



# VISION BEAUFORT

## 2009 Comprehensive Plan

## THE COMMUNITY FRAMEWORK MAP

### O1 | PRESERVED OPEN SPACE

This sector represents the basic “green infrastructure” of the community providing critical habitat for wildlife; protection of water quality and protection from flooding and erosion; and needed recreation and greenspace for the human habitat. This category, indicated in dark green on the Framework Map, comprises lands that are already non-developable, such as wetlands, required stream buffers, and parks.

For Beaufort, this sector specifically consists of:

- parks
- open space
- preserved lands
- golf courses
- 50-ft. riparian stream buffer
- national wetlands inventory

Appropriate Land Uses/Development Types:

- conservation areas
- parks & greenways
- agricultural and forestry uses
- water access areas
- limited civic uses such as schools

### O2 | RURAL LANDS/CONSERVATION

This sector includes areas that are prime candidates for moving into the O1 sector through conservation easements or other open space acquisition/protection measures. This sector, shown in medium green on the Framework Map, consists of lands that should be off-limits to development except occasional conservation neighborhoods at very low densities. These areas may be legally developable based on current federal, state, and local regulations. However, they are areas that based on environmental and urban service factors (difficulty of providing of sewer/water service and roadways, for example) should be lightly developed or undeveloped, remaining in a rural or natural state.

These areas include lands identified as rural and preserved lands for future preservation in the Northern Beaufort County Regional Plan. Future parks and open space were also identified in the 2004 City of Beaufort Comprehensive Plan and were also incorporated into the O2 category.

For Beaufort, this sector also consists of:

- proposed greenspace and greenways
- future rural and preserved lands
- 100-year floodplain

- 100-ft. riparian stream buffer
- AICUZ – accident potential zones (APZ’s)

Appropriate Land Uses/Development Types:

- conservation areas
- parks & greenways
- agricultural and forestry uses
- limited civic uses such as schools
- very low-density residential development and clustered development (maximum density: 1 dwelling unit per 5 gross acres)

### G1 | RESIDENTIAL NEIGHBORHOODS

The sector, indicated by the light yellow on the Framework Map, is intended for relatively low density residential development. This sector includes existing low-density residential neighborhoods that are not appropriate for redevelopment. It also includes lands that are not proximate to thoroughfares and are not projected to be high growth areas due to limited access to transportation networks and utilities. In addition, poor soils were overlaid to show further environmental considerations when developing these parcels.

Appropriate development typically consists of cluster developments such as conservation subdivisions, or low-density residential development on relatively large lots. For Beaufort, this sector is generally located away from planned neighborhoods or regional centers and close to heavily encumbered O1 or O2 land.

Appropriate Land Uses/Development Types:

- low density cluster developments or hamlets (a clustering of buildings around a rural crossroad)
- low-density residential development (up to 1 dwelling unit per 2 - 5 gross acres)
- traditional neighborhood developments
- limited convenience retail uses
- civic uses (parks, schools, religious and government uses)

This sector also includes the area north of Burton, which is currently outside the city limits. Because it is largely undeveloped, this area is likely to be under pressure for additional urbanization in the near future. This plan recommends that additional study of this area be undertaken with area property owners, Beaufort County and the City of Beaufort to determine appropriate and feasible future road network and development patterns.

### G2 | URBAN NEIGHBORHOODS/TND’S

This sector contains denser, mixed-use development at the scale of neighborhood centers, indicated by the black circles, and suburban, residential development at the scale of walkable “traditional neighborhoods” shown in orange. This type of residential development creates an identifiable center organized around a small public square or green, often with some civic facilities or a building such as a church or a small store. Local, slow-speed streets form a connected network, with larger collector streets. Paths form pedestrian connections linking sidewalks to internal parks and preserved open space along the boundaries of the neighborhood. This pattern of development can be more

environmentally sensitive to its context and can provide improved public health benefits for citizens through its capacity for safe walking and cycling.

**G2** lands are typically close to thoroughfares and at key cross-road locations. For Beaufort, the G2 sector specifically includes areas that are already developed with neighborhood-serving retail and service uses or at key cross-roads where future development of this type is likely to occur.

The **G2** designation is also used in areas where a mixture of higher density residential types (e.g., small lot single family houses, townhomes, apartment or condominium buildings, or mixed-use buildings) are already occurring or would be appropriate to transition between higher intensity commercial uses and existing lower density neighborhoods, and take advantage of proximity to existing centers of commerce, education, or employment such as the university, downtown, and the hospital.

Appropriate Land Uses/Development Types:

- traditional neighborhood developments
- single-family and multifamily residential
- neighborhood mixed-use centers
- neighborhood-scale commercial uses (retail and office)
- civic uses
- light industrial uses

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### **G3A | NEIGHBORHOOD MIXED USE**

### **G3B | CORRIDOR MIXED USE**

This sector indicated in lighter and darker red (respectively), is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. **G3** land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles.

Care should be taken to limit the length of **G3** corridor developments to avoid the creation of lengthy, undifferentiated linear strip development. Attention to local geography and environmental conditions can assist in this definition; with special attention given to areas in **O1** and **O2** sectors along water courses.

Appropriate Land Uses/Development Types:

- single-family and multifamily residential
- neighborhood-serving commercial uses (retail and office)
- civic uses
- traditional neighborhood developments
- neighborhood centers
- regional centers
- industrial districts

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### **G4 | DOWNTOWN**

This sector is comprised of areas with existing development, with a relatively dense street grid, and which are appropriate for redevelopment or additional development. These areas are shown in the purple color on the Framework Map, which includes the historic downtown.

This area is, in large respect, appropriate for redevelopment and new infill development and well served with infrastructure (roads, utilities, etc.), and access to services and amenities. Because this area is already well provided for in terms of urban services, it is one of the most efficient and most attractive areas for redevelopment of underutilized land or development of vacant parcels. It is also one of the best areas for development in terms of minimizing new environmental impacts to natural areas since the area has been built upon since Beaufort's founding.

Appropriate Land Uses/Development Types:

- Higher density single-family and multi-family residential
- commercial uses (retail and office)
- vertically mixed-use development
- civic uses
- light industrial uses

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### **SD | INDUSTRIAL/EMPLOYMENT CENTER**

As regional employment centers, industrial districts also fall into the **G3** sector. Industrial development is shown to the west of the Marine Corps Air Station and in areas where industrial and distribution facilities are currently concentrating.

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### **AICUZ**

Other special designations include the AICUZ noise zones, which are designed as a tool for local planning agencies. The US Department of Defense measures noise in and around the base to determine what land use activities are compatible in the area. This area, shown in hatching, outlines uses that are conditionally compatible as well as incompatible; therefore, caution should be exercised when developing within a noise zone.

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### **REGIONAL CENTERS**

Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger purple circles on the map. Regional centers are envisioned for downtown Beaufort; around the hospital; at the intersection of Boundary Street and Robert Smalls Parkway; and around the intersection of Boundary Street and Ribaut Road. These centers will provide the highest concentrations of residential and employment in the Plan area.

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**NEIGHBORHOOD CENTERS**

Neighborhood Centers, shown on the framework plan in the black circles, are based on a 1/4 mile radius (a typical 5-minute walk) from a key intersection. They are intended to be mixed-use activity centers serving surrounding neighborhoods with retail, services, civic uses, and higher density housing. A neighborhood center should not contain more than 80,000 to 120,000 square feet of commercial uses. A grocery-anchored mixed-use development is a typical use for a neighborhood center. A conceptual mixed-use neighborhood center for Sea Island Parkway and Lady's Island Drive was designed at the charrette and is detailed in the Focus Areas section.

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**CIVIC & INSTITUTIONAL USES**

In addition to the geographic sectors, the Framework Plan indicates two related special land uses in light purple: schools and other civic sites such as the hospital, USC Beaufort, Technical College of the Lowcountry, and the library.