

Lady's Island Marina  
Marina Village PUD  
January 10, 2006

Adopted January 10, 2006  
O-02-06

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- B. Legal Description

# Marina Village

## Project Description

Marina Village is a 5.64 acre mixed use infill redevelopment project located in the City of Beaufort, South Carolina. This mixed use project will highlight a redeveloped and restored 80 slip modern marina facility.

A public marsh boardwalk could eventually connect this marina property to adjacent developed properties along Factory Creek and the public boat landing, as well as to the swing-bridge and downtown Beaufort. The developer will allow public access via a walkway over the marsh in front of the property provided that all three of the following conditions are met: 1) the walkway created is a public project 2) the developer is not required to support financially the construction and/or maintenance of the walkway 3) both landowners on either side of the property also allow public access on walkways over the marsh in front of their properties.

Our conceptual design calls for multi-story structures that may have different uses on separate levels. Retail and commercial fit very well into the first floor areas in a storefront type setting similar to those in downtown Beaufort, while office and residential could utilize the upper levels. Also planned are residential town homes, condominiums, and Charleston style single family homes.

# Regulating Plan

## Land Use Table

Building Area	56,880 SF = . 1.3 ACRES
Parking, drives and walkways	87,120 SF = 2 ACRES
Open natural or planted spaces	101,587 SF = 2.34 ACRES

245,587 SF= 5.64 ACRES total 100%

## Lot Type/Land Use

Multi family residential or single-family homes	58 units
Loft Units (above New General Commercial)	25 units
New General Commercial	22,000 sq. ft. **
Marina and existing building over the water	80 slips

## Land Use Tables (General Intensities)

	<u>Sq. Ft.</u>	<u>Percentage</u>
1. Residential (with internal parking)	34,880	14.2%
2. New General Commercial w/Loft Units	22,000	8.9% **
<u>Total Gross building footprint</u>	<u>56,880</u>	<u>23.1%</u>
Surface parking, roads and walkways	87,120	35.5%
Open natural or planted areas	101,587	41.4%
<u>Total Site Area</u>	<u>245,587</u>	<u>100%</u>

\* Does not include service, storage, or outdoor space.

\*\* Includes up to 1,500 sq.ft. restaurant use on the condition existing restaurant is removed.

**Parking Analysis**

	<u>Modifier</u>	<u>Required</u>
Residential (58 units)	1 per unit	58
New General Commercial (22,000 SF)	1 per 300 sq. ft.	73
Loft Units (25)	0 per unit	0
Marina	N/A	21
Parking Required		152
25% re-development reduction		(38)
<b><u>Total Parking Required</u></b>		<b><u>114</u></b>
<b><u>Provided Parking</u></b>		
Surface lots		76
Residential		88
Total Parking Provided		<b><u>164</u></b>
Net Surplus (deficit)		<b><u>50 Extra Spaces</u></b>

**Marina Village Development Standards**

**Lot Building and Design**

Minimum Lot Width:	20'
Minimum Lot Depth:	40'
Maximum Site Coverage:	100%
Maximum Height	50' as measured by current City standards

Minimum Height	20'
Build to line (front US 21):	0'-12'
Side set back	0'
Rear set back	0'
Minimum Porch/Awning coverage:	10%

**Lot Layout**

The tables above show the minimum lot sub-division, requirements. These lot areas are simply the total area that may be developed for the building site. Later sub-division of these areas will allow for smaller lots to be sold or leased as required. Some of the lots "front" open spaces, not right of ways or streets as required. Legal right of way access for these properties will be provided. The primary vertical wall of the building structures, including the length of the berm, that front US 21 will cover a minimum of 40% of the highway. A landscaped buffer and berm will be permitted to run along the western boundary and continue east along Highway 21 in back of sidewalk for 150'

# GENERAL SPECIFICATIONS

## **Lot & Building Design**

New buildings will be set back thirty feet (30') from the critical line. There may be special areas where the buildings may be set back no less than twenty feet (20') from the critical line. Special areas may comprise no more than twenty-five (25%) of the property along the critical line. No lot lines are required but would be necessary if the land is subdivided. Porches and overhangs are encouraged and permitted to encroach over lot lines.

## **Landscaping and Tree Ordinance:**

The City of Beaufort's Village Center Landscaping and Tree ordinance will serve as a guideline to Marina Village. It is understood that this property is unique in size, shape and location and that the standards shall be applied in a flexible manner by the Corridor Development Board if justified. Specifically, the CDB will take into account existing footprints of parking areas, existing non-permeable surfaces and current buildings. It is understood that Marina Village could be subdivided into various parcels and that flexibility within the ordinance pertaining to internal landscape buffers and setbacks will be necessary for a successful and functional project. It is expressly the intent of this article not to stifle creativity or curtail imaginative solutions to the design process while allowing for the permitted land uses as outlined in this PUD document.

## **Permitted Uses:**

General Commercial Zoning per the City of Beaufort zoning ordinance in effect at the date of adoption of this submittal.

## **Default Regulations:**

For items not noted in this document, the City of Beaufort's General Commercial zoning ordinance in effect at the date of adoption of this submittal shall take effect.

## **Signage:**

The sign regulations in the Unified Development Ordinance shall apply to this property, with the following addition: One freestanding sign of 32 square feet per side with a maximum height of 10' will be allowed. This sign shall be set back 10' from the property line. If the sign is greater than 24 square feet, the sign shall be a monument sign.

**Fire Access:**

New buildings will fully comply with the Current City of Beaufort Building and Life Safety Codes. Final Street design will incorporate design turning radii of City Fire Equipment.

**Design Review Board:**

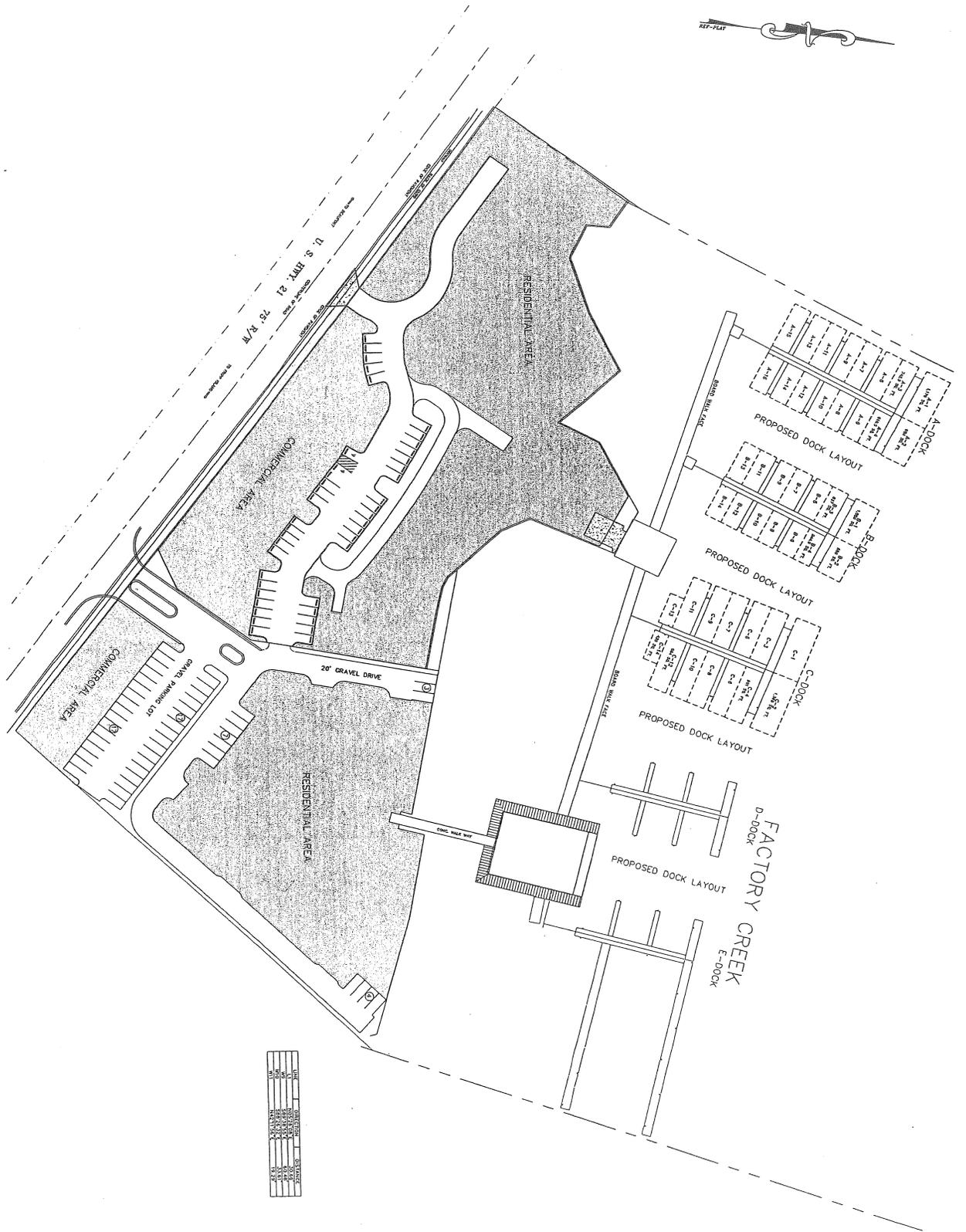
The Design Review Board will have jurisdiction over design standards to insure consistency within the Village Center and will use the City of Beaufort's Lady's Island Village Center guidelines.

**Utility access**

Utilities are presently served and available to this property. Marina Village will use the existing water, sewer and power along US 21.

**Drainage Requirements**

The South Carolina Department of Health and Environmental Control's office of Ocean and Coastal Resource Management (OCRM) requires that the first half (1/2) inch of runoff over the entire site or the first one (1) inch of runoff over the built upon portion of the site, whichever is greater, be stored and released over a twenty-four hour (24) period. We are planning to retain the greater amount required. Storm water runoff for this site will be collected into OCRM approved underground retention and filtration systems.



DESIGN:	MOVA
GRAPHICS:	MOVA
REVIEW:	JMH
DATE:	NOV. 2005
SCALE:	1" = 40'
PROJECT:	05-0317
SHEET 1 OF 1	

**LADY'S ISLAND MARINA**  
**BEAUFORT, SOUTH CAROLINA**  
 prepared for:  
**E. H. FORTITUDE, INC.**

PRELIMINARY SITE PLAN			
NO.	BY	DATE	DESCRIPTION

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