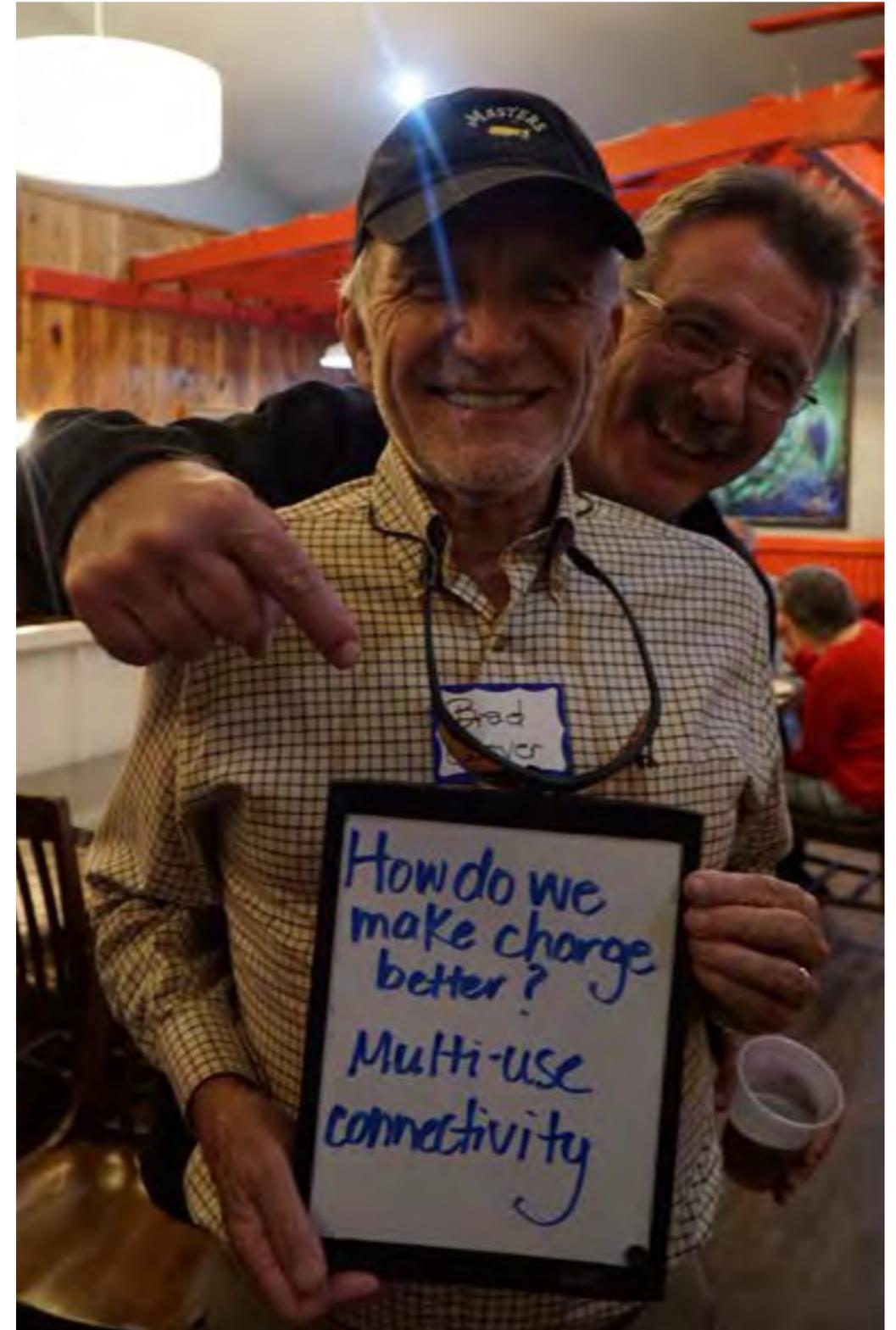


Please also refer to the public workshop summary provided on the County's website.





The overwhelming response from citizens was to provide connectivity and protect green space wherever possible. The design team focused on areas with existing development that does not currently add to the overall character of the community. By concentrating quality infill patterns in identified nodes, the community can add value while also ensuring continued preservation of what makes the area special and authentic. The community also shared the need to offer more housing choices in a variety of price points. Careful consideration of the policies which make these ideals possible will be part of the final document.

US 17 is our Main Street and our Evacuation Route

US 17 should look and function differently in different areas – it should be context sensitive

We Value Our:

- Natural environment for its beauty and its ecological value
- Walkable villages
- Recreation choices
- Convenient access to everything
- Safe and enjoyable mobility (not in a car)
- Small town feel

Overall Strategy Diagrams



16 Single Family Units



16 Townhome Units



16 Apartment Units

Clustering Development to Preserve Additional Green Space

### Initial Code Strategies Under Consideration

- Reduce setbacks in the GR to permit more site flexibility to SAVE TREES!
- Permit Mixed-Use in the General Commercial Areas (GC) to encourage redevelopment
- Modify setbacks along US 17 in CERTAIN village center areas to highlight building architecture over parking lots
- Require open space in new neighborhoods
- Add new standards for landscaping and tree protection
- Key landscaping to the character areas – more formal to more natural
- Enhance and update architectural standards and apply to all new projects (including detached single family)

US 17 Frontage Character Diagrams: Much of the newer development in the corridor was constructed using a 90' building setback. The treatment of this space varies, but in many cases, a double row of parking is placed along the street. This exercise studied how the space within the 90' setback could be beautified and provide safe areas for residents and visitors.



Conceptual Opportunity A: Additional Landscaping & Multi-Use Path



Conceptual Opportunity B: Additional Landscaping & Multi-Use Path\_Frontage Road



Conceptual Opportunity C: Additional Landscaping & Multi-Use Path + Festival Areas & People Places



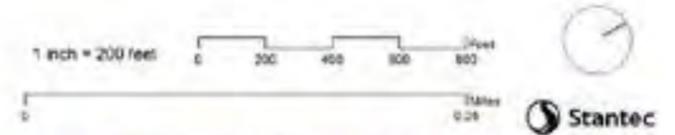
Conceptual Opportunity D: Additional Landscaping & Multi-Use Path + Wide Sidewalk with Building Closer to the Street (matching original character areas like the Hammock Shops and the Island Shops)

Existing Conditions



Conceptual Opportunity





Existing Conditions



Conceptual Opportunity

Existing Conditions



Conceptual Opportunity



US 17 & Pendergrass Avenue (Swamp Fox Peddlers Market)

Existing Conditions



Conceptual Opportunity



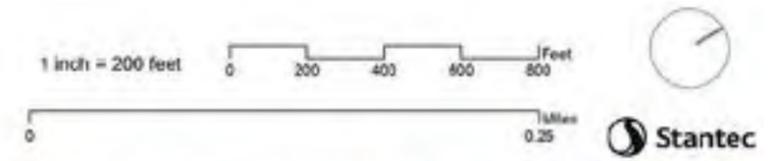
US 17 & Wesley Road

Existing Conditions



US 17 & Willbrook Boulevard Area

Conceptual Opportunity



Existing Conditions



Conceptual Opportunity-Phase 1



Conceptual Opportunity-Phase 2



Existing Conditions



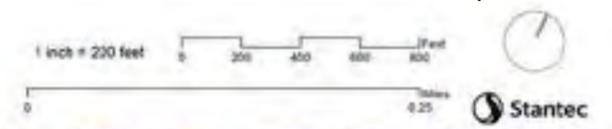
Conceptual Opportunity



Existing Conditions



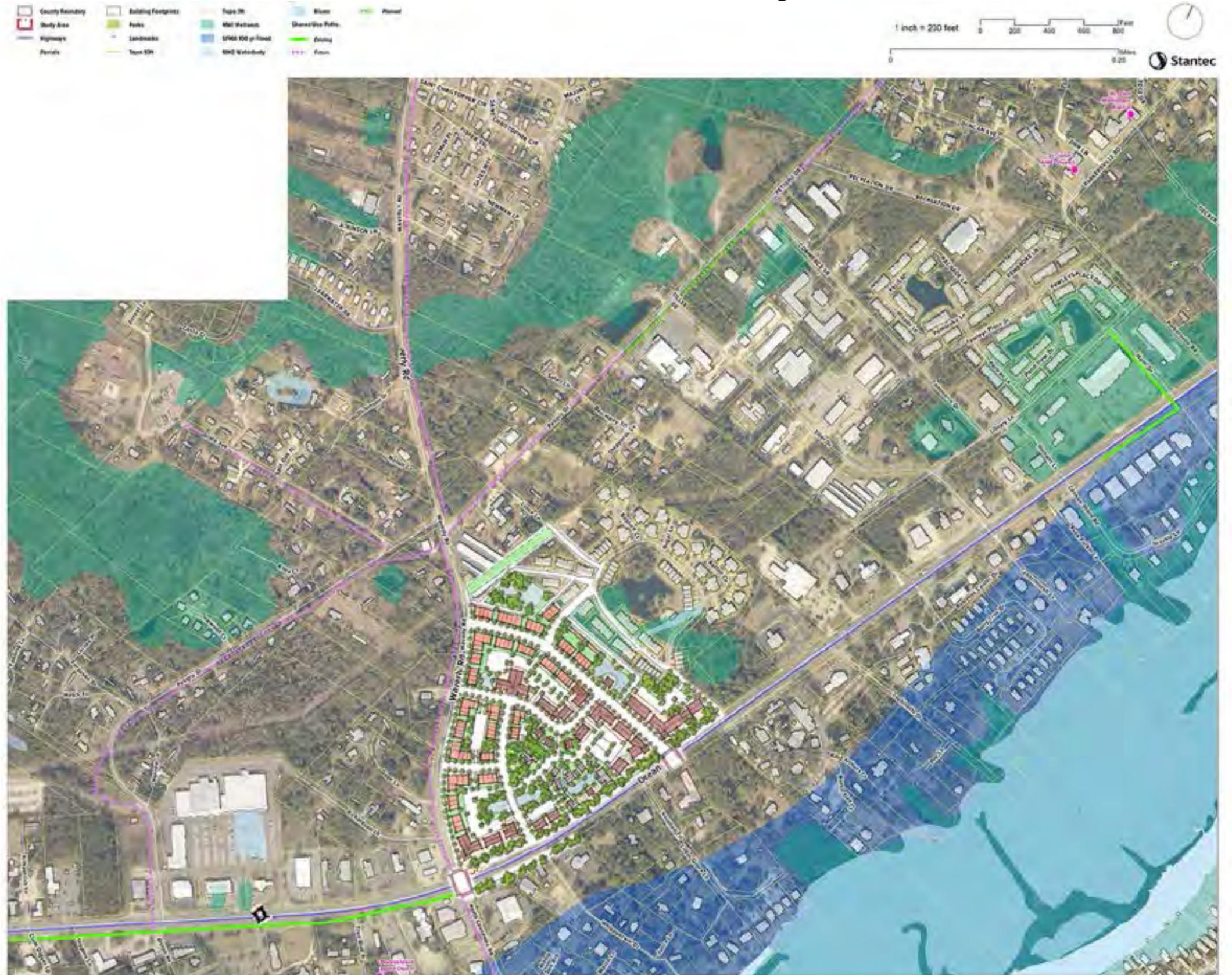
Conceptual Opportunity



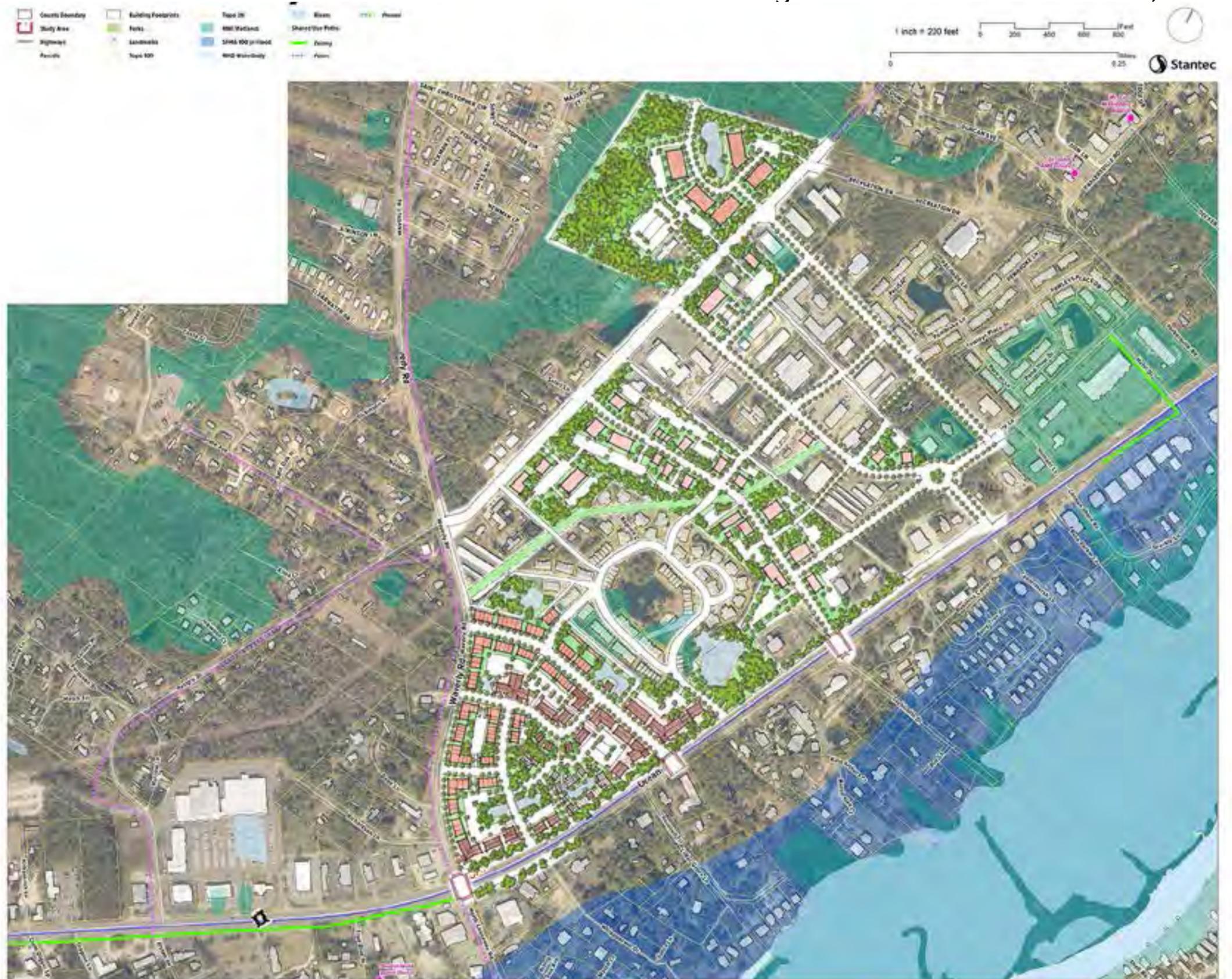
Existing Conditions



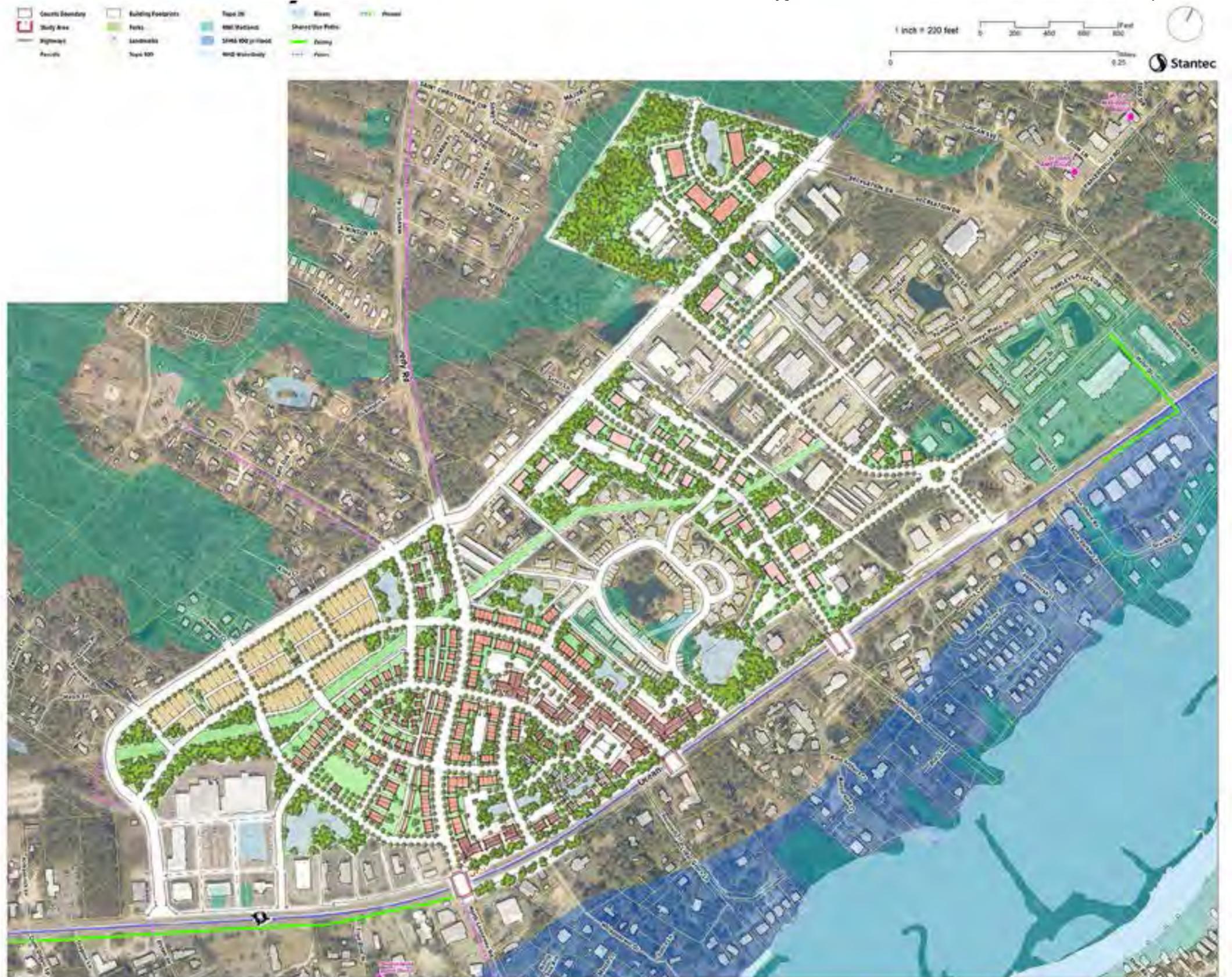
US 17 & Waverly Road Phase 1



US 17 & Waverly Road Phase 2



US 17 & Waverly Road Phase 3



US 17 & Waverly Road Phase 4



Existing Conditions



Precedent Imagery-One/Two Story Infill with Lowcountry Character



Conceptual Opportunity



Imagery of Authentic Character Places in the Area to Protect  
US 17 & Waverly Road

Existing Conditions



Conceptual Opportunity



US 17 & Waverly Road Area (Island Shops Frontage on US 17)

Existing Conditions



Conceptual Opportunity



Tiller Road Area