

Appendix 4-E

The Alljoy Road Community Preservation Plan

The purpose of the Alljoy Road Community Preservation Plan is to articulate a direction for future growth and development within neighborhoods along Alljoy Road. The Plan addresses land use, transportation and recreational opportunities. The adoption of this Plan and its policy statements form the base on which land use regulations for the community will be developed.

The Planning Process

The process began with a community meeting held on November 24, 2003. At that time, residents interested in serving on the Alljoy Road Community Preservation Committee submitted their names. Candidates were clustered around neighborhoods within the community: Brighton Beach, Crystal Beach, Estill Beach, and Palmetto Beach. At a follow up meeting held on December 8, 2003, residents voted on Committee candidates. The eleven-member group that was elected to form the Committee represents a variety of interests and geographic locations within the community.

For the following six months, the Alljoy Road Community Preservation Committee met to carefully discuss issues pertinent to the community. Such issues included:

- Preserving the eclectic residential character of the community
- Conserving undeveloped land
- Extension of public sewer to the community
- Proposed County transportation projects
- Paving of County roads
- Providing for more parks and multi-use trails
- Gaining better local control of the Brighton Beach boat landing and waterfront.

Representatives from the Beaufort County Engineering Division, the Trust for Public Lands, the Town of Bluffton, Greater Bluffton Pathways, the Town of Bluffton Community Development Department, owners of non-conforming commercial and industrial uses and others spoke to the Committee to address these and other issues.

On September 13, 2004 the Committee presented the Draft Alljoy Road Community Preservation Plan at a public hearing. Comments made concerning the Plan were discussed and incorporated into the final Plan. Following Committee approval, the Plan will be submitted for approval to the Beaufort County Planning Commission and then to the Beaufort County Council for adoption as a policy document appended to Beaufort County's Comprehensive Plan. It will then be used to guide zoning, subdivision, facilities funding and community development in the Alljoy Road Community.

Community Goals

The setting of goals to achieve specific objectives is critical during the preparation of a plan to address existing conditions and direct future growth and development in a community. Implementation is vital to the success of any plan.

Based on community input at both public meetings and intense discussions of the issues facing the community listed above, the following goals were identified. Specific actions that can be undertaken to achieve this Plan's goals and the parties that should accomplish them are also included.

Future Land Use: The Alljoy Road community can be separated into two distinct types of development: the residential area that follows Alljoy Road and the waterfront (the preservation district) and the area along Burnt Church Road and Ulmer Road (a mixed use district). The parcel located at the intersection of Burnt Church, Alljoy and Ulmer roads was specifically included in the residential district as it serves as a gateway to the community. A separate goal for each of these districts was prepared.

Alljoy Road Community Preservation District

GOAL: *Encourage infill residential development that furthers the neighborhood's eclectic character and continues the predominant single-family residential character of the neighborhood, while discouraging commercial and high-density residential uses.*

To meet this goal, the Committee will prepare a zoning district with the following characteristics:

- **Density:** To be set by minimum lot size.
- **Minimum lot size:** 14,520 square feet ($\frac{1}{3}$ acre) for sites with sewer service and 21,780 square feet ($\frac{1}{2}$ acre) for sites without sewer service.
- **Permitted uses:** Single-family detached homes, duplexes, accessory dwelling units, home daycare, and public services.
- **Limited uses:** Bed and breakfasts, home occupations, home businesses and outdoor recreation
- **Special uses:** Barge landings, outdoor recreation.
- **Limiting standards:** These will be based on and may exceed the standards included in the Beaufort County Zoning and Development Standards Ordinance.
 - I. Limiting standards for barge landings should include the following standards at a minimum in addition to:
 - No new barge landings shall be permitted.
 - Barge landings cannot be used for commercial ferries.
 - Barge landings cannot be used as docks for commercial tour boats, charters, ecotourism or kayak rental.
 - No permanent or temporary structures may be erected for the operation of the barge landing
 - Areas for outdoor storage or staging of materials shall be screened from view from neighboring properties.

2. Civic and social organizations should be limited to a total floor area of 5,000 square feet.
3. Limiting standards for home occupations and home businesses should be clearly incidental to the residential use. These uses should not compromise community integrity by adversely affecting traffic or parking. Standards for storage, signage, design, and hazardous materials use must also be developed.
4. No specific limiting criteria have been delineated for outdoor recreation. However, it should be identified as a special use and, as such, be reviewed by the Zoning Board of Appeals under the criteria for special uses included in Section 106-555 of the ZDSO.

Alljoy Road Office Commercial/Mixed-Use District

GOAL: *Accommodate existing land uses along Burnt Church Road and Ulmer Road and encourage the development of small office and commercial uses that generate only low traffic volumes.*

To meet this goal, the Committee will prepare a zoning district with the following characteristics:

- **Minimum Lot Size:** one-fourth acre for non-residential uses, one-third acre for single family and duplexes, 2,500 square feet for townhouses.
- **Mixed uses:** To encourage a pattern of mixed-use development similar to the traditional center of the Town of Bluffton, residential uses and commercial uses are permitted in this district.
- **Permitted residential uses:** Single-family detached, townhouses, duplexes, accessory dwelling units, home businesses.
- **Permitted commercial uses:** A variety of retail and services uses that primarily serve their immediate neighborhoods (Neighborhood Commercial). To reduce traffic impacts and to maintain existing scale of development, each of these is limited to a footprint of 5,000 square feet in floor area and a building height of 35 feet.
- **Limited uses:** Home occupations, home businesses, bed and breakfasts.
- **Special uses:** Commercial apartments, planned communities, daycare (commercial and adult).
- **Bufferyards:** Allow buildings to address the street or provide a 20-foot wide bufferyard. The existing scale of development dictates that setbacks may be included in the bufferyard.
- **Outdoor storage:** Area devoted to outdoor storage cannot exceed 10 percent of gross floor area. Outdoor storage must be screened from view of neighboring properties and nothing may be stored vertically that exceeds 12 feet in height.

Public Sewer

GOAL: *Extend sewer service to all parts of the Alljoy Beach Community.*

During the first half of 2004 two referenda were held by BJWSA to garner support for the extension of public sewer into the Brighton Beach neighborhood. Both referenda failed due to lack of response from residents. One of the obstacles to achieving a positive response is the high number of seasonal residents and absentee homeowners in the area.

Community leaders need to garner support for public sewer among area residents and landowners during the one-year post-referendum waiting period. The Committee should work with Beaufort-Jasper Water/Sewer Authority (BJWSA) to identify other methods of funding besides another referendum. The Alljoy Road CP Committee should lead this effort with assistance from the County Planning Department.

Although grant monies are difficult to secure, an effort should be initiated by the Beaufort County Grants Administrator to find funding for this project.

Road Improvements

GOAL: *Discourage truck traffic on Foreman Hill Road when it is extended to US 278.*

There is a concern that when Foreman Hill Road is extended to US 278, there will be a significant increase of truck traffic on the road because it would provide a shortcut to SC 46. The increase would make the intersection of Ulmer, Burnt Church and Alljoy roads even more difficult to navigate than it already is. When the County Engineering Department begins the design phase of the Foreman Hill Road extension, a dialogue with the Alljoy community should be opened, optimally through the CP Committee with assistance from the County Planning Department. At this time methods available for reducing truck traffic on Foreman Hill Road can be addressed.

Another issue that was addressed was the paving of dirt roads. Beaufort County has included the following Alljoy area unpaved roads in a contract to be awarded in December 2004:

- Allendale Street
- Brunson Street
- Carolyn Lane
- Castlepoint Road
- Croaker Street
- Fairfax Street
- Fisherman Lane
- Flounder Street
- Garnett Street
- Luray Street
- Mullet Street
- Sailors Choice
- Trout Street

Based on comments received by the Beaufort County Deputy Engineer during a CP Committee meeting, many of these roads will be modified to a narrower width and several will be one-way roads with appropriate signage.

Multi-use Trails

GOAL: *Construct a multi-use trail through the Alljoy community for recreational use and to enable cycling as an alternative means of transportation*

The Committee supports a multi-purpose trail that consists of a paved extended shoulder located on Alljoy Road. The proposed course for the trail would start at the intersection of Alljoy Road and Burnt Church Road; proceed east to the intersection of Alljoy Road and Shad Road; proceed north on Shad Road to Ulmer Road; and proceed west along Ulmer Road to the intersection with Burnt Church Road.

The Alljoy Road CP Committee should provide Greater Bluffton Pathways with a copy of this Community Preservation Plan with a request that the Alljoy Road trail be added to their future pathways network plan as well as future trail planning and funding activities. SCDOT should also be apprised of the proposed trail so it may be included in planning for future repaving efforts.

Parks

GOAL: *Increase parkland in the Alljoy community.*

The CP Committee recognizes that there is a shortage of parkland in Southern Beaufort County, especially in the area east of the Town of Bluffton. This Plan proposes an amendment to the Beaufort County's Greenprint map to include the 53-acre parcel, owned by Raymond Bailey, that is surrounded by the Alljoy Road Community Preservation Area on the west, south and east (PIN# R600 039 00B 0147 0000). A request for this parkland addition has been submitted to Beaufort County by the CP Committee and is undergoing the review and approval process.

Brighton Beach Boat Landing

GOAL: *Improve the enjoyment of the Brighton Beach boat landing for all users and enhance public safety by increasing law enforcement patrols or other means.*

The residents in the vicinity of the Brighton Beach Boat Landing only direct access to public recreation is at the Brighton Beach Boat Landing and beach area. Residents are concerned with increased occurrences of rowdy behavior, public consumption of alcohol, uncontrolled pets and littering in the waterfront area. The addition of a park in the Alljoy area, as described in Goal 5, could alleviate some of the Landing's traffic and reduce disruptive behavior and littering.

This Plan supports continuing a dialogue with the Beaufort County Sheriff's Department to adequately address these concerns, such as enforcement of leash laws and prohibition of glass. Additional patrols at the Landing should be put into effect to protect this community's health and safety.

