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ADMINISTRATION BUILDING
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CLERK TO COUNCIL

AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
WORK SESSION
Thursday, January 25, 2018
9:00 a.m.
Conference Room
Disabilities and Special Needs
Day Program and Administration Building
100 Clear Water Way, Beaufort

1. CALL TO ORDER – **9:00 A.M.**
2. PLEDGE OF ALLEGIANCE
3. COMMUNITY DEVELOPMENT CODE (CDC) AND COMPREHENSIVE PLAN BACKGROUND / STRUCTURE ([backup-cdc](#)) ([backup-comprehensiveplan](#))
4. DISCUSSION OF POTENTIAL CHANGES TO COMMUNITY DEVELOPMENT CODE (CDC) / COMPREHENSIVE FUTURE LAND USE MAP
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 Lane Use & Zoning
Date Submitted: January 25, 2018
Submitted By: Rob Merchant
Venue: Council Work Session

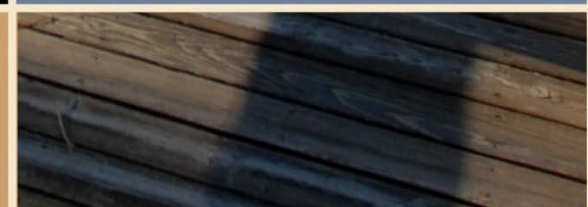
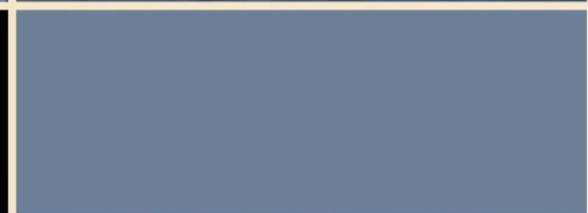
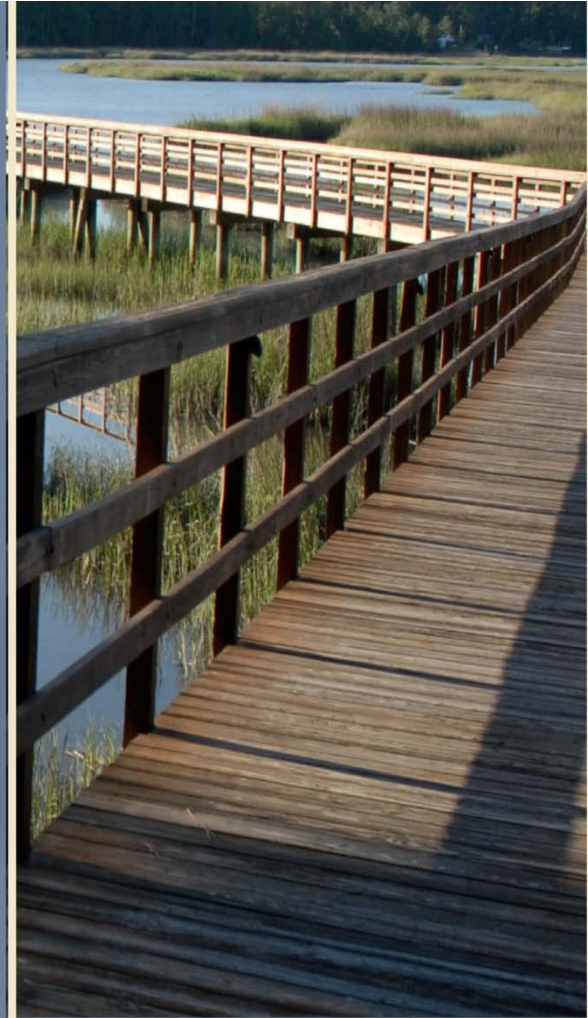


BEAUFORT COUNTY
COMPREHENSIVE PLAN

Future Land Use & Zoning

Topic: Presentation - Future Land Use & Zoning
Date Submitted: January 25, 2018
Submitted By: Rob Merchant
Venue: Council Work Session

Beaufort County Council
January 25, 2018



Local Govt. Comprehensive Planning Enabling Act of 1994

- Functions, powers, and duties of local planning commissions.
 - Comprehensive Plan – make up and process
 - Zoning Ordinance – purpose, process and components
 - Other Boards – Board of Zoning Appeals, Architectural Review Board
 - Education requirements for Board Members and Planning Staff
-

Relationship Between the Comprehensive Plan and Zoning

- **Land Use Chapter Required:** *“When the local planning commission has prepared and recommended and the governing body has adopted at least the land use element of the comprehensive plan as set forth in this chapter, the governing body of a municipality or county may adopt a zoning ordinance to help implement the comprehensive plan.”* – 6.29.720.A SC Code of Laws
 - **Components of Land Use Chapter** *“...a land use element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped”* – 6.29.510.D(7) SC Code of Laws
-

Planning Region	2015	2020	2030	2040
Sheldon (north of Whale Branch River)	4,629	5,123	5,464	6,061
Port Royal Island	48,304	51,086	57,990	64,395
Lady's Island	14,589	15,086	18,892	22,051
St. Helena Island	10,400	11,377	12,134	13,463
Greater Bluffton (includes Daufuskie I. and Jenkins I.)	60,606	61,981	72,673	82,153
Hilton Head Island (excluding Jenkins I.)	41,061	41,220	45,313	49,349
Beaufort County	179,589	186,099	212,466	237,472

- 58,000 New Residents
- 24,000 New Households

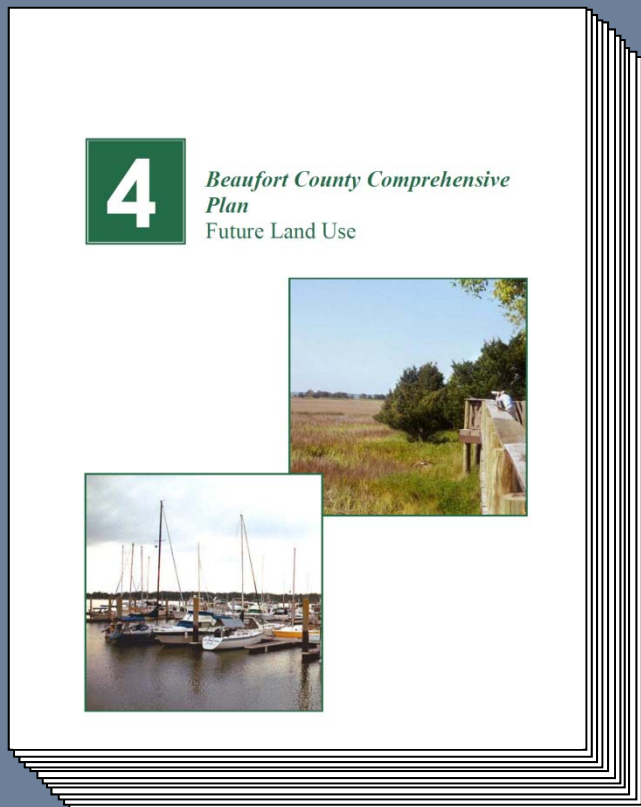
Future Land Use Chapter: Common Planning Goals

- Goal 1: Coordinate Growth with Municipalities
 - Goal 2: Maintain a distinct regional form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the valuable sense of unique and high quality places within the region.
 - Goal 3: Encourage livable and sustainable communities with compatible land uses, mixed-use developments, multi-modal transportation, and open spaces.
 - Goal 4: Coordinate development with roads, water and sewer facilities, schools, and other related services.
 - Goal 5: Preserve water quality and protect natural resources by promoting baseline standards that each jurisdiction adopts.
-

Future Land Use Chapter: Common Planning Goals

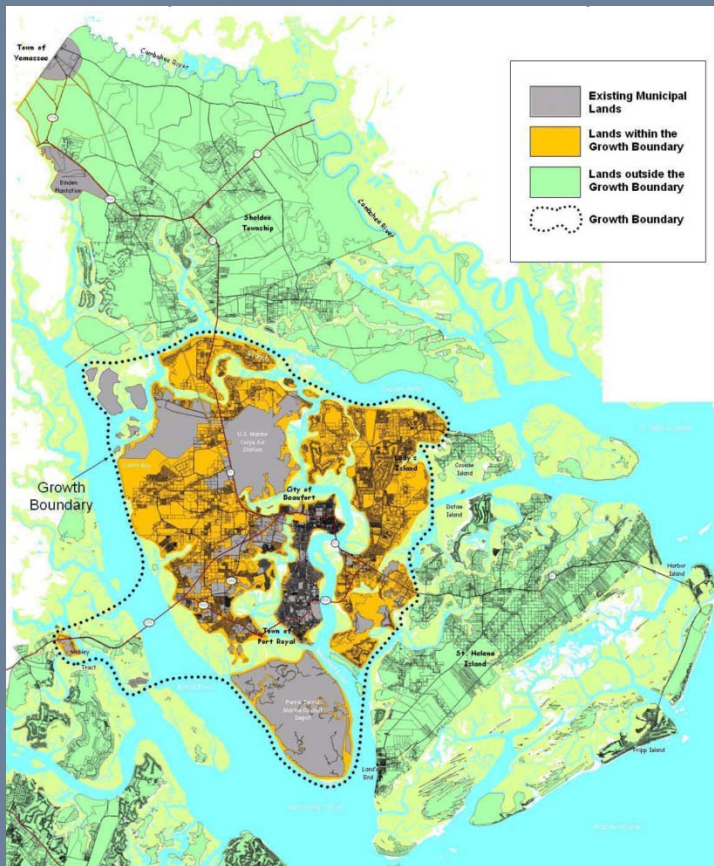
- Goal 6: Create and maintain a regional open space system.
 - Goal 7: Promote cultural, ethnic and socioeconomic diversity.
 - Goal 8: Address affordable and workforce housing on a regional basis.
 - Goal 9: Coordinate with the military (AICUZ).
 - Goal 10: Maintain a strong community aesthetic that includes the protection of scenic view corridors and regional commercial travel corridors, thus promoting the economic well-being of Beaufort County and supplement the high quality of master planned areas.
 - Goal 11: Implement plan in conjunction with Municipalities.
-

Future Land Use Chapter: Main Components



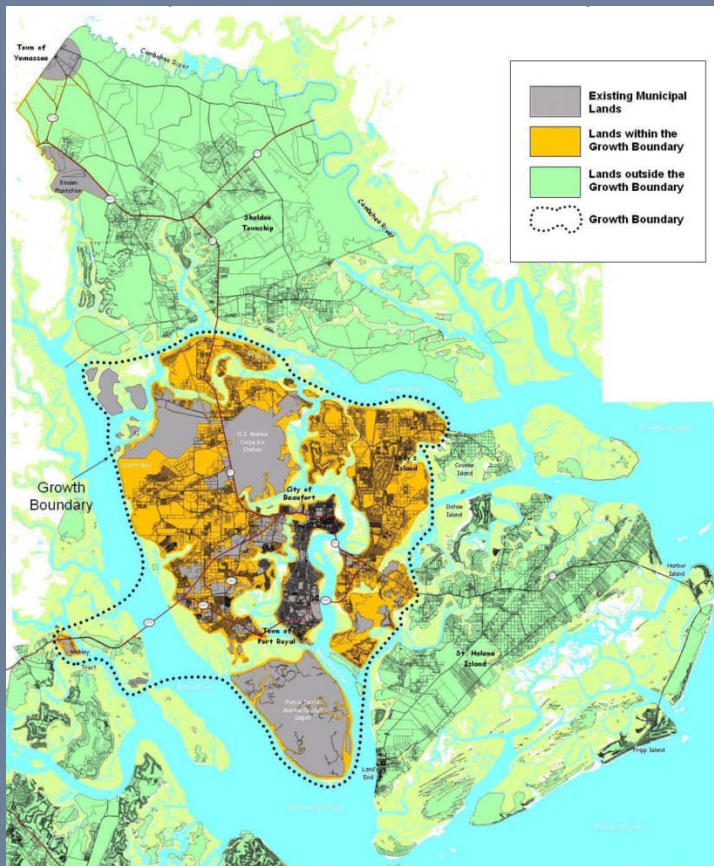
- Regional Growth Management Strategy
 - Future Land Use Plan
 - Place Type Overlay District
-

Future Land Use Chapter– Regional Growth Management Strategy

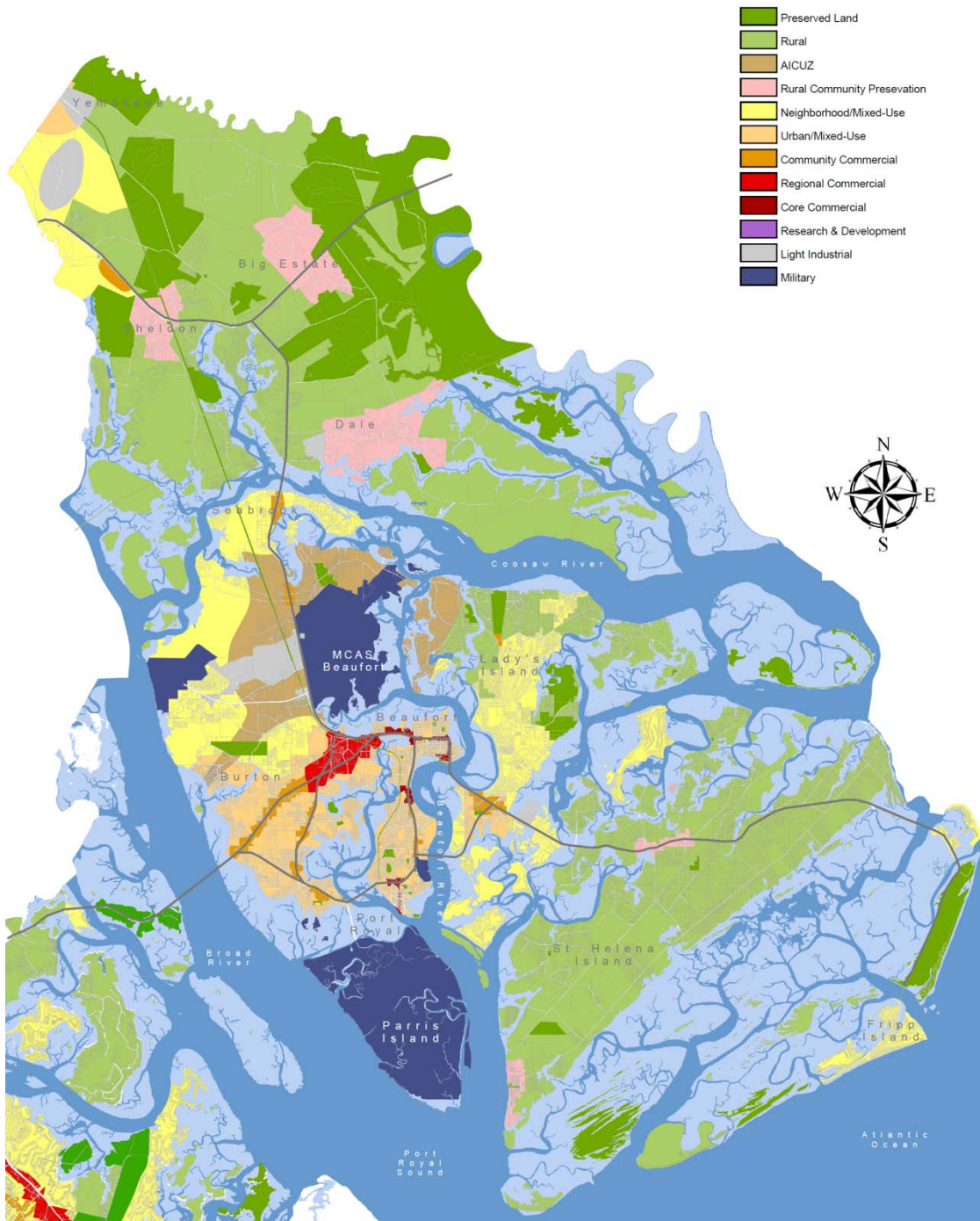


- **North County** – Establishes growth boundaries, role of county and munis in and out of growth boundaries, density and land use.
- **South County** – Agreed upon joint land use plan – no growth boundary or annexation policy

Future Land Use Chapter– Regional Growth Management Strategy



- **Inside Growth Boundaries:** Moderate to high density residential, commercial, industrial. Area for major public facilities. Area for municipal growth.
- **Outside Growth Boundaries:** Generally low density residential with agriculture and small-scale supporting commercial. No municipal expansion.

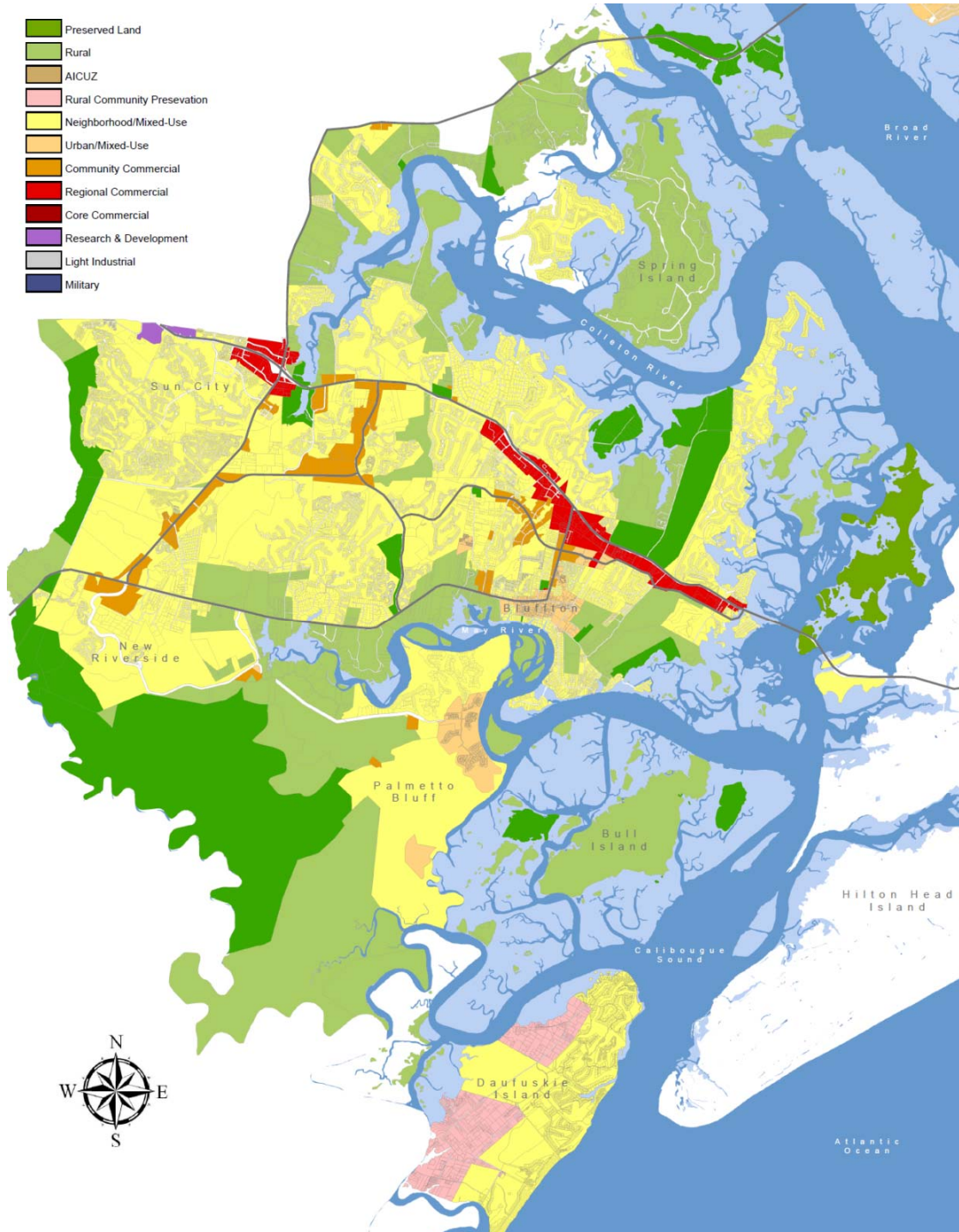


Future Land Use Plan

- Establishes future land use patterns envisioned for the County for a 20 year period
- Builds on the regional growth management strategy

Future Land Use Plan

- North County:
Based on FLU map
in Northern
Regional Plan
- South County:
Based on
cooperative effort
with Bluffton
Planning Staff



Bluffton Future Land Use	Corresponding Beaufort County Future Land Use
High Intensity Commercial: Envisions regional commercial uses, intense commercial activity, services, light industrial, some high density residential. Uses include shopping centers, home improvement centers, hotels, gas stations restaurants.	Regional Commercial: Regional commercial uses are those uses due to their size and scale that will attract shoppers and visitors from a larger area of the county and outside the county. Typical uses include "big box" retail uses, chain restaurants, and supporting retail.
Medium Intensity Commercial: Envisions village commercial scale uses, auto-oriented uses, grocery stores, gas stations, restaurants and general retail. Should integrate into surrounding residential areas and serve generally a 2 to 5 mile radius. Some light industrial and moderate density residential uses allowed.	Community Commercial: Community commercial uses typically serve nearby residential areas, such as a shopping district anchored by a grocery store.
Low Intensity Commercial: Small scale retail, services – farmers markets, bed and breakfasts, home based businesses. Franchises discouraged. Good landscaping, minimal lighting, compatible with rural character, pervious parking.	Rural (commercial component): supporting small scale commercial development (primarily retail and service uses) that serve the surrounding rural neighborhoods are encouraged where there are existing concentrations of commercial uses.
Civic/Institutional: Public uses, government, churches, libraries, schools, hospitals.	Urban Mixed Use, Suburban Mixed Use, except for USCB New River which is Research and Development
Mixed Use: Envisions a variety of integrated uses – residential, office, manufacturing, retail, public and entertainment in a compact urban form. Should provide access to both pedestrians and vehicles. It should reduce the overall number of vehicle trips by allowing for close proximity of employment and residential.	Urban Mixed Use: similar to the type and mix of land use currently found in the center of Bluffton. Gross residential densities are between 2 and 4 units per acre with some denser pockets of development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.
Recreation/Open Space: Active and passive recreation – sports fields, playgrounds, docks, boat landings and open space	Preserved Lands: This land use category includes all park lands, public lands, and private lands that are preserved through conservation easements.
Conservation/Preservation: Natural areas protected from development – very limited uses.	Preserved Lands: This land use category includes all park lands, public lands, and private lands that are preserved through conservation easements.
Low Density Residential: Envisioned to maintain rural character. Uses restricted to residential. Densities are based on 1 unit per 3 acres with increases up to 1 unit per 1 acre if the development meets the following conditions – clustering to protect natural resources; unique design features; promoting energy efficiency (LEED); contributions of public facilities (schools, roads, parks, other)	Rural: Envisioned to retain rural character with low-density residential development, supporting small scale commercial development, and agricultural land uses. The maximum gross residential density in rural areas is one dwelling unit per three acres. Higher densities may only when offset by preserved land. No sewer extension except where a documented health, safety, and/or welfare condition warrants such an expansion.
Medium Density Residential: Single family homes with accessory dwelling units – density ranges from 1 to 3 units per acre. Multi-family permitted but cannot exceed density.	Neighborhood Mixed Use: Residential is the primary use, with some supporting neighborhood retail. New development should be pedestrian-friendly, have mixed housing types, mixed land uses and interconnected streets. The maximum gross residential density - 2 units per acre. Commercial uses (< 5% to 10% of site area) providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.
High Density Residential: Single family, multifamily, senior housing. Densities can exceed 3 units per acre if – affordable housing is provided; there is integrated mixed use; site preserves natural resources; energy efficiency (LEED), contributions of public facilities (schools, roads, parks, other)	Urban Mixed Use: similar to the type and mix of land use in the center of Bluffton. Gross residential densities are between 2 and 4 units per acre with some denser pockets of development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.

Town of Bluffton
Beaufort County, SC

PLANNING
GROWTH MANAGEMENT
DEPARTMENT

FUTURE LAND USE

Adopted September 4, 2007*
Updated May 22, 2008**

NOTICE: THIS MAP SUBJECT TO CHANGE

Legend

FUTURE LAND USE

- High Intensity Commercial
- Medium Intensity Commercial
- Low Intensity Commercial
- Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Civic/ Institutional
- Recreation/ Open Space
- Conservation/ Preservation

MISCELLANEOUS

- Parcel Line
- In PUD

JURISDICTIONAL

- Beaufort County
- Hilton Head Island
- Jasper County
- Hardeeville
- Bluffton Town Limits

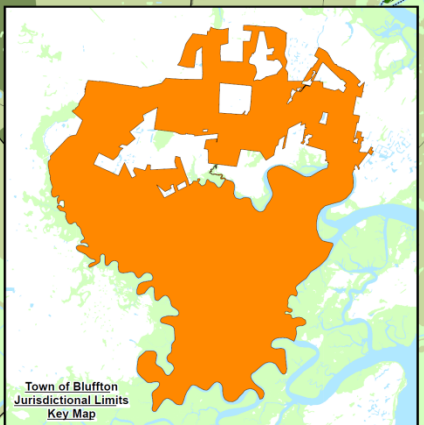
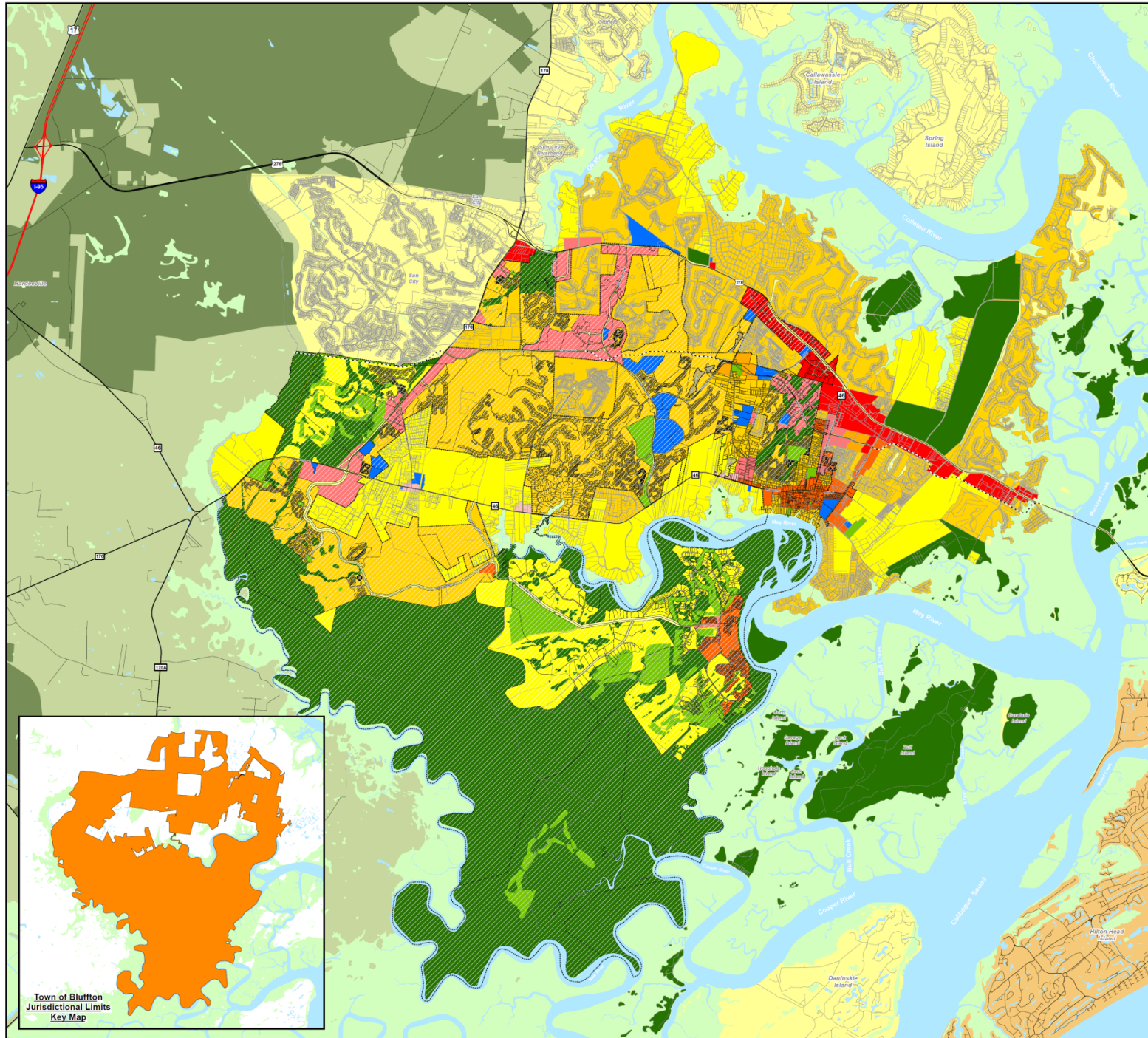
TRANSPORTATION

- Roads
- Bluffton Parkway (Proposed)

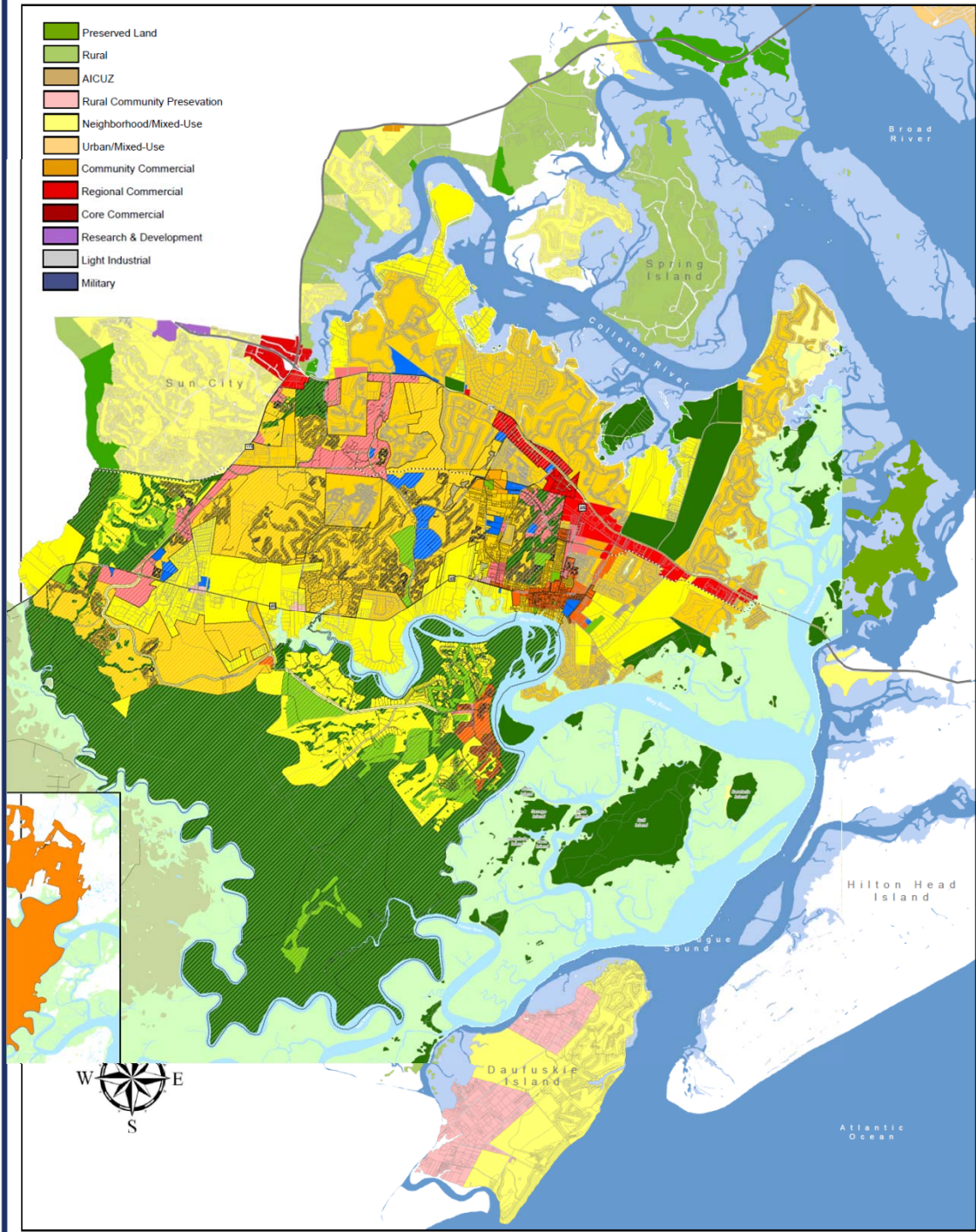
HYDROLOGY

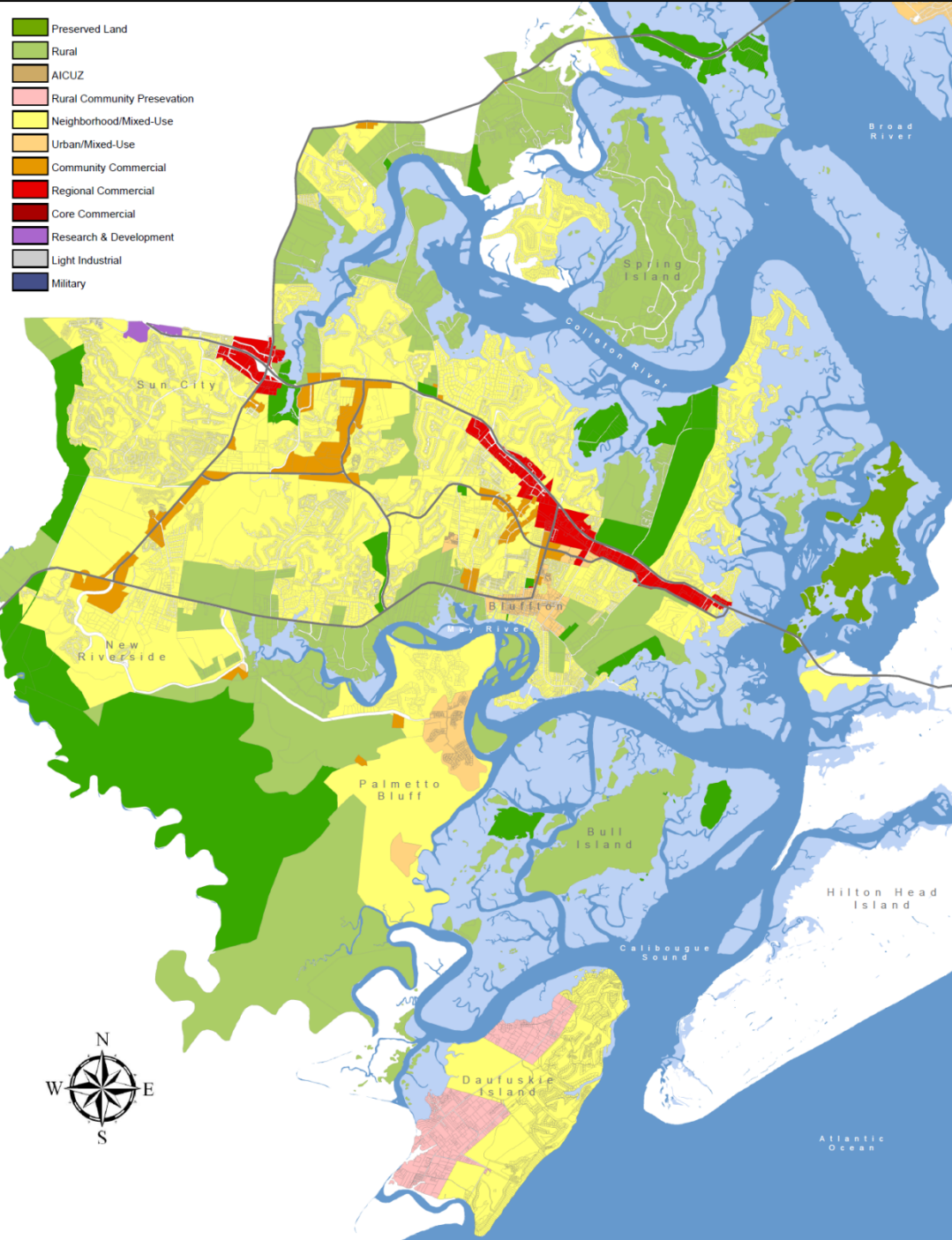
- Marsh
- Water

*Adopted as part of the Comprehensive Plan
**Parcels, Hardeeville Limits, Town Boundary Updated



- Preserved Land
- Rural
- AICUZ
- Rural Community Preservation
- Neighborhood/Mixed-Use
- Urban/Mixed-Use
- Community Commercial
- Regional Commercial
- Core Commercial
- Research & Development
- Light Industrial
- Military



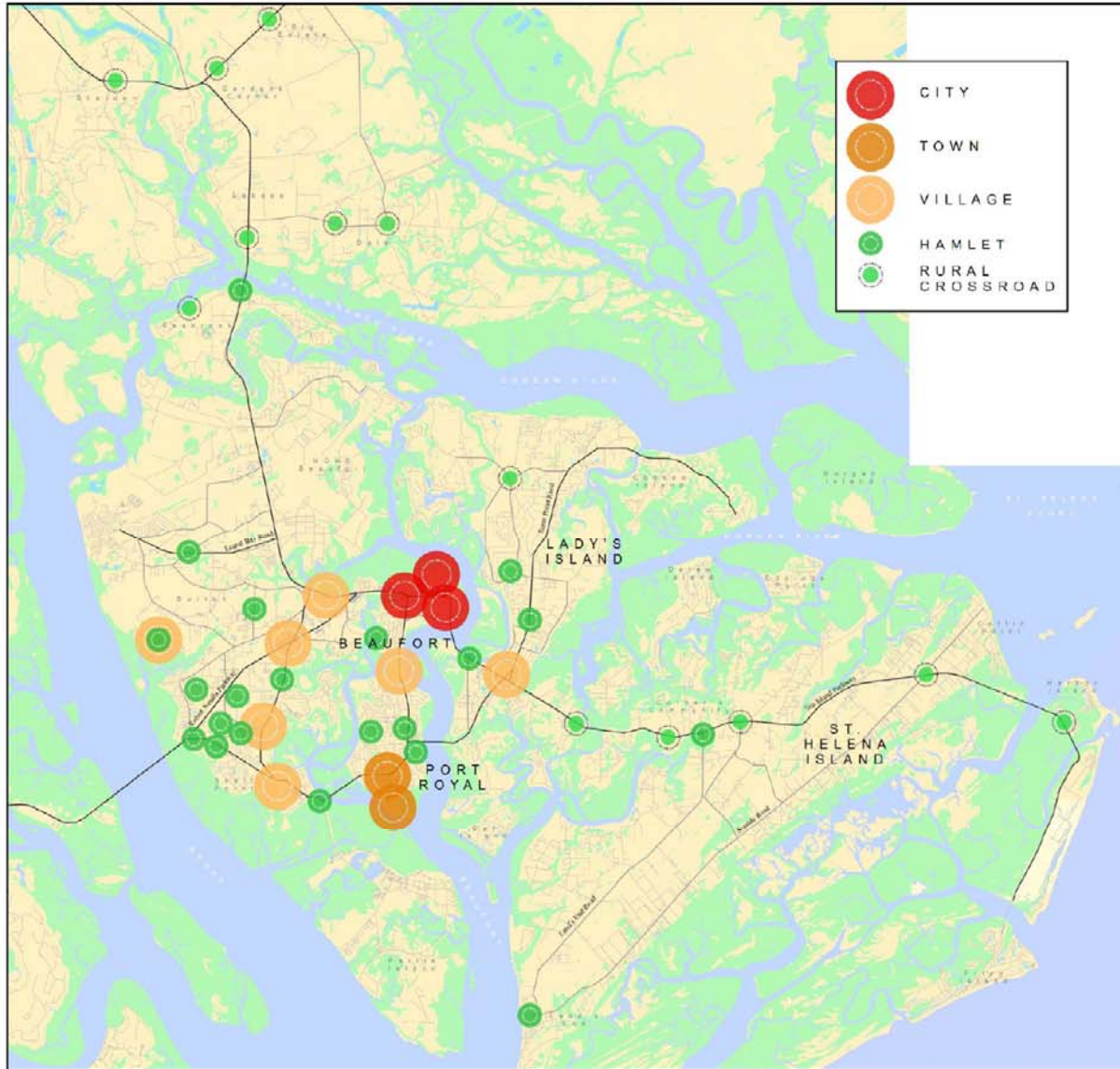


Benefits of Mixed-Use Walkable Communities

- Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This will minimize vehicle traffic by providing for a mix of land uses, walkability, and compact community form.
 - Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
 - Promote the greater health benefits of a pedestrian-oriented environment.
 - Reinforce the character and quality of local communities, including crossroads, neighborhoods, hamlets, and villages.
 - Protect and enhance real property values.
 - Reinforce the unique identity of Beaufort County that builds upon the local context, climate, and history.
-

Comp Plan Recommendations - Mixed-Use Walkable Communities

- **Transportation 10-7:** “Beaufort County, where appropriate, should adopt land use policies, such as regulations to encourage mixed-use development at higher intensity nodes that result in reduced VMTs on the County’s road network.”
 - **Economic Development 7-2:** “Encourage the planning, development and permitting of mixed-use developments which attract young professionals.”
 - **Affordable Housing 8-7:** “Beaufort County should encourage mixed-use development at higher intensity nodes along the County’s major travel corridors to allow for the creation of affordable housing that is accessible to employment, services and public transportation.”
 - **Energy Recommendation 9-2:** “Land Use policies that reduce sprawl, reduce VMTs and promote transportation choices also promote reduction of energy uses.”
-

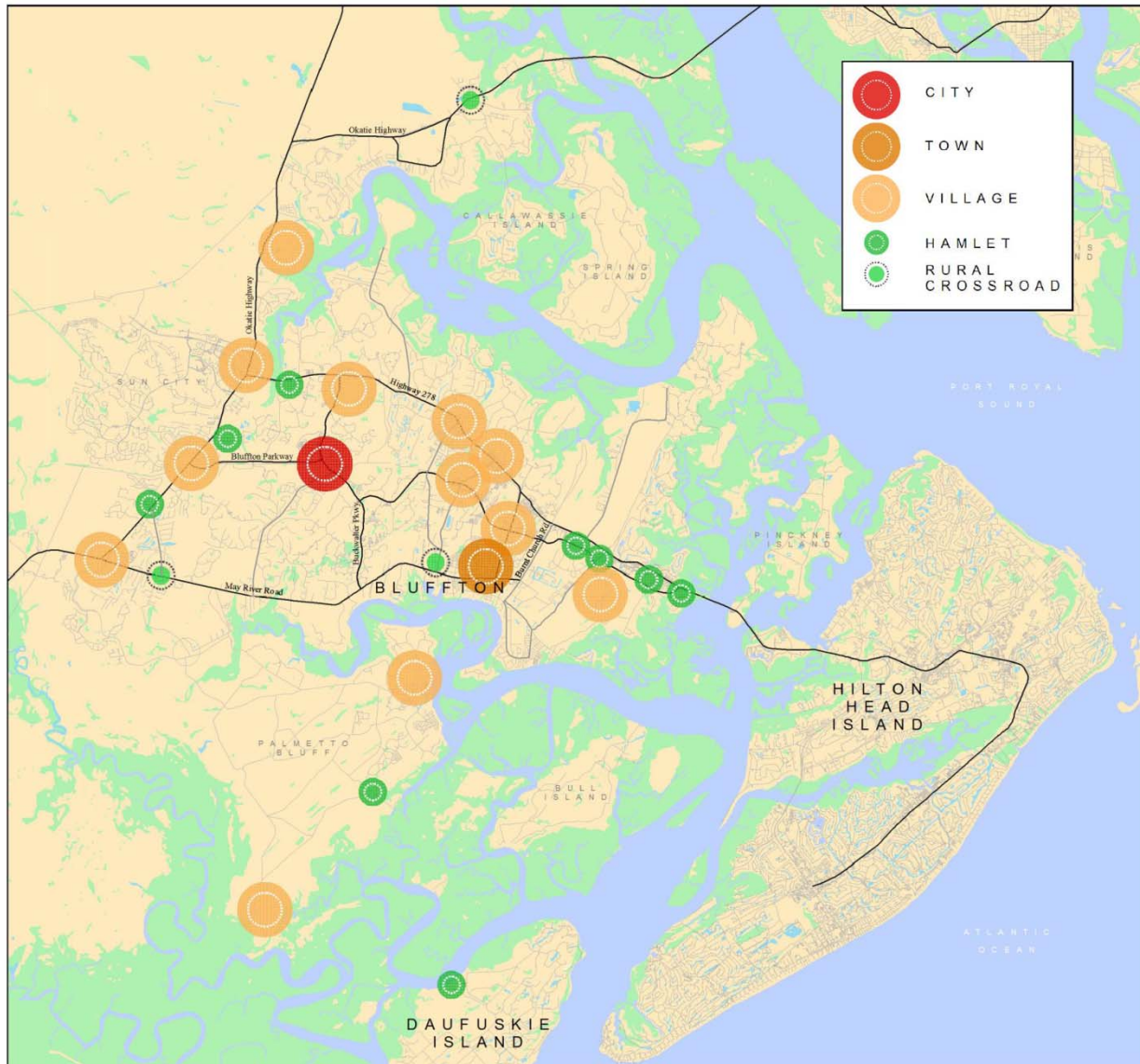


Chapter
4
Land Use

**Map 4-8:
Place Type
Overlay**
Northern
Beaufort County



2010 Beaufort County
Comprehensive Plan



Chapter
4
Land Use

**Map 4-9:
Place Type
Overlay**
Southern
Beaufort County

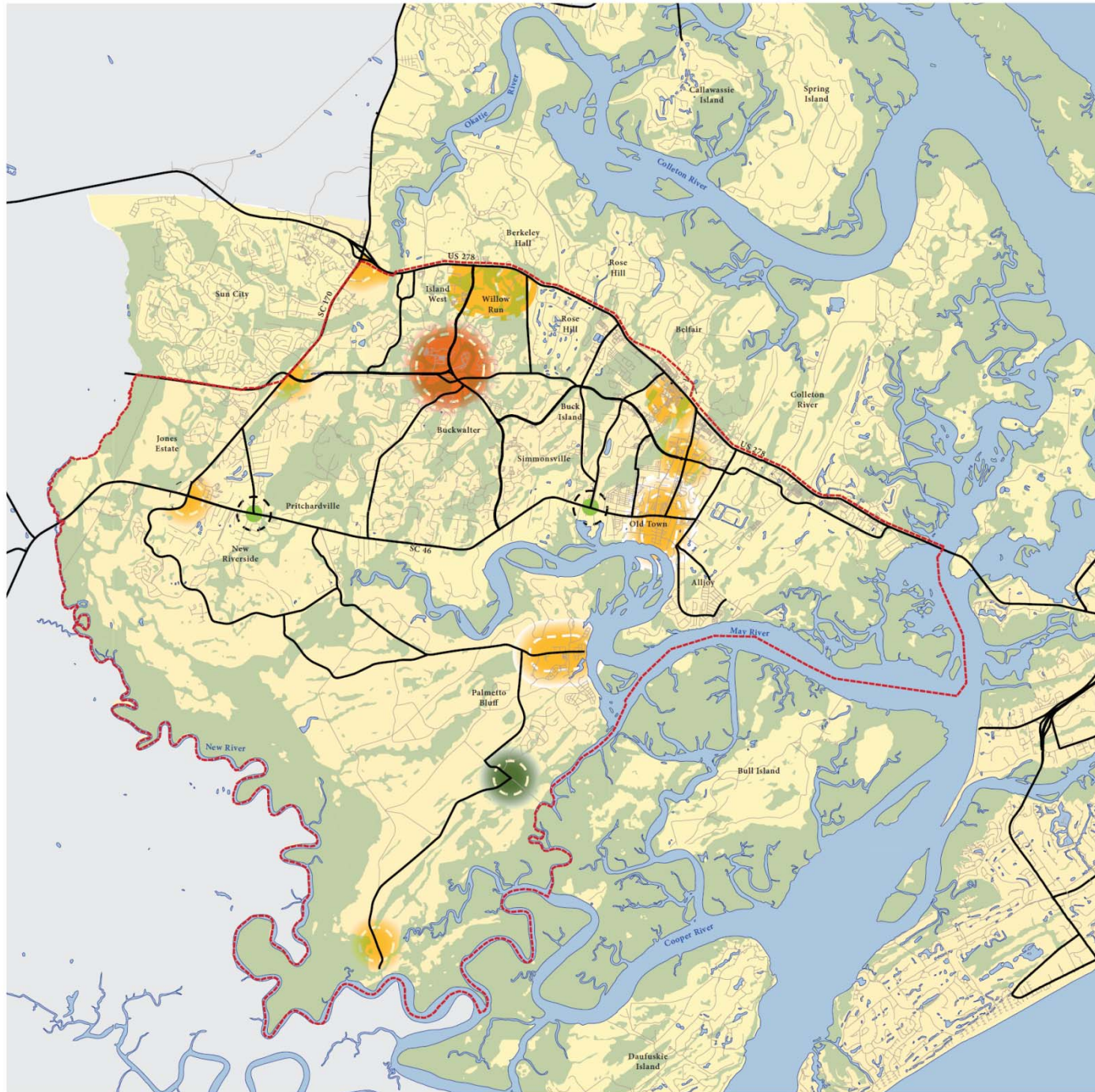


2010 Beaufort County
Comprehensive Plan

Town of Bluffton
Beaufort County, SC

**GROWTH MANAGEMENT
DEPARTMENT**

**GROWTH
FRAMEWORK**

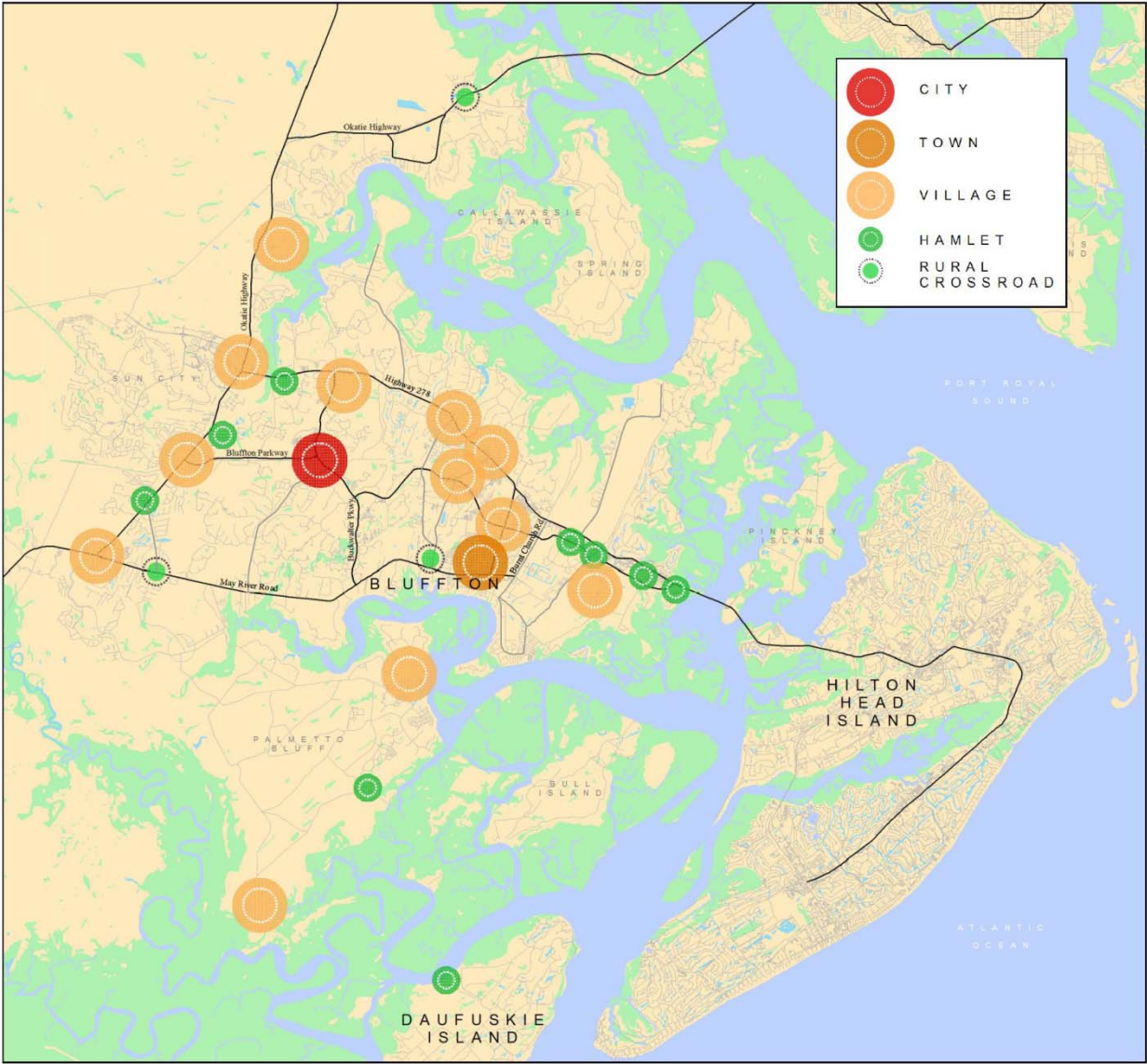


Map Legend

- Water
- Municipality or Community Plan Boundary
- Marsh/Wetlands
- Town Center Place Type Assembly
- Village Place Type Assembly
- Hamlet Place Type Assembly
- Rural Crossroad Place Type Assembly
- Future Town of Bluffton Annexation
- Land Outside Beaufort County



DISCLAIMER:
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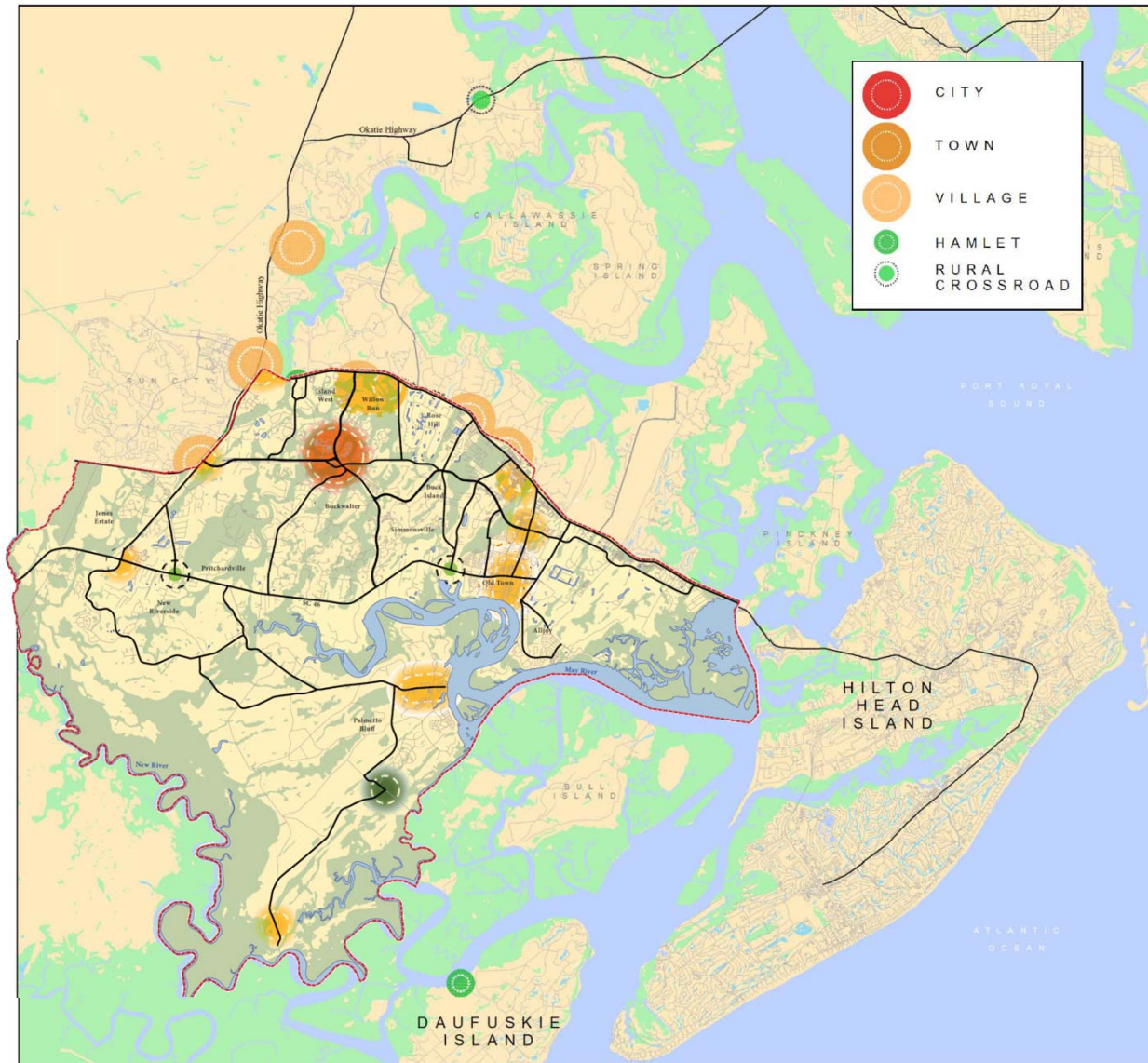


Chapter
4
Land Use

**Map 4-9:
Place Type
Overlay**
Southern
Beaufort County



2010 Beaufort County
Comprehensive Plan



Chapter
4
Land Use

**Map 4-9:
Place Type
Overlay**
Southern
Beaufort County



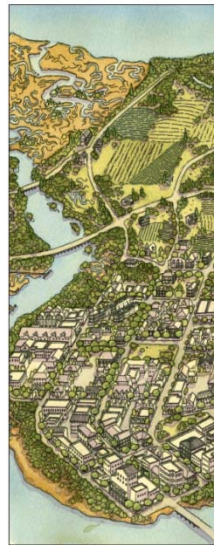
2010 Beaufort County
Comprehensive Plan

What Makes Up the Community Development Code

Improvements on
the ZDSO



Best of
Existing ZDSO



Beaufort
County
Community
Development
Code

Prepared For:
Beaufort County, South Carolina

Prepared By:



New Tools



Sewer

This column specifies whether public sewer (P) or community sewer (CS) is required, rather than individual, on-site tile fields (OS). If public sewer is not available within 300 feet of the site, on-lot systems may be approved until public sewer is available.

ARDR Req.

This indicates the development rights above base density, that are needed to reach maximum density.

Min. Site Area

The area required to be eligible to use this option. Individual lots may be created within the min. site area to accommodate more than a single use.

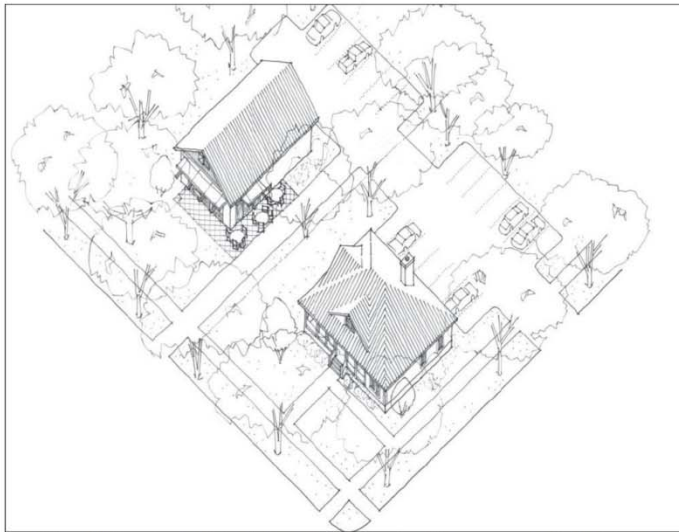
TABLE 106-1526. OPEN SPACE AND DENSITY STANDARDS

Zoning District and Development Type	Density			Floor Area Ratio		Sewer	ARDR Req.	Min. Site Area
	Min. OSR or LSR	Max. Gross	Max. Net	Max. Gross	Max. Net			
Resource Conservation (RC)								
Single-family	0.50	0.09	0.18	N.A.	N.A.	OS	N	10 ac.
Single-family cluster	0.85	0.10	0.80	N.A.	N.A.	OS	N	50 ac.
Other permitted uses	0.95	N.A.	N.A.	0.02	0.34	OS	N	50 ac.
Rural (R)								
Farmstead	0.00	0.02	0.02	N.A.	N.A.	OS	N	50 ac.
Single-family subdivision	0.40	0.34	1.06	N.A.	N.A.	OS	N	6 ac.
Single-family cluster	0.70	0.40	1.58	N.A.	N.A.	OS	N	10 ac.
Planned	0.75	0.45	2.20	N.A.	N.A.	CS	N	20 ac.
Manufactured home community	0.40	1.00	1.66	N.A.	N.A.	CS	N	10 ac. Max. 30 ac.
Other permitted uses	0.85	N.A.	N.A.	0.07	0.46	OS	N	*
Rural Residential (RR)								
Single-family	0.20	1.2	2.0	N.A.	N.A.	OS	N	0.5 ac.
Other permitted uses	0.20	1.2	2.0	0.25	0.25	OS	N	0.5 ac.
Rural Business (RB)								
Single-family	0.20	1.2	2.0	N.A.	N.A.	OS	N	0.5 ac.
Commercial uses	0.50	N.A.	N.A.	0.10	0.29	OS	N	1.0 ac.
Other uses	0.50	N.A.	N.A.	0.10	0.29	OS	N	2.0 ac.
Rural - River Quality (RQ) Overlay (pending recommendations)								
Farmstead	0.00	0.02	0.0	N.A.	N.A.	OS	N	50 ac.
Single-family	0.50	0.30	1.06	N.A.	N.A.	OS	N	3 ac.
Single-family cluster	0.75	0.40	2.20	N.A.	N.A.	CS	N	10 ac.
Planned	0.80	0.45	2.59	N.A.	N.A.	CS	N	30 ac.
Other permitted uses	0.85	N.A.	N.A.	0.07	0.46	CS	N	10 ac.
Community Preservation (CP) Standards, see Appendix E								
Suburban (S) Priority								
Single-family	0.20	2.00	3.00	N.A.	N.A.	P	Y	21,780 sf
Single-family cluster	0.35	2.60	3.60	N.A.	N.A.	P	Y	5 ac.

Zoning District and Development Type	Density			Floor Area Ratio		Sewer	ARDR Req.	Min. Site Area
	Min. OSR or LSR	Max. Gross	Max. Net	Max. Gross	Max. Net			
Planned	0.40	2.60	4.00	N.A.	N.A.	P	Y	5 ac.
Traditional neighborhood development	0.35	3.00	4.50	N.A.	N.A.	P	Y	40 ac.
Multifamily	0.40	5.0	10.0	N.A.	N.A.	P	Y	5 ac.
Manufactured home community	0.40	4.00	7.00	N.A.	N.A.	P	Y	2 ac. Max. 20 ac.
Institutional residential	0.40	7.1 rms.	17.7 rms.	N.A.	N.A.	P	N	5 ac.
Other permitted uses	0.60	N.A.	N.A.	0.18	0.46	P	N	2 ac.
Suburban - River Quality (S-RQ) (pending recommendations)								
Single-family	0.30	1.34	2.18	N.A.	N.A.	P	Y	32,670 sf
Single-family cluster	0.45	1.54	2.86	N.A.	N.A.	P	Y	2 ac.
Planned	0.50	2.01	4.50	N.A.	N.A.	P	Y	25 ac.
Manufactured home community	0.70	2.00	6.66	N.A.	N.A.	P	Y	10 ac.
Institutional residential	0.60	8 rms.	20.0	N.A.	N.A.	P	N	2 ac.
Other permitted uses	0.60	N.A.	N.A.	0.18	0.46	P	N	3 ac.
Urban (U)								
Single-family	0.12	2.60	2.93	N.A.	N.A.	P	Y	32,670 sf
Single-family cluster	0.40	3.50	6.00	N.A.	N.A.	P	Y	2 ac.
Planned	0.20	3.50	6.00	N.A.	N.A.	P	Y	5 ac.
Traditional neighborhood development	0.20	4.50	6.10	N.A.	N.A.	P	Y	20 ac.
Manufactured home community	0.40	4.00	7.00	N.A.	N.A.	P	Y	2 ac. Max. 20 ac.
Multifamily	0.25	15.00	24.00	N.A.	N.A.	P	Y	2-15 ac.
Institutional residential	0.40	12.00	20.00	N.A.	N.A.	P	N	4 ac.
Other permitted uses	0.40	N.A.	N.A.	0.28	0.46	P	N	4 ac.
Urban - River Quality (U-RQ) (pending recommendations)								
Single-family	0.20	2.60	3.66	N.A.	N.A.	P	Y	21,780 sf
Planned	0.30	3.00	5.68	N.A.	N.A.	P	Y	10 ac.
Multifamily	0.30	17.34	24.00	N.A.	N.A.	P	Y	2 ac.
Institutional residential	0.50	13.5	27	N.A.	N.A.	P	N	4 ac.
Other permitted uses	0.50	N.A.	N.A.	0.23	0.46	P	N	4 ac.
Commercial Suburban (CS)								
Planned	0.45	2.28	4.50	N.A.	N.A.	P	Y	1-10 ac.
Multifamily	0.50	8.30	18.73	N.A.	N.A.	P	Y	1-5 ac.
Offices	0.50	N.A.	N.A.	0.26	0.53	P	N	0.5 ac.
Retail	0.45	N.A.	N.A.	0.18	0.34	P	N	1 ac.
Other commercial uses	0.50	N.A.	N.A.	0.18	0.37	P	N	1 ac.
Other permitted uses	0.50	N.A.	N.A.	0.23	0.46	P	N	2 ac.

Division 3.2: Transect Zones
T2 Rural Center

3.2.60 T2 Rural Center (T2RC) Standards



General Note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

The Rural Center (T2RC) Zone applies to areas that are in the immediate vicinity of a Rural Crossroads or other important rural intersections, where service and limited commercial uses can cluster in more closely spaced buildings of residential character.

T2 Rural Center Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.

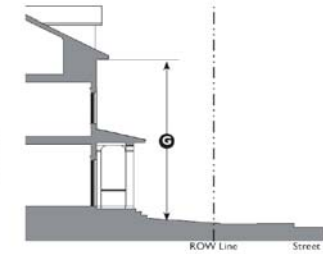
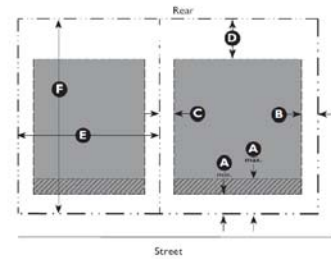
B. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Estate House	5.1.50
Village House	5.1.60
Industrial/Agricultural	5.1.140

Miscellaneous

Existing manufactured homes that are being replaced with another manufactured home that does not exceed the size and/or setbacks of the existing unit are exempt from Building Type (Division 5.1) and Private Frontage (Division 5.2) Standards.

Division 3.2: Transect Zones
T2 Rural Center



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement

Setback (Distance from ROW/Property Line)	
Front	10' min. 30' max. A
Side Street	10' min. B
Side:	
Side, Main Building	15' min. C
Side, Ancillary Building	10' min.
Rear	25' min. D
Lot Size (21,780 SF Minimum)	
Width	50' min. E
Depth	100' min. F

Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.

D. Building Form

Building Height	
Main Building	2 stories max. G
Ancillary Building	2 stories max.
Ground Floor Finish Level: ¹	
Residential	18" min.
Commercial	6" min.

Footprint

Maximum Lot Coverage ²	25% of lot area
-----------------------------------	-----------------

Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

Notes

¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

²Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.

Keeping What Works...



- Rural Policies (Rural zoning, family compounds, cottage industry, Cultural Protection Overlay District)
- Community Preservation Areas
- Existing PUDs
- Resource Protection Standards

Fixing and Improving



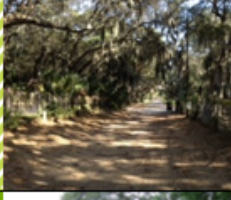









- More user friendly
- Improving the use table
- Providing more predictability
- More fine-grained approach rather than one size fits all.
- Promoting more usable civic and open space





New Tools in the Toolbox



- Transect Zones
 - Facilitate consistent development for areas adjoining municipalities
 - Preserves and enhances unique places in Beaufort county
 - Better tool for infill and redevelopment
 - Prescriptive vs. proscriptive

District		Description	Uses	Density
	T1 Natural Preserve	Preserve sensitive habitats and open space. Applies primarily to marsh islands and protected lands (analogous to Resource Conservation).	Agriculture Single-family residential Recreation	1 dwelling unit per 10 acres
	T2 Rural	Preserve rural character, promote agriculture and rural residential neighborhoods (analogous to Rural).	Agriculture Single-family residential Small-scale institutional uses Cottage Industry Recreation	1 dwelling unit per 3 acres
	T2 Rural Low	Promotes more rural sparsely developed character than T2 Rural.	Agriculture Single-family residential Small-scale institutional uses Cottage Industry Recreation	1 dwelling unit per 5 acres
	T2 Rural Neighborhood	Projects small lot residential development in rural areas (analogous to existing rural residential).	Agriculture Single-family residential Small-scale institutional uses Recreation	1.2 dwelling units per acre
	T2 Rural Neighborhood Open	Provides small-scale retail and services to rural neighborhoods.	Agriculture Single-family residential Small-scale institutional uses Small-scale retail and services Recreation	1.2 dwelling units per acre
	T2 Rural Center	Allows services and limited commercial uses at important rural intersections (analogous to Rural Business).	Agriculture Single-family residential Medium scale retail and services Institutional uses Small-scale industrial uses	Minimum Lot Size – 21,780 sf

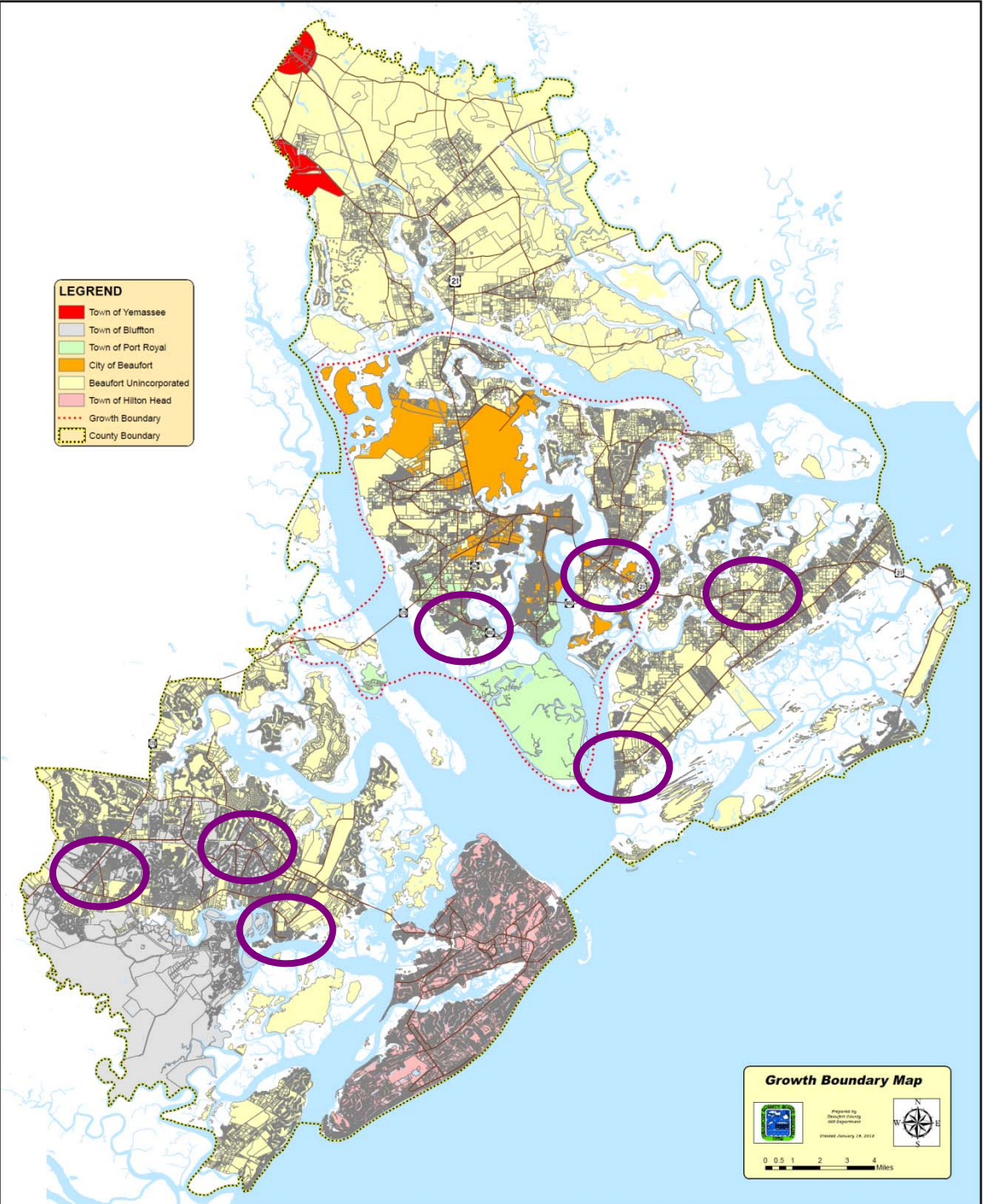
District	Description	Uses	Density
 <p>T3 Edge</p>	<p>Generally applies to larger lot residential development on the edge of walkable communities.</p>	<p>Agriculture Single-family residential Limited small-scale Institutional Recreation</p>	<p>Minimum Lot Size 7,500 sf</p>
 <p>T3 Hamlet Neighborhood</p>	<p>Low to moderate density, predominantly single-family residential in walkable communities.</p>	<p>Single-family residential Duplexes Limited small-scale Institutional Recreation</p>	<p>Minimum Lot Size 7,500</p>
 <p>T3 Neighborhood</p>	<p>Provides a walkable, predominantly single-family neighborhood that integrates compatible multifamily housing types such as duplexes and mansion apartments within walking distance to commercial areas.</p>	<p>Single-family residential Duplexes Mansion Apartments Cottage Courts Limited small-scale Institutional Recreation</p>	<p>Minimum lot size based on building type</p>
 <p>T3 Neighborhood Open</p>	<p>Adds small-scale professional offices and personal service uses to T3 neighborhood and applies to development on minor and major collectors.</p>	<p>Single-family residential Duplexes Mansion Apartments Cottage Courts Limited small-scale Institutional Small-scale offices and services Recreation</p>	<p>Minimum lot size based on building type</p>

District	Description	Uses	Density
 <p>T4 Hamlet Center</p>	<p>Integrates appropriate, medium density residential building types such as duplexes, townhouses, small lot single family housing, and apartments with limited retail and service uses in an environment conducive to walking and bicycling.</p>	<p>Single-family residential Duplexes Townhouses Mansion Apartments Cottage Courts Institutional uses Small-scale retail and services Recreation</p>	<p>Minimum lot size based on building type</p>
 <p>T4 Hamlet Center</p>	<p>Provides a broader range of moderate-intensity retail and service uses to T4 Hamlet Center</p>	<p>Single-family residential Duplexes Townhouses Apartments Cottage Courts Institutional uses Medium-scale retail and services Recreation</p>	<p>Minimum lot size based on building type</p>
 <p>T4 Village Center</p>	<p>Scale and mix of uses specifically tailored to the Corners Community on St. Helena Island. Analogous to the Public Market District.</p>	<p>Single-family residential Duplexes Townhouses Mansion Apartments Cottage Courts Institutional uses Medium-scale retail and services Recreation</p>	<p>Minimum lot size based on building type</p>
 <p>T4 Neighborhood Center</p>	<p>Provides a vibrant mixed-use main-street environment providing access to day-to-day amenities within walking distance to residential areas. Serves as a focal point for the neighborhood.</p>	<p>Single-family residential Duplexes Townhouses Apartments Cottage Courts Institutional uses Broad range of retail and services Recreation</p>	<p>Minimum lot size based on building type</p>


District	Description	Uses	Density
C3 Neighborhood Mixed-Use	Provides for moderate density single-family with some multi-family and retail and services on major collectors and arterials. This district is analogous to Suburban.	Single-family residential Mansion Apartments Small-scale Institutional uses Small-scale retail and services Recreation	Minimum lot size based on building type
C4 Community Center Mixed-Use	Provides for neighborhood scale retail and services that is both automobile friendly and accessible to pedestrians and cyclists. This district is analogous to Commercial Suburban.	Single-family residential Apartments Institutional uses Medium-scale retail and services Recreation	Minimum lot size based on building type
C5 Regional Center Mixed-Use	Provides a full range of retail and services uses that serve multiple communities or the entire county. Uses are primarily automobile oriented but pedestrian infrastructure is important. This district is analogous to Commercial Regional	Apartments Institutional uses Regional-scale retail and services Small-scale industrial uses Recreation	Minimum lot size based on building type
S1 Industrial	This district supports manufacturing, warehousing, offices and uses that support them. Moderate to high intensities are permitted to achieve maximum land utilization.	Industrial uses Warehousing Offices Supporting retail and restaurants Recreation	Minimum Lot Size – 20,000 sf.

LEGREND

- Town of Yemassee
- Town of Bluffton
- Town of Port Royal
- City of Beaufort
- Beaufort Unincorporated
- Town of Hilton Head
- Growth Boundary
- County Boundary



Growth Boundary Map

Prepared by

 Beaufort County
 Planning and Zoning Department
 Created January 28, 2013

0 1 2 3 4 Miles




Table 1.6.20.A: Zone Transition Table

Zone In Former Code	Zone in Community Development Code
Transitions to Transect Zones	
RC Resource Conservation	T1 Natural Preserve
R Rural/R-TO Rural with Transitional Overlay	T2 Rural, T2 Rural-Low, T2 Rural Neighborhood Open
RR Rural Residential/RR-TO Rural Residential with Transitional Overlay	T2 Rural, T2 Rural Neighborhood, T2 Rural Center, T3 Edge
RB Rural Business	T2 Rural Center
CP Community Preservation	See Table 1.6.20.B
U Urban	C3 Neighborhood Mixed-Use, T3 Hamlet Neighborhood, T3 Neighborhood, T4 Hamlet Center, T4 Neighborhood Center
RD Research and Development	T4 Hamlet Center Open
Transitions to Conventional Zones	
CP Community Preservation	CP Community Preservation
S Suburban	C3 Neighborhood Mixed Use
CS Commercial Suburban	C4 Community Center Mixed Use
CR Commercial Regional	C5 Regional Center Mixed Use
RD Research and Development	C4 Community Center Mixed Use
LI Light Industrial	SI Industrial
IP Industrial Park	SI Industrial
Military Overlay	Military
PUD	PUD

Table 3.4.80.D. Place Type Size and Intensity Requirements




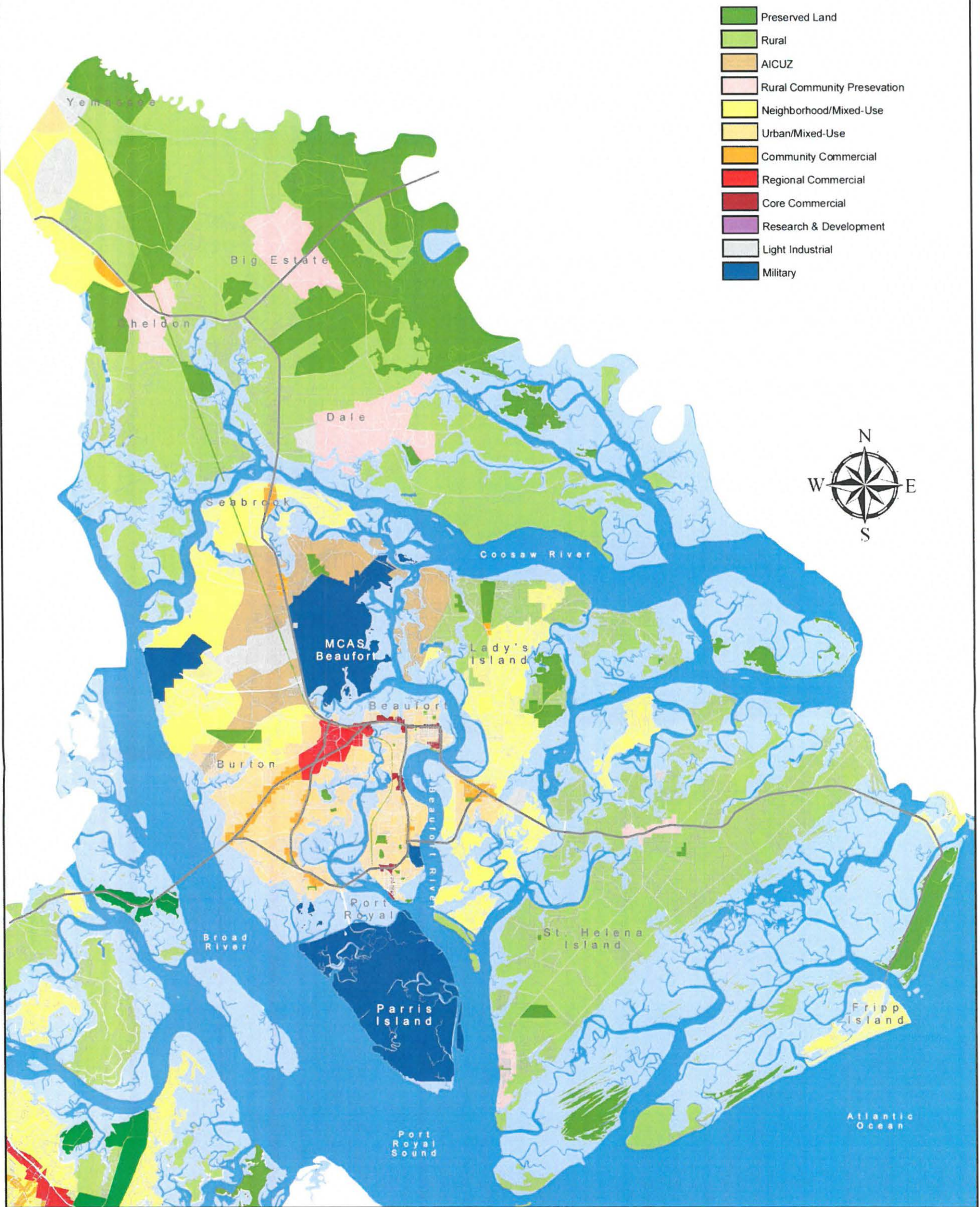
	Rural Crossroads Place Type	Hamlet Place Type	Village Place Type
Regional Place Type Designation			
Size	8 acres min., 80 acres max.	80 acres min., 160 acres max.	110 acres min., 500 acres max.
Density	1 du./ac. max.	3 du./ac. max.	6 du./ac. max.

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.

Topic: Future Land Use Maps
Date Submitted: January 25, 2018
Submitted By: Rob Merchant
Venue: Council Work Session



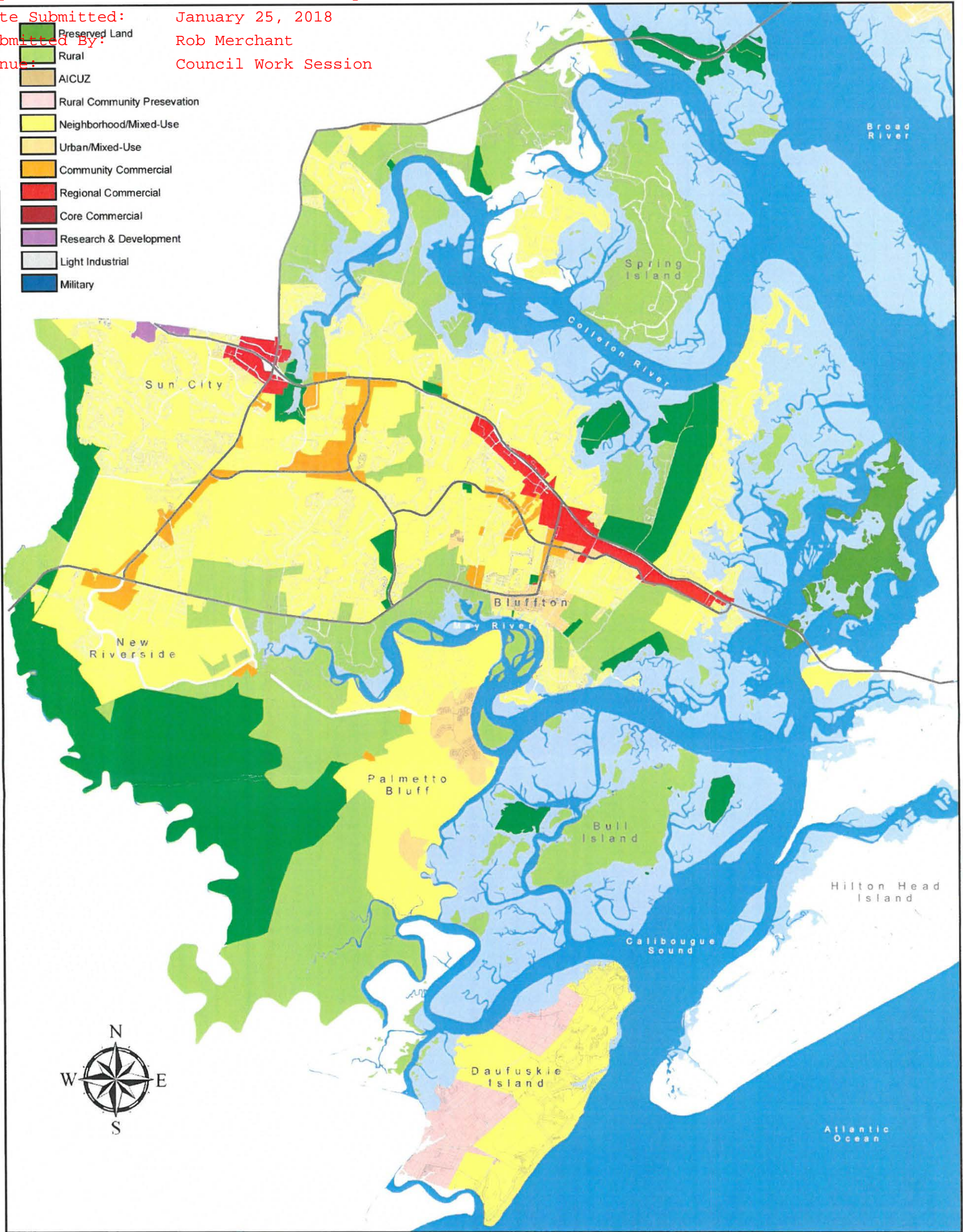
Chapter
4
Land Use

Map 4-6: Future Land Use
Northern Beaufort County



2010 Beaufort County Comprehensive Plan

Topic: Future Land Use Maps
 Date Submitted: January 25, 2018
 Submitted By: Rob Merchant
 Venue: Council Work Session

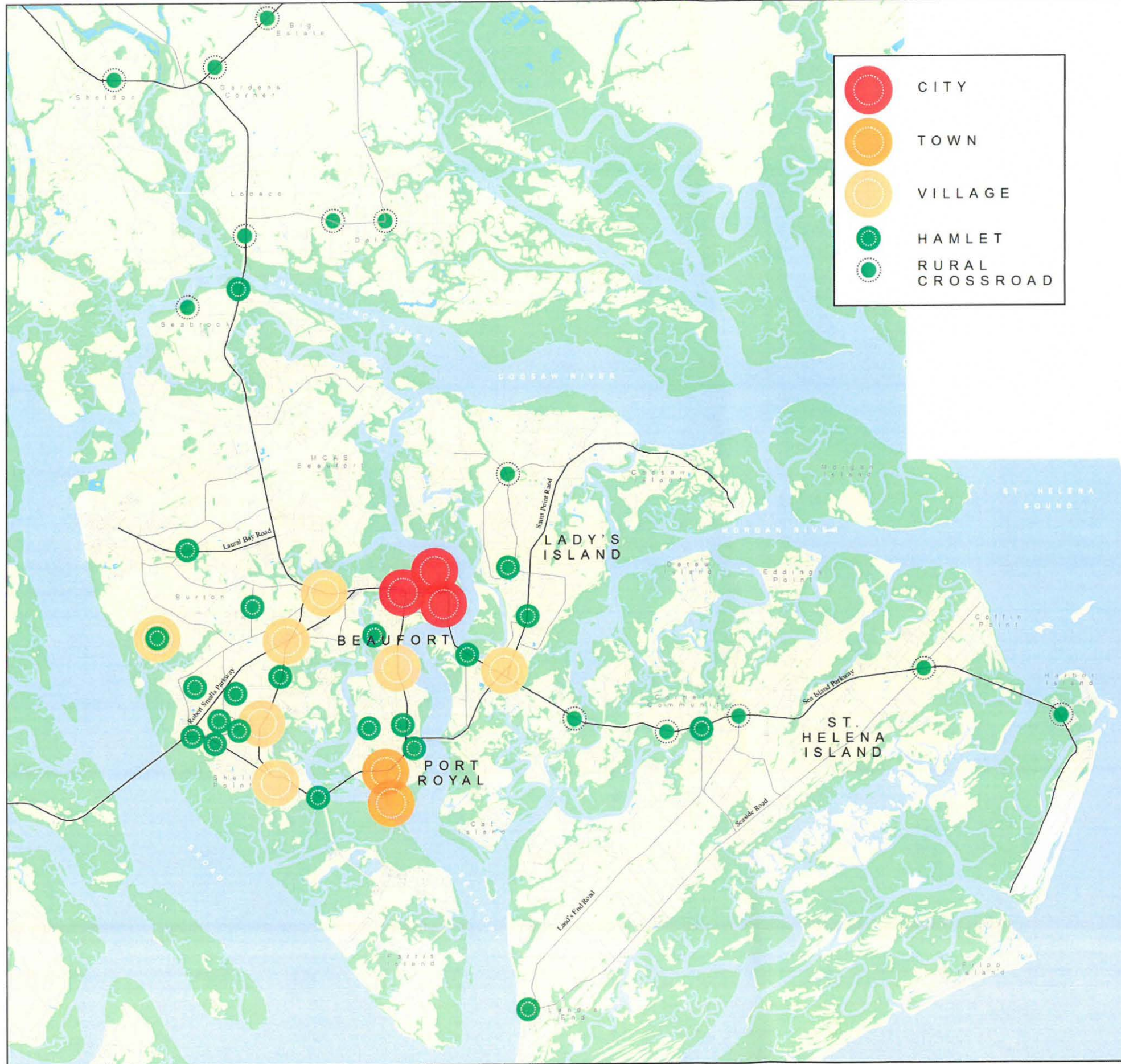


Chapter
 4
 Land Use

Map 4-7: Future Land Use
 Southern Beaufort County



2010 Beaufort County Comprehensive Plan



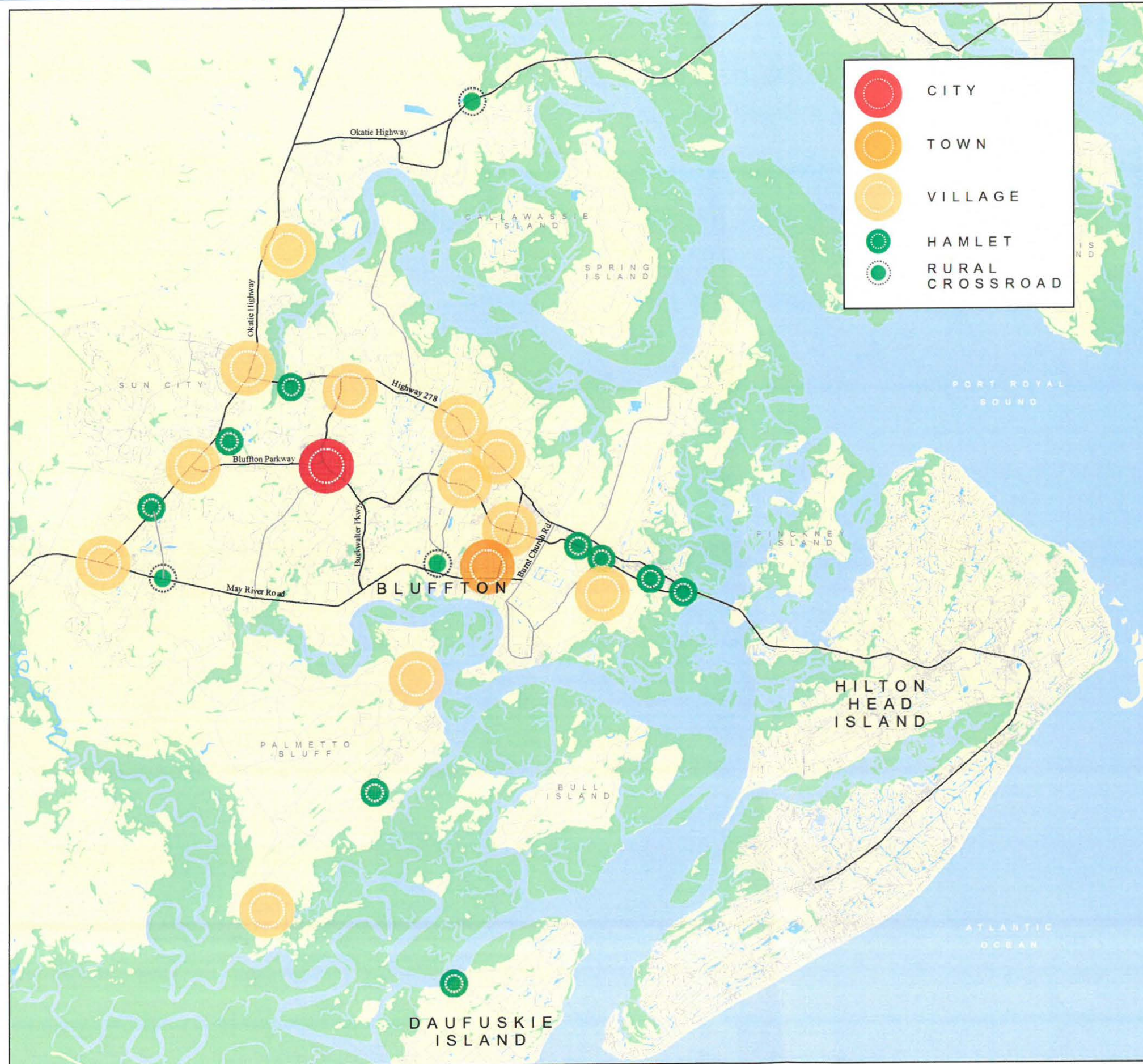
Chapter
4
Land Use

**Map 4-8:
Place Type
Overlay**
Northern
Beaufort County



Chapter
4
Land Use

Map 4-9:
Place Type
Overlay
Southern
Beaufort County



Topic: Zoning Definitions
Date Submitted: January 25, 2018
Submitted By: Rob Merchant
Venue: Council Work Session



Preserved Lands: This land use category includes all park lands, public lands, and private lands that are preserved through conservation easements.



Rural: Envisioned to retain rural character with low-density residential development, supporting small scale commercial development, and agricultural land uses. The maximum gross residential density in rural areas is one dwelling unit per three acres. Higher densities may only when offset by preserved land. No sewer extension except where a documented health, safety, and/or welfare condition warrants such an expansion.



Air Installation Compatible Use Zone (AICUZ): The AICUZ is corresponds with the noise contours and accident potential zones established by the US Marine Corps Air Station in Beaufort. Residential development and places of assembly are highly limited. Light industrial, commercial, and agriculture uses are encouraged.



Rural Community Preservation: The rural community preservation areas are proposed to serve the surrounding rural community with small-scale retail and service uses and low to moderate density residential with a gross density of approximately one dwelling unit per acre. Community-based planning is recommended to protect the unique qualities of these areas.



Neighborhood Mixed Use: Residential is the primary use, with some supporting neighborhood retail. New development should be pedestrian-friendly, have mixed housing types, mixed land uses and interconnected streets. The maximum gross residential density - 2 units per acre. Commercial uses (< 5% to 10% of site area) providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.



Urban Mixed Use: similar to the type and mix of land use in the center of Bluffton. Gross residential densities are between 2 and 4 units per acre with some denser pockets of development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.



Community Commercial: Community commercial uses typically serve nearby residential areas, such as a shopping district anchored by a grocery store.



Regional Commercial: Regional commercial uses are those uses due to their size and scale that will attract shoppers and visitors from a larger area of the county and outside the county. Typical uses include "big box" retail uses, chain restaurants, and supporting retail.



Core Commercial: Core commercial uses include downtown Beaufort, Bluffton, and Port Royal that are planned to have pedestrian scale, and zero lot line oriented commercial development.



Research and Development: This future land use designation is intended to provide for offices, laboratories, institutions of higher learning and other research facilities.



Light Industrial: Uses in this category include, but are not limited to, business parks, research and development centers, product assembly, distribution centers, cottage industries, and light and heavy industrial uses.



Military Areas: This land use category includes all military installations including Parris Island and the U.S. Marine Corps Air Station.

Topic: Zoning Definitions

Date Submitted: January 25, 2018

Submitted By: Rob Merchant

Venue: Council Work Session