

CITY OF BEAUFORT
PUD SUBMISSION WITH STANDARDS
FOR PECAN POINT PLANTATION
JOHN KEITH, OWNER

I. NARRATIVE

John Keith is the owner of an approximately 14 acre tract located east of Burton Hill Road between US 21 and SC 170, which is the site of the original farm site of the historic Pickpocket Plantation. He desires to expand the present agricultural use of the property, and is in the process of renovating the plantation home constructed around 1890 and has obtained a turn of the century timber post and beam barn which will fit on one of the existing foundations on the property. He desires to place barns, sheds and other traditional farm buildings on the property in the locations where those building uses were originally sited. He has already begun the renewed commercial cultivation of the existing pecan grove on the property, and has continued the vegetable farming on areas of the property that were formerly part of the large production fields in the area, but are now scaled back to a more modest production level. The present zoning on the property does not allow the types of uses contemplated under the development plan, including farming, which has been continued as a non-conforming use and cannot be expanded, nor would it allow a farm stand or movement of historic residential structures onto the property which might be occupied by non-employees.

It is the purpose and intent of this Planned Unit Development submission to create an innovative ecologically sensitive pocket of green space for the City, which would include the types of uses described in Section 12-43-233 (A) of the South Carolina Code of Laws as "Agritourism." The State Ports Authority, which owns the adjacent abandoned or land banked railroad right of way and the adjacent packing shed, has been approached by the applicant in an effort to obtain the packing shed property for use as a farmer's market, which would be ideally located at the emerging epicenter of the regional shopping area of SC 170 and US 21 to complement the farming and pecan production operation of this Property.

In order to provide a basis to regulate the uses on the property and create a development sensitive to the natural environment and the property's natural and historic features, the following standards are adopted for the Property, with the Base Zoning for the Property being Transitional Residential (TR):

II. USES

1. All allowable uses in the TR Transitional Residential District, with the following additional uses.
 - A. Agricultural Uses as set forth in Section 5.2. H.1
 - B. Agritourism as defined in Section 12-43-233 (A) and supporting state

regulations.

2. Special Standards (Amending the TR and LI standards of the City)
 - A. All herbicide and pesticide applications must be done in compliance with USDA and State standards for application.
 - B. Bulk production of poultry, fowl, swine, equine, goat, sheep, and other domesticated animals will not be allowed, provided that small herds or flocks may be kept and raised on site to provide an authentic recreation of a small historical farmstead.
 - C. A buffer of twenty-five feet (25') shall be maintained on all boundaries of the property, except where the property abuts the rail road right of way, where no buffer is required. Chain, chicken, or wire fencing is allowed, provided any fencing on the boundary of the property shall have plants and/or vines planted adjacent to the fence in order to create a living fence. Entrance roads and utility installation shall be allowed to penetrate the buffer, in addition to any other allowable use in a buffer under City regulations. In accordance with traditional farming operations, access roads to work the property may be located around the fields at the perimeter, and along the existing drainage ditching.
 - D. Residential homesites, not exceeding five historical buildings (being defined as being built at least seventy-five years ago) may be placed or built on site, either with or without subdivision of the land. There shall be no minimum lot size, provided all buildings have separation satisfying the fire safety codes. Occupiers of the homes need not be farm employees. Guesthouses shall count as a homesite.
 - E. Heights of buildings shall not exceed those allowed in the Light Industrial zoning district.
 - F. Ancillary uses include a farmer's produce market or roadside stand, which shall have no more than 1,250 s.f. of enclosed building space, and include up to fifteen (15) parking spots (exclusive of employee parking and parking for any "u-pick" areas). Any expansion of such a structure or parking beyond this maximum will require approval by City Council, which may be by resolution.
 - G. Historical farm structures, being those which were originally built more than 50 years ago, may be built in accordance with the "agricultural" building code standards under the International Building Code, provided that no such building so constructed will contain inhabited sleeping quarters. Homes on the site built for occupancy with inhabited sleeping

quarters will be built in accordance with the International Residential Building Code.

- H. Roads need not be paved, nor include gutters or sidewalks, it being the intent to preserve the setting of a pre-1950 farmstead. However, all roads serving buildings shall be accessible by emergency vehicles (Farm service roads need not meet this standard.).
- I. The Property shall not be subject to Corridor Review Standards under the City's ordinance.
- J. Notwithstanding any other section of the UDO, the existing building foundations shall dictate the location of the building structures on the site. It is specifically acknowledged that one of the existing foundations for a building encroaches upon the property of an adjacent land owner, a result of a subdivision of land many years ago. A portion of the foundation on a corner appears to have been cut and removed; it is the intention of the applicant to attempt to obtain by a land swap the area upon which the corner formerly laid, in order to re-create the building which was originally on the foundation. A zero-lot line is permitted in this area, so that there will be no setback from the property line by the structure placed on the existing and restored foundation.
- K. There shall be a minimum of 30% open space on the property, with the pecan grove and farm fields counting towards the requirement.
- L. The Applicant believes the proposed re-zoning is consistent with the City's Comprehensive Plan, which seeks to create green spaces within the City, and preserve the historic foundations upon which the City relies in furthering its desirability as a tourism destination, as well as encourage small businesses.
- L. Firearms may be discharged upon the property in accordance with Department of Natural Resource regulations in order to provide for wildlife management on the Property, notwithstanding any City ordinance to the contrary.

SUPPLEMENTAL INFORMATION
PECAN POINT PLANTATION
JOHN KEITH, OWNER

- a. A Survey of the Property ("Plat") proposed for PUD zoning is filed of record in the Office of the Register of Deeds for Beaufort County in Plat Book 116 at Page 54. A copy is attached hereto as Supplement Exhibit A. The property is located in Flood Plain Zone "C", according to Community Panel Number 450025 0065 D, dated September 29, 1986.
- b. Access to the Property is presently available through three points; a sixty foot (60') access onto Robert Smalls Parkway as shown on the Plat as "Proposed 60" R/W"; the existing dirt drive to the house and two sheds as shown on the plat; and at the northwestern boundary of the Property, where the Property abuts Burton Hill Road. No access easements are necessary from adjacent property owners. It is not the intention of the Owner to plat roads onto a single farm parcel, as interconnectivity through this Property would be contrary to its intended use as a preserved farm property. Roads will remain dirt, in keeping with the theme of the property, provided that the Owner, at his option, may gravel surface the roads, or pave in accordance with any applicable storm water management requirements to satisfy Best Management Practices regarding road run-off. Any additional access roads within the property to service additional housing units will be wide enough, and constructed to a sufficiently all-weather surface to meet the health and safety concerns of emergency services. There are field roads on the property to provide access to the various areas of the farm; these are intended to remain generally as existing, although some alteration may occur to facilitate farm machinery access.
- c. A detailed legal description of the Property is found at Plat Book 116 at Page 54, and in deeds recorded at Records Book 2291 at Page 254 and Book 2447 at Page 194, both of which are attached as Supplement Exhibits B-1 and B-2, including the referenced plats.
- d. As noted in the Narrative, it is the intention to restore the Property to its condition as a working farm, with two homes and the accessory buildings which previously were located on the property, and the potential for one additional home. Septic systems are in existence, and it is the intention to use the existing system, with repairs/maintenance as necessary, along with the installation of accessory building septic tanks to service the work buildings. Public sewer is not available to the property within 300 feet. Water is presently available through operating well s, and it is the intention to continue their use. In order to meet minimum fire protection standards, appropriate fire protection will be brought onto the property from either the existing Beaufort Jasper Water and Sewer Authority transmission lines located on Robert Smalls Parkway or on Burton Hill Road, and if approved by the City Fire Department, a dry hydrant feeding from the proposed pond. Electricity and telephone service is readily available to the buildings. Drainage is present through the existing farm area, and there should be no need for detention ponds or other storm water management measures due to the lack of impervious surface roads in the areas of buildings, and the former buildings not having presented a need while they were standing.

e. The following is an estimated assignment of acreage:

Description	Acreage	Percentage of Total
Entire Property	13.78 acres	100%
Existing House	0.5 acres	4%
Accessory Use Bldg Area	1.25	9%
Additional Houses (up to 2)	0.5 acres each	7%
Farm/Pecan Tree Area	11.53 acres	80%