

**City of Beaufort  
City Manager's Office  
McLeod Farm PUD Revision Analysis  
DRAFT--11-8-2006**

<b>Issue</b>	<b>Original Proposal</b>	<b>Current Proposal</b>
<b>Development</b>		
Total Residential Units	2,910	1,835
Total Commercial Square Footage	1,300,000	625,000
<b>Fees</b>		
Transportation Impact Fee	\$775	Countywide fee plus enhanced fee (Currently \$1,775 total)
School Impact Fee	Not required	\$1,000
Development Fees	\$500 (Single Family < 2000 s.f.)	Same starting amount, increased every 5 years by CPI
	\$750 (Single Family 2-3,000 s.f.)	Same starting amount, increased every 5 years by CPI
	\$1,000 (Single Family > 3,000 s.f.)	Same starting amount, increased every 5 years by CPI
	\$200 (Multi-Family 1 bedroom)	Same starting amount, increased every 5 years by CPI
	\$250 (Multi-Family 2 bedroom)	Same starting amount, increased every 5 years by CPI
	\$300 (Multi-Family 3 bedroom)	Same starting amount, increased every 5 years by CPI
	\$.75 s.f. (Commercial)	Same starting amount, increased every 5 years by CPI
Property Transfer Fees	\$220/acre	Same starting amount, increased every 5 years by CPI
<b>Planning Commission Recommendations</b>		
Reduce Commercial Square Footage	1,300,000	625,000
Eliminate/Reduce Development on Islands	Up to 16 units/acre	Majority conserved--density clustered into villages
Traffic Impact Study/Mitigation	Upon development	Study Complete--Enhanced Impact Fee Required
Narrow open space uses/increase open space	Must comply with PUD ordinance	Must comply with PUD ordinance
Reduce Marinas to one	Two marinas	One Marina
Eliminate private docks	Private docks permitted	Private docks permitted
Increase buffer widths/protect wetlands	Must adhere to current BMPs	Must adhere to current BMPs
Concentrate density into villages	No requirement	Density concentrated into several villages
Prepare detailed development schedule	Non-binding schedule included	Non-binding schedule included
Address workforce housing needs	Not exempt from Citywide ordinance	Not exempt from Citywide ordinance
Protect AICUZ/Provide for expansion	Follow City ordinance	220 acres protected (Current AICUZ footprint, plus expansion)