

PAID
1/14/15 CK

City of Beaufort
Department of Planning & Development Services
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 525-7034
***Revised August 2010**

Application Fee
\$250 + \$10 for each additional lot.

#10975

REZONING APPLICATION
(Except for PUDs)

OFFICE USE ONLY: Application #: R215-01 Date Received: 1-14-15

Property Address: 2402 Allison Road, Beaufort, SC 29902

District, Tax Map, Parcel #: R120-005-000-0265-0000

Applicant: Albert Russel Smith

Applicant Phone #: 803-414-4159 Fax #: _____ E-Mail Address: arsmith1000@gmail.com

Applicant Address: 3920 Bachman Road, West Columbia, SC 29172

Property Owner: Elsie V Smith Estate (Albert Russel Smith -Personal Representative) Phone #: 803-414-4159

Property Owner Address: 3920 Bachman Road, West Columbia, SC 29172

Have any previous applications been made for a map amendment affecting these same premises? () YES () NO

If yes, give action(s) taken: _____

Present zone classification: Residential

Requested zone classification: Office Commercial

Total area of property: 16,253 sq. ft (0.373 Acres)

Existing land use: Residential

Desired land use: Business (Office Commercial)

Reasons for requesting rezoning: The location is adjacent to the Beaufort Memorial Hospital and it is currently zoned commercial to the east and 2410 Allison Road, Beaufort, SC has already been zoned Office commercial as of 2010.

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 x No

You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots or properties under the same ownership. 12 copies of all application materials are required.

Applicant signature: _____ Date: January 10, 2015

NOTE: If the applicant is not the property owner, the property owner must sign below.

Property owner signature: _____ Date: January 10, 2015

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

IN THE PROBATE COURT

IN THE MATTER OF THE ESTATE OF:
ELSIE VANDER WAL SMITH
(Decedent)

CERTIFICATE OF APPOINTMENT

CASE NUMBER: 2014ES0701043

This is to certify that
ALBERT RUSSELL SMITH

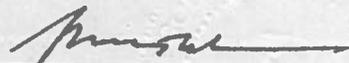
is/are the duly qualified

- PERSONAL REPRESENTATIVE
 SUCCESSOR PERSONAL REPRESENTATIVE
 SPECIAL ADMINISTRATOR

In the above matter and that this appointment, having been executed on the 6th
day of November, 2014 is now in full force and effect.

RESTRICTIONS: NONE

Executed this 6th day of November, 2014.


Kenneth E. Fulp, Jr., Probate Judge

Do not accept a copy of this certificate without
the raised seal of the Probate Court.

CITY OF BEAUFORT
REZONING ANALYSIS RZ15-01
PUBLIC HEARING DATE: FEBRUARY 24, 2015

Applicant

The applicant is Albert Smith.

Site

The property is located at 2402 Allison Road, identified as R120 005 000 0265 0000. The property is located at the intersection of Allison Road and Myrtle Street (see attached Site Location Map). The property is approximately 16,250 square feet in area. A single-family dwelling is located on the lot (see attached photos).

Present Zoning

The property is currently zoned "R-2 Medium Density Single-Family Residential District" (R-2). The R-2 District is a single-family residential zone. Churches and schools are conditional uses. The minimum lot area for single-family lots is 9,000 square feet; minimum lot width is 80'.

The attached map shows the current zoning pattern along Allison Road. As noted, nonresidential zoning is found at the eastern/Ribaut Road end of the street. On the north side of the road, Medical zoning extends two lots west of Hobbs Lane. On the south side of the street, Medical zoning ends at Myrtle Street. The lot located at 2410 Allison Road was rezoned to Office Commercial District in 2010. Initially the City proposed to rezone the subject lot at 2402 Allison and the adjoining property at 2408 Allison as part of the rezoning of 2410 Allison Road; however, this rezoning was dropped due to public opposition.

The table of permitted uses in the various zoning districts and the development standards for the districts are attached.

Proposed Zoning

The proposed zoning of the property is "OC Office Commercial district" (OC). As set out in the Unified Development Ordinance (UDO), the intent of this district is to

Develop and reserve land for business office, institutional, specified public, semi-public, and residential purposes. The district is also intended to provide a transition between residential and more intense uses, including commercial uses. The regulations which apply . . . are designed to encourage the formation and continuance of a quiet, compatible and uncongested environment for office type business or professional firms intermingled with dwellings and certain public or semipublic uses; and to discourage any encroachment by unrestricted retail and/or wholesale business establishments, industrial concerns, or other uses capable of adversely affecting the specialized commercial, institutional and housing character of the district.

Permitted uses in the OC District include single-family and multifamily dwellings, townhouses, upstairs residential development, churches, all types of offices, colleges and universities,

community service uses, day care facilities, and government and health care facilities. Inns, short term residential units, and commercial parking facilities are also permitted. Public and private schools and trade/vocational schools are permitted as conditional uses. Restaurants without drive-thrus are permitted if they are developed in conjunction with an office building. Institutions are permitted by special exception.

Any nonresidential or multifamily development on the property will be subject to the City's Design District Ordinance. The Design Review Board (DRB) will review new development for compliance with Design District site planning and architectural guidelines. Staff will review alterations and additions to existing structures according to these same standards. Where nonresidential or multifamily development abuts single-family residential dwellings, screening in the form of a 7' opaque fence or vegetation that will serve as an opaque fence, is required. The DRB also has the authority to require up to a 20' Adjacent Use Buffer.

Consistency with Comprehensive Plan

The Framework Plan in the City's Comprehensive Land Use Plan designates the area as "Urban Neighborhoods/TND (G-2)" (see attached map). The G-2 Sector contains denser, mixed-use development at the scale of neighborhood centers, and suburban, residential development at the scale of walkable "traditional neighborhoods." Appropriate land uses in the G-2 sector include: single-family and multifamily residential, neighborhood mixed-use centers, neighborhood-scale commercial uses (retail and office), civic uses, and light industrial uses. In addition, the site is within the one-half mile "development node" centered on Beaufort Memorial Hospital. The Regional Centers set out in the Comprehensive Plan "are appropriate for commercial and employment development as well as the area's highest density housing." Excerpts from the Comprehensive Plan describing the G-2 district and the Regional Centers are attached. The proposed rezoning appears to be consistent with the goals of the G-2 sector.

Consistency with Civic Master Plan

The Civic Master Plan sets out a redevelopment scenario for the Beaufort Memorial Hospital area (see attachment). The Allison Road area is not specifically described in the narrative; however, a conceptual plan for the area shows a series of small buildings, possibly single-family dwellings, located west of Myrtle Street.

Land Use Compatibility

A parking lot for Beaufort Memorial Hospital is located at the south corner of the Allison/Ribaut intersection. An office and an alterations shop are located on the southern side of Allison Road, between the Hospital parking lot and Myrtle Street. A mobile home park is located behind the subject lot off Myrtle Street. The new Beaufort Memorial Hospital Administration Building is located at the northwest corner of Allison and Ribaut Roads. Two medical offices are located west of the Allison/Hobbs Lane intersection. Single-family residential uses comprise the remainder of the street to the west. A day care center is located at the east end of Oak Haven Street.

Suitability of Property for Uses Permitted in Current Zoning District

The lot is suitable for its current use as a single-family residence. At the same time, Allison Road serves as a collector street for the Mossy Oaks area and associated neighborhoods, resulting in a

relatively high traffic count which may decrease its attractiveness for single-family living. In addition, there are a number of nonresidential uses at the eastern end of Allison Road, near Beaufort Memorial Hospital. A mobile home park is located to the rear of the property off Myrtle Street.

Suitability of Property for Uses Permitted in Proposed Zoning District

The lot is of sufficient size to accommodate a small office.

Compatibility of Uses Permitted in Proposed Zoning District with Natural Features

There are several trees on the lot which may be impacted by a redevelopment of the property.

Marketability of Property for Uses Permitted by Current Zoning District

The property is likely more marketable under the proposed OC zoning than under the current R-2 zoning due to the wider array of uses permitted in the OC District.

Availability of Infrastructure

Water and sewer is available to the lot. A streetscape project is currently being designed for Allison Road. A multipurpose path is planned for the north side of Allison Road. If the property were converted to nonresidential use, the developer would need to install a sidewalk along the Allison Road street frontage.

Public Notification

Letters were sent to owners of all property within 400' of the lots being rezoned on January 21. To date, staff has received no public comments on the proposed rezoning.

Staff Recommendation

The Comprehensive Plan supports an increase in density and intensity of uses in this area. There are already nonresidential uses to the east along Allison Road. 2410 Allison Road has already been zoned Office Commercial District. Staff recommends approval.

Planning Commission Recommendation

The Beaufort--Port Royal Metropolitan Planning Commission considered this rezoning request at their February 16 meeting. The Commission unanimously recommended approval.



Article 5. Use Regulations

5.1 Use Tables

A. Types of Use

All of the Use Categories listed in the Use Table are defined and described in the sections immediately following the Table.

1. Uses Permitted By Right

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Conditional Use

A "C" indicates a use that is allowed conditionally, provided that it meets the additional listed standards contained in Section 5.3, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

3. Special Exception

An "S" indicates that a use is allowed only if reviewed and approved as a Special Exception, provided that it meets the listed standards contained in Section 5.3, Specific Use Standards. Special exceptions are subject to all other applicable regulations of this UDO.

4. Existing Building

An "E" indicates a use category that is allowed only in existing buildings, provided that it meets the additional listed standards contained in Section 5.3.

B. Uses Not Allowed

A blank cell in the Use Table indicates that a Use Category is not allowed in the respective district.

C. Uses Not Listed

The Administrator shall determine whether or not an unlisted use is part of an existing Use Category or is substantially similar to an already defined use, using the criteria in Section 5.2, Use Categories.

Article 4. Zoning Districts

4.1 Establishment of Districts

For the purpose of this UDO, portions of the City as specified on the Official Zoning Map of the City are hereby divided into the following zoning districts:

BASE ZONING DISTRICTS	
Residential Zoning Districts	
TR	Transitional Residential
RE	Residential Estate
R-1	Low Density Single-Family Residential
R-2	Medium Density Single-Family Residential
R-3	Medium-High Density Single-Family Residential
R-4	High Density Single-Family Residential
GR	General Residential
TBR	Traditional Beaufort Residential
MHP	Manufactured Home Park
Commercial Zoning Districts	
NC	Neighborhood Commercial
OC	Office Commercial
CC	Core Commercial
GC	General Commercial
HC	Highway Commercial
Industrial Zoning Districts	
LI	Limited Industrial
IP	Industrial Park
Special Purpose Zoning Districts	
CP	Conservation Preservation
MED	Medical
PUD	Planned Unit Development
MR	Military Reservation
OVERLAY ZONING DISTRICTS	
AICUZ	Air Installation Compatibility Use Zone
-D	Development Design
-H	Historic

4.2 Official Zoning Map

- A. The boundaries of the above zoning districts are a map or series of maps entitled "Official Zoning Map, City of Beaufort" which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this UDO. Special purpose zoning districts intended to serve as floating districts are not established on the zoning map until a specific district is proposed and approved by the City.
- B. Each map bearing the designation "Official Zoning Map, City of Beaufort" shall be identified by the signature of the Administrator, and bearing the seal of the City under the words: "Official Zoning Map, City of Beaufort, South Carolina," together with the date of the adoption of the map.

Article 5: Use Regulations
Section 5.1: Use Tables

Use Category	Specific Use	Residential										Nonresidential										Special Purpose		
		TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP						
Institutions	Cemetery																							
	Park, Community/Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C						
Parks and Open Space	Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
	Passenger Terminals																	P						
Religious Institution	Major Utility	C	C	C	C	C	C	C										E						
	Minor Utility												S	P				P						
Utilities	Public Utility Substation																	P						
	COMMERCIAL (see Section 5.2F)																	P						
Eating Establishments	Restaurant, w/ Drive-thru																							
	Restaurant, w/o Drive-thru																	P						
	Restaurant, w/o Seating																	P						
	Restaurant, w/outdoor cooking																	S						
	Restaurant, Drive-in																	S						
Entertainment	Indoor Entertainment	C	C	C	C	C	C	C										P						
	Outdoor Entertainment	C	C	C	C	C	C	C										S						
Office	Sexually-Oriented Business																	C						
	Medical Office/Clinic																	P						
	Other Offices																	P						

Article 5: Use Regulations
Section 5.1: Use Tables

Use Category	Specific Use	Residential										Nonresidential										Special Purpose		
		TR	RE	R-1	R-2	R-3	R-4	GH	TBR	MHP	NC	OC	CC	GC	HC	L	MED	CP	IP					
Overnight Guest Accommodation	Bed and Breakfast							S	S															
	Inn (up to 24 units)																							
	Motel/Hotel/Extended Stay																							
	Housing, Short Term Rental	S	S	S	S	S	S																	
Parking, Commercial	Recreational Vehicle Park																							
Retail Sales and Service	Animal Hospital/Kennel																							
	Bakery																							
	Banquet Facility																							
	Body Piercing Facility																							
	Drug Store/Pharmacy																							
	Tattoo Facility																							
	Other Retail Sales and Services																							
Self-Service Storage	Single-Story																							
	Multi-Story																							
Vehicle Sales and Service	Vehicle Service and Repair																							
	Car Wash																							
	Fuel Sales																							
	Vehicle Service, Limited																							
	Boat Sales and Service																							
INDUSTRIAL (See Section 5.2G)	Other Vehicle Sales and Service																							
Aviation Services																								
Light Industrial Services																								
Manufacturing and Production																								

Revised September 14, 2012

Articles Article 5: Use Regulations
Section 5.1: Use Tables

Use Category	Residential											Nonresidential							Special Purpose			
	TR	RF	R-1	R-2	R-3	R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP				
Truck Terminal															C			P				
Warehousing														S	C			P				
Waste-Related Service															S			S				
Wholesale Sales														C	C			P				
OTHER (See Section 5.2H)																						
Agriculture																						
Agriculture/Horticulture																		P				
Silviculture, Tree Farm													C	C	C			P				
Water Oriented Facilities										P	P	P	P	P			P					
Telecommunication Towers														C	C			C				

Article 6. District Development Standards

6.1 Residential District Standards

A. Residential Development Standards

The following table illustrates the dimensional standards that apply in the City's base Residential districts:

Standard	Zoning District								
	TR	RE	R-1	R-2	R-3	R-4	GR and TBR-Old Commons	TBR-The Point	MHP
Lot Dimensions									
Lot Area, Min.	3 AC	21,780 SF	12,500 SF	9,000 SF	6,000 SF	4,000 SF	See note 5	See note 1	5 acres 150 feet 150 feet
Lot Width, Min.	100 feet	100 feet	100 feet	80 feet	60 feet	40 feet			
Lot Frontage, Min.	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet			
Minimum Yards									
Front Yard	35 feet	35 feet	30 feet	20 feet	15 feet	12 feet	See note 2 See note 6 See note 6	See note 2 15 feet 10 feet	25 feet 15 feet 15 feet
Rear yard*	15 feet	50 feet	15 feet	15 feet	15 feet	15 feet			
Side Yard*	15 feet	15 feet	15 feet	12 feet	10 feet	6 feet			
Impervious Coverage	N/A	N/A	40%	45%	50%	55%	50%	55%	N/A
Maximum Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	See note 3	See note 4	35 feet

1. Minimum 6,000 SF lot area and 60 feet in width for single-family; 8,000 SF lot area and 80 feet in width for two-family and 10,000 SF in lot area and 100 feet in width for three-family.
2. In the Historic District, use average prevailing setback for front yard; accessory structure side and rear yard setbacks may be reduced to 5'.
3. Maximum height 35 feet for single-family structures, 50 feet for multifamily.
4. Maximum height 35 feet above base flood elevation.
5. For single-family development see R-4 standards; for two-family, three-family and multifamily development (GR only), minimum 6,000 SF lot area, 60 feet lot width, and 60 feet lot frontage, maximum density 25 units per gross acre.
6. For multifamily development, minimum front yard 25 feet, minimum rear yard 15 feet, and minimum side yard 10 feet; single-family development, see R-4 standards;

*See Section 5.4.G. for setbacks for accessory structures.

B. Average Prevailing Setback (Front Yard)

The average prevailing front yard setback shall be measured by averaging the front yard setbacks on the three lots adjoining either side of the proposed lot. When the three lots extend more than 100 feet from the side lot line of the proposed lot, only those lots lying at least partially within 100 feet of the proposed lot line shall be used in calculating the average prevailing setback. The Administrator may exercise reasonable discretion and flexibility in determining the average prevailing front yard depth so that it is harmonious with the existing streetscape; however, the minimum front yard shall be no less than five feet.

C. MHP Manufactured Home Park District

1. MH Park plan

In order to qualify for a MH Manufactured Home zoning classification, a proposed park must first meet the following specific requirements:

6.3 Nonresidential District Standards

A. Nonresidential Development Standards

1. Commercial and Industrial Districts

The following table illustrates the dimensional standards that apply in the City's base Commercial and Industrial districts:

Standard	Zoning District					
	NC	OC	CC	GC	HC	LI
Lot Dimensions Lot Area, Min. Lot Width, Min.	2,500 SF 25 feet	4,000 SF 40 feet	2,500 SF 25 feet	4,000 SF 40 feet	6,000 SF 60 feet	10,000 SF 100 feet
Minimum Yards*** Front Yard Rear Yard Side Yard	(Build-to) 3-10 feet 10 feet none	10 feet 10 feet 10 feet	none none none	(Build-to) 7-12 feet 10 feet 10 feet	25 feet 15 feet 10 feet	25 feet 35/ 50 feet** 10/ 25 feet**
Impervious Surface Coverage, Max.	75%	60%	N/A	65%*	60%	65%
Maximum Height	42 feet	50 feet	See Section 6.5.K.11	50 feet	50 feet	50 feet

*Maximum impervious coverage may be increased to 75 percent for redevelopment sites.

**35' except when property abuts another zoning district 50' is required and 10' except when property abuts another zoning district, 25' is required.

- *** a. Single-family standards should be the same as R-4.
- b. Multifamily standards should be the same as GR; maximum density 30 dwelling units per gross acre.
- c. Maximum density for Residential, Upper Story, 35 dwelling units per gross acre.

The following table illustrates the dimensional standards that apply in the City's Special Purpose districts:

Standard	Zoning District	
	MED	IP
Lot Dimensions Lot Area, Min. Lot Width, Min. Floor Area, Min.	5,000 SF 50 feet ---	10,000 SF 50 feet ---
Minimum Yards Front Yard Rear Yard Side Yard	35 feet 25 feet 25 feet	20 feet 15/50 feet* 10/35 feet**
Impervious Surface Coverage, Max.	65%	No Limit
Maximum Height	50 feet	120' except where limited by Section 6.7.B, AICUZ obstruction Height Zones

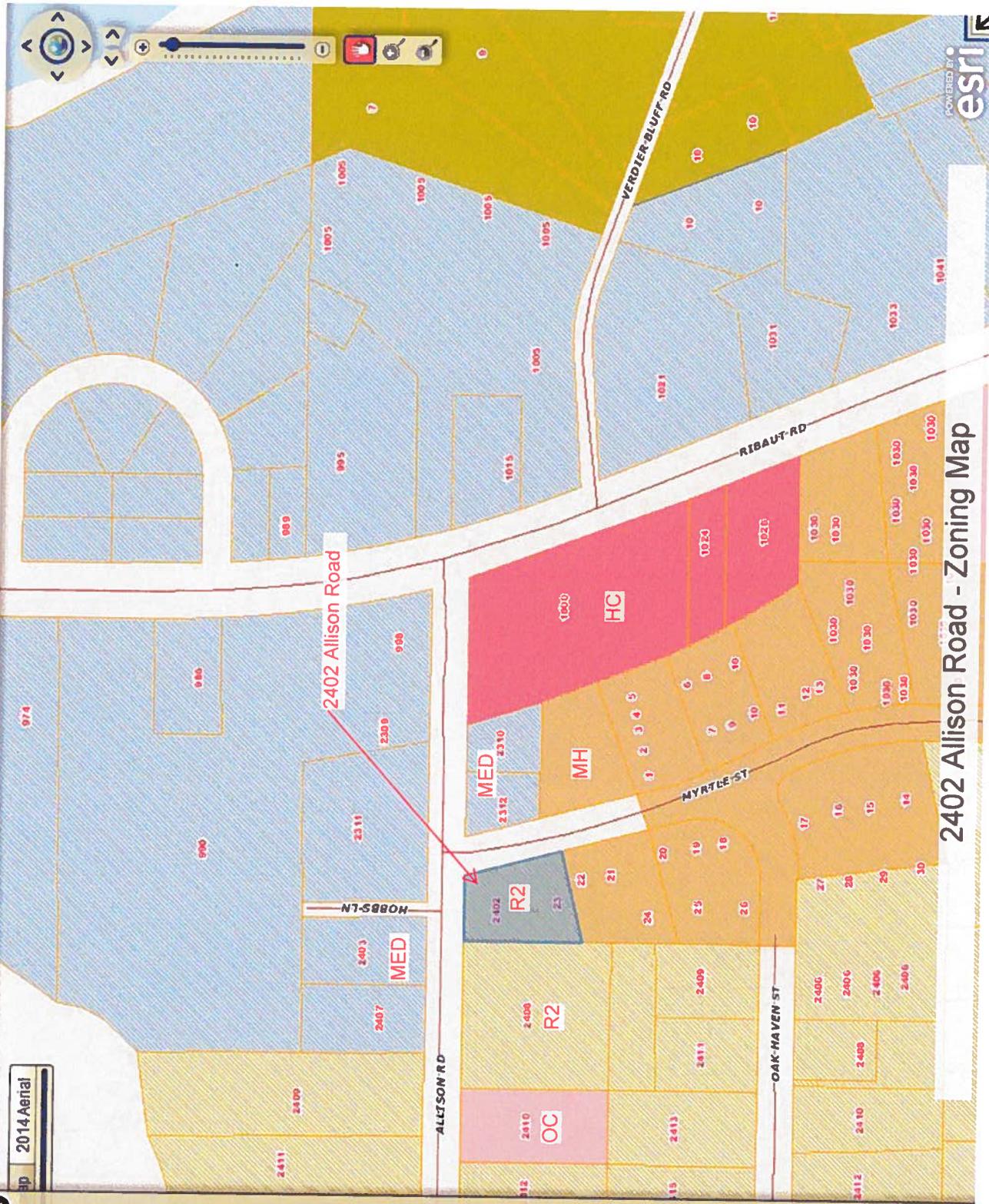
*15' except where property abuts a non-industrial district when 50' is required.

**10' except where property abuts a non-industrial zoning district when 35' is required.

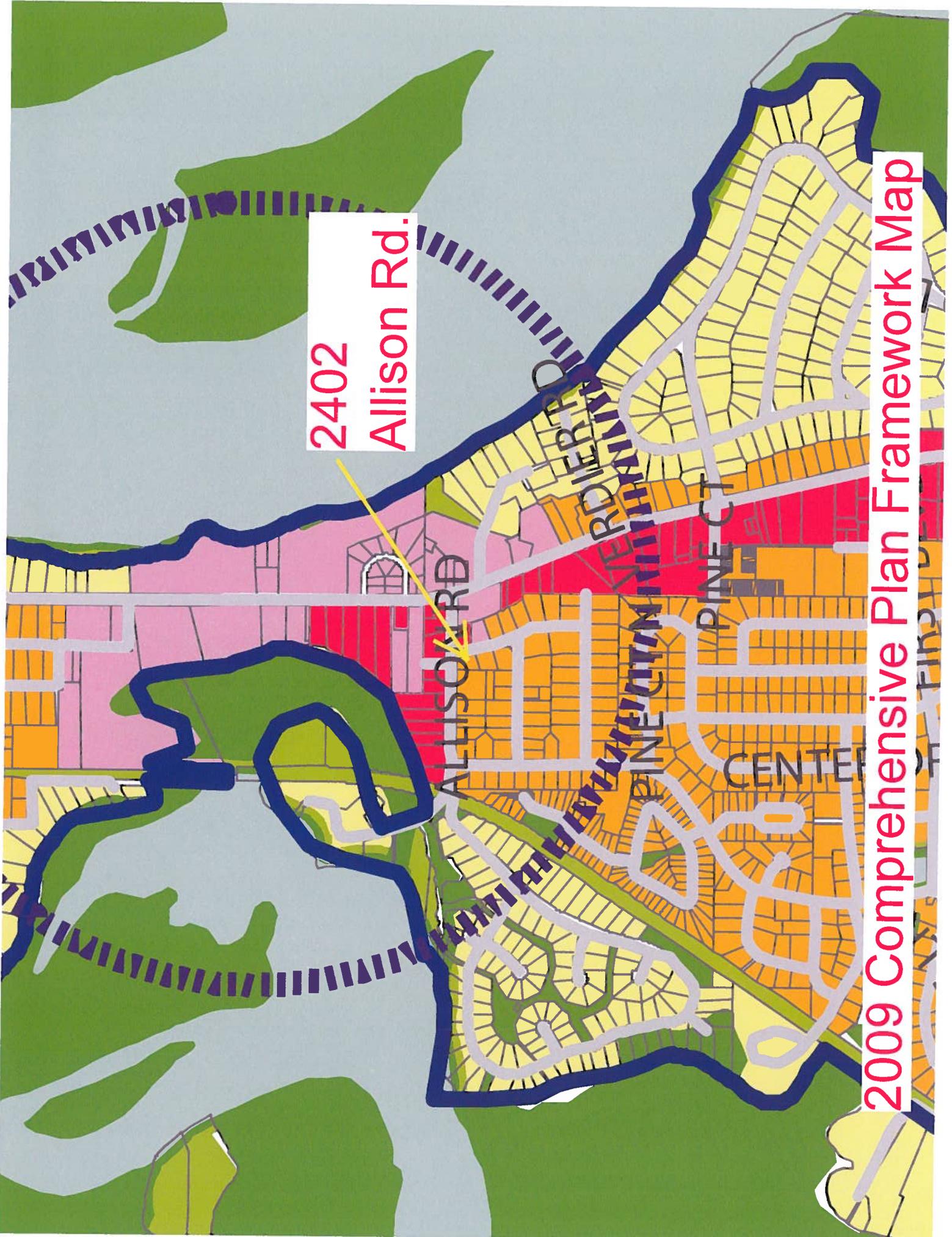
Legend

Zoning Districts

- [BLSRD] Bladen Street Redevelopr
- [BNSRD] Boundary Street Redevelo
- [R-1] Residential - 1
- [R-2] Residential - 2
- [R-3] Residential - 3
- [R-4] Residential - 4
- [TBR] Traditional Beaufort Residenti
- [GR] General Residential
- [MH] Mobile Home
- [NC] Neighborhood Commercial
- [OC] Office Commercial
- [GC] General Commercial
- [HC] Highway Commercial
- [CC] Core Commercial
- [IP] Industrial Park
- [LJ] Limited Industrial
- [MED] Medical
- [PUD] Planned Unit Development
- [MR] Military Reservation
- [CP] Conservation Preservation
- Rail Road



2402 Allison Road - Zoning Map



2402
Allison Rd.

2009 Comprehensive Plan Framework Map

PRESERVED OPEN SPACE (O-1)

The O-1 sector represents the basic "green infrastructure" of the community providing critical habitat for wildlife; protection of water quality and protection from flooding and erosion; and needed recreation and greenspace for the human habitat. This category, indicated in dark green on the Framework Map, comprises lands that are already non-developable, such as wetlands, conservation easements, required stream buffers, and parks.

RURAL/CONSERVATION LANDS (O-2)

This sector includes areas that are prime candidates for moving into the O-1 sector through conservation easements or other open space acquisition/protection measures. This sector consists of lands that should be off-limits to development except occasional conservation neighborhoods at very low densities due to environmental conditions, urban service factors, and proximity to the MCAS operations.

GROWTH RESERVE SECTOR (GR-1)

The GR-1 sector is intended as a holding zone or reserve area for future urbanization in the northern Beaufort County region. Care should be taken to ensure that this area not be developed as a low-density suburban subdivision as there is sufficient land area to create an urban center supported by walkable neighborhoods.

MODERATE DENSITY RESIDENTIAL NEIGHBORHOODS (G-1)

The G-1 sector is intended for relatively moderate density residential development. It includes areas that are not likely locations for redevelopment, as well as lands that are not proximate to thoroughfares and are not projected to be high growth areas due to limited access to transportation networks, existing services, and utilities. In addition, poor/wet soils that not typically appropriate for development are included in this sector, which is intended for relatively low-density development.

URBAN NEIGHBORHOODS (TND) (G-2)

The G-2 sector contains denser, mixed-use development at the scale of neighborhood centers, indicated by the small (1/4 mile) circles, and suburban, residential development at the scale of walkable "traditional neighborhoods" shown in orange. This type of residential development creates an identifiable center organized around a small public square or green, often with some civic facilities or a building such as a church or a small store.

NEIGHBORHOOD MIXED USE & CORRIDOR MIXED USE (G-3)

The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.

DOWNTOWN BEAUFORT (G-4)

This sector is comprised of areas with existing development, with a relatively dense street grid, and which are appropriate for redevelopment or additional development. This area is in large respect, appropriate for redevelopment and new infill development and well served with infrastructure (roads, utilities, etc.), and access to services and amenities.

CIVIC & INSTITUTIONAL USES

In addition to the geographic sectors, the Framework Plan indicates two related special land uses: the existing schools and other civic sites such as the hospital, the university and technical college; and the library. These civic and institutional uses/properities are related to the community's permanent civic and green infrastructure and not large pieces of land on many these properties will continue to be undeveloped open space.

INDUSTRIAL/EMPLOYMENT CENTERS: SPECIAL DISTRICT (SD)

As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park, and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.

NEIGHBORHOOD CENTERS

Neighborhood Centers, shown as the small black circles on the Framework Map, are based on a 1/4 mile radius (a typical 5-minute walk) from a key intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing.

REGIONAL CENTERS

Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map.



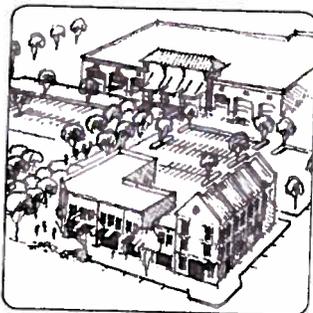
Mix of housing types in a new neighborhood



Neighborhood-scaled mixed-use building



Housing and civic uses in a neighborhood



A grocery-anchored mixed-use development is a typical neighborhood center, which may include retail, office, civic/institutional and residential uses.

FG 1.5 GROWTH SECTOR 2 (G-2): URBAN NEIGHBORHOODS/TNDs

The G-2 sector contains denser, mixed-use development at the scale of neighborhood centers, indicated by the small (1/4 mile) circles, and suburban, residential development at the scale of walkable “traditional neighborhoods” shown in orange. This type of residential development creates an identifiable center organized around a small public square or green, often with some civic facilities or a building such as a church or a small store. Local, slow-speed streets form a connected network, with larger collector streets. Paths form pedestrian connections linking sidewalks to internal parks and preserved open space along the boundaries of the neighborhood. This pattern of development can be more environmentally sensitive to its context and can provide improved public health benefits for citizens through its capacity for safe walking and cycling.

G-2 lands are typically close to thoroughfares and at key cross-road locations. For Beaufort, the G-2 sector specifically includes areas that are already developed with neighborhood-serving retail and service uses or at key cross-roads where future development of this type is likely to occur.

The G-2 designation is also used in areas where a mixture of higher density residential types (e.g., small lot single family houses, townhomes, apartment or condominium buildings, or mixed-use buildings) are already occurring or would be appropriate to transition between higher intensity commercial uses and existing lower density neighborhoods, and take advantage of proximity to existing centers of commerce, education, or employment such as the university, downtown, and the hospital.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The following community types and uses are appropriate in the G-2 sector:

- traditional neighborhood developments
- single-family and multifamily residential
- neighborhood mixed-use centers
- neighborhood-scale commercial uses (retail and office)
- civic uses
- light industrial uses

FG 1.6 NEIGHBORHOOD CENTERS

Neighborhood Centers, shown as the small black circles on the Framework Map, are based on a 1/4 mile radius (a typical 5-minute walk) from a key intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing. A neighborhood center might typically contain 80,000 to 120,000 square feet of commercial uses. A grocery-anchored mixed-use development is a typical use for a neighborhood center. A conceptual mixed-use neighborhood center for Sea Island Parkway and Lady’s Island Drive was designed at the charrette and is detailed later in this section.



▲ EXISTING CONDITIONS - BMH



▲ CONCEPTUAL PLAN OF BMH - PHASE 1

7.3 Beaufort Memorial Hospital

Sector: 3

Project Type: Public

Civic Investment Required: Ribaut Road Improvements, Allison Road Improvements

See Also: 2.10; 5.2; 7.2; 8.2; 10.2

The conceptual plan for Beaufort Memorial Hospital (BMH) proposes a long-term vision for accommodating significant campus growth within the very constrained land area around the hospital campus.

In phase one, two new medical office buildings at the intersection of Allison Road and Ribaut Road would create a southern entrance into the hospital campus. Large surface lot behind these building, provides additional parking for the hospital.

Phase two proposes a new hospital tower, additional medical office buildings and a parking structure.

Trails along the Beaufort River would offer pedestrian connections throughout the BMH campus and the nearby TCL campus.

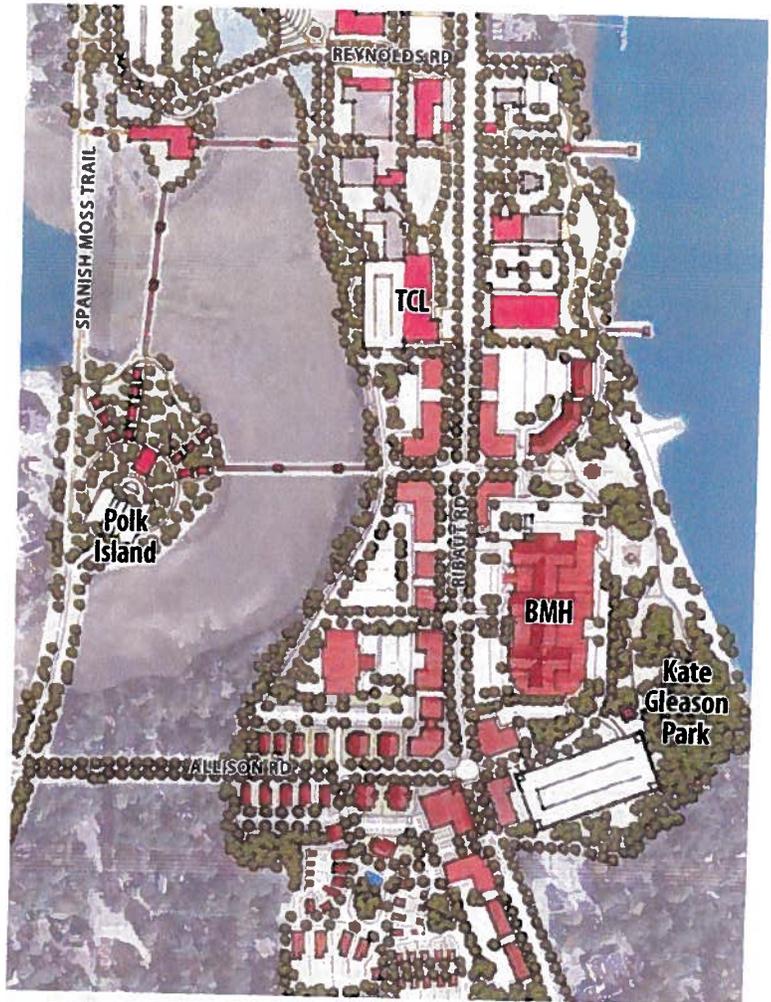
New medical offices and mixed-use buildings would be arranged with parking on the interior of blocks to create a consistent streetscape environment along Ribaut Road and offer attractive frontages along the Beaufort River. The building types proposed are intended to create a seamless transition from the hospital campus to the academic environment of TCL to the north,

Currently, pedestrians, bicyclists and cars are in clear competition for space within the constrained land around BMH. This plan proposes a circulation strategy that focuses on complete streets that effectively accommodates all of these users as a key step toward future redevelopment. (For details about streetscape improvements to Ribaut Road, see Section 8.2).

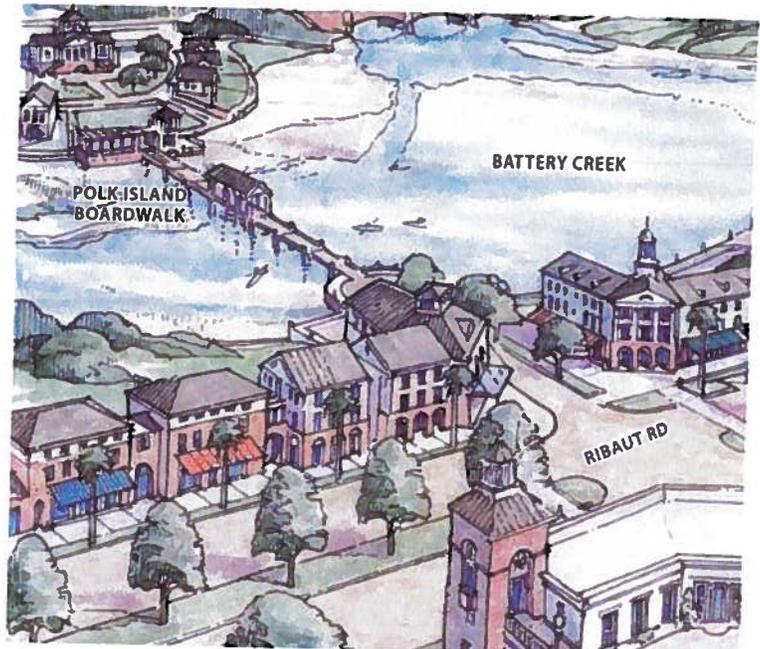
The connection to the Spanish Moss Trail via Allison Road is also a critical component for redevelopment in this area. This plan recommends streetscape improvements to Allison Road that

would emphasize the pedestrian connection from the major employment center at BMH to the major pedestrian/bicycle corridor along the Spanish Moss Trail. This would encourage more non-motorized commutes and establish an important local open space network connecting the Spanish Moss Trail, TCL, BMH, Kate Gleason Park, Battery Creek and the Beaufort River.

Directly across Battery Creek from BMH, Polk Island is a small, undeveloped property with limited accessibility. Approximately 5 acres in size, Polk Island would be an ideal location to accommodate a private conference/retreat center with 10 to 12 overnight cabins and a main dining and meeting facility. As shown at right, this longer-term plan proposes the construction of a boardwalk in conjunction with this development to tie this conference and event space to the two institutions. While automobile access to Polk Island is somewhat restricted, this boardwalk and the Spanish Moss Trail would tie the conference center into a robust system of local trails and open spaces.



▲ CONCEPTUAL PLAN OF BMH - PHASE 2



▲ CONCEPTUAL ILLUSTRATION OF TCL & BMH REDEVELOPMENT ALONG RIBAUT ROAD