

**Overlook at Battery Creek  
City of Beaufort, SC  
Planned Unit Development  
February 7, 2006  
Revised January 8, 2007**

**Introduction:**

The Overlook at Battery Creek is a 30.70-acre site located on Mink Point Boulevard on the Southwestern shore of Battery Creek in the City of Beaufort, further described by parcel identification: Dist. 100, map 32, parcel 1C Beaufort County Tax Map.

**Project Description:**

In general, the site will be a community consisting of single-family detached dwellings, with common facilities for its residents which may include, but are not necessarily limited to outdoor swimming pool; pool house; summer kitchen; walking trails; parks; crabbing dock and boardwalk; gazebos and pavilions; garden trellises and arbors; and a marsh-front linear park within the OCRM setback line, which will have pedestrian paths and raised deck seating areas providing views or access to the marsh.

The community will be designed as a Traditional Neighborhood Development (TND). The Planned Unit Development specifications are as follows for the above project:

- Up to 127 single-family detached units.
- The shortest distance measured between any two opposite boundary lines is 1152.88 linear feet.
- The legal survey of the property is on file for this project.
- A suitable land use plan and idealized buildout is attached to this document.
- Building types and uses include:
  - Single-family detached homes with on-site parking and storage.
  - Community pool house.
- The East boundary of the property is presently screened with a six foot high wood fence and plantings adjacent to Battery Shores Subdivision; the entire South boundary of the site is adjacent to a 40' deep strip owned by the Beaufort County School Board lying along Mink Point Boulevard and is un-developable for any other use; the West boundary of the property is presently screened with a six foot high wood fence and plantings; the North boundary of the site consists of marshes of Battery Creek.
- There will be two entrances and exits, which will not be gated. The existing access drive with divided median along the Western boundary of the site will be reduced to a two lane access drive with a minimum 48' R/W along the existing fence and Western property line parallel to this drive.
- OCRM Critical line minimum setback for all uses: 50 feet average, 25 feet minimum.
- All streets, sidewalks, drainage systems, and open spaces will be privately owned and maintained.

- There will be a maximum residential density of 4.1 units per acre (gross). The attached plan shows a total of 127 single-family residential units.
- Requirements for single-family detached units will be as follows:
  - Front yard setback: 7 feet minimum and 15 feet maximum build to line, with setback being to the leading edge of the foundation of the building.
  - Side yard setback: Minimum of 0 feet from property line, but aggregated setbacks between 2 non-fire rated walls shall be 10 feet. This includes a 5' maintenance easement for the adjoining zero lot line home. Wall bump outs including chimneys, not exceeding 2 feet from the primary wall, shall be allowed to reduce the setback at the bump outs to 6 feet between 2 non-fire rated walls.
  - Rear yard setback: Minimum of 5 feet, with setback being to the leading edge of the foundation of the building.
  - Minimum lot area 3,500 square feet
  - Maximum impervious cover for detached single family = 55%
  - Maximum impervious cover for zero lot line single family = 60%
  - Minimum setbacks between 2 non-fire rated walls shall be 12 feet.
  - All lots served by alleys will only have rear loaded driveways. All other lots will have front loaded driveways.
- Maximum building height of any structure will be 50 feet as measured from base flood elevation to mean roof height as defined in the City of Beaufort, SC - UDO 6 sec 6.5 para c.
- Maximum square footage of heated and cooled structures for common usage shall be 5,000 square feet. However, modification to layout and usage within the 5,000 square foot parameters may be made to accommodate market demands. These facilities are intended for residents of Overlook only and primarily address the club house and pool facilities shown on the plans. All other common structures shown are intended to be open pavilions.
- Open space includes all areas except for all single-family lots; roads and parking; and community buildings. Proposed percentage of open space is 20.0%. Proposed percentage of improved open space for active/ passive recreation is 10.0%.
- Total number of acres and percentages per the current plan:
 

	30.70 acres	100.0 %
◦ Single-family detached lots -	16.02 acres	52.2 %
◦ Roads and parking -	4.99 acres	16.3 %
◦ Open Space -	9.00 acres	29.3 %
Improved Open Space		
for active/ passive recreation -	6.06 acres	67.3 %
◦ Non qualifying acreage	0.69 acres	02.2 %

These acreages and percentages are subject to change as the design is developed, but in no case will the open space fall below 20% as required by code.

- All utilities are available to the site with water and sewer by BJWSA. South Carolina Electric and Gas will supply power; while Sprint will provide telephone,

- cable and IT capability to the site. Solid waste disposal will be from one of several private firms that service the area.
- Wetlands have been delineated and are currently being mapped on the survey. The map will be submitted to the U.S. Army Corps of Engineers for verification. All jurisdictional wetlands as currently defined will remain undisturbed in this development as proposed.
  - The project is being carefully planned by Edward Pinckney Associates, Ltd – Bluffton and Ward Edwards, Inc. – Beaufort, utilizing Low Impact Development techniques to minimize the impacts of storm water runoff through a variety of environmentally proven concepts. The proposed lagoon system and other areas for storage and bio-filtration will work with the storm drainage system to greatly enhance water quality leaving the site. Littoral shelves, fore bays and filter berms within the receiving water bodies, planted with selected aquatic plant materials, will work to protect water quality to a greater level than that provided by current Beaufort County BMP's. Not only will these created wetland lagoons provide greater treatment for storm water; they will also provide a beautiful aesthetic within the landscape, recreational opportunities for the community and habitat for local wildlife.
  - Specifics for roadways:
    - Width of pavement:
      - 20 feet two-way streets
      - 16 feet one-way streets (14 feet of asphalt + 2 feet flush concrete and brick headers)
      - 7.5 feet parallel parking
      - 12 feet alleys
    - Width of Right-of-ways:
      - Streets – 42' minimum
      - Alleys – 20' minimum
    - Width of Sidewalks: 48 inches minimum
    - Turning radii:
      - Streets – 25' inside radius maximum
      - Alleys – 10' inside radius
  - Rather than Design Review Board (DRB) review of individual structures, DRB will review and approve the Design Guidelines for the project architecture and site features. All elements of the project will be controlled by detailed “Design Guidelines and Development Standards” that will insure that the long term vision for the development is maintained and architectural themes adhered to. Design Guidelines will be administered and enforced by the development Architectural Review Board (ARB).
  - Signage for the development will be coordinated through a site signage plan that has been reviewed and approved by the City of Beaufort.
  - A suitable tree-replanting plan that will meet the Unified Development Ordinance requirements will be submitted for review and approval by the Technical Review Committee (TRC) prior to the beginning of construction.

- Should a certain standard or parameter not be specified in this PUD narrative, the requirements in the Code of Ordinances of the City of Beaufort, South Carolina, shall apply.
- Any of the following shall be permitted by right, subject to approval by the City of Beaufort TRC, and shall not require an amendment to the PUD narrative:
  - Changes in lot size and widths.
  - Conversion of areas designated for single-family detached units providing that the overall density does not exceed the 200 unit maximum.
  - Conversion of any residential use to open space.
  - Lot line adjustment on single-family units provided that the overall maximum density is not increased.
  - Areas designated for open space may be relocated provided that the same amount of land is designated for open space.
  - Modifications to the plan of the community may be made to allow for the consideration of specimen trees. (Note: In order to address conditions found on site during construction and to save particular specimen trees, it may be necessary to modify road alignments, grades or lot lines.)
  - Layouts of roads, alleys, utilities, drainage systems, and other elements of infrastructure may change as dictated by engineering staff.
- Great effort has been taken in the planning to protect as many of the existing specimen trees as possible. Street alignments have been modified and even lot densities reduced to achieve this preservation, which will result in a much more attractive and livable community that will be an asset to the City of Beaufort.
- Street names and addresses will be coordinated with and approved by the City of Beaufort, SC.

**Goals:**

The goal of this project is to create a unique, Traditional Neighborhood Development for a residential community that is based on the natural beauty of the Low Country and the salt marsh views. Proximity to the historic City of Beaufort, with its many cultural, educational and shopping opportunities will make this a very desirable location for a broad spectrum of the marketplace.

This proposed residential development meets the aims of the City of Beaufort Comprehensive Plan to provide a broader range of quality housing in well planned, aesthetically pleasing neighborhoods, which respect the history, character and architectural heritage of the Low Country.

**Development Team:**

Owner:	PEC Development Group.
Planners/ Landscape Architects:	Edward Pinckney/Associates, Ltd.
Engineers/ Wetland Consultants:	Ward Edwards, Inc.
Architectural Consultant:	Allison-Ramsey Architects, Inc.

City of Beaufort Department of Planning and Development Services

MEMORANDUM

**TO:**

**FROM:** Libby Anderson, Planning Director 525-7012

**DATE:** June 25, 2007

**SUBJECT:** Renovations at 1420, 1422 Boundary Street

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Staff has reviewed the site plan you submitted for improvements proposed at the above address. Please submit information on the total number of seats in the expanded restaurant and the number of employees on maximum shift. The parking requirement for restaurants is 1 parking space per 4 seats plus 1 space per 2 employees (Section 7.5 of the Unified Development Ordinance). The number of parking spaces may be reduced to 75% of what is required (Section 6.6.C.6.j), as this is considered a redevelopment project. Note that 90 degree parking spaces must be 9' x 18'. The drive aisle that is shown does not appear wide enough to accommodate safe backing. Minimum drive aisle width is typically 22' to 24' for 90 degree parking. Please revise the site plan as needed to show the required parking and submit 3 copies of the revised plan to scale for review. Please make a note on the plan that wheel stops will be provided for all parking spaces as required by the ordinance. If parking spaces are to encroach any further toward the existing tree than shown, the tree should be protected in a tree island (see Section 7.3.D.3 for minimum size requirements). Note that a tree island is required for every 10 to 12 parking spaces in a row (Section 7.3.E.7). Contact Russell Byrd, Project Development Planner, at 525-7083 or [rbyrd@cityofbeaufort.org](mailto:rbyrd@cityofbeaufort.org) with any questions about site plan issues.

Please note that Building Codes staff is currently reviewing the building plans and may have comments pertaining to the building.

We look forward to working with you on this project.

Thank you.

cc: Russell Byrd

**OVERLOOK PAVILION**

- COMMUNITY GATHERING AREA
- ENTRANCE GAZEBO
- ARBOR
- FIREPLACES, OYSTER ROAST
- MARSH OVERLOOK
- PEDESTRIAN PATHS
- PIER HEAD STRUCTURE
- T-DOCK
- LANDSCAPING

**OVERLOOK PROMENADE**

- SWING SEATING
- WALKING TRAIL
- BOARDWALKS

ACCESS EASEMENT (TYP.)

SECONDARY ENTRANCE

MINK POINT DRIVE

MAIN ENTRANCE

**PRIMARY ROADWAYS**

- ASPHALT PAVING WITH BRICK PAVER ACCENTS
- PARALLEL PARKING WITH PERVIOUS PAVING
- SIDEWALKS
- STREET TREES

**COMMUNITY CENTER**

- RESTROOMS
- POOL
- SUMMER KITCHEN
- FIREPLACE
- TOT LOT

DECORATIVE PAVER INTERSECTIONS (TYP.)

ALLEY WAYS (LANES)  
• PERVIOUS PAVING



LOT SUMMARY		
LOT WIDTH	PHASE I	PHASE II
MARSH	16	0
LAGOON	9	0
55' - 60'	4	5
49' - 54'	7	7
43' - 48'	12	11
39' - 42'	8	13
35' - 38'	31	4
	<b>87</b>	<b>40</b>



Edward Pinckney/Associates, Ltd.  
Landscape Architects • Planners

**OVERLOOK**  
OVERALL SITE PLAN



THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.  
22 AUGUST 2008  
SCALE: 1"=60'-0"

