



CITY OF BEAUFORT
DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT

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GARY M. CANNON
City Manager

LIBBY ANDERSON
Director of Planning
and Community Development

BROAD STREET
Planned Unit Development
Official Master Plan
August 23, 1995; revised July 23, 1996

The following four documents shall constitute the Broad Street Planned Unit Development Master Plan for the purposes of zoning and development regulatory requirements:

- 1) Broad Street – Summary Narrative for a Traditional Neighborhood Development;
- 2) The Broad Street Code including Summary of the Broad Street Code, Architectural Standards, Neighborhood Standards, and Broad Street Summary of Variances Required;
- 3) Site plan as drawn by Andrews Engineering Company and Plat dated 7/21/95 by Gasque and Associates and revised by a plan drawn by Andrews Engineering Company dated 7/1/96; and
- 4) Additions, modifications, and clarifications described immediately below which shall supersede any described in the three documents referred to immediately above.

Additions, modifications, and clarifications to documents (1), (2), and (3) include the following:

- 1) To the extent that any use or parameter is not specified in these four documents the uses, parameters, and requirements of the City of Beaufort Code of Ordinances which would otherwise apply to development in the Residential 9 zoning district shall apply.
- 2) The City has committed to supply water, sewer, and fire protection for up to 53 single-family lots in the Broad Street Neighborhood.
- 3) The eight lots in the easternmost block are designated for single family attached use (duplex units). The three lots immediately adjoining these lots to the south are designated for single family detached use.
- 4) Any of the following shall be permitted by right and not require an amendment to the master plan:

- a) an increase in lot sizes or widths;
 - b) conversion of lots designated for single family attached use (duplex lots) to single family detached use;
 - c) conversion of any residential lot or portion thereof to open space; and
 - d) adjustments of lot lines on single family detached lots provided the overall layout is not changed, the overall number of lots is not increased, open space is not decreased, and no width of a single family detached lot is less than 42 feet. Lot lines for duplex units shall be as shown.
- 5) Adjustments may be made in dimensions and layouts of roads, alleys, utilities, drainage systems, and other elements of infrastructure in conjunction with the subdivision review process if called for by subdivision, vehicle access, or dedication requirements, or if it is determined by the subdivision review team that the design can be enhanced without compromising the intent of the PUD.
- 6) All infrastructure improvements shall be installed and approved (or appropriate sureties may be established) prior to final approval of the subdivision including the following:
- a) pedestrian access at the northeast corner of the development linking the development to the Mossy Oaks Elementary School (be it a sidewalk, footpath, or simply a wooded area with an access easement);
 - b) creation of a structure, such as a gazebo, to be located roughly in the center of the park to serve as a visual focal point and frame of reference for pedestrians and motorists moving along the blocks located adjacent to the park in order to avoid potential monotony caused by the number of lots uninterrupted by an intervening street. Wide latitude is given to the developer in designing such a structure;
 - c) all elements ordinarily required in conjunction with subdivision review including sidewalks;
 - d) planting of at least 20 live oak trees in the park with diameters of at least 2-1/2"; and
 - e) a traffic calming device at the intersection located at the southwest corner of the park to break up the expanse of roadway visually and/or physically, such as a different surface treatment, a slight change of direction of the roadway, or a projection into the roadway (such as the gazebo at Newpoint). An additional such device may be installed roughly midblock adjacent to the park at the option of the developer with approval of the subdivision review team.

- 7) Water and sewer systems shall be constructed in accordance with the City of Beaufort Standard Specifications on file with the South Carolina Department of Health and Environmental Control (S.C. DHEC) and any special items noted on the project plans review.
- 8) Roads which will be dedicated to the City shall be constructed according to the South Carolina Department of Transportation standards except for street width.
- 9) The drainage system will be accepted into the City's drainage system after being reviewed and approved by the Beaufort County Engineering Department.
- 10) The City will accept the roads, rights-of-way, sidewalks, street lights, drainage system, and open space into the City's system upon construction according to the specifications set out in this document. Ownership and maintenance shall be as follows:
 - a) The City will maintain the roads and sidewalks.
 - b) The City will own and maintain the drainage system.
 - c) The Broad Street Homeowners' Association will maintain the street lights. The City will pay for the costs of electricity for the street lights.
 - d) The Homeowners' Association shall be responsible for maintaining the park and open space. Should the Homeowners' Association wish to donate the park and open space to the City, the City will accept such donation; however, the Homeowners' Association will be responsible for maintenance regardless of ownership.
 - e) The Homeowners Association will own and maintain the alleys.
- 11) The prevailing water and sewer tap fees will apply to the development. There are currently no water or sewer capacity fees.
- 12) Construction of houses can begin upon completion of an all-weather driveable road surface and proper installation of the water system as evidenced by the design engineer's certification and a S.C. DHEC Permit to Operate. No Certificate of Occupancy shall be issued until all infrastructure is installed according to specifications and inspected to the satisfaction of City officials.
- 13) On-street parking will be permitted. On the loop street surrounding the park/open space, there will be one-way traffic and parking will be permitted on one side only. If parking occurs on both sides of the street, the Homeowners' Association will install appropriate signage to control parking.

- 14) Having a variety of architectural designs is integral to the Master Plan, especially due to the long blocks with the large number of contiguous lots uninterrupted by intervening streets. Different house designs shall be incorporated throughout the PUD such that no more than three adjacent houses shall share the same design and at least four different designs shall be utilized in each of the three blocks: the two blocks north and south of park and the block located west of the park. All duplex lots may share the same design. Different design shall mean a distinct difference in appearance resulting from use of different materials, massing, roof forms, architectural elements and style, siting, and/or orientation, etc.
- 15) While the architectural and neighborhood standards are part of the master plan and must be implemented, variances may be granted by the BAR. Wide latitude is given to the BAR in reviewing applications and granting variances as its members see fit. However, where the standards are not implemented resulting in designs which clearly do not conform with the intent of the Master Plan, the development shall be deemed in violation.
- 16) The BAR may only grant variances to the architectural and neighborhood standards specified. However, it may not grant a variance to allow for a building to be higher than 35 feet nor for the side yard of the primary home to be less than 3 feet. Structures will be spaced at least 11' apart regardless of the setback unless available water flow in the development is proven to be greater than 1,544 gallons per minute at 20 pounds per square inch gauge (psig).
- 17) While the BAR will review removal of trees over 6" in diameter approval of the Building Official is still required to remove any tree over 8" diameter.
- 18) While there is a front build-to line of 20 feet there shall be a minimum front yard of 10 feet.
- 19) Where there is a conflict in information between the text and plan (drawing), the plan shall generally rule.
- 20) Where called for by specific health and safety requirements or any state and federal regulations the City may modify any provisions of the Master Plan as needed.
- 21) Project property owners will be subject to any special tax district or other special financing mechanisms which may be established by the City in the future to allocate costs for infrastructure serving individual subdivisions and developments.

Revised Master Plan approved by the City Council

First Reading: July 9, 1996

Second Reading and Adoption: July 23, 1996

ORDINANCE

0-55-98

REVISING THE OFFICIAL MASTER PLAN FOR BROAD STREET PLANNED UNIT DEVELOPMENT PERTAINING TO SIDEWALK CONSTRUCTION.

WHEREAS, the City Council adopted the Official Master Plan for Broad Street Planned Unit Development (PUD) on August 23, 1995 and adopted a revised ordinance on July 23, 1996; and

WHEREAS, the approved Master Plan requires that sidewalks be constructed before final approval of the subdivision is given; and

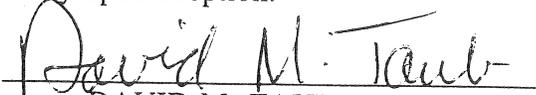
WHEREAS, the most of the sidewalks in the development have been constructed; and

WHEREAS, the developer has requested that sidewalk construction on east side of Broad Street between Southside Boulevard and Hookstra Lane be deferred until construction of the homes along this section of Broad Street is completed;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-7-710, Code of Laws of South Carolina that page 2 of "The Broad Street Planned Unit Development Official Master Plan dated August 23, 1995; revised July 23, 1996" be revised by deleting the existing paragraph 6. c. and replacing it with a new paragraph 6. c. to read as follows:

- c) all elements ordinarily required in conjunction with subdivision review, except for the construction of sidewalks.

This ordinance shall become effective immediately upon adoption.


 DAVID M. TAUB, MAYOR

(SEAL)

Attest:


 BEVERLY W. GAY, CITY CLERK

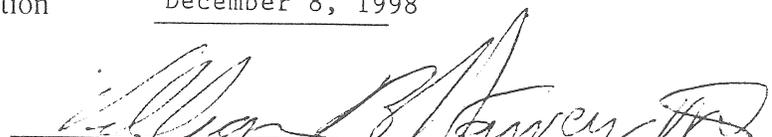
1st Reading

November 24, 1998

2nd Reading & Adoption

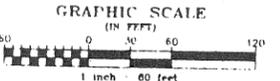
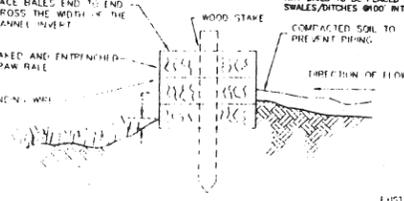
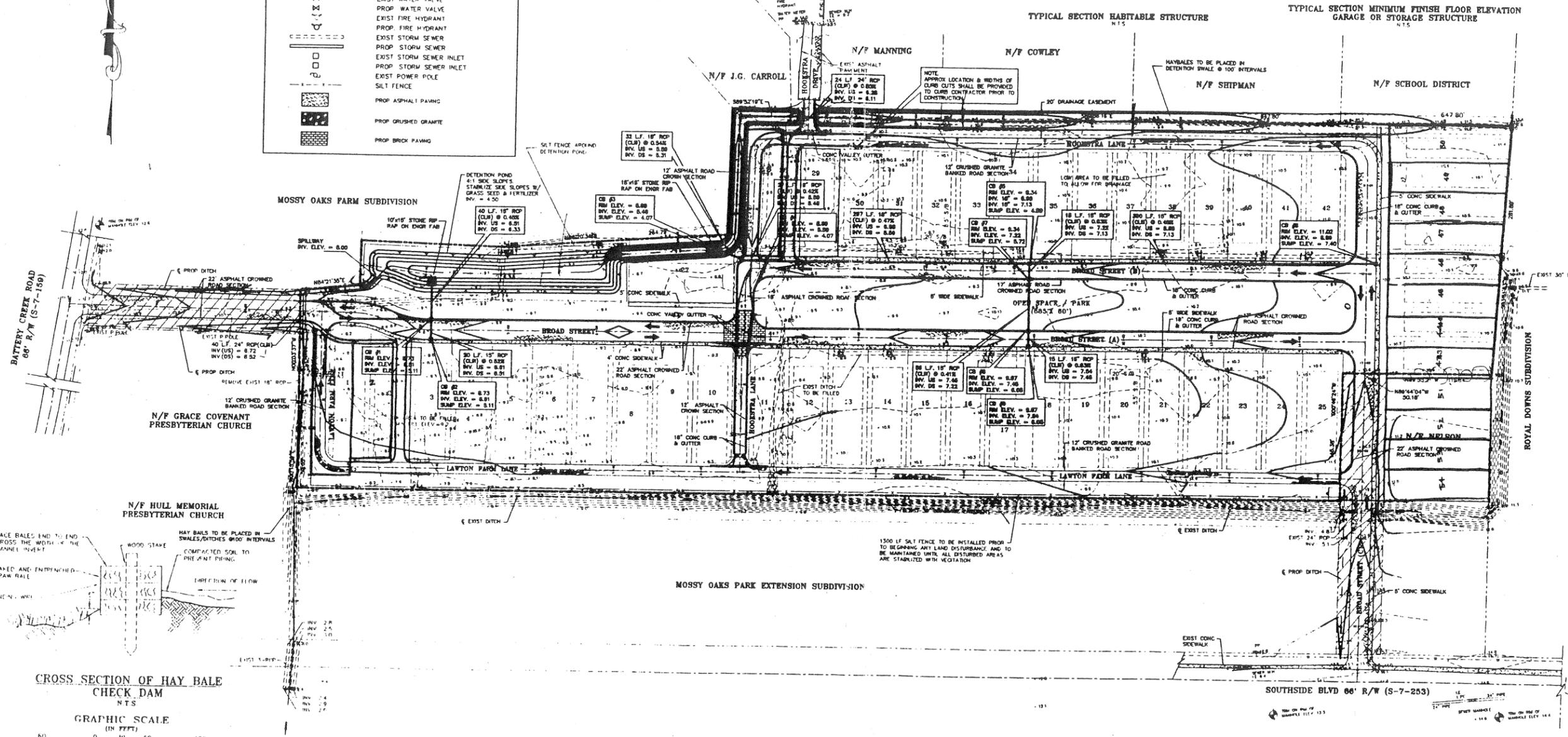
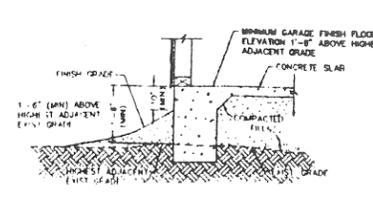
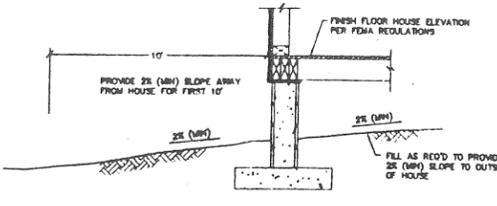
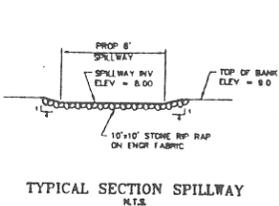
December 8, 1998

Reviewed by:


 WILLIAM B. HARVEY, III, CITY ATTORNEY

LEGEND:

	EXIST. SANITARY SEWER MANHOLE
	PROP. SANITARY SEWER MANHOLE
	EXIST. SANITARY SEWER MAIN
	PROP. SANITARY SEWER MAIN
	EXIST. SANITARY SEWER SERVICE
	PROP. SANITARY SEWER SERVICE
	EXIST. WATER MAIN
	PROP. WATER MAIN
	EXIST. WATER VALVE
	PROP. WATER VALVE
	EXIST. FIRE HYDRANT
	PROP. FIRE HYDRANT
	EXIST. STORM SEWER
	PROP. STORM SEWER
	EXIST. STORM SEWER INLET
	PROP. STORM SEWER INLET
	EXIST. POWER POLE
	PROP. POWER POLE
	SILT FENCE
	PROP. ASPHALT PAVING
	PROP. CRUSHED GRANITE
	PROP. BRICK PAVING

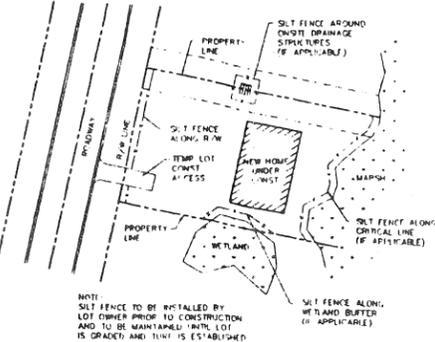


SEDIMENT & EROSION CONTROL NOTES:

- 1) PRIOR TO STARTING ANY PHASE OF CONSTRUCTION INSTALL THE TEMPORARY SILT FENCE AND HAY BALE CHECK DAMS.
- 2) WHEN ALL PHASES OF CONSTRUCTION ARE COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED WITH GRASS SEED & FERTILIZER. THEN REMOVE THE SILT FENCE. THE HAY BALES SHALL REMAIN.
- 3) IF CONSTRUCTION IS DISCONTINUED OR FOR ANY REASON A DISTURBED AREA IS TO BE ABANDONED FOR MORE THAN 14 CALENDAR DAYS, THE AREA MUST BE STABILIZED WITH GRASS SEED & FERTILIZER. THIS SHALL INCLUDE TOP SOIL AND SPILL MATERIALS TEMPORARILY STORED ON SITE.
- 4) ALL SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24 HOUR PERIOD. ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION HAS BEEN OBTAINED.
- 4) RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING LOT CONSTRUCTION OR PROVIDE AN ADDITIONAL PLAN MEETING SECTION R-72-307 OF THE STORM WATER MANAGEMENT AND SEDIMENT REDUCTION ACT REQUIREMENTS.
- 5) DESIGN & CONSTRUCTION OF ALL SINGLE FAMILY HOUSING SHALL COMPLY WITH ALL FEDERAL, STATE & LOCAL BUILDING CODES AND FEMA FLOOD MANAGEMENT REQUIREMENTS.

REFERENCES AND NOTES:

- 1) TOPOGRAPHIC AND BOUNDARY SURVEY BY GASQUE & ASSOCIATES, INC., DATED 04/18/95, PREPARED FOR PATTERSON CONSTRUCTION, INC.
- 2) HAZFURT TAX MAP #8, PARCEL 114.
- 3) PLAT BY NIELS CHRISTENSEN, DATED OCTOBER 14, 1982, PLAT BOOK 31, PAGE 19, BEAUFORT COUNTY R.M.C. OFFICE. NOTES REPRODUCED FROM REFERENCED SURVEY #1.
- 1) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2) THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
- 3) THIS PROPERTY LIES IN FLOOD ZONE A-B, BASE ELEV. 13.00 AS DETERMINED BY F.E.M.A. FIRM COMMUNITY PANEL NUMBER 450026 005 D, DATED 08/28/86.
- 4) VERTICAL GEODETIC CONTROL MARKER 7-126, NGVD88, ELEV. 23.13



DES.	D.R.K.	PROJECT: BROAD STREET SUBDIVISION BROADSTREET PARTNERS MOSSY OAKS FARM CITY OF BEAUFORT, SOUTH CAROLINA	DRAWING: DRAINAGE & GRADING PLAN PROJECT# 98205 NO. 2 OF 10
	D.A.L.		
	CHK.		
	S.W.A.		
	APPR.		
DATE	06/14/95		
SCALE	1" = 60'		
802 15th Street Port Royal, S.C. 29935 PH (803) 532-9945 FAX (803) 532-3172			
revised 7/1/98			
DATE	07/07/95	REVISIONS	
DATE	10/29/95	1. RELEASE FOR PERMITS	
DATE	11/22/95	2. REVISE STORM SEWER DESIGN	
DATE		3. DELETE EXIST 18" RCP	
DATE		4.	
DATE		5.	