

**RECOMMENDATIONS FROM JOINT MUNICIPAL PLANNING COMMISSION
CLARENDON FARMS PLANNED UNIT DEVELOPMENT
March 6, 2006**

The City of Beaufort--Town of Port Royal Joint Municipal Planning Commission has reviewed the proposed Clarendon Farms Planned Unit Development (PUD). After extensive review of the proposal over the course of three meetings, the Commission recommends that the Clarendon Farms PUD and associated Development Agreement be revised as follows:

1. The length of the Development Agreement should be shortened to 20 years consistent with other development agreements that have been approved in Beaufort County. It is impossible to predict what land use and development regulations will be appropriate 50 years in the future.
2. The amount of commercial square footage that is permitted should be reduced from 3.3 million square feet to 330,000 square feet. The cap on commercial square footage should be clearly stated in the PUD.
3. The seven islands proposed for development should be excluded from the annexation request. These islands are located north of the Whale Branch. The Whale Branch has traditionally been considered the limit of the City's growth boundary. If it is not possible to eliminate the islands from the annexation request, the islands should be zoned for a maximum residential density of 1 unit per 10 acres.
4. A traffic impact study should be performed prior to the rezoning. This study should include a traffic mitigation plan. The study should give consideration for hurricane evacuation issues.
5. The definition of open space should be narrowed to include only green space, passive open space, and areas for trails. Stormwater ponds, garden plots, and active and/or restricted recreation areas such as swimming pools and tennis courts should be excluded from the definition of open space. At the same time, the amount of open space should be increased from 20% of the gross acreage to 30% of the gross acreage, given the current natural features on the site. Additionally, open space should be required for each phase of the development, as opposed to the project as a whole.
6. There should be only 1 appropriately sized and located marina in the development, and the location of the marina should specifically be approved by the City's Technical Review Committee.
7. No private docks should be allowed on individual lots in an effort to preserve the visual appearance and natural character of the shoreline. Community docks are allowed.
8. There should be a minimum buffer width of 100'. The requirements for the use and maintenance of buffers should be based on the County's River Quality Overlay District ordinance. Freshwater wetlands should be protected consistent with the County's wetlands ordinance.
9. The residential density should be concentrated into one or more "villages" and the remainder of the site should remain at a rural density of 1 unit per 3 acres. Currently, most of the "districts" are virtually identical and the residential density is allowed to be spread consistently over the site which will result in the loss of trees, open space, habitat, etc. It will also result in more vehicle trips within the site. At the same time,

the maximum residential density should be based on an analysis of the natural features on the site considering wetlands, endangered species (ex., the eagle's nest), and habitat for endangered species (ex., long leaf pine stands). In addition, consideration should be given to the fiscal impacts of the development. Density should be based on net buildable acreage and should not include acreage in islands. Currently, the information necessary to determine the appropriate density of the site is not available. When that information becomes available and when the applicant has revised the density proposal accordingly, the PUD should be resubmitted to the Planning Commission for their recommendation.

10. The development schedule in the Development Agreement should be more detailed and specific so that the City can rely on the schedule to plan for the impacts of the development.
11. Provisions to provide for affordable housing should be added so that a certain percentage of the residential units are reserved for affordable or workforce housing. Alternatively, a fee could be paid in-lieu of providing housing, so that the City or other appropriate agency could develop affordable units elsewhere.
12. The conceptual master plan should be revised to reflect the existing AICUZ and consider possible expansions of that zone. The AICUZ revision could dovetail with recommendation #9 which pertains to clustering density in one or more villages.

More detailed recommendations are attached.

The Planning Commission invites the City Council to meet together in a joint workshop session to discuss the purpose and effect of recommendations.

**DETAILED RECOMMENDATIONS
CLARENDON AND MCLEOD PUDS/DEVELOPMENT AGREEMENTS**

Primary recommendations:

1. Conduct a feasibility study/cost analysis (Clarion work would be acceptable)
2. Create a negotiating committee for the Development Agreement and PUD

I. Development Agreement Comments

1. **Private Roads:** The City should not accept private roads or drainage. Require connectivity to surrounding areas. Identify construction traffic corridors.
2. **Public Roads:** The City should not be responsible for any public access. No traffic impact credits should be given.
3. **Bike Trails/Sidewalks:** The developer must provide trails. (The word “may” in this section should be changed to “shall”). The City should create pathways/trail standards to be included in new PUD ordinance, indicating that trails may be existing dirt roads, hard packed (granite or other fine) surfaces, paved trails, etc. will count.
4. **Wilderness Preserve:** Consider requiring donation of a large portion of wilderness area for Clarendon and farm area for McLeod, (1/5th of total acreage).
5. **Fire protection:** Implement Fire Impact fees of \$479 per household. (Reserve the right to increase if needs warrant.)
6. **Library Services:** Implement a Library Impact Fee as appropriate.
7. **Emergency Medical Services:** Implement an EMS Impact Fee as appropriate.
8. **Transportation:** Implement Traffic Impact Fees as appropriate. Reserve the right to increase as needs warrant.
9. **Land Preservation:** Implement a real estate transfer fee for land protection (within or outside of community).
10. **Schools:** Evaluate land needed for schools, and increase required donation. At current density, the donation for land for schools should increase to 184 acres, but if density is reduced, this should change accordingly. Identify school site up front. The required land may be reduced if appropriately placed as a neighborhood center.
11. **Dedication of sites for Government. Facilities:** Require donation following annexation. Dedication of land should not be tied to building permit issuance for administrative reasons.

12. **Park Area:** There is not enough land set aside for park/open space dedication. The amount of land to be dedicated must be tied to the Northern Beaufort County Regional plan for park needs, and modified accordingly. In addition, the PUD does not adequately address open space. Some portion of this property should be Preserve/Natural areas. The land for parks should be donated upon annexation and not be linked to the issuance of building permits.
13. **Public Schools:** A donation of land should be required. School site(s) should be identified up front; the required land may be reduced if appropriately placed as a neighborhood center.
14. **Development fees:** Development fees are much too low and should be determined based on cost/benefit analysis. Additionally, no credits should be given for any fees.
15. **Stormwater quality:** This section should reference the County's latest stormwater Best Management Practices (BMP) manual.
16. **Buffers:** Consider increasing buffer requirements for sensitive areas, e.g., any and all islands, to 100' or 150' similar to Palmetto Bluff.
17. **Silviculture:** Burning and thinning plans should be provided annually to the City. The developer should be allowed to get timber income from areas that will be developed; however, no large scale clearing may occur specifically for future development.
18. **Covenants:** Covenants for the development should be reviewed and approved by the City in advance of approval of the development.
19. **Commitment to company investment and presence in the City:** Require a commitment to employment opportunities for residents.

II. PUD Comments

1. **Mapping needs:** How many acres of wetlands are on these properties? How many acres are in islands?
2. **Environmental assessment:** Include a better assessment showing habitat types, wetlands map, threatened and endangered species locations, etc. (This should already be completed as part of ongoing silviculture activities.)
3. **Environmental Considerations:** Mirror the Development Agreement stating requirements for use of County's latest Stormwater BMP manual, buffer protection requirements, and County wetlands ordinance.

Performance standards should be included which require building envelopes and view corridors only.

Landscaping requirements which require native plants only in areas outside of villages.

Special considerations should be included for coastal islands, including but not limited to:

- No golf courses
- Reduced impervious coverage
- Larger buffers (100' minimum)
- Percentage of lawn allowed
- Lighting restrictions
- Open space/natural preserve requirements

4. **Design standards.** The applicant should provide design standards for each land use classification, including building heights, architectural guidelines, lighting, pervious coverage limitations, etc. Consideration should be given to “not to exceed” acreage, square footages, etc. for each district use.
5. **Setbacks and buffers:** Buffers should be increased to 100'. Roads, bike paths, leisure trails and pedestrian pathways should only be conditionally approved in buffer/setback areas.
6. **Silviculture plans:** These plans should be submitted to the City annually.
7. **Marsh Islands:** If marsh islands are to be included in the development, include specific standards for development pattern, bridges, community docks if allowed, performance standards, etc.
8. **Wetlands:** Adopt the County’s wetland ordinance as part of the PUD ordinance.
9. **Roads:** Require road interconnectivity between phases of the development and with adjoining properties. There needs to be more than one primary route into and out of the development (transportation analysis should include this analysis).
10. **Residential district standards (deletions to ordinance):** Set a minimum square footage for residential lots (3000 square feet/4000 square feet?)