Marsh Rd

Marsh Rd

Queen St

Crowley Wechsler & Associates

Sycamore St

Palmetto St

Morris St

Morris St

Morris St

Morris St

Morris St

Second Goodwill Baptist Church

National Street Field

Red Rooster Cafe

Moe's Southwest Grill  
Chili Con Queso Is Here

Starbucks

Lovejoy St

Wayback Burgers  
Happy Hour = Best Hour

City of Beaufort

Complete Express

BUS 21

BUS 21

BUS 21

BUS 21

BUS 21

Lovejoy St

Beaufort City Municipal Court

Palmetto St

University Bikes  
Bicycle store

Boxdrop Beaufort  
- MATTRESS AND...  
Furniture store

Ribaut Rd

Union St

Google

Wildflower

Layers



← 1798 Sycamore St  
 Beaufort, South Carolina

Google Street View

May 2022 [See more dates](#)



WE SERVE FOR THE USE OF CUSTOMERS ONLY. THIS PROPERTY UNDER POLICE JURISDICTION. NO TRESPASSING ALLOWED.

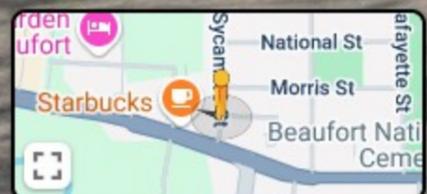
NOTICE: OTHERS DO NOT HAVE JURISDICTION OVER THIS LOT WITH REGARD TO UNLAWFUL OPERATION OF MOTOR VEHICLES. SC CODE 46-13-140.

DRIVE THRU

SYCAMORE ST  
LOVEJOY WAY

41

KC MIKE'S Smokin'  
2001 Broadway St  
843-379-1888





# STAFF REPORT - TRC / Pre-design Meeting

DATE: 07/29/2025

<b>GENERAL INFORMATION</b>		
<b>Applicant:</b>	<b>3-Gen Contracting, LLC c/o David Buck (Contractor)</b>	
<b>Site Location/Address:</b>	<b>2001 Boundary St. (PIN: R122 001 000 0012 0000)</b>	
<b>Applicant's Request:</b>	Request to discuss changes to outdoor dining area for new "Bordertown BBQ" restaurant, incl. adding roll-up garage doors	
<b>Current Zoning:</b>	<b>T5-Urban Corridor (T5-UC)</b>	
<b>Lot size:</b>	n/a	
<b>ZONING DISTRICT INFORMATION</b>		
<b><u>Institutional &amp; Campus District (IC)</u></b>		
<b>Minimum Lot Width:</b>	n/a	
<b>Max. Impervious Lot Coverage:</b>	100%	
<b>Front Setback - Primary:</b>	0 ft. min.; 15 ft. max.	
<b>Side Setback - Primary:</b>	Corner/Alley: 0 ft. min.; 15 ft. max.; Interior: 0 ft.	
<b>Rear Setback - Primary:</b>	5 ft. min.	
<b>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</b>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T3-N	Single-family residential	N/A
South: T5-UC	County Government Complex	N/A
East: T5-UC	Single-family residential / City Hall	N/A
West: LPUD	Pearl St. / Town Center	N/A

**Background:**

The new restaurant tenant of "Bordertown BBQ" would like to discuss the possibility of putting up roll-up garage doors and making other smaller changes to the existing outdoor dining area.

## FINDINGS AND RECOMMENDATIONS

➤ **Sec. 2.5.6 Encroachments:**

**E. Uncovered Porches, Decks, Patios, Steps and Stairs:** Uncovered and unenclosed porches, decks, patios, steps and stairs, and other similar features may encroach to within 5 feet of any interior side and rear property line. Steps and stairs may encroach up to 100% of the depth of any required street yard setback, but may not encroach upon any public sidewalk.

➤ **Sec. 4.6.1 Building Design Standards – General to all applicable districts:**

**A. Size, Mass and Scale:**

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Attached garages, detached garages, and other accessory structures shall be subordinate in height, footprint, and proportion to the primary structure on the site, and shall be compatible with the principal structure in terms of roof form, materials, and color. Where a garage contains an accessory dwelling unit above, it may exceed the height of the primary structure.