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ADMINISTRATION BUILDING
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AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
WORK SESSION

Monday, February 26, 2018

2:30 p.m.

Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

1. CALL TO ORDER – **2:30 P.M.**
2. PLEDGE OF ALLEGIANCE
3. COMMUNITY DEVELOPMENT CODE (CDC) AND COMPREHENSIVE PLAN BACKGROUND / STRUCTURE
 - A. Review and discussion of Place Type Overlay maps, with municipal boundaries shown, in relation to already platted or developed areas.
 - B. Review of Southern Regional Plan – projects of regional significance.
 - C. Review and discussion of potential density increases in the Alljoy/Brighton Beach/May River Road areas.
4. DISCUSSION OF POTENTIAL CHANGES TO COMMUNITY DEVELOPMENT CODE (CDC) / COMPREHENSIVE FUTURE LAND USE MAP
 - A. Discussion of CP Districts for 2 or 3 identified areas south of the Broad.
5. ADJOURNMENT



ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Topic: Presentation - Future Land Use and Zoning
Date Submitted: February 26, 2018
Submitted By: Rob Merchant
Venue: Council Work Session

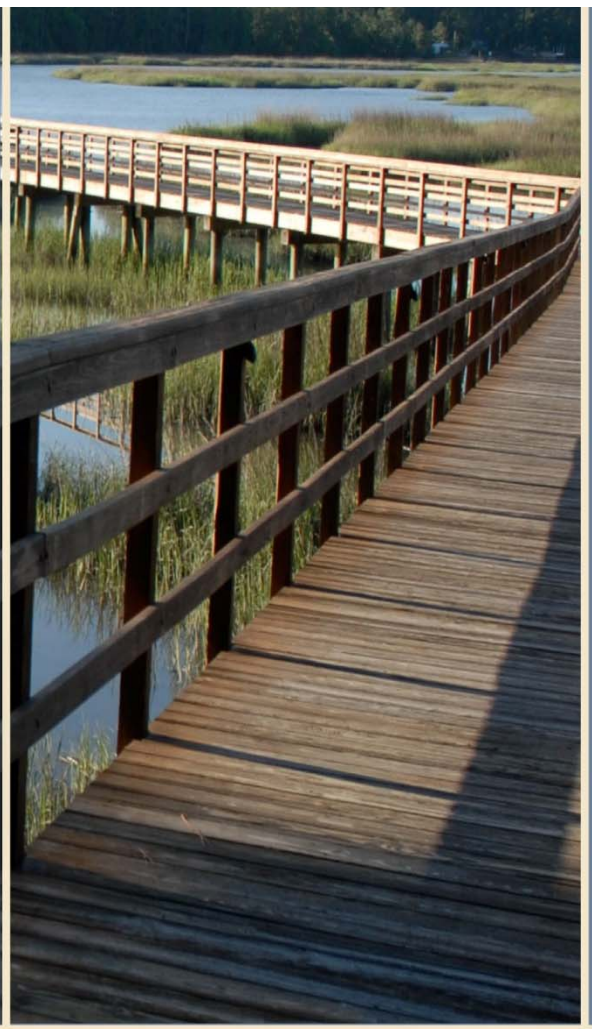
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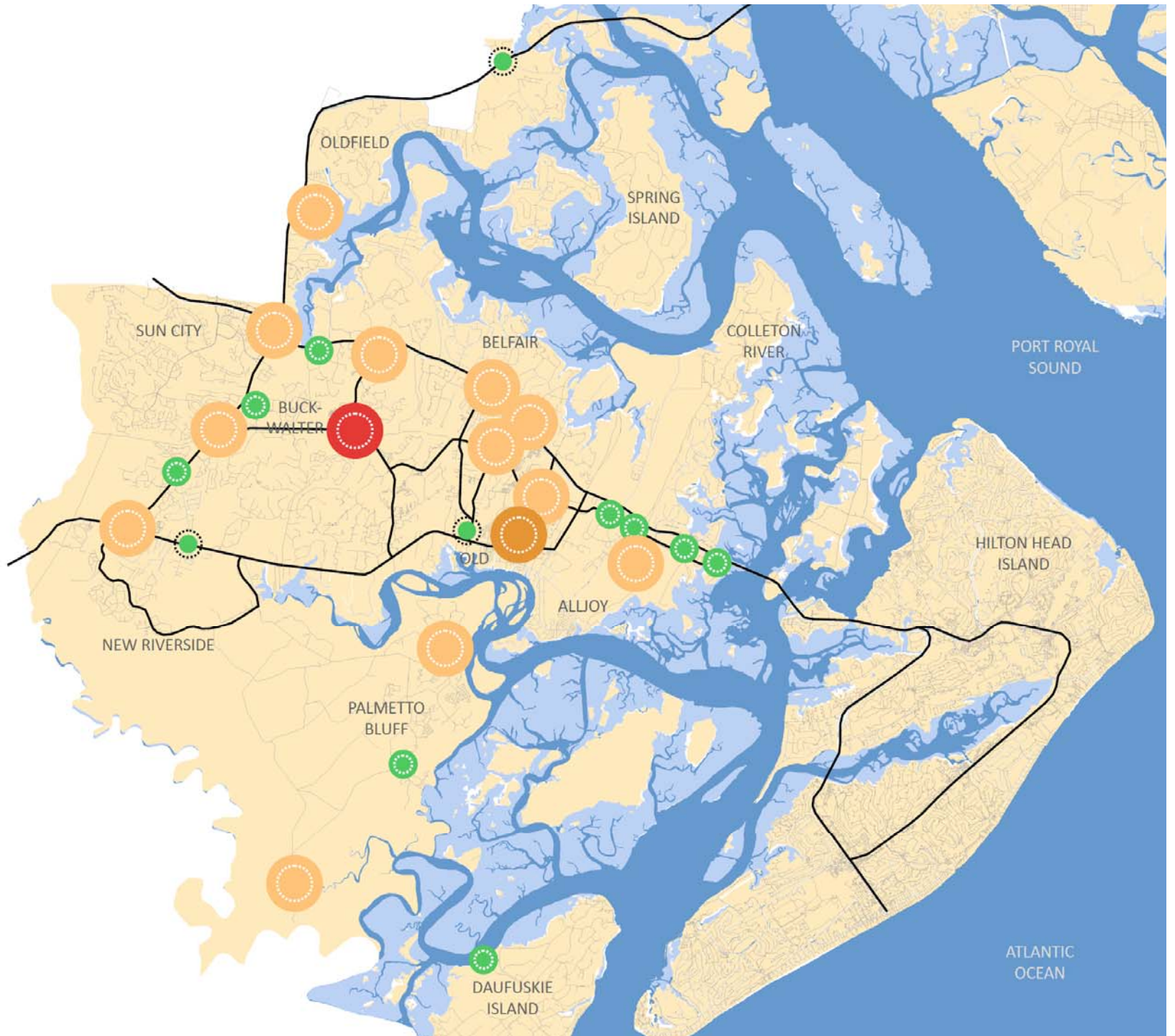
BEAUFORT COUNTY
COMPREHENSIVE PLAN

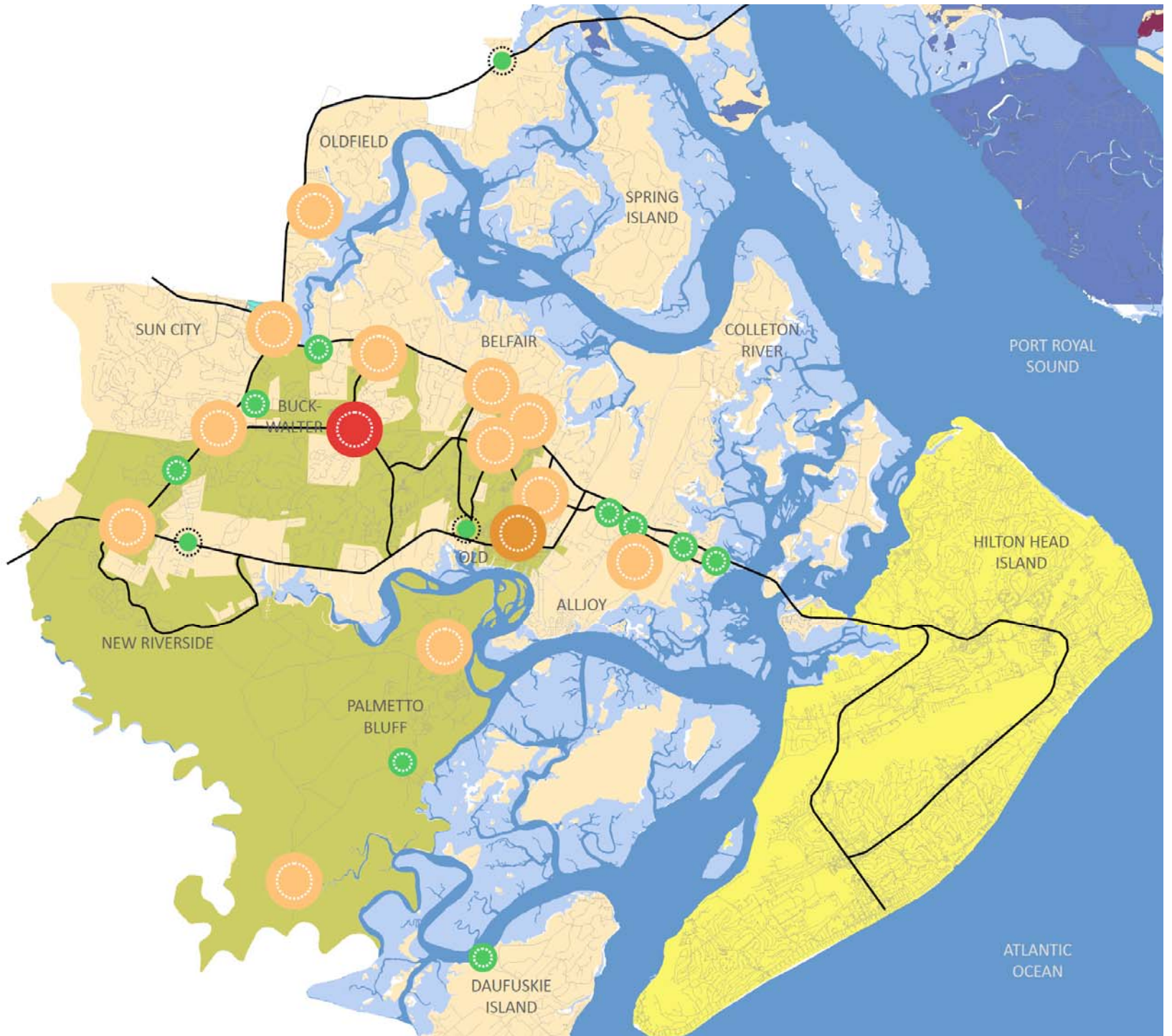
Future Land Use & Zoning

Beaufort County Council
February 26, 2018









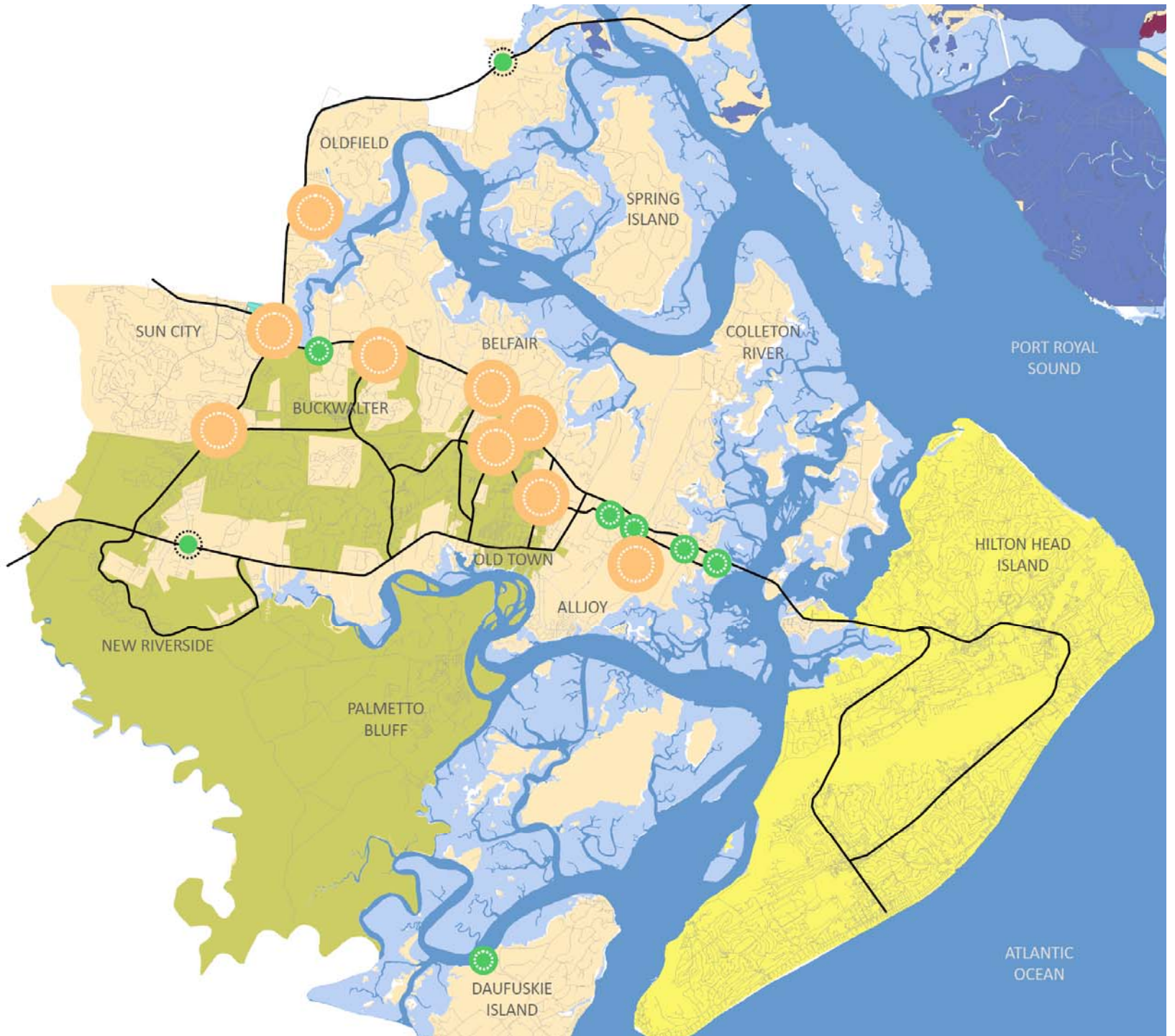


Table 3.4.80.D. Place Type Size and Intensity Requirements

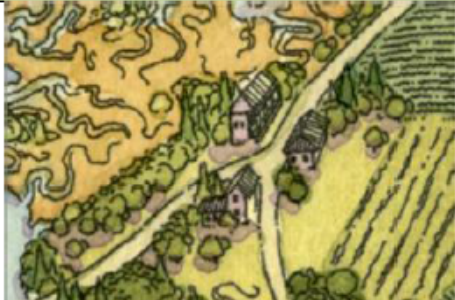


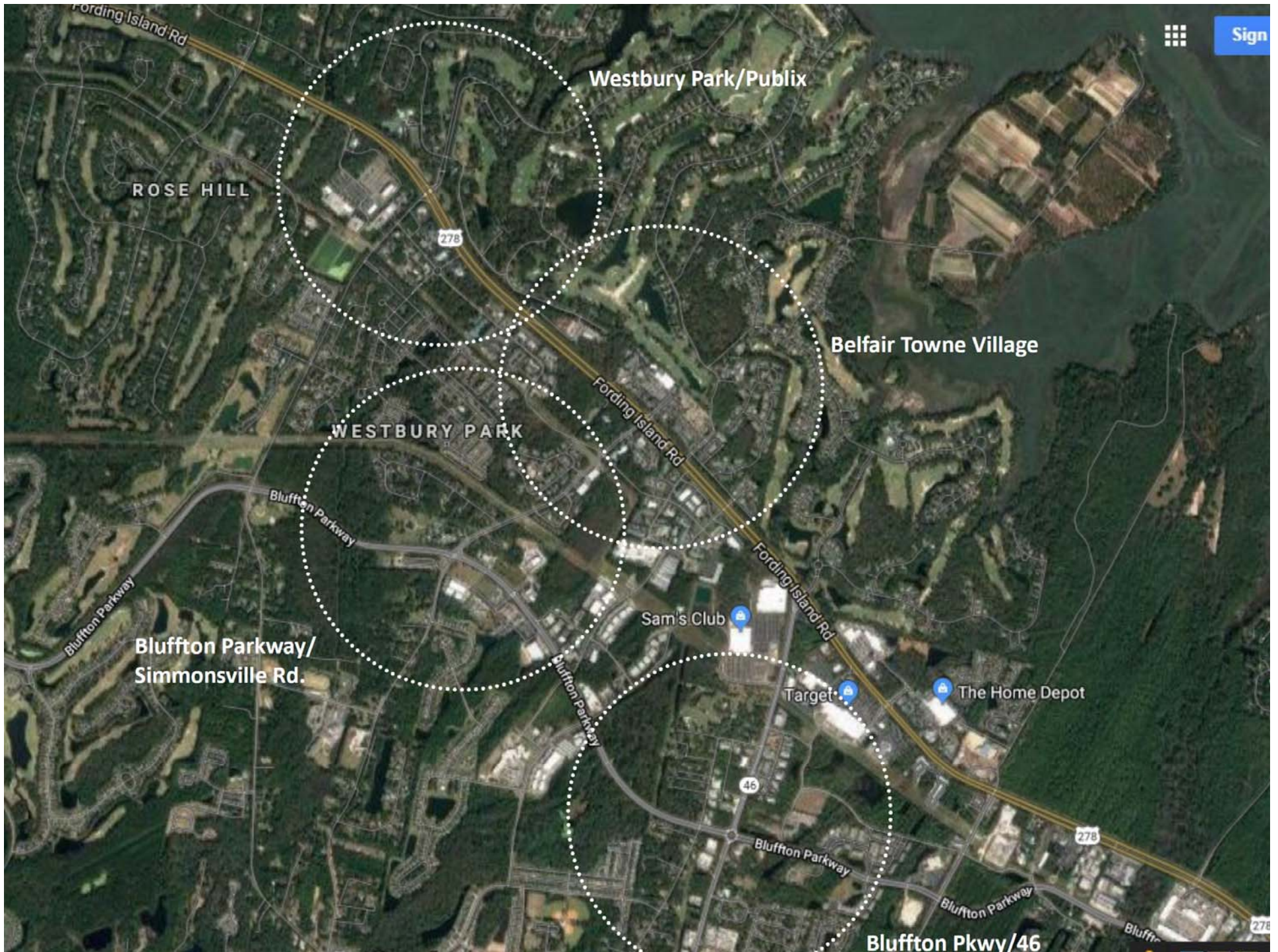
	Rural Crossroads Place Type	Hamlet Place Type	Village Place Type
Regional Place Type Designation			
Size	8 acres min., 80 acres max.	80 acres min., 160 acres max.	110 acres min., 500 acres max.
Density	1 du./ac. max.	3 du./ac. max.	6 du./ac. max.

Table 3.4.80.E. Allocation Mix of Transect Zones for Each Community Unit Type

Transect Zone	Percentage of Land Assigned to Zone	
Rural Crossroads Place Type		
T2 Rural (T2R)	No min.	65% max.
T2 Rural Center(T2RC)	5% min.	20% max.
T3 Edge (T3E)	No min.	25% max.
T3 Hamlet Neighborhood (T3HN)	25% min.	40% max.
Hamlet Place Type		
T2 Rural (T2R)	No min.	65% max.
T3 Edge (T3E)	No min.	25% max.
T3 Hamlet Neighborhood (T3HN)	25% min.	70% max.
T4 Hamlet Center(T4HC)	10% min.	50% max.
Village Place Type		
T3 Edge (T3E)	No min.	25% max.
T3 Hamlet Neighborhood (T3HN)	No min.	25% max.
T3 Neighborhood (T3N)	25% min.	70% max.
T4 Hamlet Center Open (T4HCO) and/or T4 Neighborhood Center(T4NC)	10% min.	50% max.





Westbury Park/Publix

ROSE HILL

Belfair Towne Village

WESTBURY PARK

Bluffton Parkway/
Simmons Rd.

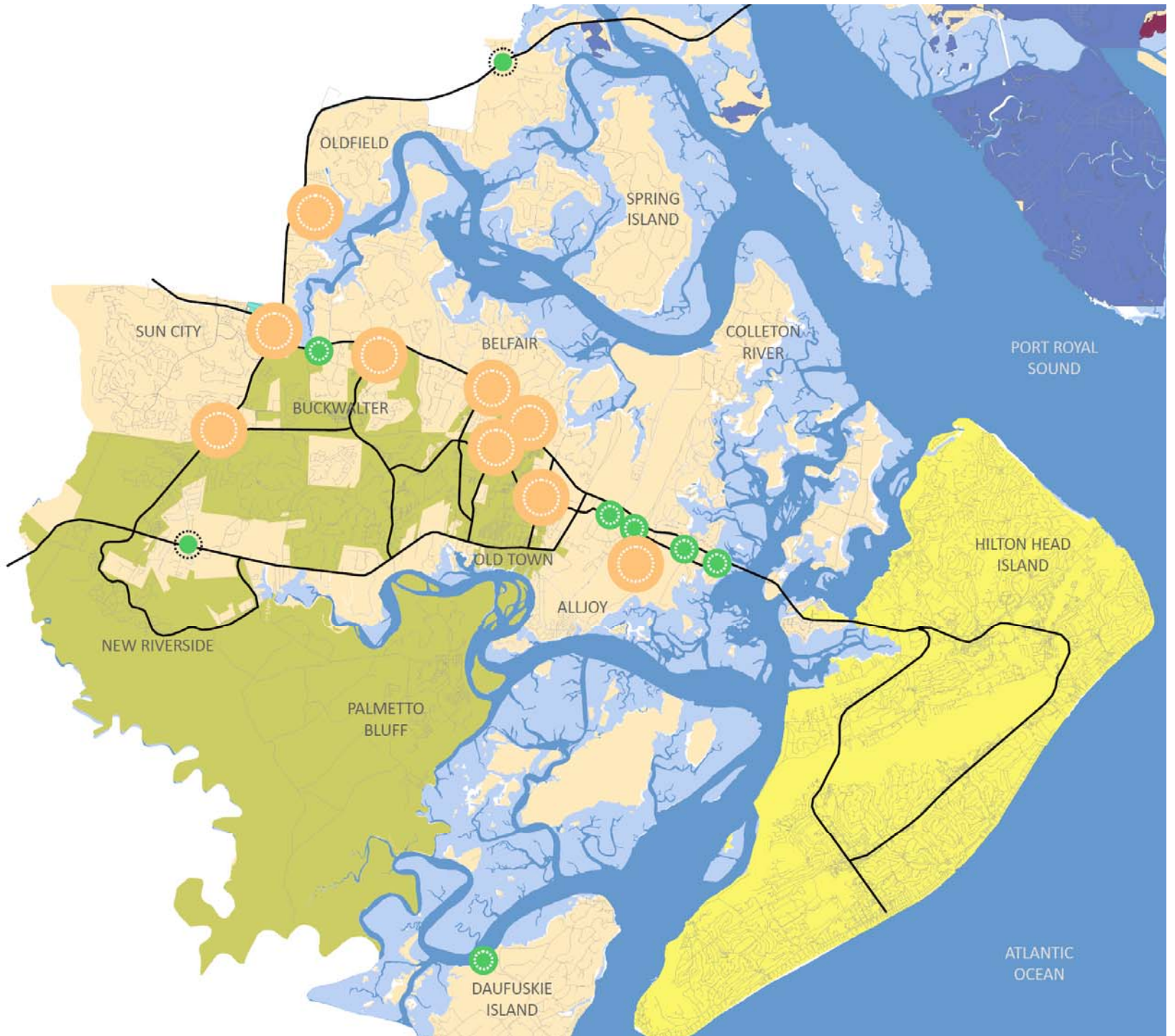
Sam's Club

Target

The Home Depot

Bluffton Pkwy/46

Sign

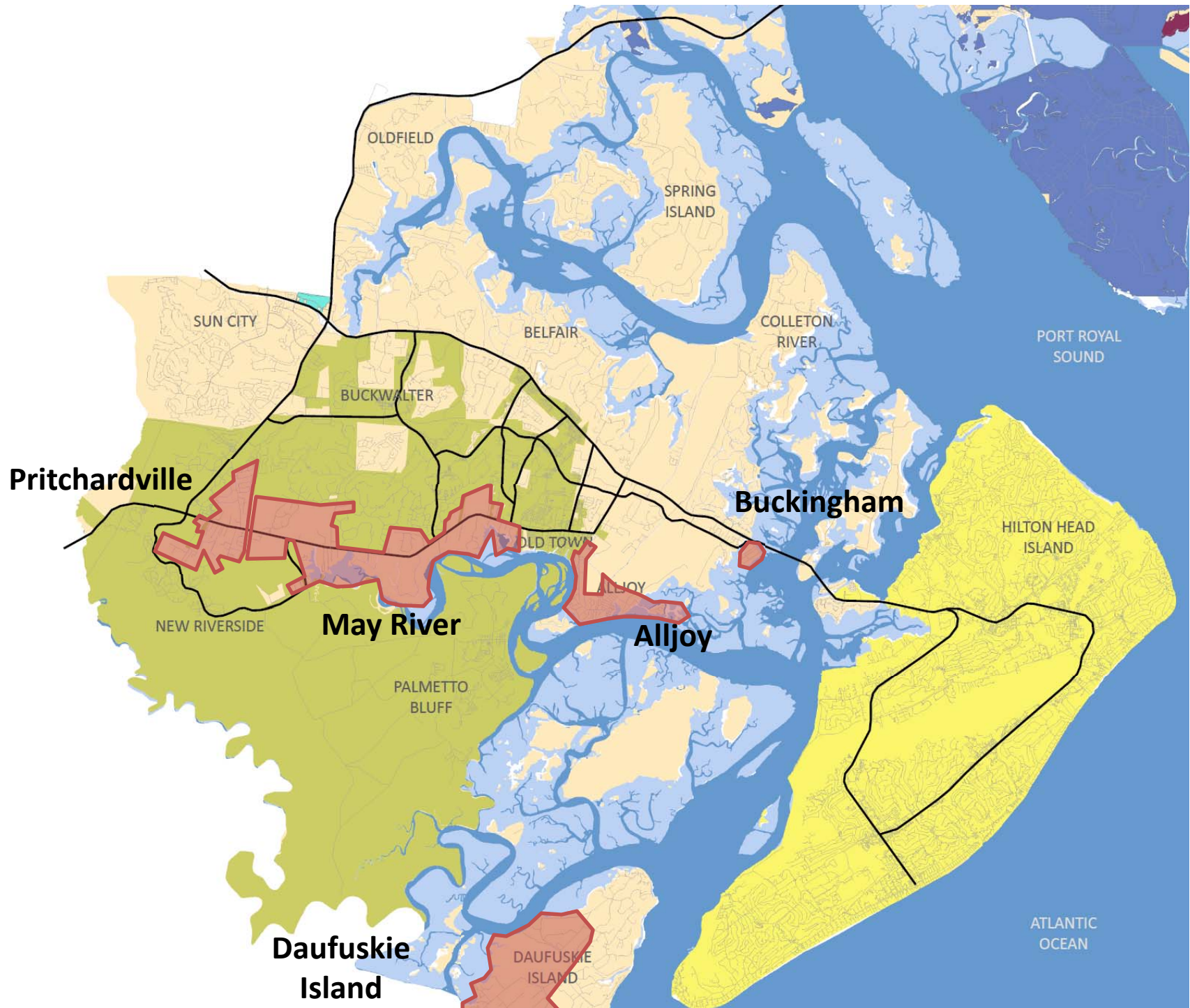


Joint Review of Regionally Significant Projects - Overview

- Recommendation of the Southern Beaufort County Regional Plan
 - Adopted by Beaufort County, the Town of Bluffton and the Town of Hilton Head Island in November 2008
 - Requires zoning amendments, subdivisions and land developments that meet certain criteria to be reviewed and commended on by the other jurisdictions and the School District
-

Joint Review of Regionally Significant Projects - Criteria

- Projects that match or exceed one or more of the following:
 - 100 acres
 - 200 dwelling units
 - Generate 2,000 average daily trips
 - 200,000 commercial or industrial square footage
 - The following are also considered regionally significant:
 - Public infrastructure: schools, roads, water and sewer.
 - Development along Principal or Major Arterials that modify existing access management requirements
 - Projects considered overly sensitive or critical to the region by the Planning Director
-





Alljoy

Beaufort County Development Code
Southern Beaufort County Community Workshop



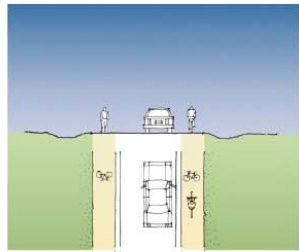
Community members are very determined to preserve the unique character of Alljoy.



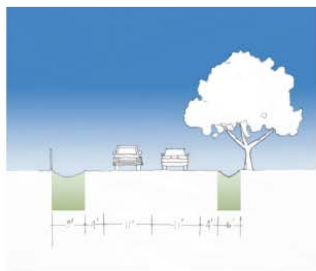
Alljoy neighbors shared issues, opportunities, concerns, and visions of the Alljoy community and these were integrated into the Vision Plan.



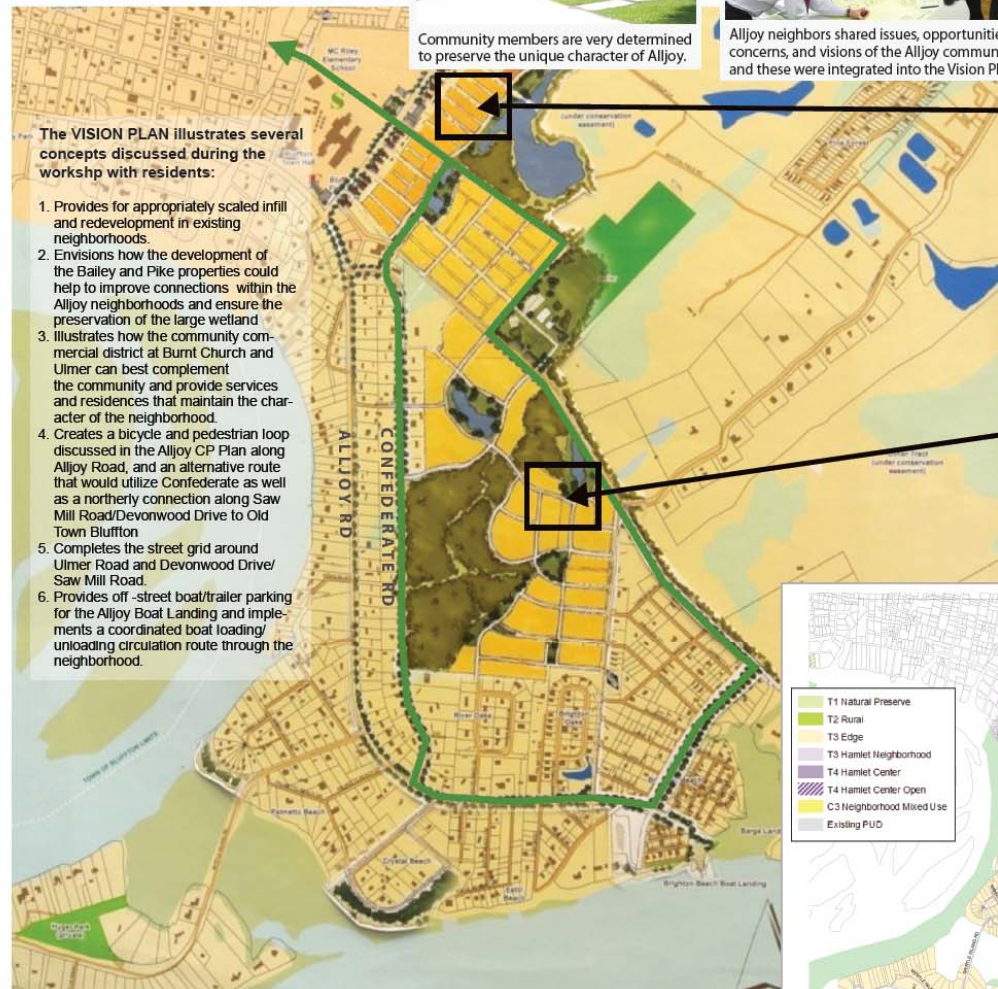
This image illustrates how the T3 Hamlet Neighborhood Zone could be utilized to interface the Alljoy commercial district along Burnt Church with the water amenity to the east; note how the houses are oriented to face the public civic space.



Proposed Confederate Road cross-section showing a two-way yield street for vehicles and the addition of striped shoulders along the roadway for bicyclists.



Proposed cross-section of Alljoy Road showing a reconfiguration of the edge swales and the addition of a striped shoulder along the roadway for bicyclists.

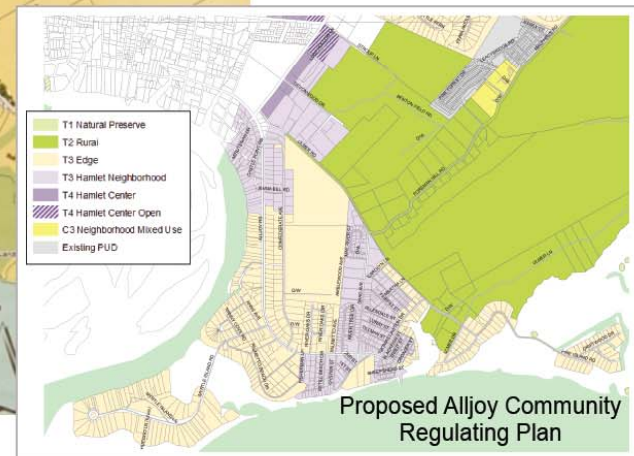


The VISION PLAN illustrates several concepts discussed during the workshop with residents:

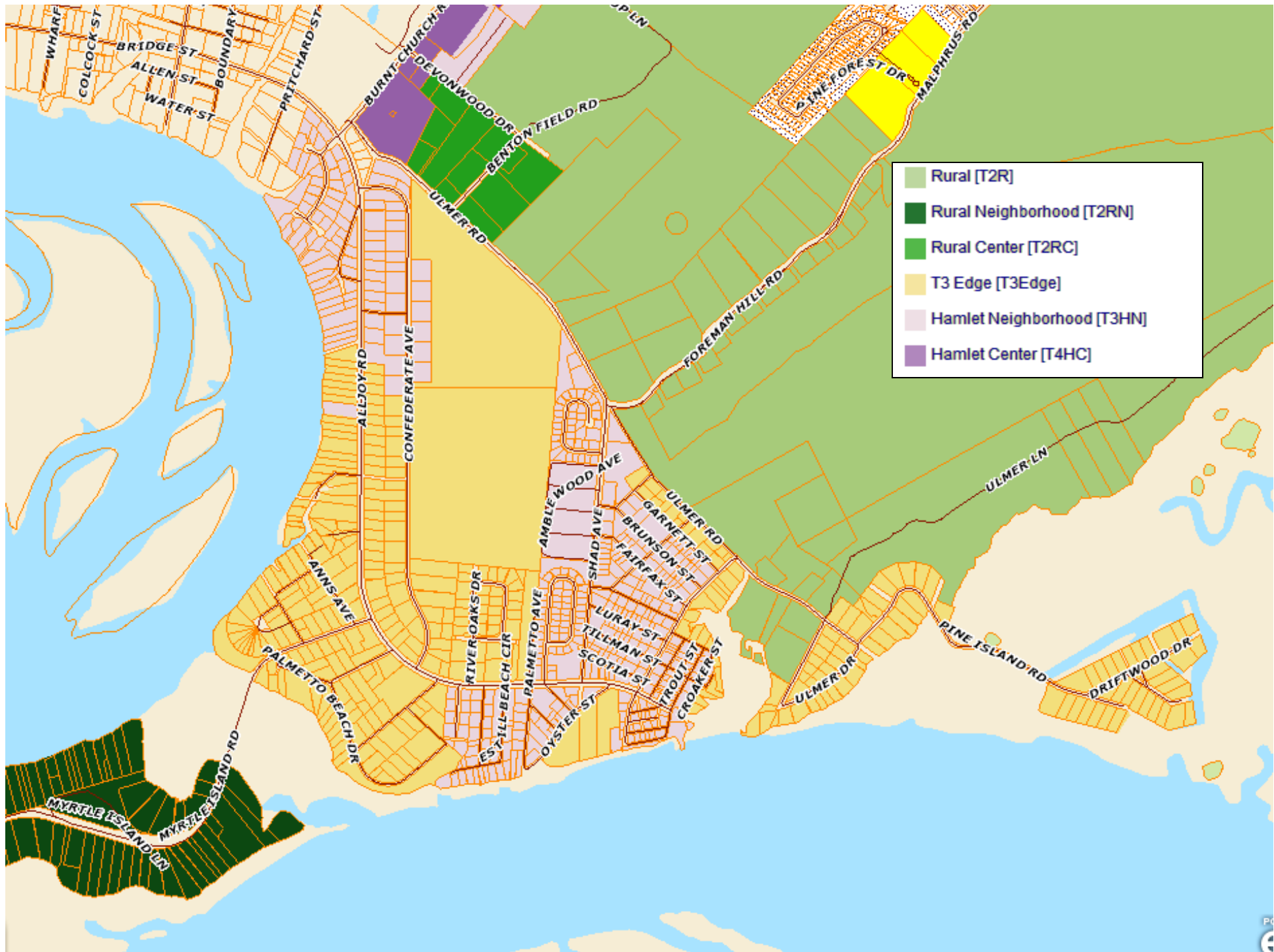
1. Provides for appropriately scaled infill and redevelopment in existing neighborhoods.
2. Envisions how the development of the Bailey and Pike properties could help to improve connections within the Alljoy neighborhoods and ensure the preservation of the large wetland.
3. Illustrates how the community commercial district at Burnt Church and Ulmer can best complement the community and provide services and residences that maintain the character of the neighborhood.
4. Creates a bicycle and pedestrian loop proposed in the Alljoy CP Plan along Alljoy Road, and an alternative route that would utilize Confederate as well as a northerly connection along Saw Mill Road/Devonwood Drive to Old Town Bluffton.
5. Completes the street grid around Ulmer Road and Devonwood Drive/Saw Mill Road.
6. Provides off-street boat/trailer parking for the Alljoy Boat Landing and implements a coordinated boat loading/unloading circulation route through the neighborhood.

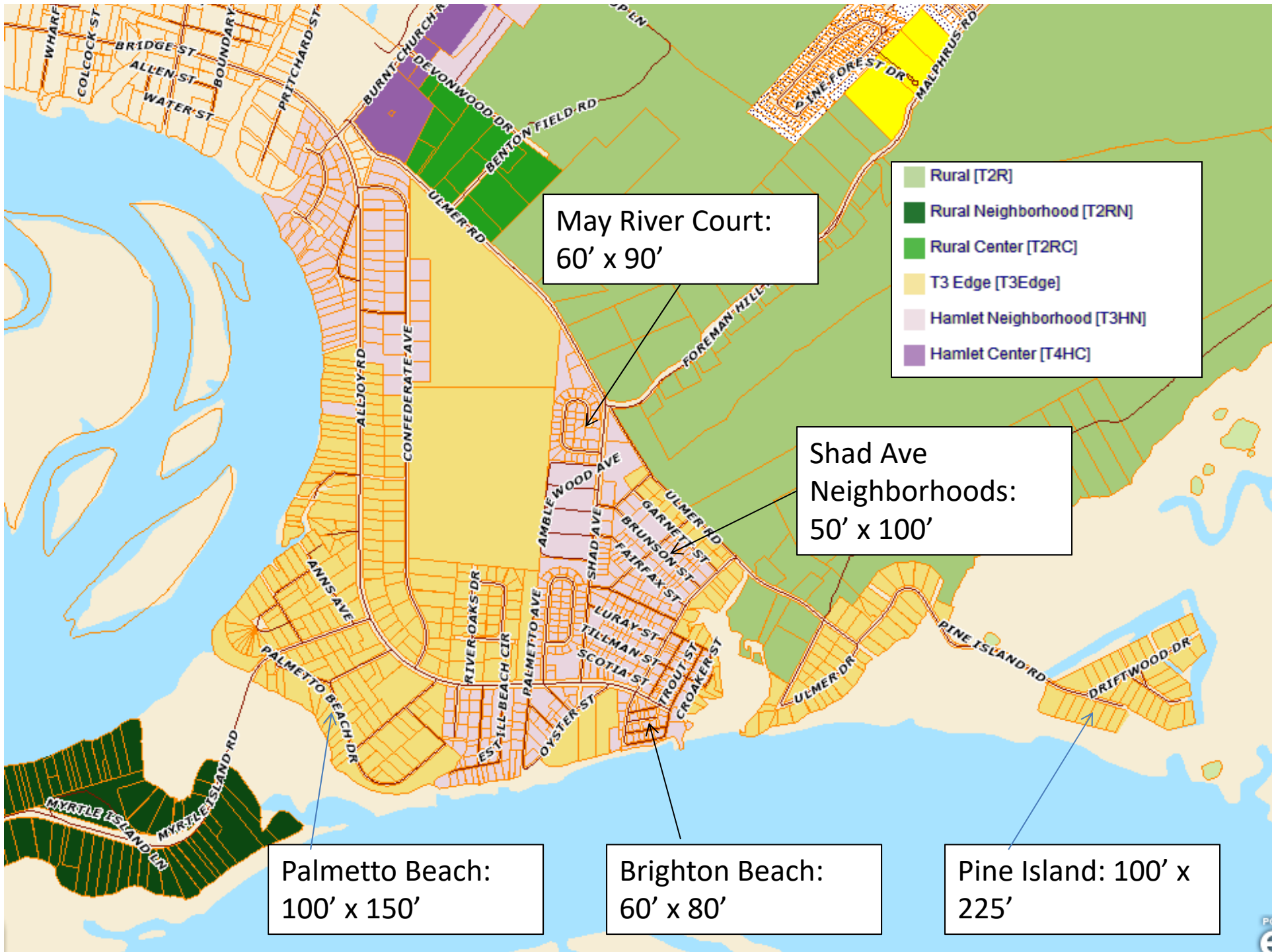


This image illustrates the application of the T3-Edge as it might be utilized on the Bailey property.



- T1 Natural Preserve
- T2 Rural
- T3 Edge
- T3 Hamlet Neighborhood
- T4 Hamlet Center
- T4 Hamlet Center Open
- C3 Neighborhood Mixed Use
- Existing PUD







Pritchardville

Beaufort County Development Code
Southern Beaufort County Community Workshop



New Riverside Hamlet

Several conditions create opportunities to develop a pedestrian friendly hamlet center at the northeast corner of the SC46/SC170 intersection:

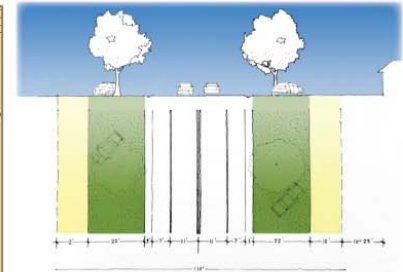
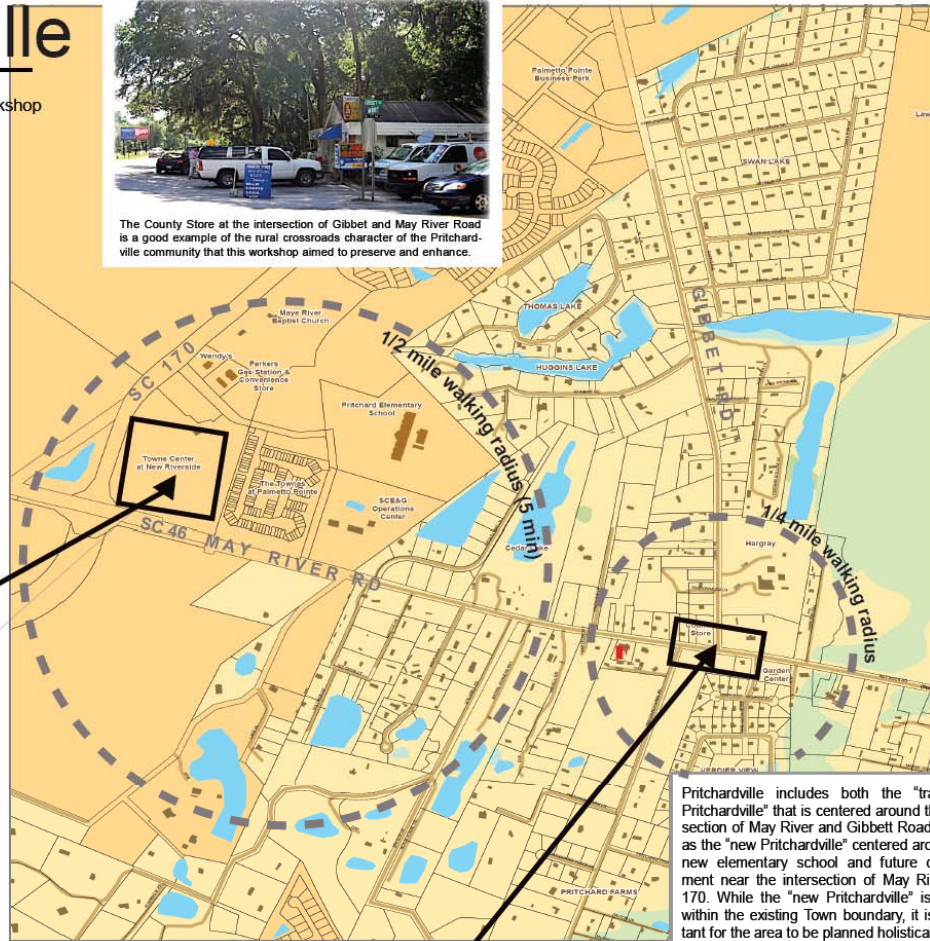
1. There is a proposal for a commercial development and grocery store that has not yet been built;
2. There is a partially built townhouse development complex located to the east of the intersection, and the townhouse development (The Townes at Palmetto Pointe) to the east has only been partially completed.
3. Pritchard Elementary School is nearby but lacks connections to the larger neighborhood.
4. The SCE&G Operations Center may eventually be interested in relocating.



Proposed Concept Plan for New Riverside Hamlet that provides pedestrian friendly retail and multi-family development with connections to existing residential areas and Pritchardville Elementary School.



The County Store at the intersection of Gibbet and May River Road is a good example of the rural crossroads character of the Pritchardville community that this workshop aimed to preserve and enhance.

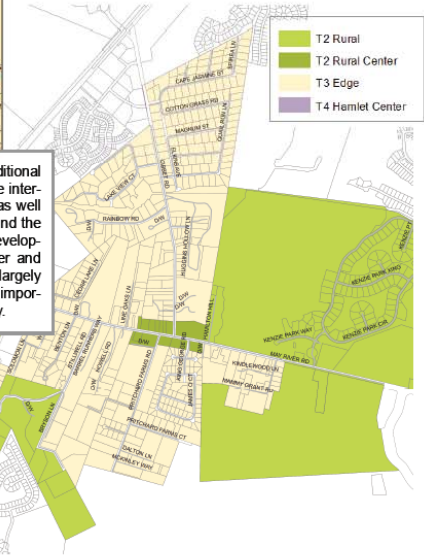


Proposed cross-section for May River Road directly east of the 170 Roundabout. A wide planting strip could serve as a diagonal parking lane for businesses facing the roadway; this design would greatly reduce the perceived width of the roadway and could create a live oak tree line that is much more similar to the older portions of the corridor.

Implementation Projects

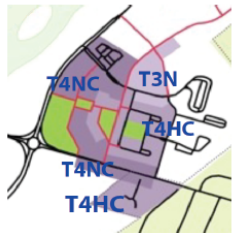
- Explore and implement context sensitive design options for May River Corridor at Rural Crossroads and Hamlet locations
- Work with the Town of Bluffton and the property owners to apply transect zones to the PUD development at May River Road/Okatie Highway intersection.
- Establish connections between PUD, Isle of Palms Drive, and Pritchardville Elementary School.
- Communicate with SCE&G regarding the gradual phase out of their property adjacent to Pritchardville Elementary School.

Pritchardville includes both the "traditional Pritchardville" that is centered around the intersection of May River and Gibbett Road as well as the "new Pritchardville" centered around the new elementary school and future development near the intersection of May River and 170. While the "new Pritchardville" is largely within the existing Town boundary, it is important for the area to be planned holistically.



Transect Zones

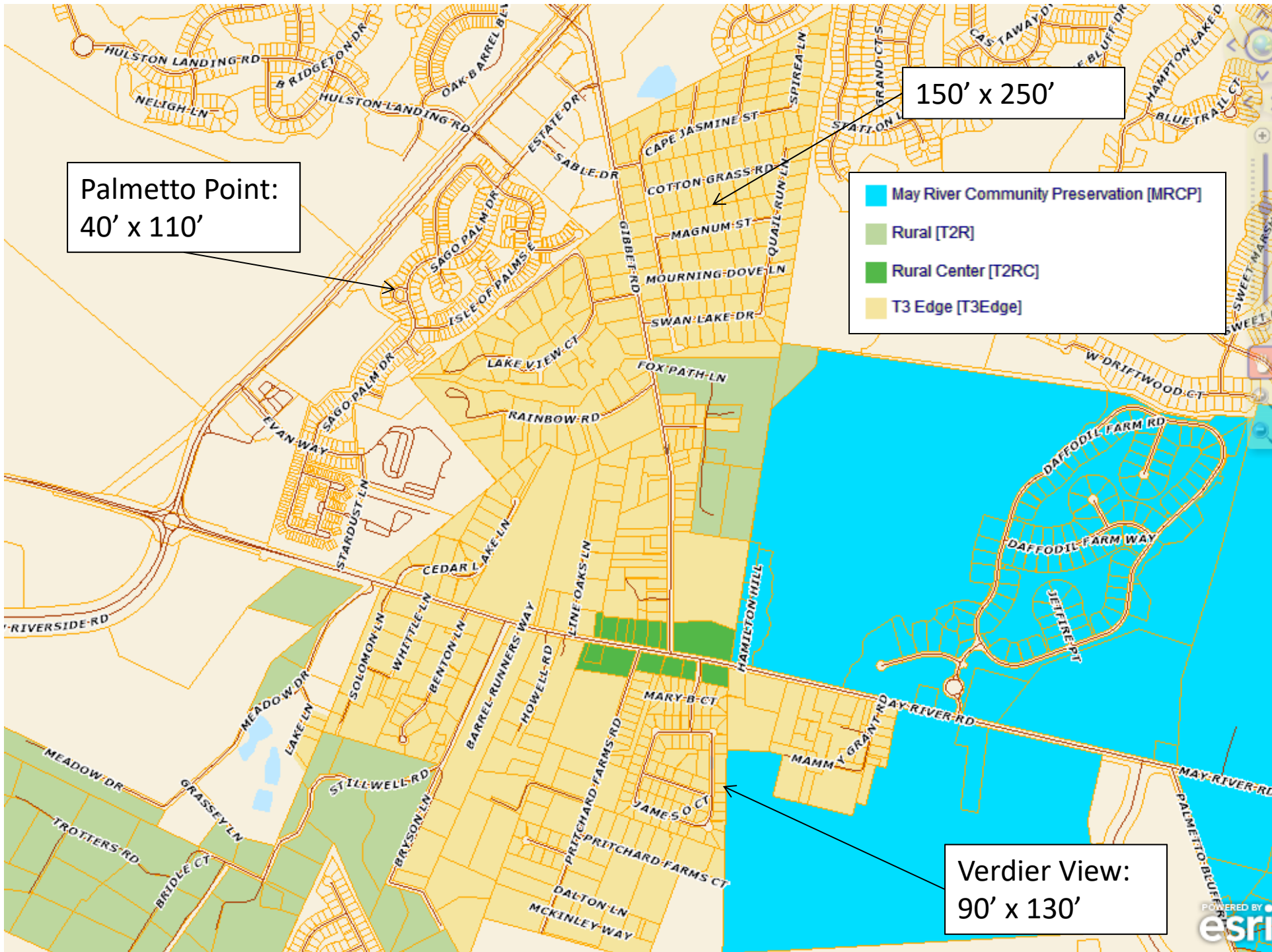
This proposed regulating plan illustrates how the transect zones could implement the vision described above. While the current Town zoning is Planned Unit Development, the transect framework could inform property owners in the rethinking of existing plans when development pressures return.



Pritchardville Crossroads

An aerial rendering shows the form and character of the area. While character is still rural, the environment could be oriented to the road, accessible by pedestrians and bicyclists.





Palmetto Point:
40' x 110'

150' x 250'

- May River Community Preservation (MRCP)
- Rural (T2R)
- Rural Center (T2RC)
- T3 Edge (T3Edge)

Verdier View:
90' x 130'