

AGENDA  
 NATURAL RESOURCES COMMITTEE  
 Monday, April 5, 2010  
 2:00 p.m.  
 Executive Conference Room  
 Administration Building

Committee Members:  
 Paul Sommerville, Chairman  
 Jerry Stewart, Vice-Chairman  
 Steven Baer  
 Gerald Dawson  
 Brian Flewelling  
 William McBride  
 Stu Rodman

Staff Support: Tony Criscitiello

- 2:00 p.m.** 1. CALL TO ORDER
2. [AMENDMENT TO THE VILLAGE AT LADY'S ISLAND PLANNED UNIT DEVELOPMENT \(PUD\) TO EXTEND THE SUNSET DATE BEYOND THE YEAR 2010](#)
3. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
- Beaufort/Jasper Water and Sewer Authority (June consideration)
  - Historic Preservation Review Board
  - Planning Commission
  - Rural and Critical Lands Board
  - Southern Corridor Review Board
4. EXECUTIVE SESSION
- Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
5. ADJOURNMENT

County TV Rebroadcast	
Wednesday	9:00 a.m.
Thursday	4:00 a.m.
Saturday	11:00 p.m.

Natural Resources		
Date	Time	Location
May 3	2:00 p.m.	ECR
June 7	2:00 p.m.	ECR
<b>No Meeting in July</b>		
August 2	2:00 p.m.	ECR
September 7	2:00 p.m.	ECR
October 4	2:00 p.m.	ECR
November 1	2:00 p.m.	ECR
December 6	2:00 p.m.	ECR

A quorum of Council may be in attendance at all Committee meetings.  
 Please silence your cell phone during the meeting.



## MEMORANDUM

**TO:** Beaufort County Planning Commission  
**FROM:** Anthony Criscitiello, Planning Director  
**DATE:** March 23, 2010  
**SUBJECT:** Request to Amend the Village at Lady's Island PUD

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**EXCERPT OF PLANNING COMMISSION RECOMMENDATION from its draft meeting minutes of March 1, 2010:**

Mr. Criscitiello noted that the 35-acre PUD was approved in 1996 for 200 dwelling units and 12 commercial lots--averaging 6 dwelling units per acre. When the PUD was approved the underlying Development District zoning allowed 8 units per acre, provided water and sewer were available. The Lady's Island Community Preservation (LICP) District allows 2 dwelling units per acre, Planned Communities at 2.6 units per acre and multi-family developments at 4 units per acre. This PUD meets design guidelines for neighborhood mixed-use; however, its approved density at 6 dwelling units is out of character with the planned future development for the surrounding area. Newpoint was built at 2.5 units per acre and Celadon was approved at 2.6 units per acre. The staff feels that The Village PUD would be more appropriate with 2 units per acre with mixed-use development. The Village PUD is not compatible with the surrounding development and does not meet the visions of the LICP District nor the Beaufort County Comprehensive Plan. The transportation level of service is set at Level D. The Woods Memorial Bridge is estimated to fail in 2025; when the McTeer Bridge is completed it will operate at Level of Service E. The Oyster Factory Road is unpaved. The two approved access points to the PUD on Sams Point Road do not meet the County's current standards of separation of 1,500 feet—the PUD has 600 feet separation. Because of the density and access point issues, the staff recommends denial and recommends that the PUD not be exempted from the 2010 requirement.

**Public Comment:** Mr. George Atkison asked for verification that density was recommended for what exists today at approximately 2.5 units per acre than the approved 6 units per acre. Is there a layout of the village with what uses there will be, and can I get a hold of the plan? (Chairman Hicks noted that Mr. Atkison could view the plan at the Planning Department.)

**Applicant's Comment:** Mr. David Tedder, the applicant's representative, noted that he requested at the last Planning Commission meeting to meet with the Lady's Island CP Committee. He noted that Lady's Island Community Preservation (LICP) Committee thought that there was some merit in trying to work with the staff on the density and other concerns. In response to Mr. Atkison's comments, there is a map with the different uses. The PUD has about 60% (or 119 units) of multi-family homes, the remaining were single-family homes, with no more than 50,000 square feet of commercial use. The CP Committee made a motion that the applicant be given an opportunity to work with County staff to revise the PUD plan and return to the CP Committee no

later than Jan 1, 2011. The applicant is not opposed to that motion and asks that the Planning Commission adopt a reciprocal motion to put things on hold until the applicant can work with the staff to modify the plan or perhaps use the form-based code consultant. The LICP Committee felt that it didn't want to throw the baby out with the bath water because of the mixed-use development involved.

Committee discussion included:

- agreeing with the LICP Committee recommendation;
- clarifying the applicant's request to extend the 2010 sunset clause;
- reiterating that the Planning Commission must make a recommendation on the applicant's request to extend the sunset clause;
- noting that the Planning Commission has 60 days in which to forward a recommendation on an applicant's request;
- suggesting an additional recommendation that if the Planning staff and the applicant can find common ground by 1 January 2011 to allow the such action;
- suggesting a recommendation to extend the sunset clause for a period of one year;
- concern that giving a one-year extension will repeat again when the time rolls around;
- noting that the applicant has three choices—sit with the staff to find common ground, redo the PUD or losing the PUD status; and
- noting that Greenheath was given a 10-year extension but it had environmental issues.

Mr. Tedder countered the Commissioners' comments:

- that the applicant would be better served if the Planning Commission extended the sunset clause or gave a neutral rather than a negative motion;
- that the applicant waited for the placement of infrastructure and would hope for a recommendation that he be able to work with the Planning staff to explore the density issue since the Zoning and Development Standards Ordinance (ZDSO), Sec. 106-9 indicates you can modify a PUD to extend the sunset clause;
- that the Planning Commission has the ability to defer the application, since denial of the extension is like damming up the coffin;
- that the LICP Committee thought that the applicant could work on this PUD plan with the staff and the form-based code consultants;
- that the applicant would be reluctant to build at the two units per acre density, and would prefer 6 units per acre;
- that the applicant would prefer to work with the Planning staff than receive a denial recommendation;
- that the applicant did not expect an extension to perpetuity, rather one similar to Greenheath where a timeframe was given; and
- that the Commission recommend approval with what the LICP Committee recommended.

**Motion:** Mr. Semmler made a motion, and Ms. Chmelik seconded the motion, **to recommend to County Council to deny the request to amend The Village at Lady's Island Planned Unit Development (PUD) to extend the sunset date beyond the year 2010.** No further discussion occurred. The motion **was carried** (FOR: Chmelik, Hicks, Riley, and Semmler; AGAINST: Petit and Sutler; ABSTAINED: LeGree),

**Motion:** Mr. Semmler made a motion, and Ms. Chmelik seconded the motion, to recommend to County Council that the applicant be given an opportunity to work with the staff to revise the PUD plan and return to the Planning Commission by January 1, 2011. The motion was carried unanimously (FOR: Chmelik, Hicks, LeGree, Petit, Riley, Semmler and Sutler).

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**EXCERPT OF PLANNING COMMISSION RECOMMENDATION from its meeting minutes of February 2, 2010:**

Chairman Hicks noted that the Commission would accept public comment, but not make a decision until next month.

**Public Comment:**

1. Mr. David Tedder, a representative of the owner, noted that the project had not been before the Lady's Island Community Preservation (CP) Committee. Many other Lady's Island projects such as Mayfair Court and Greenheath have gone to the CP Committee in the past. This project involves 35 acres. Mr. Tedder believed the project should go to the CP Committee because of the divergence of opinion between the Planning staff and the Lady's Island/St. Helena Island Subcommittee. He asked that the CP Committee be convened to review this project because of the density comment at the subcommittee meeting.
2. Mr. Jan Malinowski, a resident at 123 Sunset Boulevard, was well aware of the project when it was adopted. He is relatively in favor of the continuation of the PUD. The developers worked hard to accommodate the Sunset Boulevard residents ten years ago. A lot of time and energy went into the creation of the PUD by the developer, his representatives, and the residents then. For a project of this magnitude and importance, he believes the CP Committee should be convened to discuss this project in an open forum, inviting the public and interested members. He was an original member of the Lady's Island CP Committee, as well as Mr. Hicks. Mr. Malinowski was deeply involved with the CP Committee in pulling together the many issues of the developers and the residents to create an environment that was welcoming to good development as well as taking into consideration the residents' concern for overdevelopment. This project is large and sizeable enough that the CP Committee should be involved to voice their opinion.
3. Mr. Tom Mobley, a resident at 139 Sunset Boulevard, said he was not a resident when the PUD was adopted. He does not agree with the extension. He would like the developer to take a look at this project again.
4. Mr. Don King, a resident at 145 Sunset Boulevard, said what may have been right 10 years ago may not be right now. Please consider all aspects of the project. He doesn't want to be unfair to the developer nor the residents. Sunset Boulevard is sometimes a raceway for those trying to cross the Woods Memorial Bridge.

Chairman Hicks opened a discussion with the Commission regarding sending the Village at Lady's Island PUD extension request to the CP Committee. Discussion included the Commission's authority to return the item to the CP Committee, the decision being a zoning issue rather than a popularity issue, the formulation date of the CP Committee being after the

adoption of the Village at Lady's Island PUD, and the increased density of Lady's Island since the adoption of that PUD.

**Motion:** Mr. Semmler made a motion, and Mr. Sutler seconded the motion, to have the Lady's Island Community Preservation Committee review the Village at Lady's Island PUD request for extension to the 2010 sunset requirement. The motion was carried unanimously (FOR: Chmelik, Hicks, LeGree, Petit, Riley, Semmler, Sutler and Thomas).

Chairman Hicks told Mr. Tedder that the CP Committee would meet on February 22, 2010, at 10:00 a.m. in the Lady's Island Airport Conference Room.

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**STAFF REPORT**

**A. BACKGROUND:**

**Case No.** MISC-2009-24  
**Applicant/Owner:** J. Bennett McNeal / McNeal Land Company  
**Property Location:** Intersection of Sam's Point Road (SC 802) and Oyster Factory Road – Lady's Island  
**District/Map/Parcel:** R200-015-0051 and 051A  
**Property Size:** 35 acres  
**Future Land Use Map:** Neighborhood / Mixed-Use  
**Current Zoning District:** Planned Unit Development (PUD)  
**Proposed Zoning District:** PUD – Amended

**B. SUMMARY OF REQUEST:**

County Council approved The Village at Lady's Island PUD in 1996, for 200 dwelling units (81 single-family and 119 multi-family) and 12 commercial lots (7 of which may be live/work) on 35 acres at a gross density of approximately 6 du/ac. To date, there has been no development activity in this PUD.

Because the PUD was approved prior to the adoption of the 1999 Zoning & Development Standards Ordinance (ZDSO), it falls under the provisions of Section 106-7(2), which state that a PUD approved prior to July 1, 1999, is exempt from the ZDSO if:

1. The PUD has more than 50 percent of the lots platted and recorded or more than 50 percent of the utilities and infrastructure completed as of January 1, 2010; or
2. The PUD is deemed "low impact", i.e. develops less than 25 units or less than 10,000 square feet of commercial area per year, and is entirely completed by January 1, 2010.

The applicant wishes to extend the “sunset” date for The Village at Lady’s Island PUD beyond 2010 because current market forces have inhibited construction of this development. The applicant proposes that no expiration date be set for this PUD.

**C. ANALYSIS:** Section 106-492 of the ZDSO states that a zoning map amendment may be approved if the weight of the findings describe and prove:

1. *The change is consistent with the County’s Comprehensive Plan and the purposes of this Ordinance.*

The Village PUD is planned as a traditional neighborhood development (TND) with a mix of single-family, multi-family and commercial uses. The PUD is governed by a set of development guidelines, including a master plan, community and architectural standards. The PUD is also required to conform to current stormwater management and engineering standards in effect at the time of permitting. When this PUD was approved in 1996, the property’s underlying zoning was Development District (DD), which permitted residential development up to 8 dwellings per acre provided water and sewer were available. The approved density for The Village PUD was 6 units per acre, which was consistent with the underlying zoning.

Following the adoption of the 1999 Zoning and Development Standards Ordinance (ZDSO), Lady’s Island became the first Community Preservation Area to develop unique zoning regulations for future development on the Island. The properties surrounding The Village PUD are zoned Lady’s Island Community Preservation (LICP), with Expanded Home Business (LIEHB) along properties fronting Sam’s Point Road (SC 802). The purpose of the LICP district is to preserve the character of existing residential areas and to allow compatible infill development. The LIEHB district allows small-scale office, service and civic uses. The underlying base gross density for the LICP district is 2 dwellings per acre. It also allows planned communities within one and one-quarter miles of the Village Center at 2.6 units per acre and multi-family development within three-fourths of a mile of the Village Center at 4 units per acre.

The Northern Beaufort County Regional Plan and the updated Beaufort County Comprehensive Plan (2007) validated the Lady’s Island community preservation effort and designated the area surrounding The Village PUD as Neighborhood / Mixed-Use. This designation envisions an overall density of 2 dwellings per acre. The Plans further followed the CP district by recommending higher-density, urban, mixed-use development surrounding the Village Center, corresponding to the Redevelopment District approved by Council in 2004.

Under the Comprehensive Plan, new development within Neighborhood / Mixed-Use areas is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. Mixed-use developments are encouraged to promote pedestrian access to services and provide internal trip capture. Because The Village at Lady’s Island is planned as a traditional neighborhood, it meets many of the design guidelines for the Neighborhood / Mixed Use designation. However, this PUD’s approved density of 6 units per acre is out of character with the planned future development of the surrounding area. This density is more suited to the Urban / Mixed-Use area surrounding the Village Center.

The Lady's Island CP does promote mixed-use, traditional development and, as stated above, allows planned communities within one and one-quarter miles of the Village Center. The Village PUD is about one mile from the intersection of US 21 and SC 802, and would therefore qualify for a planned community. There are two other TNDs within one-third mile of the Village PUD: Newpoint, which is a PUD, and Celadon, which was approved by right under the planned community provisions of the LICP district. Both developments include a mix of residential and commercial development and are stylistically similar to what is proposed at The Village. Newpoint was built at a density of 2.5 units per acre, and Celadon is approved and is building at a density of 2.6 units per acre.

In summary, when The Village PUD was approved 14 years ago, the underlying zoning of the property would have allowed residential development of up to 8 units per acre. Since that time, the County has gone through a Community Preservation planning process on Lady's Island, the Northern Regional Plan, and an update to the County's Comprehensive Plan. Each of these planning efforts has recommended that the area surrounding The Village PUD property be developed at a lower density (2 units per acre overall), while still encouraging multi-use, pedestrian-friendly, interconnected projects. Newpoint and Celadon are examples of TND developments that meet the objectives of the CP district at substantially lesser densities than what was approved for The Village PUD. If this PUD were being proposed today, staff would find that it was inconsistent with the County's Comprehensive Plan and ZDSO.

*2. The change is consistent with the character of the neighborhood.*

The Village lies in the midst of mature residential neighborhoods on Sunset Bluff, Wallace and Oyster Factory Roads. When the PUD was approved, it was deemed to be consistent with the adopted plans and zoning for Lady's Island. Buffers were required to mitigate incompatibilities, commercial uses were required to be internal to the development, and a 5-acre strip of land along Sunset Bluff was ultimately removed from the PUD. Today, at the approved density of 6 units per acre, the Village PUD is not compatible with surrounding development and does not meet the future vision for the character of this area as described in the current Comprehensive Plan and the Lady's Island CP district.

*3. The extent to which the property is consistent with the zoning and use of nearby properties.*

See response to item # 2.

*4. The suitability of the property for the uses to which it has been restricted.*

The property is wooded and may contain a freshwater wetland. It appears that the property is suitable for residential and small-scale commercial development.

*5. Allowable uses in the proposed district would not adversely affect nearby property.*

See response to item # 2.

6. *The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.*

The property is undeveloped.

**D. TRANSPORTATION ASSESSMENT:**

The development of The Village PUD was included in the County's 2025 Transportation Model forecast. The model projects traffic on Sam's Point Road at 27,000 to 28,000 vehicles per day in 2025, which is within the acceptable limits for this facility at Level-of-Service D. In order to maintain acceptable service levels on the roadway network in this area, improvements are needed at the intersection of Brickyard/Sam's Point Road and the intersection of US 21/SC 802. These improvements have not been funded. The model also projects the Woods Memorial Bridge to fail in 2025 and the McTeer Bridge (after construction) to operate at Level-of-Service E.

With regard specifically to The Village PUD, consideration should be given to the fact that Oyster Factory Road is unpaved and that the 2 approved access points onto Sam's Point Road do not meet the County's current separation standards (650-ft separation as approved vs. 1,500-ft separation requirement).

**E. RECOMMENDATION:**

After review of the guidelines set forth in Section 106-492 of the ZDSO, staff finds that:

- The Village at Lady's Island PUD is not consistent with the current Comprehensive Plan and provisions of the Lady's Island CP district.

Based on the analysis and findings above, staff recommends denial of the request to amend The Village at Lady's PUD to exempt it from the January 1, 2010 expiration date and further recommends that the property be rezoned to LICP and LIEHB (500 feet from the centerline of Sam's Point Road).

**F. LADY'S ISLAND/ST. HELENA ISLAND SUBCOMMITTEE RECOMMENDATION:**

The Subcommittee met on January 20, 2010, at the Lady's Island Airport.

**Attendance:**

Subcommittee Members: Jim Hicks, Chair; Mary LeGree, and Ronald Petit  
Staff: Delores Frazier  
Applicant: Bennett McNeil, David Tedder (representative)

Ms. Frazier presented the staff report and recommendation. Mr. Tedder, representing the applicant, presented the request for an extension of The Village at Lady's Island PUD. Several area property owners and residents were in attendance and asked questions concerning the entrances/exits for the PUD; the proposed lots on Sunset Bluff (note: the lots on Sunset Bluff are not part of the PUD); traffic; and whether the project would be on central water & sewer (it will).



No one asked the subcommittee to deny the request. Ms. LeGree stated that she thought the applicant should be given more time to develop this project given the state of the economy. Mr. Petit agreed. Mr. Hicks pointed out that many homes have been developed on Lady's Island since 1996, and that he would not support an extension because of the proposed density of the development and given the projected traffic problems on Lady's Island.

Ms. LeGree made a motion to forward the application to the Planning Commission with a recommendation of approval. Mr. Petit seconded the motion. The motion passed (For: LeGree and Petit, Against: Hicks). Mr. Hicks noted that if the Planning Commission approved the request, it should be referred back to the Planning Department to draft recommended conditions for the PUD.

#### **G. LADY'S ISLAND COMMUNITY PRESERVATION COMMITTEE RECOMMENDATION:**

The CP Committee met on February 22, 2010, at the Lady's Island Airport.

##### **Attendance:**

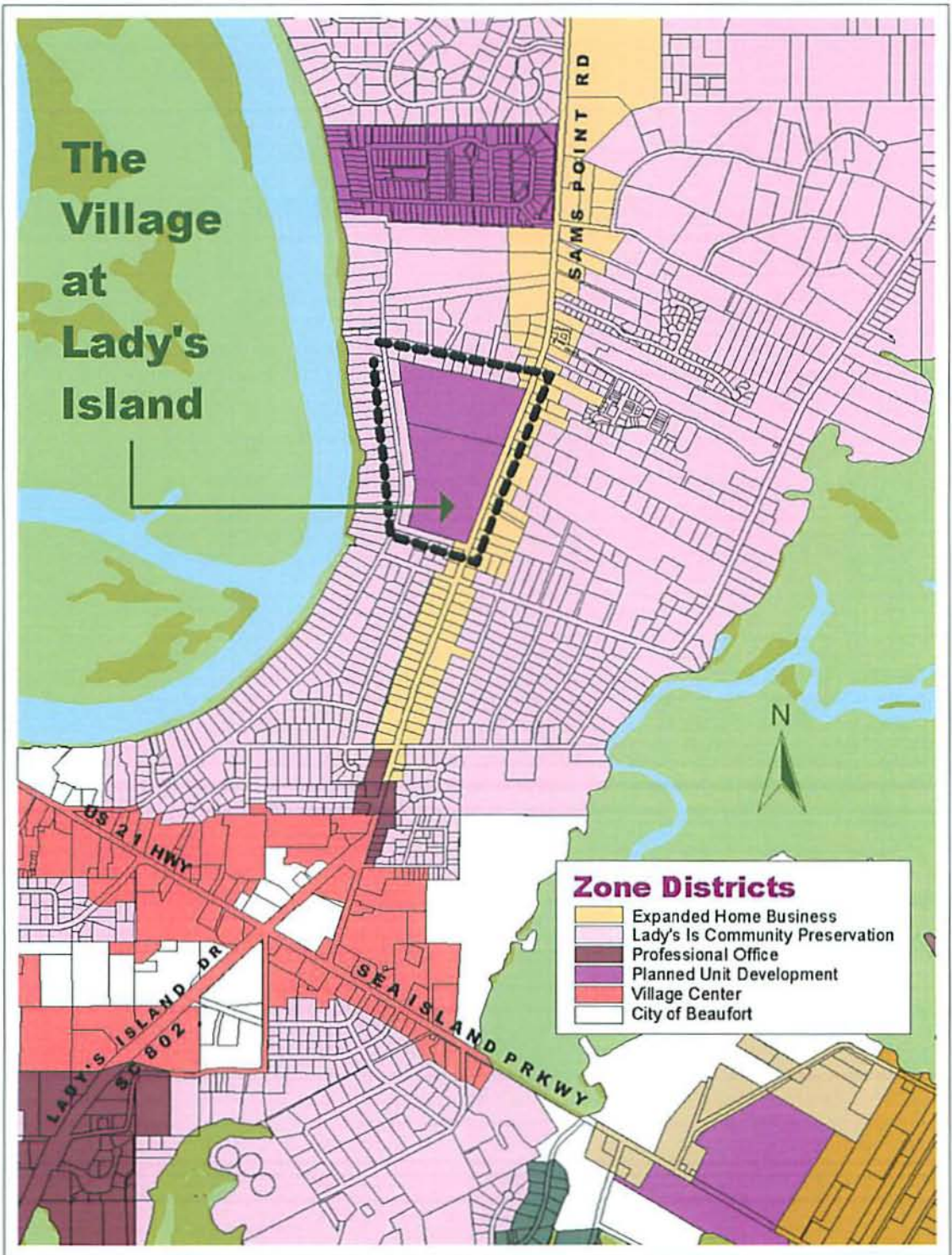
Committee Members: Jim Hicks, Chair; Charlie Schreiner, Bob Stoothoff, Jan Malinowski, Jane Hincer, John Coaxum, and Pat Harvey Palmer  
Staff: Delores Frazier  
Applicant: Bennett McNeal and David Tedder (Mr. McNeal's representative)

Following brief presentations by the applicant's representative and staff, the Committee listened to several property owners/residents in attendance then discussed the requested extension at length. Concerns raised included the density of the PUD (6 du/ac) and potential impacts on traffic and stormwater management. At the same time, it was felt by some members that it would be unfair to the applicant to completely do away with the PUD and rezone this property to LICP and LIEHB without allowing the applicant to modify the PUD to address the concerns raised by the Committee.

Mr. Stoothoff made a motion to recommend to the Planning Commission that the applicant be given an opportunity to work with staff to revise the PUD plan and bring it back to the CP Committee for review no later than January 1, 2011. Mr. Coaxum seconded the motion. The motion passed unanimously.

#### **H. ATTACHMENTS:**

1. Rezoning Application
2. Zoning Map



LAW OFFICES OF  
**David L. Tedder, P.A.**

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David L. Tedder, Esq.  
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December 18, 2009

Fax Number  
(843) 521-0082

Mr. Anthony Criscitiello  
Planning Director  
Beaufort County Planning Department  
County Administration Building  
100 Ribaut Road  
Beaufort, South Carolina 29902

Re: The Village PUD extension request - Ladys Island – TMP R200-015-000-0051-0000 and TMP R200-015-000-051A-0000

Dear Tony:

I represent Mr. J. Bennett McNeal, d/b/a McNeal Land Company, owner the property within The Village Planned Unit Development on Lady's Island. I believe he has earlier spoken with Councilman Paul Sommerville, you and members of the Planning Department regarding extending the term of this PUD. Please let this letter serve as a request for an extension of the expiration date (December 31, 2010) of The Village PUD. I understand this process should be similar in nature to the process recently undertaken by the Greenheath PUD. This extension is requested in part because of the 2004 changes to Section 106-7 of the ZDSO that imposed an expiration date on low impact developments, as well as current market forces which inhibit construction. I will begin working on a Development Agreement working document for negotiation as we go through the review process.

Enclosed please find a check for the review fee, \$250.00, a copy of the present PUD narrative and master plan, and a new narrative addressing the matters required under Section 106-2445 and 2447. We would appreciate the scheduling of a time in which we can discuss the process of obtaining an extension acceptable to both the owner and the County.

Sincerely,



David L. Tedder

Attorney for J. Bennett McNeal, d/b/a McNeal Land Company

cc: Mr. J. Bennett McNeal  
Ms Hillary Austin, Zoning and Development Administrator

Receipt # 111082, 12/21/09  
Check # 9847, \$250.00

**THE VILLAGE AT LADY'S ISLAND PLANNED UNIT DEVELOPMENT DISTRICT  
(THE VILLAGE PUD)**

**PRELIMINARY NARRATIVE**

A. The Village PUD is an existing PUD approved by Beaufort County in 1996 under the development regulations generally referred to as ordinance 90-3 (as amended). The Village is a 35 acre tract of land situated along Sam's Point Road on Lady's Island at the intersection of Oyster Factory Road, designed as a Neo-Traditional community incorporating a mix of housing types and commercial uses. The PUD Master Plan regulatory scheme consists of general narratives, Proposed Layout, Community Standards, Architectural Standards, and Projected Land Uses.

As described in the PUD, the Master Plan is a detailed conceptual document which, among other things, sets the density and locations of the residential and commercial development within the PUD, as well as street locations, buffers and open space, as shown on the Proposed Layout. The Community Standards address parking, building placement, tree protection, specific allowable commercial uses, and commercial square footage limitations. Also addressed are provisions requiring commercial screening from the perimeter of the development, number of total units, steps that were taken to buffer Sunset Boulevard neighbors, buffer zones, signage, building form and height. The Architectural Standards address the construction materials, architectural configuration, fenestration, and landscaping details to provide a consistent overall vision for the Village.

An examination of these documents shows there was and is a cohesive regulatory scheme designed to create a livable community with accessory neighborhood scale commercial locations to primarily service the neighborhood. It was approved by County Council at a time when the requirements for gaining PUD approval had evolved, which include detailed standards for density, road placement, and other matters. Importantly, the PUD included a section at the beginning entitled "Design Standards." This section provided that the PUD will meet Beaufort County Engineering specifications.

After Beaufort County approved this PUD with certain specific standards, Ordinance 90-3 was replaced by what is generally referred to as the Beaufort County Zoning and Development Standards Ordinance (ZDSO) in 1999. PUDs were not included as a specific zoning district for future developments, and specific exemptions and requirements were adopted for the existing PUDs, including The Village. Specifically applicable to The Village was Section 106-7 (2)(b)(3), which set forth "vesting" rules for PUDs which do not develop at a rate exceeding more than 25 dwelling units or sale of 25 lots per year, or 10,000 square feet of commercial area per year. These were deemed to be "low impact" developments and were vested as long as the rates were not exceeded. Otherwise, in order to preserve their PUD status, a PUD would have to plat more than 50% of the lots or install more than 50% of the infrastructure and utilities prior to January 1, 2010.

The rationale behind allowing low impact PUDs to be vested was the practical consideration that by doing so, pressure to develop quickly would be avoided and infrastructure needs for the County as a whole would be delayed. The Owner of The Village was aware of this provision, and did not begin immediate infrastructure development in order to allow for the expansion of Sam's Point Road, and other infrastructure improvements, such as the sewer line to Coosaw elementary school.

After passage of the ZDSO, there were some implementation problems regarding PUDs, such as some particular instances of older PUDs not having specific development standards (some lacking any written details other than the master plan map), as well there not being any particular sections dealing with PUDs in the ZDSO. As a result, in 2004 the ZDSO was amended to provide for the creation and amendment of new and old PUDs, as well as clarification amendments to other sections to address the implementation problems that had arisen by virtue of certain PUDs not having specific details in their master plans. There was also a desire to make certain that all PUDs complied with current environmental, tree, and storm water standards, among others.

As part of these amendments, the County further determined to amend the section mentioned above that allowed low impact PUDs to continue to be vested beyond January 1, 2010, requiring that the entire project be completed (not just 50%) by that date. Provisions were also added allowing for the PUD to seek a development agreement or an amendment to the PUD in accordance with Section 106-2447.

By virtue of these amendments, the owner of The Village must seek an amendment (a renewal) of the PUD. However, there is not a need to make wholesale amendments to the components of The Village Neighborhood Ordinance to create missing standards. Sufficient standards are already in existence and need merely to be renewed. That is the purpose of this application.

## B. MASTER PLAN APPLICATION MATERIALS

Section 106-2445 and thereafter set forth a procedure to apply for a PUD designation. Projects under 200 acres are not required to submit a concept plan (see Section 106-2440). The master plan is submitted in accordance with the application requirements of Section 106-2447. The existing PUD which was submitted to the County in 1996 included nearly all of the materials required under 106-2447; these materials are not being re-submitted, but are noted as being previously submitted in the response to each of the particular sub-sections set forth below, with a reference as to the location when applicable.

### **Sec. 106-2447. The master plan.**

(a) A master plan shall be developed for all or any portion of the PUD property to be developed. The master plan shall be submitted to the county planning division for a recommendation to the county council. The minimum requirements of the master plan shall include the concept plan requirements and the following:

(1) The applicant shall supply the required number of copies of the master plan as directed by staff.

***Response: Six (6) copies of the Existing Master Plan and Proposed Layout dated July 22, 1996 ("The Village PUD") were submitted.***

(2) Proposed arrangement of land uses, including land for public facilities, approximate acreage of each use, including mixed use, by acre or tract, type of use and density (residential use tracts). All specified densities will be construed as maximums, with acceptance of the maximums subject to satisfaction of other provisions with the PUD ordinance.

***Response: See Projected Land Uses section of The Village PUD, as well as the Proposed Layout and Community Standards.***

(3) A boundary survey with the computed acreage of the tract bearing the seal of a South Carolina registered land surveyor.

**Response:** *On file with the existing PUD*

(4) The location of primary control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.

**Response:** *On file with the existing PUD*

(5) The proposed name of the development.

**Response:** *The Village at Ladys Island*

(6) Type of land use of all parcels contiguous to the development property.

**Response:** *With the exception of the frontage on Sam's Point Road, all adjoining parcels are residential. Note Section 10 of the Community Standards section of the existing PUD addressed buffering concerns along Sunset Boulevard.*

(7) A map or site plan showing (certain of the below required information may be obtained from county government):

- a. The location, dimensions, descriptions, and flow of existing watercourses and drainage structures within the tract or on contiguous tracts.
- b. Location of municipal limits or county lines, and district boundaries, if they traverse the tract, form part of the boundary of the tract, or are contiguous to such boundary.
- c. Vicinity map or sketch showing the general relationship of the proposed development to the surrounding areas with access roads referenced to the intersection of the nearest state primary or secondary paved roads.

**Response:** *See the Proposed Layout and survey on file. Drainage Easement Agreements have been made with Beaufort County in contemplation of The Village PUD in conjunction with the widening of Sam's Point Road and a contemporaneous County drainage project.*

(8) Topographic survey of the property.

**Response:** *On file with the existing PUD*

(9) The location, dimensions, name, and description of all existing or recorded streets, alleys, reservations, easements, or other public rights-of-way within the tract, intersecting, or contiguous with its boundaries or forming such boundaries.

**Response:** *On file with the existing PUD; see also the Proposed Layout.*

(10) The location, dimensions, name, and description of all existing or recorded residential lots, parks, public areas, permanent structures, and other sites within or contiguous with the tract.

**Response:** *On file with the existing PUD; see also the Proposed Layout.*

(11) The proposed location, dimensions, and description of land(s) for public facilities.

**Response:** *See the Proposed Layout, as well as County documentation regarding a drainage easement.*

(12) Proposed street system layout, vehicular, pedestrian, and bicycle paths, with review by the county engineering division.

**Response:** *On file with the existing PUD; see also the Proposed Layout.*

(13) Traffic impact analysis plan if (more than 50 ADT/average daily trips) required under the general provisions of the ZDSO (section 106-2450), with review by the county transportation planner/engineer. If mitigation is requested by the traffic planner/engineer, the applicant must submit a response to the mitigation request and justification for any proposed departure from that request.

**Response:** *Design parameters for access have already been approved as part of the The Village PUD; further, Owner believes no traffic analysis is required, as the current traffic modeling used by the County incorporates the traffic generation from The Village as existing traffic.*

(14) A drainage plan and water and sewer plan for the entire PUD with the review by the county engineering division.

**Response:** *On file with the existing PUD; see also section 12 of the Community Standards.*

(15) The location of any overlay district boundary on the development property.

**Response:** *None*

(16) Preliminary comments from affected agencies having approval or permitting authority over elements related to the proposed development, or evidence that a written request for such comments was properly submitted to the agency and a reasonable period of time has elapsed without receipt of such comments.

**Response:** *On file with the existing PUD; see also the attachments to the PUD Master Plan.*

(17) The proposed ownership and maintenance of streets, drainage systems, water and sewer systems, open space areas, parking areas, and other proposed amenities and improvements; and when any are to be privately owned, a description of the mechanism to be used to secure their future maintenance, upkeep, and upgrading.

**Response:** *On file with the existing PUD; appropriate restrictive covenants will be filed addressing the responsibility of the Homeowners and Property Owners Association (to be formed) for maintenance of the parks, roads, and other common areas.*



(18) Proposed phasing and time schedule if development is to be done in phases.

**Response:** *N/A, see the Development Agreement*

(19) Proposed phasing and time schedule for lands to be dedicated for public facilities.

**Response:** *N/A, see the Development Agreement.*

(20) Proposed internal site planning standards such as typical lot sizes, widths, setbacks, and buffers aimed at addressing potential incompatibility between adjacent land uses and activities.

**Response:** *On file with the existing PUD; see also the Proposed Layout. Specific measures were taken in the initial approval of the PUD to address compatibility matters; see Section 10 of the Community Standards.*

(21) Letters of capability and intent to serve community water supply, sewage and solid waste disposal, and other utility services from the affected agency or entity, where applicable.

**Response:** *On file with the existing PUD; see also the attachments to the PUD.*

(22) A statement describing the character of, and rationale for, the proposed master plan.

**Response:** *See the initial narratives of The Village PUD.*

(23) Other information or descriptions deemed reasonably appropriate for review.

**Response:** *See also the Preliminary Narrative above*

(b) Upon review of the proposed master plan, the county council may move to approve or disapprove the master plan. The county council may request additional study of the master plan through the process outlined in section 106-2446(c).

(c) All phases of the PUD will be required to adhere to the latest version of the ZDSO at the time of development plan submittal for standards pertaining to:

- (1) Tree and landscaping standards;
- (2) Stormwater best management practices;
- (3) Environmental quality standards; and
- (4) Impact fees (unless otherwise specified in a development agreement).

**Response:** *See the Development Agreement.*

## C. SUMMARY OF DEVELOPMENT STANDARDS FOR THE VILLAGE

As noted previously, The Village PUD is governed by five (5) components: the general narratives, Proposed Layout, Community Standards, Architectural Standards, and Projected Land Uses. The Community standards provide for neo-traditional type setbacks and alleys; five (5) feet from the edge of the street ROW if there are front porches across at least 50% of the front facade for at least 80% of the lots; otherwise it is ten (10) feet. Garages must be

setback thirty (30) feet. Rear yards are 10 feet; side yard setbacks are five (f) feet. This is the standard used at another development in the city of Beaufort; Battery Park subdivision. Zero lot line construction is allowed for the mixed-use area. Commercial areas are set back 150 feet from the perimeter. There is a twenty (20) foot buffer on both the Sam's Point and Wallace Road sides of the property.

A meaningful comparison of these standards to the current standards under the present ZDSO is difficult, as the design of the The Village PUD was done using the nomenclature and requirements of the prior Development Ordinance (99-7), and is specific to the three separate areas. Additionally, it is unclear what to compare it against.

When the ZDSO and the Zoning Map were initially adopted, the Lady's Island Zoning Map shows this area as being zoned PUD. It is surrounded on all sides by the Community Preservation District, and the ZDSO standards identify PUDs in such areas as CP-PUD. The ZDSO created density, lot and building standards for those areas in Table 2 of Appendix D of the ZDSO (found at page D-19 of the original version of the ZDSO. That Table adopts the standards of the particular PUD for those items. The present version of the ZDSO adopts those same PUD standards as originally approved, see Table 1 of Appendix D, found on page 106:407.

The present version of the ZDSO includes Appendix I, which is the Lady's island Community Preservation District standards, which include various sub-districts, but omitted a designation in the land use standards for CP-PUD. The Applicant does not believe the Planned Community standards are applicable, as that designation is not designed to encompass a PUD.

Accordingly, please allow the Projected Land Use Table of the Master Plan serve as the "Chart of Standards".

# THE VILLAGE

BEAUFORT COUNTY  
SOUTH CAROLINA

McNeal Land Company  
260 Brickyard Point Road  
Beaufort, SC 29902





## PLANNED UNIT DEVELOPMENT BY REZONING ACTION

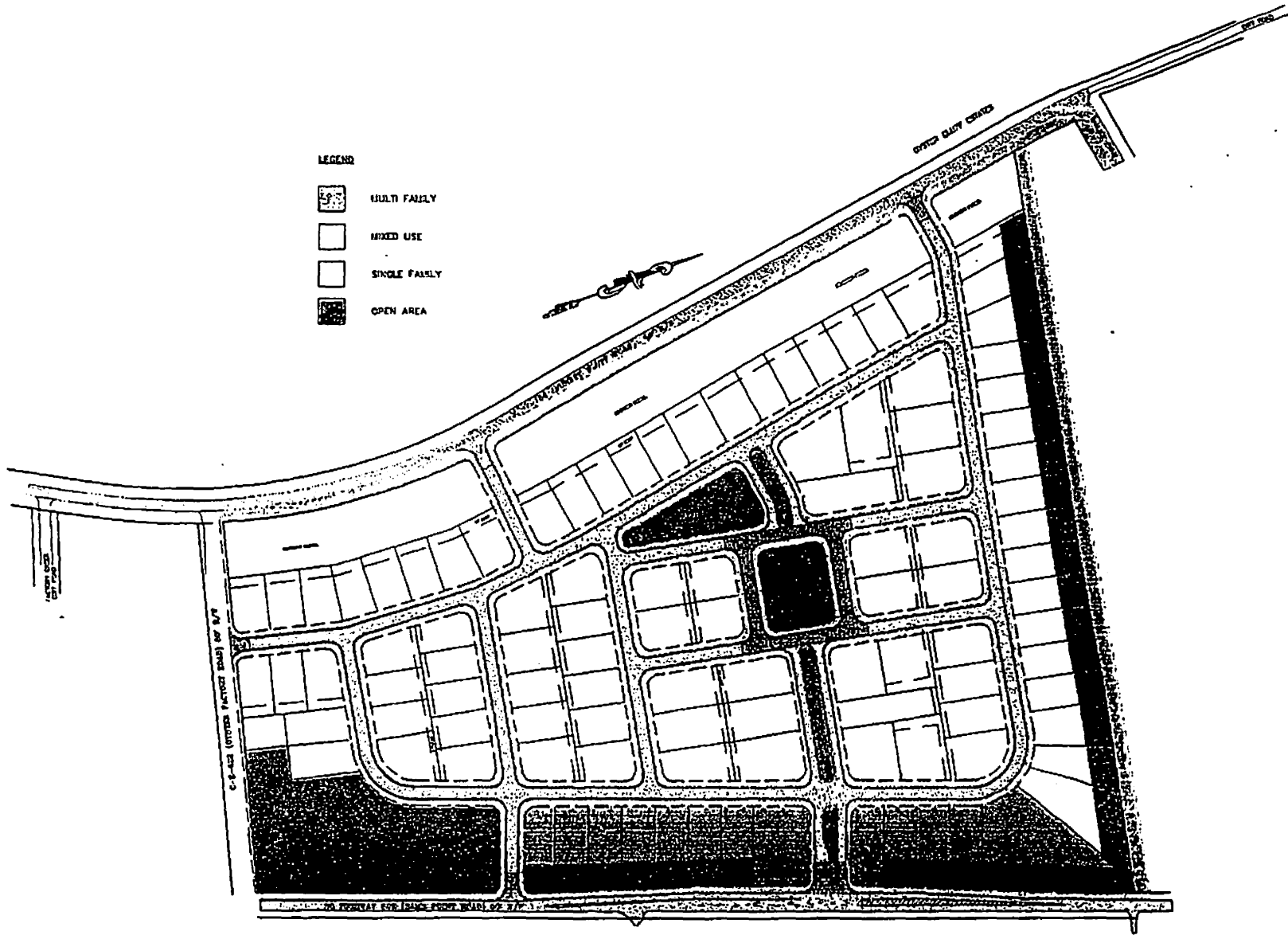
This masterplan represents the preliminary plan for development approved by action of the Beaufort County Council as of 7/22/96, as the result of a request for rezoning to PUD status. Any further development action must be consistent with this approved plan.


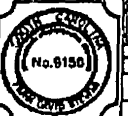

*Richard Stated*  
*Sept. 3, 1996*

Prepared by:  
CSE  
111 Church St.  
Charleston, SC 29402

LEGEND

-  MULTI FAMILY
-  MIXED USE
-  SINGLE FAMILY
-  OPEN AREA



 CITY OF CHARLESTON OFFICE OF THE CITY MANAGER	 COUNTY OF CHARLESTON No. 6150	111 CHARLES STREET CHARLESTON, S.C. 29403 PHONE: (803) 733-1000 FAX: (803) 733-1410		 P.O. BOX 27 CHARLESTON, S.C. 29402 FAX: (803) 733-1410
		SHEET # 107 DATE 12/29/04	APPROVED: _____ RECEIVED: _____	
<b>THE VILLAGE @ LADY'S ISLAND PUD</b> FOR McNEAL LAND COMPANY				

The Village involves 35 acres located along Sams Point Road and has 1700 linear feet of frontage adjoining a parcel which abuts Sunset Boulevard. Further, it is located 1.5 miles from downtown Beaufort and 1 mile from the intersection of Highway 21 and Highway 802.

It is intended that this property be developed in a manner which is conducive to pedestrian circulation and community interaction among its inhabitants. Towards that end, we propose to develop the property in a manner consistent with Neo-traditional Neighborhood Design.

Where appropriate, service alleys are introduced to provide access to the homes for the inhabitants and their services, leaving the roadways less congested and more friendly to the pedestrian. A green space flanking each roadway will buffer 3'-0" sidewalks and homes, which are to be built close to the roadway right of way. This minimum front yard setback, along with sensitive architectural guidelines, will further enhance these roadways as pedestrian scaled avenues. Additionally, a neighborhood center is proposed which will combine the best of the natural features of the site with the highest use areas of the development.

At the heart of the property, there is an Avenue with brick paving accents at the entrance and surrounding the Village Green.

We propose a neighborhood consisting of the following:

Village Center

Pedestrian and vehicular circulation avenue which will link Sams Point Road to one of the neighborhood parks. The cross section of this avenue will consist of a sidewalk, parallel parking, and a one way traffic lane; all on both sides of a 10' planted center median. Flanking this avenue would be mixed use lots with service alleys behind them, providing a higher density at the center of the community. Planting along the avenue will be: a row of Palmetto trees down the central median with a corridor of Sycamore trees down each side. The Village Green is located on the Avenue, as is a large neighborhood park. Buildings will be of a mixed use nature with the Traditional Beaufort style architecture.

Multi-Family Areas

This part of The Village is modelled after the most magnificent homes of the Old Point and the grand residences of Bay Street. We feel that the residents requiring an apartment rather than a single-family home would prefer this type of architecture rather than the contemporary apartment

architecture. Each replica of a Beaufort-style mansion will contain 6-8 apartments.

The plat for the proposed layout shows S.C. 802 Right-of-Way as designed for widening by the S.C.D.O.T. Furthermore, the lots along Sams Point Road have been designed to allow for the possibility of future highway widening, without impacting the use or placement of the structures.

### Single-Family Area

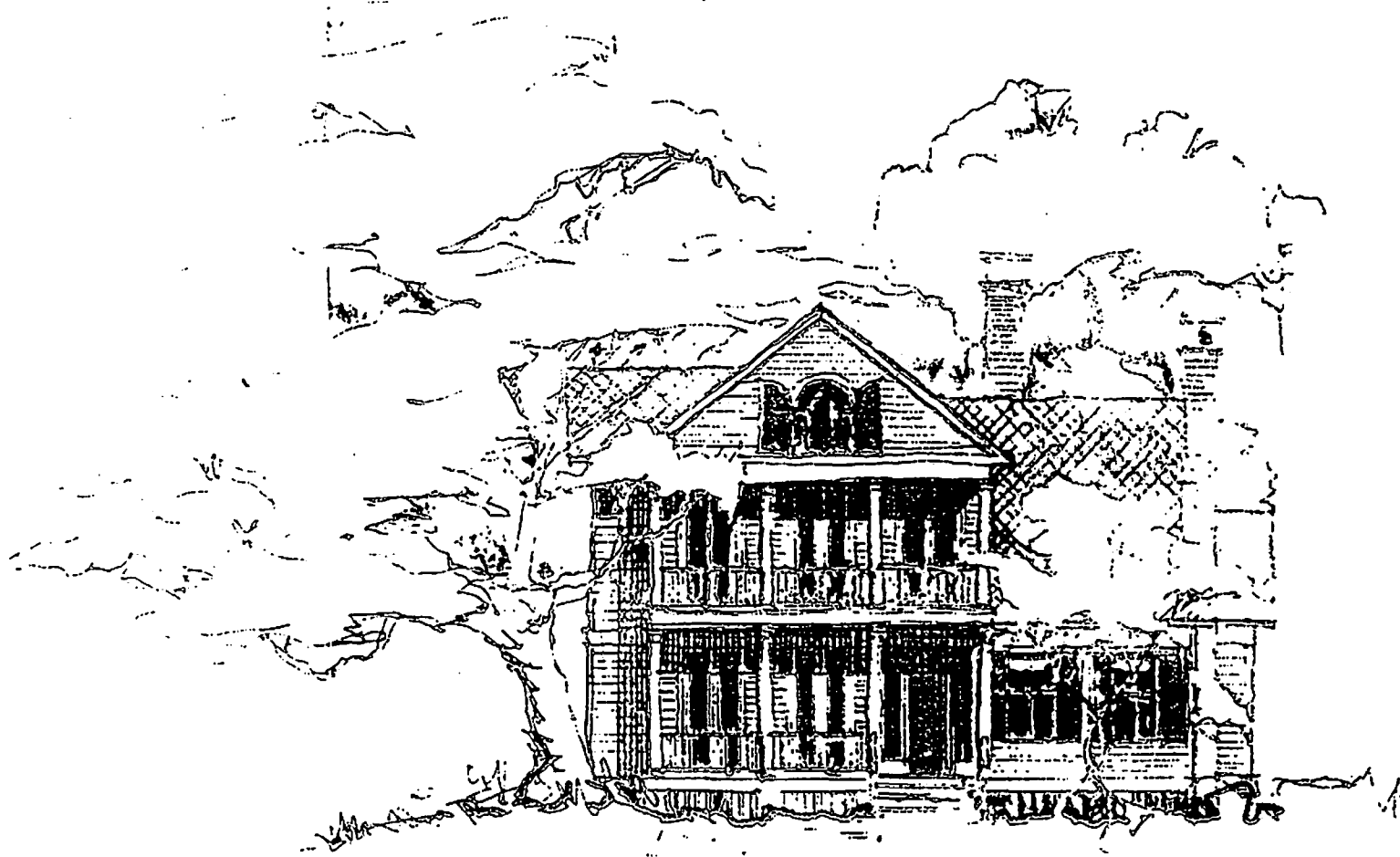
Homes designated for individuals comprise the majority of the neighborhood. Strict architectural guidelines will make these residences among the finest homes in the Low Country.

The Village Architectural Guidelines will be written in an inclusionary fashion. That is to say they will identify those qualities that are desired rather than those qualities which are to be excluded. Building proportions, building materials, porches, building placement on the lots, building heights, etc., are all prescribed by the architectural guidelines.

Generally speaking, building materials will be traditional to the Low Country architecture: masonry, wood and metal roofing. There will be no vinyl or metal siding, however, clad wood windows will be allowed.

The Village takes great advantage of the site's natural characteristics in order to enhance the personal interaction of the community's residents. It encourages pleasant and free movement of the pedestrian throughout it's confines. We are confident that The Village will be a pleasant place within which to live and play.





*Typical  
Single-family*



*Typical  
Single-family*



*Typical  
Multi-Family*

## THE VILLAGE

All residents of The Village will have access to the best amenities this property will have to offer. The common use of these most desirable features (Village Green, sidewalks, and parks) will make for a very interactive neighborhood.

In order to enhance the use of these design characteristics as well as the pedestrian's experience as they move through the property, there is an established set of standards for the new home owner to follow in developing individual properties. In addition to establishing a harmonious and pleasant community, these standards are also designed to not only retain an individual's real estate investment, but indeed appreciate the value of that investment over time.

Community Standards are established to direct the development of individual sites as they relate to their immediate neighbors as well as The Village as a whole. Architectural Standards are established to set a minimum as to the quality of materials and methods used in construction.

These standards are developed around a vision of The Village that is not rigid, but intended to evolve as the community evolves. However, we believe that as they are, they will form the basis of a community which will be a pleasant place within which to live and play.

The Architectural Review Process shall consist of two phases. The first phase will be preliminary review and will address all areas pertaining to the Community Standards as outlined. Once this review has been satisfied, a second submittal of full construction documents shall be submitted for compliance with the Architectural Standards.

**COMMUNITY STANDARDS:**

Community Standards are established in order to create continuity and an acceptable level of design standards throughout the neighborhood.

**Site**

1. Parking:

**Residential Lots**

Where lots abut designated service alleys, all site access for vehicular traffic will occur from the rear only.

On-site vehicular parking shall occur at the rear of the lot only.

**Commercial/Mixed Use Lots**

Commercial parking shall have a minimum of three (3) spaces per 1000 square feet.

Parking areas will be allowed adjacent to the right-of-way provided that a six (6) foot landscape buffer is installed around the parking area.

2. Building Placement:

Front Yard Setbacks (from street right-of-way):

The minimum front setback shall be five feet (excluding garages) provided at least

80% of all of these lots incorporate front porches that extend at least 50% of the width of the front facade. Otherwise, there shall be a minimum front setback of ten feet for all of these lots. Regardless, all garages on these lots shall be set back a minimum of 30 feet. The minimum rear yard setback is 10 feet. The minimum side yard setback is 5 feet.

3. Landscape:

Trees and topographic survey will be required for the building site plan. No tree 6" or greater in caliber may be removed without approval.

4. Specific Commercial Uses Allowed:

Antique store  
Art supply store  
Book, magazine, newspaper shop  
Candy store  
Clothing store  
Drug store or pharmacy  
Florist shop  
Gift or curio shop  
Grocery store

Hobby and/ or toy shop

Office supply and/ or equipment store

Wine and cheese shop and/ or package store

Barber shop and/ or beauty shop

Dressmaker

Dry cleaning

Jewelry and watch repair shop

Medical, dental, or chiropractic office

Office space for government, business,  
professional, or general purpose

Bakery

Delicatessen, restaurant, soda fountain and/ or  
drinking establishments provided no  
outside loudspeaker systems are utilized;  
provided all lights and/ or lighting  
arrangements ( for advertising or night  
operations ) are directed away from  
adjoining residential properties.

Day care center

Residential uses

Customary home occupations subject to the  
provisions contained in the Home  
Occupations Section of the DSO

##### 5. Size and Architecture of Mixed-Use Commercial Area

Total commercial square footage shall not



exceed a maximum of 50,000 sf. Individual building size is not limited (within the 50,000 sf total), although all buildings shall conform to the Traditional Neighborhood Guidelines as outlined. Zero lot line construction is allowed.

#### 6. Conversion to Single Family Use

All commercial and multi-family parcels may be converted to single family use if the applicant deems that this use at some future time is more viable.

#### 7. Sunset Boulevard Access

The two access roads on Sunset Boulevard have been positioned to align as closely as possible with lot lines on the west side of the highway in order to minimize the effect of headlight glare from vehicles exiting the development.

#### 8. Commercial Screening Setback

The site plan has been designed to place the commercial area a minimum of 150 feet from the perimeter of the development in order to lessen the impact on adjacent property owners and eliminate any commercial space abutting streets

and roads surrounding the development.

9. Number of Units

The D.S.O. allows for eight (8) units per acre. This development will have a maximum of six (6) units per acre (35 acres/ 210 total units).

10. Property Fronting Sunset Boulevard:

Please note that all lots which were shown on the original Master Plan have been removed from the re-zoning request and the acreage, lot count, and open space requirements have been adjusted accordingly. We have had to revise the PUD in this manner due to the time delays that we have been faced with in the re-zoning process. In short, we are selling the property fronting Sunset Boulevard to another developer (with the exception of the road accesses as shown on the current Master Plan). This will accommodate our current cash flow requirements. It is important that the re-zoning process continue in a timely manner so that the new property owners on Sunset Boulevard are assured of a quality neighborhood adjoining their parcel.

11. Buffer Zone

A twenty foot buffer zone will be established

and maintained on both the Sams Point Road and the Wallace Road sides of the property. A ten foot buffer zone will be established and maintained on the Oyster Factory Road side of the property. Existing trees will be left in this area as well as being supplemented with wax myrtle, magnolias, and holly.

## 12. Design Standards

All roads and drainage will meet Beaufort County Engineering specifications.

## 13. Signage

### Design Recommendations

We will adhere to the Beaufort County Sign Ordinance with the following exceptions:

Numbers of colors shall not be restricted; however, color selection should complement, but not necessarily match, the building in question as well as other buildings within the block.

Lettering styles and combinations shall not be restricted.

Backlit signs will not be allowed. Only shielded, incandescent external lights or concealed incandescent lighting will be allowed. Ground-level uplighting will be

acceptable.

#### Types of Signs Allowed

*Wall signs:* Any sign affixed in such a way that its exposed face and sign area is parallel to the plane of the building to which it is attached. Wall signs shall include signs painted on the building surface.

*Window signs:* Signs painted on or attached to, or suspended behind any window or door that serves as an identification of a business.

*Projecting sign:* Any sign having more than two (2) faces and/or that projects more than twelve (12) inches from the face of the building. This includes signs mounted on marquees, awnings, canopies, and banners.

*Freestanding signs:* Any sign that is attached to a completely self-supporting structure (i.e. a pole) and not to any building.

*Awnings and canopies:* Signs which are painted or applied to awnings or canopies.

*Neon signs:* Neon will not be allowed.

#### Size of Signs

*General Guidelines:* The scale and proportions of the sign should take into account the scale and proportions of the building on which it is mounted. Size of individual signs should be

limited to the extent necessary to prevent them from obscuring or competing with other elements of the building.

*Wall Signs:* Area of wall signs per building shall not exceed one and one-half times the linear frontage of the building. Wall signs shall not exceed eighty (80) square feet in area. Height of wall signs shall not exceed twenty-four (24) inches. Maximum lettering height shall be eighteen (18) inches.

*Window Signs:* The size of the sign shall not exceed twenty-five (25) percent of the total window area. Average lettering height shall not exceed six (6) inches. Temporary promotional window signs are acceptable within the interior. The total ratio of all window signs to glass shall not exceed twenty (20) percent of the display window. Fluttering ribbons and banners and similar devices are prohibited.

*Projecting Signs:* The maximum area of projecting signs shall not exceed fifteen (15) square feet.

*Awnings and Canopy Signs:* Lettering for awning and canopy signs shall not exceed nine (9) inches in height and shall allow one and one-

half inches minimum space between edge of letter and top and bottom of valance.

*Sandwich Boards:* Sandwich boards shall not exceed three (3) feet six (6) inches in height and shall not exceed eight (8) square feet in area per side.

*Neon Signs:* Neon signs are not allowed.

**Please note:** Free standing signs are limited to the eighty (80) square foot maximum as defined in the Beaufort County Sign Ordinance.

#### Sign Materials

Inappropriate materials and finishes generally include: interior-grade wood, unfaced plywood, plastic substrates, and unfinished wood. Sign materials are restricted to wood only. Sign brackets shall be constructed of painted wood or prefinished, prepainted metal. Guywires, if needed, shall be as inconspicuous as possible.

#### Number of Signs

Each business shall be allowed two (2) signs per facade. A third sign will be allowed if it is a window sign. A building with more than one (1) store front shall have similar sign and mounting treatments so as to provide balance and unity to the building. Each business will

be allowed an eight (8) square foot signboard on a joint single pylon sign at the intersection of Sams Point Road and the Avenue.

#### 14. Building Form

##### Residential

All buildings shall be a minimum of 1400 square feet. Maximum building height shall be 40' above finished grade.

Finished first floor shall be a minimum of 24" above finished grade and the first floor ceiling shall be a minimum of 9'-0". ("Finished first floor" is defined as that living space which is above flood level).

The principle roof shall be pitched no less than 6:12 and no more than 10:12 except at second story flat roofs which must occur behind substantial decorative cornice or balustrade. Shed roofs shall be allowed with a pitch no less than 3:12 when attached to principal roof or wall.

ACCESSORY BUILDINGS shall follow all guidelines

except: limited to a maximum of 750 square Foot Print and a maximum height of 28' above finished grade.

All homes shall have a covered front porch, minimum of 6' in depth, which shall extend at least 50% of the width of the principal structure when said structure is built to 5' front yard setback.

Mixed-Use/Commercial

Finished first floor may be built on grade and the first floor ceiling shall be a minimum of nine (9) feet. Residential roof standards shall apply. Residential Accessory Building Guidelines shall apply and no porch is required.

ARCHITECTURAL STANDARDS:

These standards address materials and methods of construction for both primary structures and detached buildings. These standards apply to both residential and commercial buildings.

Walls

1. Foundations:



Finish materials shall be either stucco or brick. When structure is on piers, there shall be vertically oriented wood lattice infill between piers. Piers up to 36" tall, exposed side to be 12" minimum; piers above 36" in height, exposed side to be 16" wide minimum. When structure is on continuous foundation wall, there shall be built-in patterned masonry crawl space venting or malleable iron crawl space vents with wood access door as required.

2. Body:

Materials shall be wood (clapboard or shingle), brick, or stucco.

3. Fenestration:

Entry doors shall be solid wood. Glass insets are allowed. Windows shall be wood or clad wood frames, square or vertical in proportion with clear glass. Trim around windows shall be wood and shutters (where they occur) shall be wood, operable and sized for openings which they serve.

Roof

Materials shall be metal, wood shake, slate (or imitation slate), or asphaltic shingles. Gutters shall be of the 1/2 round variety with round

downspouts and may be metal, aluminum, or plastic.  
Flat roofs may be of the " built-up " type.

### Accessories to the Primary Structure

#### 1. Porches and Steps:

Floor surfaces to be wood; except over continuous foundation walls, they may be brick or tile. Balustrades to be wood or wrought iron (baluster spacing on 4" maximum). Posts to 8'-0" in length, minimum size 4' x 4"; longer than 8'-0", minimum 6" x 6".

#### 2. Landscape:

Porous paving (loose oyster shell, gravel, or sand) is encouraged; however, where non-porous paving is desired, concrete, brick, or asphalt is allowed. Fences and walls; wood, brick, or stucco, maximum 3'-0" in height along front 1/3 of property.

### Miscellaneous

All exterior hardware to be solid brass, bronze, wrought iron, and/ or black metal.

Exposed chimneys to be brick or stucco.

PROJECTED LAND USES

THE VILLAGE AT LADY'S ISLAND

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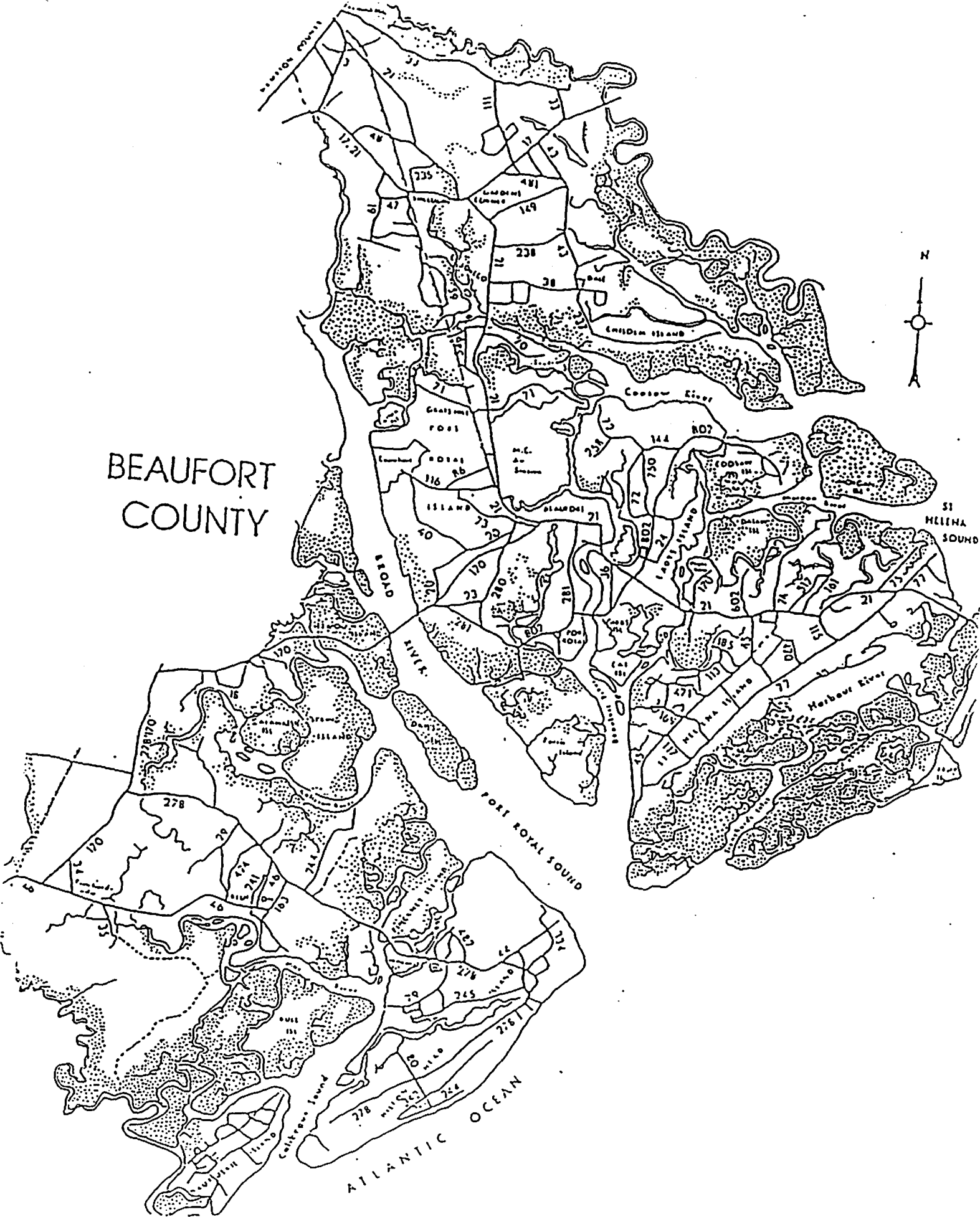
<u>TYPE</u>	<u>MAXIMUM NO.OF UNITS</u>	<u>ACREAGE ALLOCATED</u>	<u>OPEN SPACE REQUIRED</u>	<u>OPEN SPACE PROVIDED</u>
SINGLE FAMILY	81 UNITS *SEE #1	14.17 ACRES	10%	17%-2.42 AC.
MULTI FAMILY	119 UNITS *SEE #2	4.0 ACRES	30%	60%-2.40 AC.
COMMERCIAL	19 UNITS *SEE #3	2.9 ACRES	15%	62%-1.81 AC.

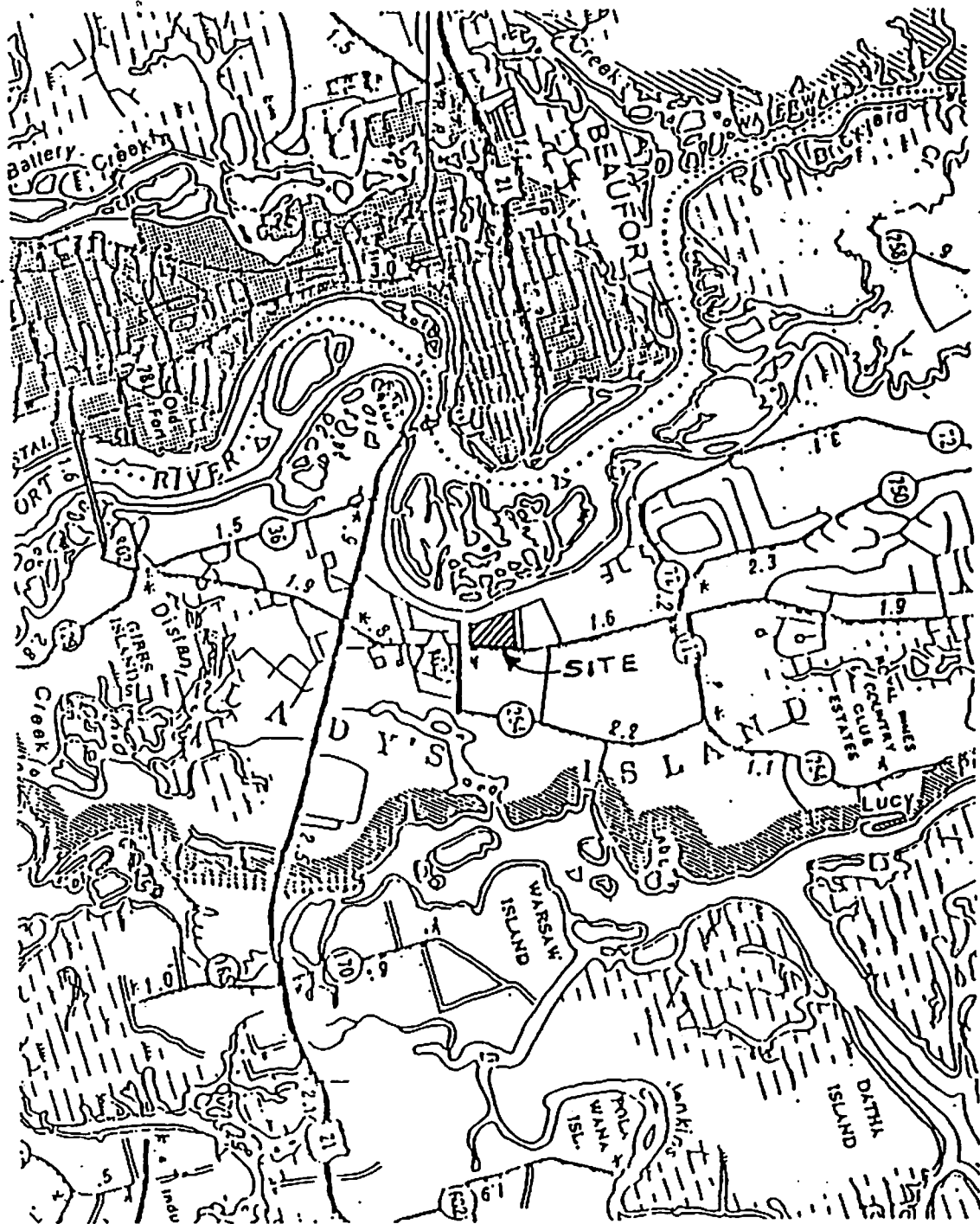
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- \*1) This unit count has been adjusted to allow for the removal of the Sunset Boulevard parcel as shown on the enclosed Master Plan.
- \*2) Total Multi-family lots are fourteen (14). Maximum units allowed are eight (8) per lot. (14 x 8 = 102 units) The residual units (119 - 102 = 17) are reserved in the event that one or more of the commercial mixed use lots wish to incorporate a rental unit(s) (i.e. basement or loft apartment) into their lot use.
- \*3) A commercial unit is defined as a commercial lot on which is located a commercial enterprise (12 lots) plus seven (7) allowable residential units (i.e. shopkeeper's family lives above or in the rear of his store). 12 + 7 = 19 units.

# BEAUFORT COUNTY





LOCATION MAP  
N.T.S



South Carolina  
Department of Transportation

13 Munch Drive  
Beaufort, South Carolina 29902

803-524-7255  
803-524-3478-FAX

COPY

February 14, 1996

Mr. Hari V. Karikaran  
c/o CSE  
P.O. Box 37  
Charleston, South Carolina 29402

RE: The Village at Lady's Island.

Dear Hari:

I have received a copy of the layout plan for the Village at Lady's Island which includes the most recent access changes on Sunset Bluff Road (S-7-186). This department has no objection to reducing the number of access points on this road from three (3) to two (2) and at the present time I see no need for roadway improvements to Sunset Bluff Road.

The two access points on Sams Point Road (SC-802) have been drawn showing the required left turn storage lanes into the sub-division which is what we initially agreed to, however, prior to the issuance of the encroachment permit I do require that a detailed plan be submitted to this office showing the actual dimensions at both access points.

If I can answer any questions or further assist you please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Oddo". The signature is written in a cursive style with a long horizontal line extending to the right.

Ron Oddo  
Encroachment Permits Inspector

cc: Charles Gatch

COURTY OF BEAUFORT, SOUTH CAROLINA  
ZONING & DEVELOPMENT STANDARDS ORDINANCE  
-- PLANNED UNIT DEVELOPMENT --

DATE ACCEPTED	RECEIVED BY	FILING FEE	RECEIPT #	NOTE: OVERLAY:
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PROJECT NAME: THE VILLAGE @ LADIES ISLAND PROJECT TYPE: TRADITIONAL NEIGHBORHOOD DEVELOPMENT

DEVELOPER NAME, ADDRESS: MCNEAL LAND COMPANY 524 607B PROPERTY OWNER, NAME, ADDRESS, PHONE: J. BENNETT MCNEAL 260 BRICKYARD POINT RD BEAUFORT SC

STREET LOCATION	DISTRICT #	HAP#	LAND AREA (TOTAL)	LAND AREA (COMM)	B/F LOTS
<u>LADIES ISLAND</u>	<u>200</u>	<u>15</u>	<u>40 ACRES</u>	<u>SEE ATTACHED</u>	<u>SEE ATTACHED</u>
PARCEL #	LAND AREA (RES)	LAND AREA (OTHER)	H/F LOTS		
<u>S1 &amp; S1A</u>	<u>SEE ATTACHED</u>	<u>SEE ATTACHED</u>	<u>SEE ATTACHED</u>		

-- PRELIMINARY APPLICATION INFORMATION REQUIRED --

- BLACK OR BLUE LINE PRINTS OF THE DEVELOPMENT CENTER PLAN(S)
- NEIGHBORHOOD MAP SHOWING PROJECT LOCATION
- DEVELOPMENT PROPERTY BOUNDARY LINES AND EXTENSIONS
- EXISTING ROADS, STREETS, HIGHWAYS (NAME, NUMBER, RIGHT-OF-WAY WIDTH) ON OR ADJACENT TO DEVELOPMENT PROPERTY
- EXISTING DRAINAGE FACILITIES, CANALS, DITCHES & WATER COURSES ON AND ADJACENT TO PROPERTY
- EXISTING RIVERS, CREEKS, MARSHES & WETLANDS ON AND ADJACENT TO PROPERTY
- CURRENT PROPERTY OWNERS NAME AND EXISTING LAND USE (RESIDENTIAL, UNDEVELOPED, OR COMMERCIAL, ETC.)
- EXISTING EASEMENTS (TYPE, WIDTH, AND DIRECTION) ON AND ADJACENT TO PROPERTY
- EXISTING BUILDINGS, STRUCTURES AND FACILITIES ON DEVELOPMENT PROPERTY
- SEAL OF REGISTERED ENGINEER
- MUNICIPAL OR COUNTY BOUNDARY LINES WITHIN OR ADJACENT TO DEVELOPMENT PROPERTY
- OTHER AGENCY PRELIMINARY COMMENTS OR APPROVAL ON ELEMENTS OF THE PROPOSED DEVELOPMENT OVER WHICH OTHER AGENCIES HAVE PERMITTING AUTHORITY (US ARMY CORPS OF ENGINEERS, SC OCEAN & COASTAL RESOURCE MANAGEMENT, FIRE DISTRICT, & BOARD OF ADJUSTMENTS)
- CITY ENGINEER APPROVAL OF PRELIMINARY DRAINAGE PLAN

- PROPOSED OWNERSHIP, MAINTENANCE OF ROADS, DRAINAGE SYSTEM, WATER/SEWER, OPEN SPACE, AMENITIES
- PROPOSED ACCESS TO EXISTING ROADS
- PROPOSED SETBACKS, BUFFERS, OPEN SPACE AND LANDSCAPED AREAS
- SPECIAL DISTRICT BOUNDARY LINES (FLOOD HAZARD DISTRICT, AND CONSERVATION DISTRICT)
- TOPOGRAPHIC SURVEY
- PRELIMINARY STORMWATER DRAINAGE PLAN
- PRELIMINARY WATER SUPPLY, AND SEWAGE DISPOSAL PLAN
- PROPOSED PHASING
- BEACH DUNE, DUNE VEGETATION PRESERVATION PLAN (BDD)
- PROPOSED ARRANGEMENT OF LAND USES, ACREAGE OF EACH USE AREA, TYPE OF USE & DENSITY (RESIDENTIAL) EACH AREA
- PRELIMINARY LETTERS OF CAPABILITY AND INTENT TO SERVE WATER, SEWER FROM AFFECTED AGENCY
- HEALTH DEPT PRELIMINARY COMMENTS OR APPROVAL OF PROPOSED WATER SUPPLY, SEWAGE DISPOSAL METHODS
- NARRATIVE DESCRIBING THE INTENT & SCOPE OF THE PROJECT
- PROPOSED LOT LAYOUT/DESIGN, NUMBER OF LOTS/UNITS
- PROPOSED STREET RIGHT-OF-WAY WIDTH, TOTAL MILES PROPOSED
- PROPOSED STREET NAMES

CITY COUNCIL ACTION: \_\_\_\_\_ APPROVED DATE \_\_\_\_\_  
 \_\_\_\_\_ DISAPPROVED DATE \_\_\_\_\_

DEVELOPER'S SIGNATURE: J. Bennett McNeal DATE: \_\_\_\_\_  
 CITY ENGINEER'S SIGNATURE: J. Bennett McNeal DATE: \_\_\_\_\_





To: Summer Rutherford  
Beaufort County Planning Department

From: J. Bennett McNeal

Date: December 28, 1995

Subject: The Village- Ladies Island- Beaufort County

This is to notify you that our plans are to turn over the roads and drainage for the above referenced project to Beaufort County for ownership and maintenance.

The water and sewer system will be turned over to Beaufort-Jasper Water and Sewer Authority for ownership and maintenance.



POST OFFICE BOX 2149 / BEAUFORT, SOUTH CAROLINA 29901-2149  
803/521/8200 803/521/2008 Engineering & Operations FAX 803/521/8203

DEAN MOSS, General Manager

September 21, 1995

F. David Stevens, P.E.  
Civil Site Environmental  
Post Office Box 37  
Charleston, South Carolina 29402

Re: McNeal Land Co. PUD

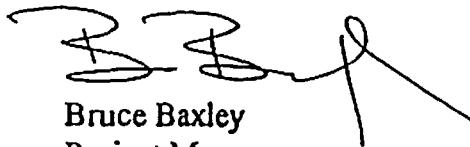
Dear Mr. Stevens:

Please be advised that water service is available to the above referenced project. You, as the engineer, must submit plans, specifications, and loading calculations to BJWSA for approval. At that time, capacity fees will be quoted. All fees must be paid in full before a commitment to provide service will be issued or construction begun.

At present, sewer service is not available in this area. However, due to plans for construction of a new school complex on Middle Road we are anticipating that a sewer force main will be installed on Sams Point Road in the near future.

Should you have any questions, please do not hesitate to contact me.

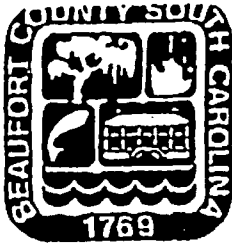
Sincerely,



Bruce Baxley  
Project Manager

mm

JAMES A. CARLEN, III      MICHAEL L. BELL      JOHN L. BALLANTYNE, P.E.  
CHAIRMAN      VICE CHAIRMAN      SECRETARY/TREASURER  
THOMAS C. DAVIS      THADDEOUS Z. COLEMAN      CHARLENE COOLER  
C. SCOTT GRABER, ESQ.      JOHN T. GRAVES      JOHN D. ROGERS



COUNTY COUNCIL OF BEAUFORT COUNTY  
Beaufort County Development Division  
1000 Ribaut Road • Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228  
Phone (803) 525-7212 • FAX (803) 525-7113/7102

Robert E. Klink, P.E.  
County Engineer  
Pit: 525-7212

MAe Atkinson  
G.I.S. Coordinator  
Pit: 525-7139

Arthur L. Cummings, C.B.O.  
Building Codes Director  
Pit: 525-7110

Bluffton Building Inspections  
Pit: 757-6522/3

Charles R. Galdi  
Zoning & Development Manager  
Pit: 525-7216/7

Summer L. Rutherford  
Director of Planning  
Pit: 525-7138

December 6, 1995

Mr. Harry V. Harikarikaran  
Civil Site Environment  
P. O. Box 37  
Charleston, SC 29402

Re: **Preliminary Drainage Plan Approval – The Village @ Lady's Island**

Dear Mr. Harikarikaran;

We have reviewed the preliminary conceptual drainage plan for *The Village @ Lady's Island* and find that it appears to be a reasonable and workable drainage plan. Please be reminded that full compliance with Section V of the Beaufort County Development Standards Ordinance will be required during the *Development Review and Permitting Process*. We therefore approve the preliminary conceptual drainage plan on that basis. If there are any questions regarding this, please let me know.

Sincerely;

Robert E. Klink, P.E.  
County Engineer

cc: Summer Rutherford

(Drainage\gencorps\25.wpd)

**BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE  
-FIRE SAFETY STANDARDS APPROVAL FORM-**

APPLICANT (DEVELOPER) NAME, ADDRESS MCNEAL LAND COMPANY ROUTE 5, BOX 114 BEAUFORT, SC 29902			ZONE: C (803) 986-4455
PROJECT NAME THE VILLAGE AT LADY'S ISLAND		TYPE P.U.D	TELEPHONE: LOCATION LADY'S ISLAND
DISTRICT # MAP # 200-015-0051 200-015-0051A	PARCEL #	# LOTS/UNITS 102	DENSITY
LAND AREA 40.23 AC	BUILDING AREA	HEIGHT (FINISHED GRADE TO ROOF EAVES) NOT KNOWN	
NUMBER OF BUILDINGS 102		HEIGHT (FINISHED GRADE TO BOTTOM OF HIGHEST WINDOW) NOT KNOWN	
FIRE DISTRICT LADY'S ISLAND / ST. HELENA		FIRE OFFICIAL CHIEF CLAYTON ELLIS	

BASED ON A REVIEW OF THE SITE PLAN AND INFORMATION SUBMITTED BY THE APPLICANT, I  
HEREBY

- APPROVE
- APPROVE WITH CONDITIONS
- DISAPPROVE
- PRELIMINARY
- FINAL

Clayton Ellis  
(FIRE OFFICIAL)

12-29-95  
DATE

CONDITIONS: *Hydrant at lot 89 needs to be move to lot 93 and a hydrant needs to be placed on lot 83, move hydrant from lot 19 to 21*

**CERTIFICATION OF COMPLIANCE**

DATE INSPECTION REQUESTED	ZONING/DEVELOP. PERMIT #
---------------------------	--------------------------

BASED ON AN INSPECTION OF THE SUBJECT PROJECT:

- THE FOLLOWING DEFICIENCIES OR CORRECTIONS ARE NOTED & MUST BE ADDRESSED
- THE COMPLETED PROJECT IS IN COMPLIANCE WITH THE FIRE SAFETY STANDARDS OF THE ZONING & DEVELOPMENT STANDARDS ORDINANCE

\_\_\_\_\_  
(FIRE OFFICIAL)

\_\_\_\_\_  
DATE

BEAUFORT CONTY ENVIRONMENTAL HEALTH  
1407 KING STREET  
BEAUFORT, S.C. 29902-4937  
(803) 525-7627

January 22, 1996

McNeal Land Company  
Route 5, Box 114  
Beaufort, S.C. 29902

RE: The Village At Lady's Island

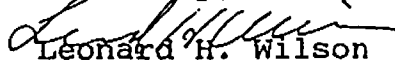
Dear Mr. McNeal:

The above referenced property was evaluated on June 26, 1995 by personnel from this office. This evaluation was to determine the sites potential or general suitability to support on site waste (septic) systems. The borings revealed soils that do appear to meet the standards for on site waste disposal systems using conventional or modified conventional system. This letter in no way constitutes an official approval of this property but is an opinion bases on the information available.

If you wish for us to continue with our evaluation we will need the boundaries clearly identified and the corners numbered to correspond with the plat presented.

I hope this information is helpful. Please let me know anytime we may be of assistance.

Sincerely,



Leonard H. Wilson  
Environmental Health Supervisor  
Beaufort County

LHW:lb



South Carolina  
Department of Transportation

13 Munch Drive  
Beaufort, South Carolina 29902

803-524-7255  
803-524-3478-FAX

COPY

February 14, 1996

Mr. Hari V. Karikaran  
c/o CSE  
P.O. Box 37  
Charleston, South Carolina 29402

RE: The Village at Lady's Island.

Dear Hari:

I have received a copy of the layout plan for the Village at Lady's Island which includes the most recent access changes on Sunset Bluff Road (S-7-186). This department has no objection to reducing the number of access points on this road from three (3) to two (2) and at the present time I see no need for roadway improvements to Sunset Bluff Road.

The two access points on Sams Point Road (SC-802) have been drawn showing the required left turn storage lanes into the sub-division which is what we initially agreed to, however, prior to the issuance of the encroachment permit I do require that a detailed plan be submitted to this office showing the actual dimensions at both access points.

If I can answer any questions or further assist you please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Oddo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ron Oddo  
Encroachment Permits Inspector

cc: Charles Gatch