

**RECOMMENDATIONS FROM JOINT MUNICIPAL PLANNING COMMISSION
MCLEOD FARM PLANNED UNIT DEVELOPMENT
March 6, 2006**

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

1. The amount of commercial square footage that is permitted should be reduced from almost 1.3 million square feet to 128,700 square feet. The cap on commercial square footage should be clearly stated in the PUD.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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.

See the Clarendon Farms recommendation for additional detailed recommendations.

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