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
Clustering Development to Preserve Additional Green Space

- 16 Single Family Units
- 16 Townhome Units
- 16 Apartment Units

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)
Charrette Drawings Booklet
Produced During the Week of October 21st, 2019

Existing Conditions

Conceptual Opportunity

US 17 @ Tidelands Health Area
Charrette Drawings Booklet
Produced During the Week of October 21\textsuperscript{st}, 2019

Existing Conditions

Conceptual Opportunity

US 17 & Wachesaw Road to Pendergrass Avenue
US 17 & Pendergrass Avenue (Swamp Fox Peddlers Market)
Existing Conditions

Conceptual Opportunity

US 17 & Wesley Road
Existing Conditions

Conceptual Opportunity

US 17 & Willbrook Boulevard Area
Existing Conditions

Conceptual Opportunity-Phase 1

Conceptual Opportunity-Phase 2

US 17 & Willbrook Boulevard Area
Intersection of US 17 & Willbrook Boulevard

Existing Conditions

Conceptual Opportunity
Existing Conditions

Conceptual Opportunity

US 17 & Old Beach Road | McKenzie Beach-Historic African American Beach Area
US 17 & Waverly Road Phase 2
US 17 & Waverly Road Phase 5
Charrette Drawings Booklet
Produced During the Week of October 21st, 2019

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)
Tiller Road Area

Existing Conditions

Conceptual Opportunity