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
The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.
### Table 3.4.80.D. Place Type Size and Intensity Requirements

<table>
<thead>
<tr>
<th>Regional Place Type Designation</th>
<th>Rural Crossroads Place Type</th>
<th>Hamlet Place Type</th>
<th>Village Place Type</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Size</strong></td>
<td>8 acres min., 80 acres max.</td>
<td>80 acres min., 160 acres max.</td>
<td>110 acres min., 500 acres max.</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>1 du./ac. max.</td>
<td>3 du./ac. max.</td>
<td>6 du./ac. max.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Transect Zone</th>
<th>Percentage of Land Assigned to Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rural Crossroads Place Type</strong></td>
<td></td>
</tr>
<tr>
<td>T2 Rural (T2R)</td>
<td>No min.</td>
</tr>
<tr>
<td>T2 Rural Center (T2RC)</td>
<td>5% min.</td>
</tr>
<tr>
<td>T3 Edge (T3E)</td>
<td>No min.</td>
</tr>
<tr>
<td>T3 Hamlet Neighborhood (T3HN)</td>
<td>25% min.</td>
</tr>
<tr>
<td><strong>Hamlet Place Type</strong></td>
<td></td>
</tr>
<tr>
<td>T2 Rural (T2R)</td>
<td>No min.</td>
</tr>
<tr>
<td>T3 Edge (T3E)</td>
<td>No min.</td>
</tr>
<tr>
<td>T3 Hamlet Neighborhood (T3HN)</td>
<td>25% min.</td>
</tr>
<tr>
<td>T4 Hamlet Center (T4HC)</td>
<td>10% min.</td>
</tr>
<tr>
<td><strong>Village Place Type</strong></td>
<td></td>
</tr>
<tr>
<td>T3 Edge (T3E)</td>
<td>No min.</td>
</tr>
<tr>
<td>T3 Hamlet Neighborhood (T3HN)</td>
<td>No min.</td>
</tr>
<tr>
<td>T3 Neighborhood (T3N)</td>
<td>25% min.</td>
</tr>
<tr>
<td>T4 Hamlet Center Open (T4HCO) and/or T4 Neighborhood Center (T4NC)</td>
<td>10% min.</td>
</tr>
</tbody>
</table>
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

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 Staley 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 Biltmore 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 discussed in the Alljoy GCP Plan along Alljoy Road, and an alternative route that would utilize Confederate as well as a northern 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 landing/unloading circulation route through the neighborhood.

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 Biltmore Church with the water amenity to the east, note how the houses are oriented to face the public civic space.

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

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.
May River Court: 60’ x 90’

Shad Ave Neighborhoods: 50’ x 100’

Palmetto Beach: 100’ x 150’

Brighton Beach: 60’ x 80’

Pine Island: 100’ x 225’
Several conditions create opportunities to develop a pedestrian friendly hamlet center at the northeast corner of the SC655/SC175 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. Pritchardville 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.

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/Route Highway intersection
- Establish connections between PUD, Isle of Palms Drive, and Pritchardville Elementary School
- Communicate with SCE&G regarding the gradual phases 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.

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