

Approved 2/8/11

**ORDINANCE**

**AMENDING THE MARSH GARDENS PLANNED UNIT DEVELOPMENT TO ESTABLISH A NEW LOT TYPE AND ADD A NEW STREET SECTION**

WHEREAS, the Marsh Gardens Planned Unit Development was adopted in January 2001; and

WHEREAS, the Boundary Street Master Plan was adopted in August 2006; and

WHEREAS, the Boundary Street Master Plan establishes a "slip lane" as a means of providing connectivity and developing a walkable commercial street section paralleling Boundary Street; and

WHEREAS, design standards and economic conditions have changed since the Planned Unit Development was adopted; and

WHEREAS, 303 Associates has submitted an application to amend the Marsh Gardens Planned Unit Development; and

WHEREAS, 303 Associates desires to create a new lot type that would facilitate current development while providing opportunities for development a slip lane and appropriate infill development in the future; and

WHEREAS, this amendment has been presented to the Beaufort--Port Royal Metropolitan Planning Commission; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on January 11, 2011, with notice of the hearing published in *The Beaufort Gazette* on December 20, 2010;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that the Marsh Gardens Planned Unit Development be amended with the attached documents.

This ordinance shall become effective immediately upon adoption.

(SEAL) Attest:

\_\_\_\_\_  
BILLY KEYSERLING, MAYOR

\_\_\_\_\_  
IVETTE BURGESS, CITY CLERK

1st Reading \_\_\_\_\_

2nd Reading & Adoption \_\_\_\_\_

Reviewed by: \_\_\_\_\_  
WILLIAM B. HARVEY, III, CITY ATTORNEY



Build-to-line:

In this lot type, a building may be setback up to 32' if it includes dimensions that mirror those of the Boundary Street slip lane (specifically, a wide planting area separating the slip lane from the existing right-of-way; minimum 18' of paved area to accommodate two-way traffic or one-way traffic with parallel parking; and a sidewalk at least 10' wide on which a building will front).

4. Lot Type E shall apply to those lots within the PUD as shown on the attached PUD plan.

