



**County Council of
Beaufort County
Planning Commission
Meeting**

Chairman

ED PAPPAS

Vice Chair

CECILY MCMILLAN

Commission Members

PETE COOK

JON HENNEY

EUGENE MEYERS

GLENN MILLER

GAIL MURRAY

DANIEL RIEDEL

DENNIS ROSS

Interim County Administrator

JOHN ROBINSON

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2147

www.beaufortcountysc.gov

Planning Commission Agenda

Monday, July 1, 2024 at 6:00 PM

Council Chambers

County Administration Building, 100 Ribaut Road, Beaufort, SC

ALL OF OUR MEETINGS ARE AVAILABLE FOR VIEWING ONLINE AT WWW.BEAUFORTCOUNTYSC.GOV AND CAN ALSO BE VIEWED ON HARGRAY CHANNELS 9 AND 113, COMCAST CHANNEL 2, AND SPECTRUM CHANNEL 1304.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MEETING MINUTES – June 3, 2024
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS
(Comments are limited to 3 minutes.)

ACTION ITEMS

7. **CONSIDERATION OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC):** SECTION 3.1.60 (CONSOLIDATED USE TABLE) AND SECTION 3.3.50 (REGIONAL CENTER MIXED USE (C5) ZONE STANDARDS) TO ALLOW DWELLING: SINGLE FAMILY DETACHED UNIT IN REGIONAL CENTER MIXED USE (C5)
8. **CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP** FOR 49.16 ACRES (R600 029 000 0005 0000, R600 029 000 0143 0000, R600 029 000 1194 0000, R600 029 000 0002 0000, R600 029 000 008A 0000, R600 029 000 008C 0000, R600 029 000 0006 0000, R600 029 000 0026 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO NEIGHBORHOOD MIXED USE (C3)

DISCUSSION ITEMS

9. CHAIRMAN'S REPORT
11. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department
Beaufort County Government Robert Smalls Complex
Physical: Administration Building, Room 115 100 Ribaut Road
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228
Phone: 843-255-2140

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Monday, June 3, 2024 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Ms. Cecily McMillan, Vice Chair
Mr. Pete Cook
Mr. Jon Henney
Mr. Gene Meyers
Mr. Glenn Miller
Mr. Dan Riedel

MEMBERS ABSENT:

Ms. Gail Murray
Mr. Dennis Ross

STAFF PRESENT:

Mr. Rob Merchant, Planning and Zoning Director
Ms. Kristen Forbus, Long Range Planner

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE: Chairman Pappas led those assembled in the pledge of allegiance.

REVIEW OF MEETING MINUTES: The May 6th, 2024 Planning Commission minutes were approved with no objections.

CITIZEN COMMENTS: Mr. Pappas asked if there were any non-agenda related citizen comments; there were none.

ACTION ITEMS:

CONSIDERATION OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): DIVISION 6.3 (TRAFFIC IMPACT ANALYSIS) TO UPDATE TRAFFIC IMPACT ANALYSIS STANDARDS.

Mr. Kevin Sullivan of the Engineering Department and Ms. Jennifer Biel presented the amendment to the TIA ordinance taking into account the Commission’s recommendations from the May meeting- keeping the 50 peak hour trips and the reference to the Comprehensive Plan in the Community Development Code (CDC). Mr. Jared Fralix of the Engineering Department explained the proposed escrow account.

Mr. Miller suggested that the CDC define what “administrator” means.

Chairman Pappas opened the meeting up for public comment. There was none.

After much discussion, Mr. Henney made a motion to recommend approval of the CONSIDERATION OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC):

DIVISION 6.3 (TRAFFIC IMPACT ANALYSIS) TO UPDATE TRAFFIC IMPACT ANALYSIS STANDARDS. Ms. McMillan seconded the motion. The motion passed unanimously.

DISCUSSION ITEMS:

Mr. Fralix presented the potential Transportation Sales Tax projects.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 6:35 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Robert Merchant, AICP, Beaufort County Planning and Zoning Department

DATE: June 10, 2024

SUBJECT: CONSIDERATION OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.60 (CONSOLIDATED USE TABLE) AND 3.3.50 (REGIONAL CENTER MIXED USE (C5) ZONE STANDARDS) TO ALLOW DWELLING: SINGLE FAMILY DETACHED UNIT IN REGIONAL CENTER MIXED USE (C5)

STAFF REPORT:

A. BACKGROUND:

Case No. CDPA-000038-2024

Applicant: Rhonda W Bryan

Proposed Amendment: Amendment to Sections 3.1.60 and 3.3.50 of the Community Development Code

B. SUMMARY AND BACKGROUND:

The proposed amendment seeks to permit single-family residences within the C5 Regional Center Mixed Use zoning district. The current standards do not allow for this use which has created nonconformities within the county- specifically North of the Broad River. The current standards allow a full range of retail, service, and office uses. The proposed standards would allow a density of 2.6 units per acre practicing consistency with zoning district C3.

C. ZONING MAP AMENDMENT REVIEW STANDARDS: In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;

Yes, the amendment is consistent with and furthers the goals of the Comprehensive Plan. Strategy H.1 recommends to “develop policies for the appropriate location and quality of affordable housing.” A crucial aspect of affordability involves promoting infill development which is attainable through this amendment. Additionally, the Built

Environment Core Value #4 emphasizes the ability for landowners to profit from their land. Presently, numerous C5 properties are designated as non-conforming and feature small-lot patterns. The inability to build single-family homes on these lots diminishes equity by restricting property owners' choices and investment potential.

2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;

No, it is not in conflict. However, to continue further consistency, it is recommended that zoning district Community Center Mixed Use (C4) is also amended to allow single-family detached dwelling units as well.

3. Addresses a demonstrated community need;

Yes, many properties zoned C5 are non-conforming and/or are platted purposefully to hold single-family homes. There exists a small lot pattern curated of low-density housing that needs to be considered conforming.

4. Is required by changed conditions;

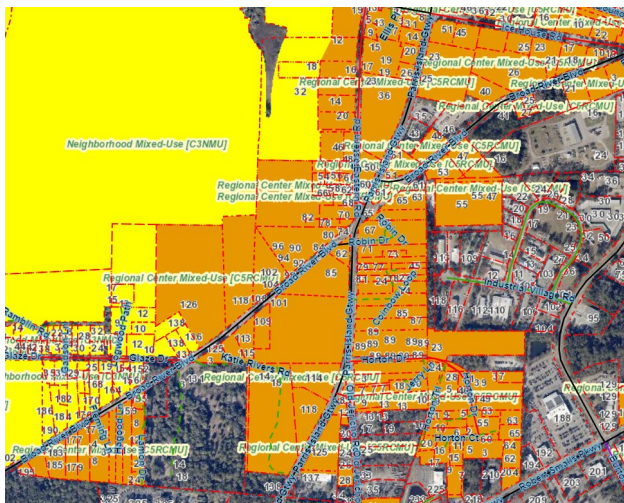
No, it is not.

5. Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County;

Yes, the Regional Center Mixed Use (C5) zoning district's purpose is to contain mixed uses; adding single family detached dwelling units furthers this purpose.

6. Would result in a logical and orderly development pattern; and

Yes, this would allow particular neighborhood compatible development – especially along Parris Island Gateway.



It's essential to recognize that the market will not sustain expansive traditional single-family neighborhoods with 2.6 units per acre on extensive tracts along major roads.

7. Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Yes, it would not result in adverse impacts. Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

D. RECOMMENDATION: Staff recommends approval.

E. ATTACHMENTS:

- Text Amendment Changes

3.1.60 - Consolidated Use Table

Table 3.1.60: Consolidated Use Table																		
Land Use Type	T1N	T2R	T2RL	T2RN	T2RNO	T2RC	T3E	T3HN	T3N	T3NO	T4HC	T4VC	T4HCO	T4NC	C3	C4	C5	SI
AGRICULTURE																		
1. Agriculture & Crop Harvesting	P	P	P	P	P	P	P	—	—	—	—	—	—	—	P	—	—	—
2. Aquaponics	S	S	S	S	S	S	S								S			
3. Agricultural Support Services	—	P	P	P	P	P	—	—	—	—	P	P	P	—	TC P	P	P	P
4. Animal Production	—	C	—	C	C	C	—	—	—	—	—	—	—	—	—	—	—	—
5. Animal Production: Factory Farming	—	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
6. Seasonal Farmworker Housing	—	C	C	C	C	C	C	—	—	—	—	—	—	—	C	—	—	—
7. Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Commercial Stables	—	C	C	C	C	C	—	—	—	—	—	—	—	—	C	—	—	—
RESIDENTIAL																		
1. Dwelling: Single Family Detached Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	TC P	TC P P	—

3.3.50 - Regional Center Mixed Use (C5) Zone Standards

A. Purpose	
<p>The Regional Center Mixed Use (C5) Zone permits a full range of retail, service, and office uses. The Zone's intensity accommodates regional and community commercial and business activities. Uses include large, commercial activities that serve the entire County and highway-oriented businesses that need to be located on major highways. While this use intends high-quality, commercial character, the setback or build-to-line, landscaping and other design requirements provide a uniform streetscape that makes provision for pedestrian and transit access. The Zone is intended to be more attractive than commercial areas in other counties to maintain the attractive tourist and business environment and have minimal impact on surrounding residential areas.</p> <p>The Zone is not intended to be a strip along all arterials and collectors. In developing areas, the minimum depth of a parcel along an arterial or collector shall be 600'. The minimum zone size shall be 20 acres. In the older, built-up areas, new uses shall have depths and areas equal to or greater than similar uses in the area. This Zone shall be located in areas designated "regional commercial" in the Comprehensive Plan.</p>	
B. Building Placement	
Setback (Distance from ROW/Property Line)	
Front	25' min.
Side:	
Side, Main Building	15' min.
Side, Ancillary Building	15' min.
Rear	10' min.
Lot Size	
Lot Size	21,780 SF min.
Width	150' min.
Note:	
For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.	
C. Building Form	
Building Height	
Single-Family Detached	2.5 stories max

All Buildings Other Buildings	3 stories max.
Ground Floor Finish Level	No minimum
D. Gross Density ¹ and Floor Area Ratio	
Gross Density	
Single-Family Detached	2.6 d.u./acre max.
Density Other Buildings	15.0 d.u./acre max. ²
Floor Area Ratio ³	0.37 max.
¹ Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F).	
² See Section 4.1.350 for Affordable Housing density bonuses.	
³ Requirement applies to non-residential buildings.	
E. Parking	
For parking space requirements see Table 5.5.40.B (Parking Space Requirements).	

F. C5 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C5
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP P
Dwelling: Single-Family Attached Unit	2.3	TCP

Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Affordable Housing	4.1.350	C
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C

Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Short-Term Housing Rental (STHR)	4.1.360	P
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		P

School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility, Public or Commercial		P
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	C
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3		
— Use Not Allowed		
End Notes		
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.		



MEMORANDUM

TO: Beaufort County Planning Commission

FROM: Robert Merchant, AICP, Beaufort County Planning and Zoning Department

DATE: June 12, 2024

SUBJECT: CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 49.16 ACRES (R600 029 000 0005 0000, R600 029 000 0143 0000, R600 029 000 1194 0000, R600 029 000 0002 0000, R600 029 000 008A 0000, R600 029 000 008C 0000, R600 029 000 0006 0000, R600 029 000 0026 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO NEIGHBORHOOD MIXED USE (C3)

STAFF REPORT:

A. BACKGROUND:

Case No.	CDPA-000039-2024
Owner:	Marion T. Davis, James Hamilton, Mosaic Development, LLC, Steward William Reynolds, TGJ Properties, LL, Jason D. Reed, Curt Warrington, Evelina Perry, John Bush, James Bush
Applicant:	Barry L. Johnson
Property Location:	3053, 3105, 3119, and 3147 Okatie Highway, 29 and 40 Davis Court, and 28 Hubbard Lane
District/Map/Parcel:	R600 029 000 0005 0000, R600 029 000 0143 0000, R600 029 000 1194 0000, R600 029 000 0002 0000, R600 029 000 008A 0000, R600 029 000 008C 0000, R600 029 000 0006 0000, R600 029 000 0026 0000
Property Size:	49.16 Acres
Current Future Land Use Designation:	Neighborhood/Mixed-Use (Hamlet Place Type)
Current Zoning District:	T2 Rural
Proposed Zoning District:	C3 Neighborhood Mixed-Use

- B. SUMMARY OF REQUEST:** The applicant is requesting to rezone eight undeveloped parcels along Okatie Highway and Hubbard Lane. The current zoning is T2 Rural. The surrounding lands are comprised of a school, rural tracts, and single-family detached-unit neighborhoods. The request is to accommodate 50 mansion flats (222 dwelling units), 24,000 sqft of commercial space, and 21 dwelling units above commercial. The property (R600 029 000 0002 0000) that does not connect to the rest of the parcels in this application is listed on the Potential Master Plan as part of a future Traditional Community Plan (TCP). On its own, it would not qualify to be a TCP as it does not meet the minimum of 8 acres; it is not contiguous with any other existing or proposed C3 parcels either.
- C. EXISTING ZONING:** The lots are currently zoned T2 Rural which permits residential development at a density of one dwelling unit per three acres. T2 Rural permits very limited non-residential uses.
- D. PROPOSED ZONING:** The CDC defines the C3 Neighborhood Mixed-Use zoning district as: “The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access.”
- E. TRAFFIC IMPACT ANALYSIS (TIA):** According to Section 6.3.20.D of the CDC, *“An application for a rezoning shall include a TIA where the particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.”* A TIA was submitted for review. The review is attached.
- F. ZONING MAP AMENDMENT REVIEW STANDARDS:** In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:
- 1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;**
No, although it meets the future land use designation of Neighborhood/Mixed Use, it does not fulfill the Comprehensive Plans identification of a Hamlet Place Type. This means that the Hamlet Place Type Overlay provision should be used when this property is upzoned. In addition, the Comprehensive Plan encourages that the County works with all local governments regionally and partakes in coordinated cooperation. It also directs that new growth is to be done in municipalities. In November 2023, parcel R600 029 000 0002 0000 came before the Town of Bluffton for annexation and to accommodate 104 multi-family dwelling units. The application was denied due to the application not meeting the 20% affordable housing requirement for new or amended PUDs. If the County is interested in this type of upzoning, an area wide plan in

conjunction with the Town of Bluffton is recommended to be conducted to avoid fragmented development.

2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;

No, it is in conflict with the Community Development Code. To be consistent with the Community Development Code and Comprehensive Plan, the Place Type Overlay provision should be used to upzone these properties. The Hamlet Place Type would allow three units per acre and would require 80 acres minimum, thus requiring that this area be planned out in a larger fashion than what is being proposed, as stated in #1. The implementation of a Place Type would create a more compatible and appropriate transition to mixed-use development as it requires appropriate transitions to the scale and character of the surrounding land.

3. Addresses a demonstrated community need;

Yes, it would address a demonstrated need if it follows the County's and Bluffton's planning and land use policies. See 4.

4. Is required by changed conditions;

Yes, the properties of this application are zoned T2R; the area is surrounded by higher-density residential and commercial uses. The Comprehensive Plan labels this location as Neighborhood/Mixed-Use future land use. However, changing zoning in this area should take the whole community into account instead of in a fragmented manner.

5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;

No, there are compatible uses that are allowed in the proposed C3 zoning district, but overall there remains low-density rural residential properties abutting and around the proposed parcels. Therefore, this rezoning would cause a disorderly fragmented development pattern. The implementation of a coordinated area plan would create a more compatible and appropriate transition of land development.

6. Would not adversely affect nearby lands;

No, the rezoning would adversely affect nearby lands because the parcels are in immediate proximity to rural properties. There are also wetlands that will be heavily impacted that are located on and near many of the properties requested for rezoning.

7. Would result in a logical and orderly development pattern;

No, it would not. See 5 and 6.

8. Would not result in adverse impacts on the natural environment – including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:

Yes, any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual. However, it is necessary to note though that there is a major wetland system in this area.

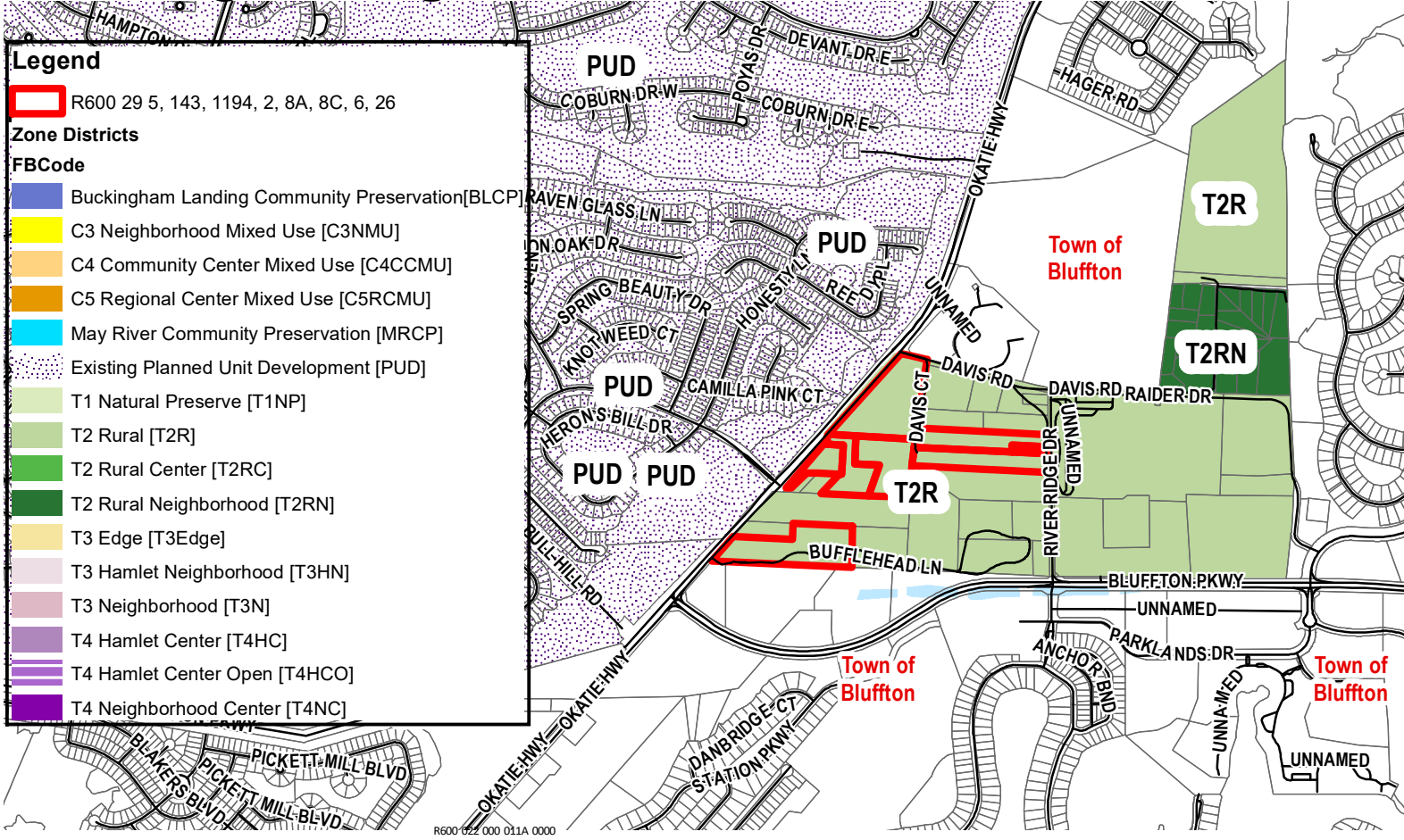
9. **Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities:**
Yes, there is water and wastewater pump capacity to serve development per BJWSA. The School District has been notified.

G. STAFF RECOMMENDATION: Staff recommends denial. While the Comprehensive Plan calls for development of this area, the manner in which it is being proposed is fragmented and would adversely impact the properties surrounding these parcels that are not participating in this application as they are to remain zoned T2 Rural. Because of proximity to Bluffton and the major designation commercial area at Bluffton Parkway and 170, the town of Bluffton is in a better position to serve this area. In addition, if annexed, the town would require a 20% workforce housing minimum- a policy which the county does not have. If the County wishes to move forward with the rezoning, staff recommends implementing an area wide plan with Bluffton and the school district.

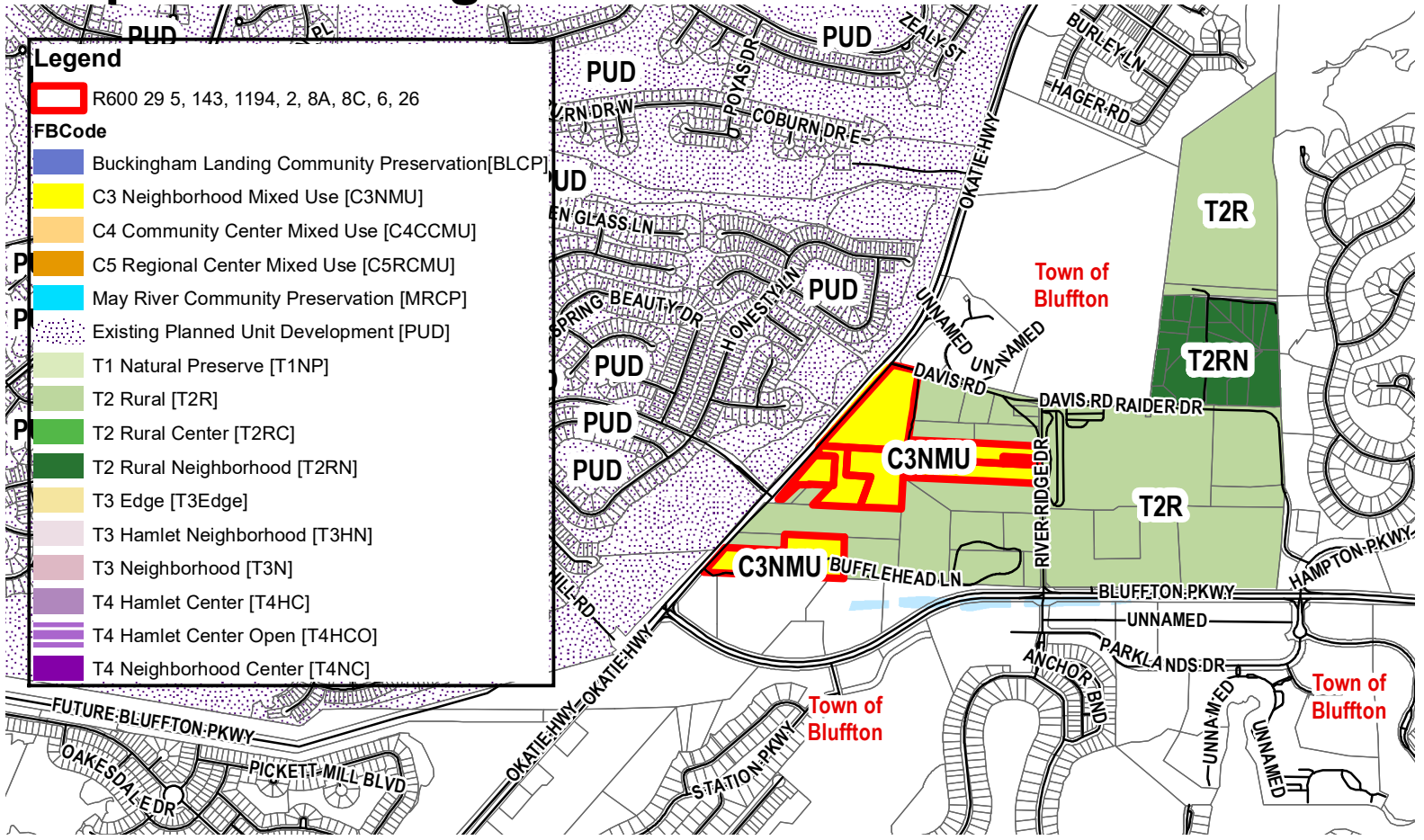
H. ATTACHMENTS

- Zoning Map (existing and proposed)
- Application and TIA
- BJWSA Availability

Existing Zoning



Proposed Zoning





JOHNSON & DAVIS, PA
ATTORNEYS

BARRY L. JOHNSON*
HUTSON S. DAVIS, JR. **
W. LAMAR JOHNSON II
MANNING R. CATHCART

THE VICTORIA BUILDING
SUITE 200
10 PINCKNEY COLONY ROAD
BLUFFTON, SC 29909

TELEPHONE (843) 815-7121
TELEFAX (843) 815-7122

BARRY L. JOHNSON
BARRY@JD-PA.COM

* Certified S.C. Mediator and Arbitrator
** Certified S.C. Mediator

May 6, 2024

RECEIVED

MAY 06 2024

Community
Development Dept.

Hand-Delivered

Beaufort County Planning Department
Attn: Robert Merchant, AICP, Director
County Administration Building, Room 115
100 Ribaut Road
Beaufort, SC 29901-1228

Re: Rezoning Application
(Multiple parcels on/near S.C. Hwy. 170 between Davis Road and Bluffton
Parkway)

Dear Mr. Merchant:

I herewith submit, for filing with your department, the referenced Rezoning Applications, with these supporting documents:

1. Narrative addressing the required ten subjects, by Witmer-Jones-Keefer Ltd.;
2. Booklet of visual/exhibits in support of the Narrative including, as you suggested, one potential Master Plan, covering a substantial portion of the subject properties;
3. Additional exhibits in support of the Narrative showing conceptual storm water, sewer, and water plans, by Ward Edward Engineering; and
4. Mosaic Development, LLC's check in payment of the filing fee in the amount of \$1,237.40.

Also, there is one additional copy of each of the above, which I request be stamped as submitted/filed today.

Please let me know of any additional considerations, and of scheduling.

Yours very truly

Barry L. Johnson

BLJ:ger
Enclosures

P:\WP\Mosaic Development\Mews II\Applications\20240506_Ltr to R. Merchant w Applications.docx



MEMO

TO: ROB MERCHANT
FROM: BRIAN WITMER, BARRY JOHNSON, WILLY POWELL, SHELLY SNYDER
CC: STEWART W. REYNOLDS, TGI PROPERTIES, LLC, JASON D. REED, CURT WARRINGTON, EVELLINA PERRY, MARION THEODORE DAVIS JR., JAMES BUSH, JOHN BUSH, JAMES HAMILTON, AND MOSAIC DEVELOPMENT LLC
SUBJECT: BEAUFORT COUNTY REZONING REQUEST
DATE: MAY 6, 2024

Section 7.3.40 Zone Map Amendment (Rezoning)

1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code. In areas of new development, a finding of consistency with the Comprehensive Plan shall be considered to meet the standards below, unless compelling evidence demonstrates the proposed amendment would threaten the public health, safety, and welfare if the land subject to the amendment is classified to be consistent with the Comprehensive Plan:

Applicant Comments:

The rezoning request is consistent with both the 2010 and 2040 Comprehensive Plans:

- At Beaufort County's request, application for annexation was made to the Town of Bluffton and denied by Bluffton Town Council.
- The future land use has been consistently shown since 2010 as Neighborhood Mixed Use, which is consistent with applicant's conceptual master plan.
- Applicant has found no evidence, compelling or otherwise, that the requested Zone Map Amendment would threaten the public health, safety, and welfare if the land subject to the rezoning request is classified to be consistent with the Comprehensive Plan.

2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances:

Applicant Comments:

Attached is Applicants' "One Potential Master Plan" of most of the parcels subject to this rezoning request, which is not in" conflict with any provisions of the Development Code, or the Code of Ordinances.

3. Addresses a demonstrated community need:

Applicant Comments:

Multi-family residential housing is an urgent, well-understood need in this community. Housing opportunities for teachers, first responders, healthcare and medical employees, service industry workers, and young professionals such as doctors, accountants, lawyers, architects, engineers, land planners, real estate and insurance agents are in critical demand. We need these crucial human resources to live in the community in which they work. If they do not live in our community, it's only a matter of time before a significant percentage are forced to find employment elsewhere, and some already have. If we want to have quality schools, timely emergency services, robust medical facilities, a broad spectrum of shops and restaurants, and a well-educated and experienced business community, then additional first home housing is absolutely needed.

4. Is required by changed conditions:

Applicant Comments:

Approximately 25-30 years ago, 1995-2000, the conditions in this and the surrounding area was that it was all formerly agricultural and had been largely turned into timberlands with very sparse, rural, housing. Then came:

- Sun City
- The reworking of McGarvey's Corner with its T-intersection with then-Highway 278 into the 4-way, elevated exchange of the re-routed Highway 278 and the redesignated Highway 170
- The creation of Bluffton Parkway with its vision to connect this area of Beaufort County to a newly envisioned Exit 3 on I-95 and to provide a new corridor for residences, schools, businesses, medical facilities throughout this area.
- The visions implemented for Hampton Lake, and other communities, on the Bluffton Parkway.
- The successful mobilization of USC's Hardeeville Campus
- The visions implemented all along Highway 278 from the bridges to Hilton Head out to I-95's Exit 8 for large, vibrant residential communities, and a string of car dealerships along Highway 278 and other commercial/retail, etc. developments.
- The rapid growth of Coastal Carolina Hospital and all the other medical offices, laboratories, rehabilitation facilities, etc. in this area

- The visions implemented along Highway 170 for Lawton Station, Mill Creek, Cypress Ridge, Palmetto Point, The Four Seasons, and the numerous communities of New Riverside connecting to Highway 170, as well as Palmetto Bluff.
- The visions implemented for nearby schools: River Ridge Academy, May River High School, Pritchardville Elementary, and more to come from the recent bond approvals.
- The buildout of Hilton Head Island, and the surge of popularity of the Town of Bluffton and its surrounding lands as a new housing and commercial center, and as a destination.

These changed conditions have surrounded the subject parcels (which are not under single ownership), and the remaining parcels in this Future Land Use Area with all of the above, leaving just now this island of land that is classified very inconsistently with the current conditions of surrounding lands. These changed conditions have also provided infrastructure readily available to the subject parcels, such as roads, sidewalks, water, sewer, electricity, and schools. For the County not to reclassify Applicant's parcels to Neighborhood Mixed Use would restrict the uses of the subject parcels when virtually all of the adjoining and adjacent, surrounding properties are not subject to the severe use restrictions of T2R.

5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land:

Applicant Comments:

See comments above related to Item 4 of this narrative. In summary, the classification of Neighborhood Mixed Use is compatible and appropriate with surrounding land uses with Buckwalter Commercial to the south, River Ridge Academy to the east, Sun City PUD to the west and NHC Healthcare to the north, and a few adjacent, mostly unoccupied parcels within this Future Land Use area. This application for rezoning of 8 parcels also leads the way for the remainder of the parcels in this Future Land Use Area to move into the long-anticipated, since at least 2010, classification of Neighborhood Mixed Use (C3). At the present time, Rezoning Parcel #8 (which is also identified by Beaufort County PIN R600 029 000 0002 0000) appears to contain slightly less than 8 acres, actually about two/tenths of an acre. As such, this Rezoning Parcel #8 is not presently included in any potential master planning for the remaining Rezoning Parcels.

6. Would not adversely impact nearby lands:

Applicant Comments:

Rezoning to Neighborhood Mixed Use would not adversely impact nearby lands. Instead, it would enhance nearby lands through the restaurant and retail services expected in the Commercial Center of the Preliminary Master Plan, while reducing needs for significant burdens on Highway 170 and Bluffton Parkway as residents of nearby lands would have short trips to reach these restaurant and retail services. By interconnectivity, as shown on the Applicant's "One Preliminary Master Plan", the residents of these subject parcels would be able to reach the Commercial Center by pedestrian, bicycle, or similar modes.

7. Would result in a logical and orderly development pattern:

Applicant Comments:

Logically, as shown in the Comprehensive Plan this area is attended for significantly higher density than T2R permits. A higher density use would be more compatible with the surrounding higher density developments of residential, commercial, school, etc. This zoning map amendment would bring water and sewer into these sites in an orderly development pattern.

8. Would not result in adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment:

Applicant Comments:

This project proposes to bring public water and sewer service to this area to fill a donut hole in the Beaufort Jasper Water & Sewer Authority (BJWSA) service area. Gravity sewer services installed in support of the rezoning is anticipated to be extended to the surrounding parcels, allowing them to make connections. Bringing this area off septic and onto public sewer will help alleviate existing fecal coliform impairments within the Okatie River watershed.

All land disturbance activities and land use changes are subject to the current Beaufort County SoLoCo Stormwater Ordinance, along with SCDHEC-OCRM requirements. Each parcel will be self-sufficient and provide a reduction in overall stormwater volume and stormwater rate, up to and including the 100-year design storm. In addition, each parcel will exceed the County's requirements for Total Suspended Solids (TSS) removal, nitrogen, and phosphorous removal reduction percentages. Due to the items listed above and all the current development code requirements the natural environments would not suffer adverse impacts: rather, the impacts would be the opposite; they would be improvements.

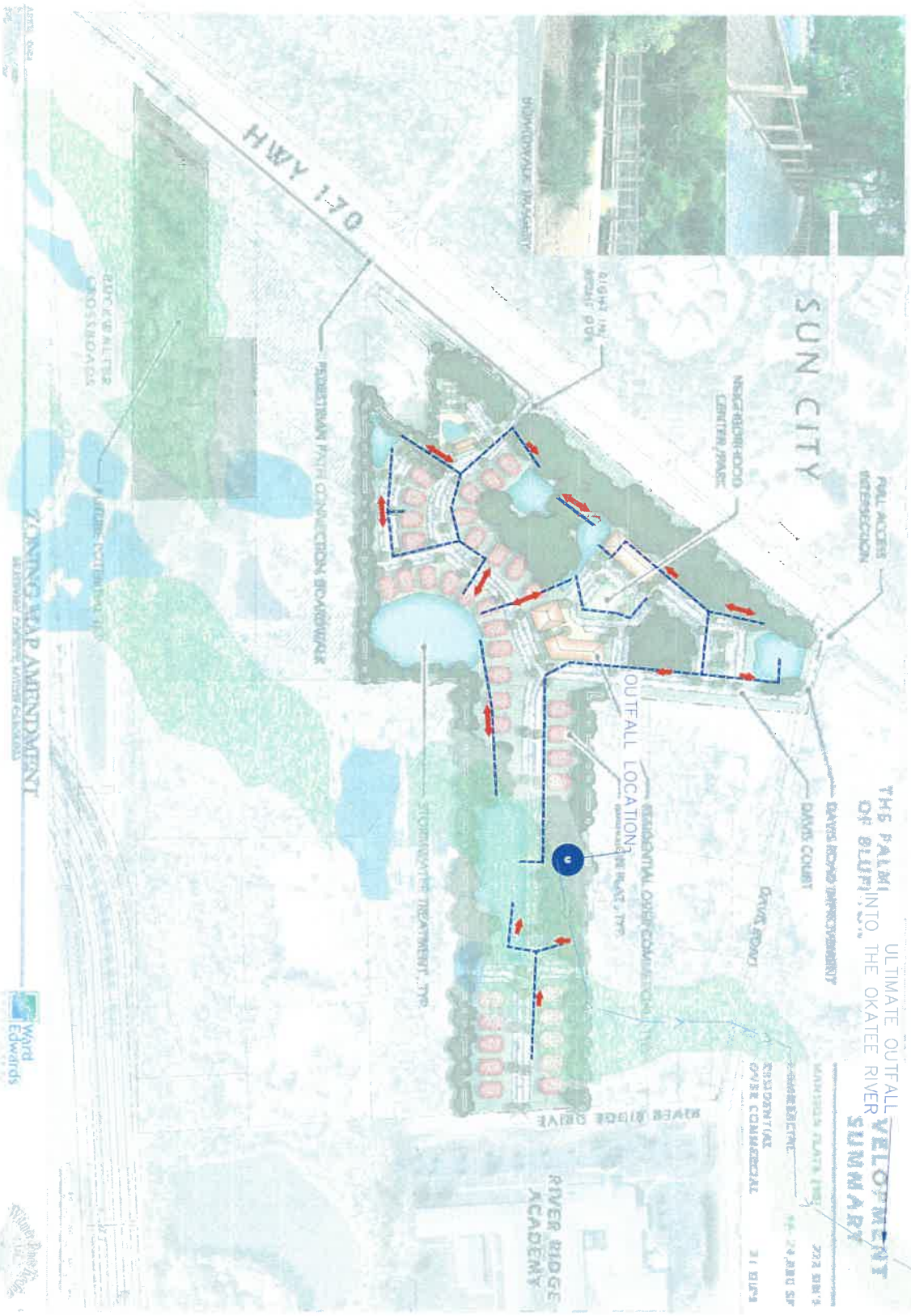
9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities):

Applicant Comments:

This area has excellent public facilities available: roads, water, sewer, electricity, schools, medical, etc. It also would provide much needed housing for the very people we need in our community to be employed in schools, parks, police, and fire and emergency medical facilities.

ONE POTENTIAL MASTER PLAN

THE PALMIERINO, THE OKATEE RIVER
 ULTIMATE OUTFALL VELOCITY
 SUMMARY



VICINITY MAP

Map to locate



STORM WATER MASTER PLAN

ZONING MAP AMENDMENT

PREPARED BY:
 WARD EDWARDS
 10/1

LEGEND

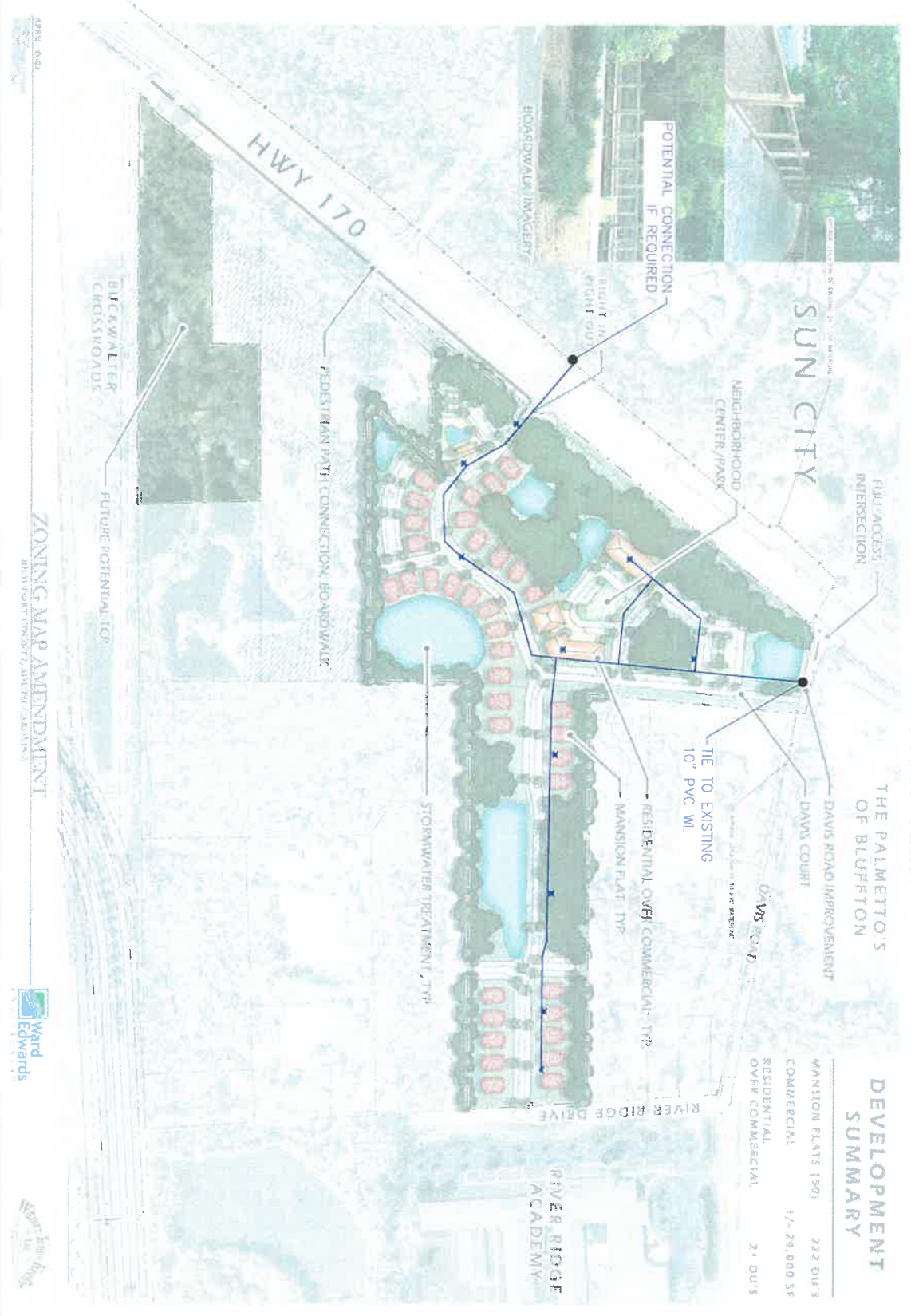
- STORM PIPE
- OUTFALL LOCATION
- FLOW DIRECTION

NOARRANT IS CONSULTING AND SUBJECT TO CHANGE. ACCORDING TO RECORDS MADE IN THE STATE ARCHIVE FROM 1970 TO 1975. THE INFORMATION IS NOT GUARANTEED.

SCALE: 1" = 100'

Ward Edwards
 CONSULTING ENGINEERS
 1700 N. 10TH AVENUE, SUITE 100
 PHOENIX, AZ 85016
 WWW.WARDEDWARDS.COM

PROJECT # 22041
 DATE 04/24/2024
 PREPARED BY: APL
 SHEET NUMBER 1 OF 1



ONE POTENTIAL MASTER PLAN

THE PALMETTO'S OF BLUFFTON

DEVELOPMENT SUMMARY

MANSSION FLATS 1503	222,014.3
COMMERCIAL	1/- 26,000 SF
RESIDENTIAL OVER COMMERCIAL	2+ 04'5

DATE: 04/11/2014
 PROJECT #:
 PREPARED BY: AEL
 SHEET NUMBER: 1 OF 1

ZONING MAP AMENDMENT
 BLUFFTON, SOUTH CAROLINA



VICINITY MAP

WATER MASTER PLAN

ZONING MAP AMENDMENT

MOSAIC DEVELOPMENT

LEGEND

- WATER LINE
- CONNECTION POINT
- FIRE HYDRANT

Ward Edwards
 ENGINEERS
 P.O. BOX 316, BLUFFTON, SOUTH CAROLINA 29910
 PH (843) 832-2323 / FAX (843) 832-2328
 WWW.WARDEDS.COM

PROJECT #:
 DATE: 04/11/2014
 PREPARED BY: AEL
 SHEET NUMBER: 1 OF 1

ADDITIONAL INFORMATION AND CONTACT TO OWNER:
 OWNER: MOSAIC DEVELOPMENT
 ADDRESS: 1000 W. MARKET STREET, SUITE 100
 BLUFFTON, SOUTH CAROLINA 29910
 PHONE: (843) 832-2323



ONE POTENTIAL MASTER PLAN

THE PALMETTO'S OF BLUFFTON

DEVELOPMENT SUMMARY

MANSION FLATS (50)	222 DU'S
COMMERCIAL	47 - 24,800 SF
RESIDENTIAL OVER COMMERCIAL	21 DU'S

ZONING MAP AMENDMENT



VICINITY MAP



SEWER MASTER PLAN

ZONING MAP AMENDMENT

MOSAIC DEVELOPMENT

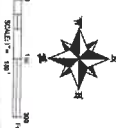
LEGEND

SANITARY SEWER LINE

MANHOLE

FORCE MAIN

CONTRACT IS CONTINGENT, AND SUBJECT TO CHANGE. ACCORDING TO SECTION 104.04 OF THE STATE MASTER PLAN. WORK ON THE CONTRACT BEGINS.



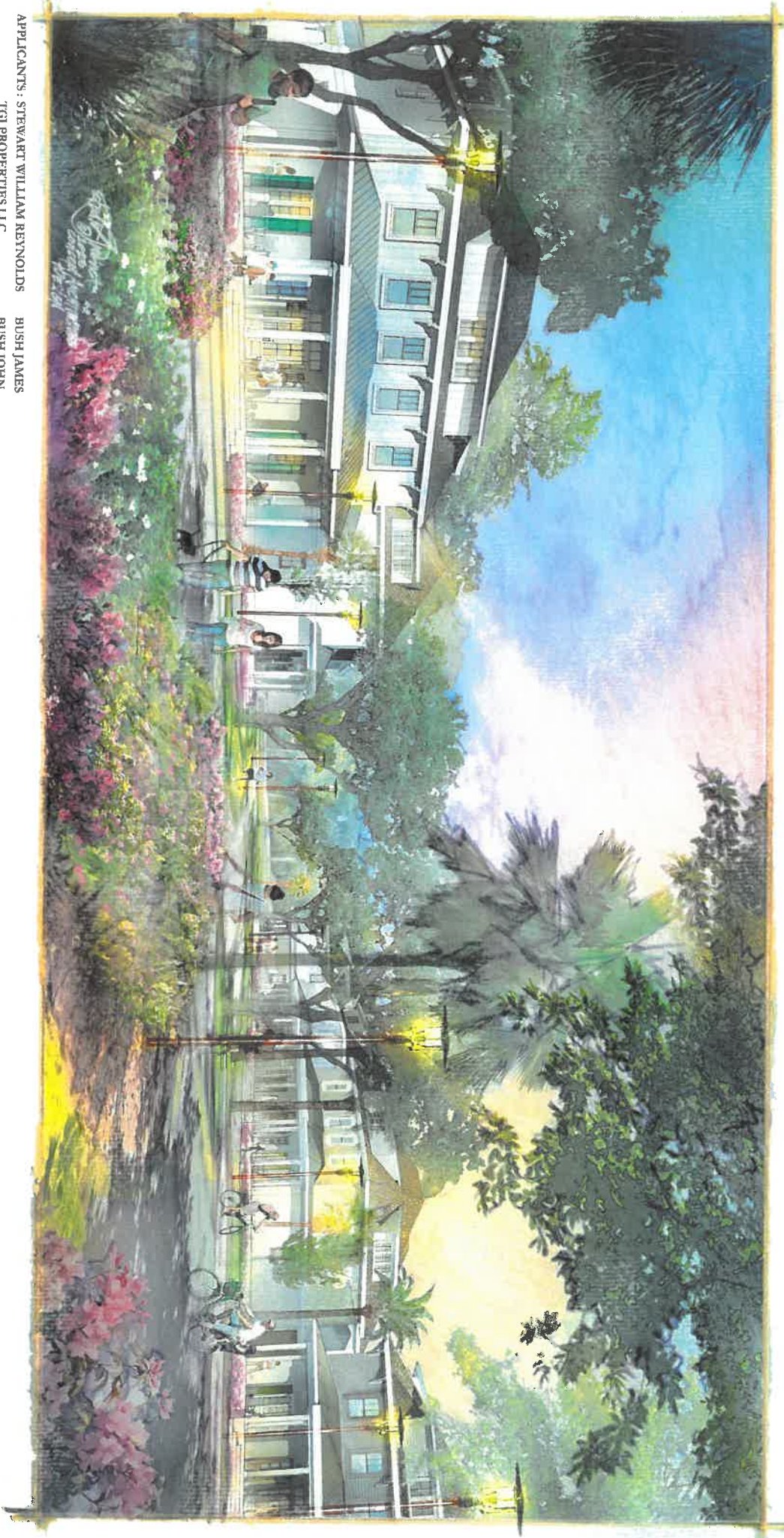
Ward Edwards

ENGINEERS ARCHITECTS

P.O. BOX 101, SUNTOWN, SOUTH CAROLINA 29905

WWW.WARDEDMOSAIC.COM

PROJECT #	22004
DATE	6/25/2024
PREPARED BY	AT
SHEET NUMBER	1 OF 1



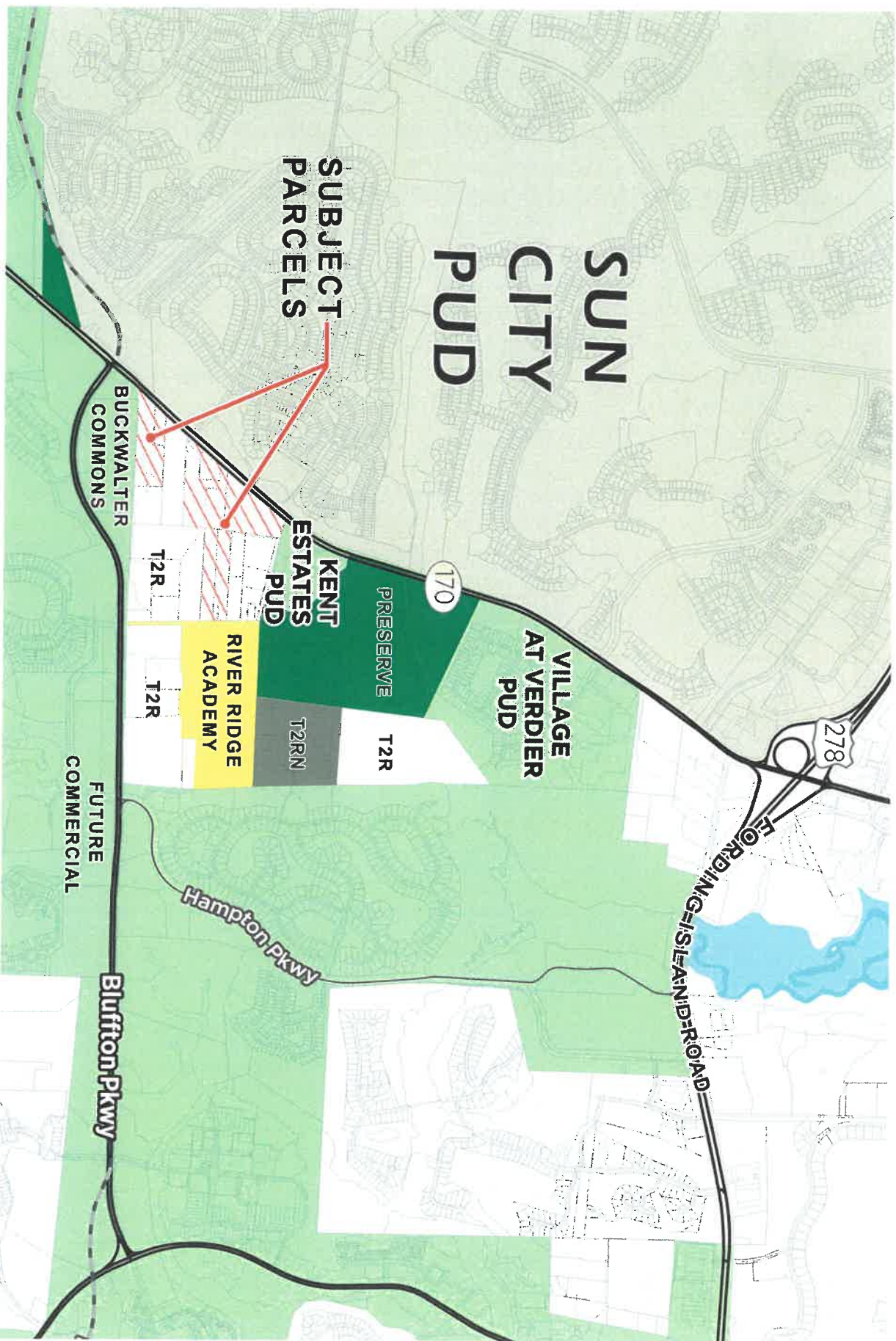
APPLICANTS: STEWART WILLIAM REYNOLDS
TGI PROPERTIES LLC
REED JASON D
PERRY EVELINA
DAVIS MARION THEODORE JR

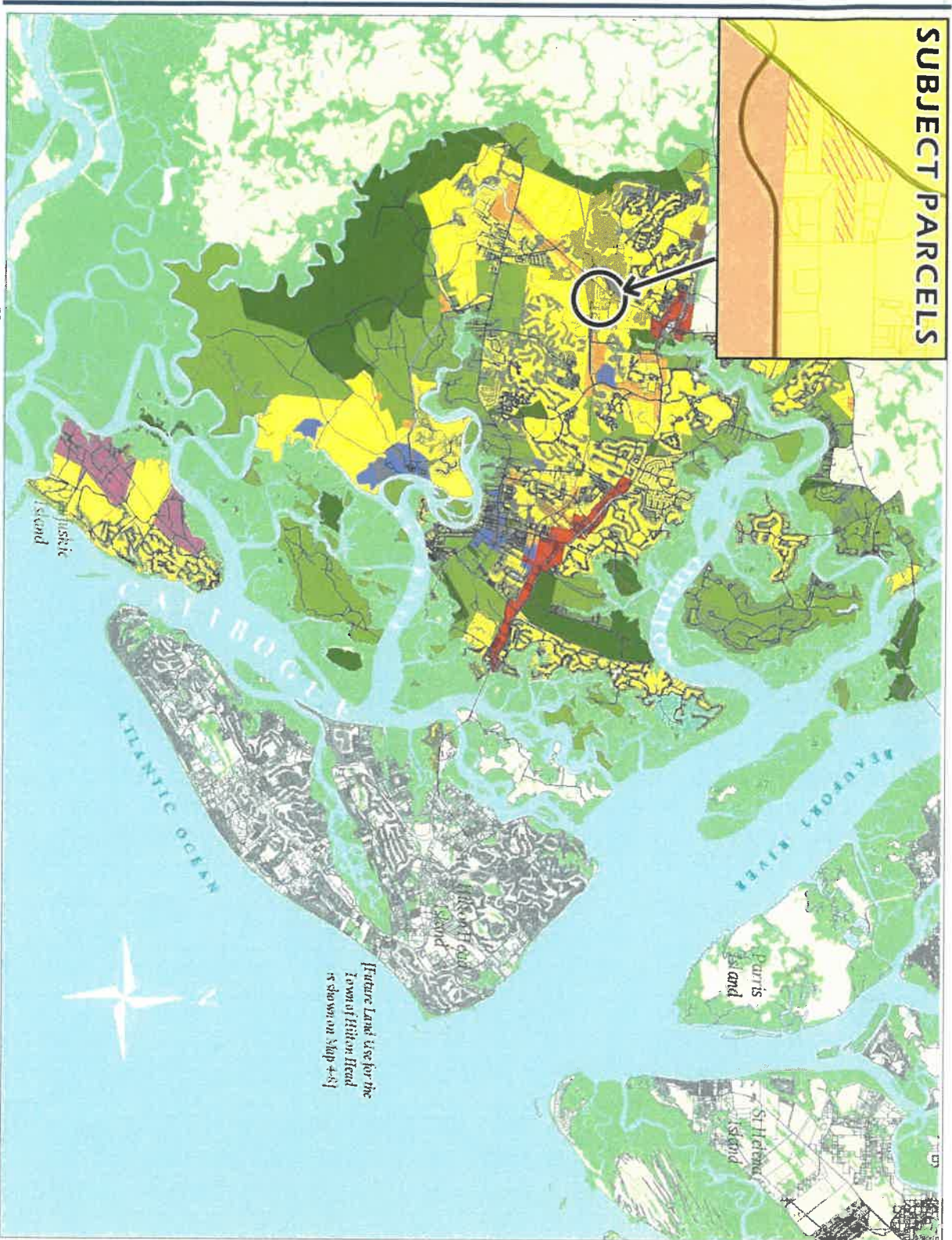
BUSH JAMES
BUSH JOHN
HAMILTON JAMES
MOZAC DEVELOPMENT
WARRINGTON CURT

ZONING MAP AMENDMENT

BEAUFORT COUNTY, SOUTH CAROLINA







Chapter
4
Land Use

Map 4-7
Future
Land Use
Bluffton Area &
Dausfuskie Island

- Preserved Land
- Rural
- Air Installation Compatible Use Zone (AICUZ)
- Rural Community Preservation
- Urban / Mixed-Use
- Community Commercial
- Regional Commercial
- Core Commercial
- Research & Development
- Light Industrial
- Military

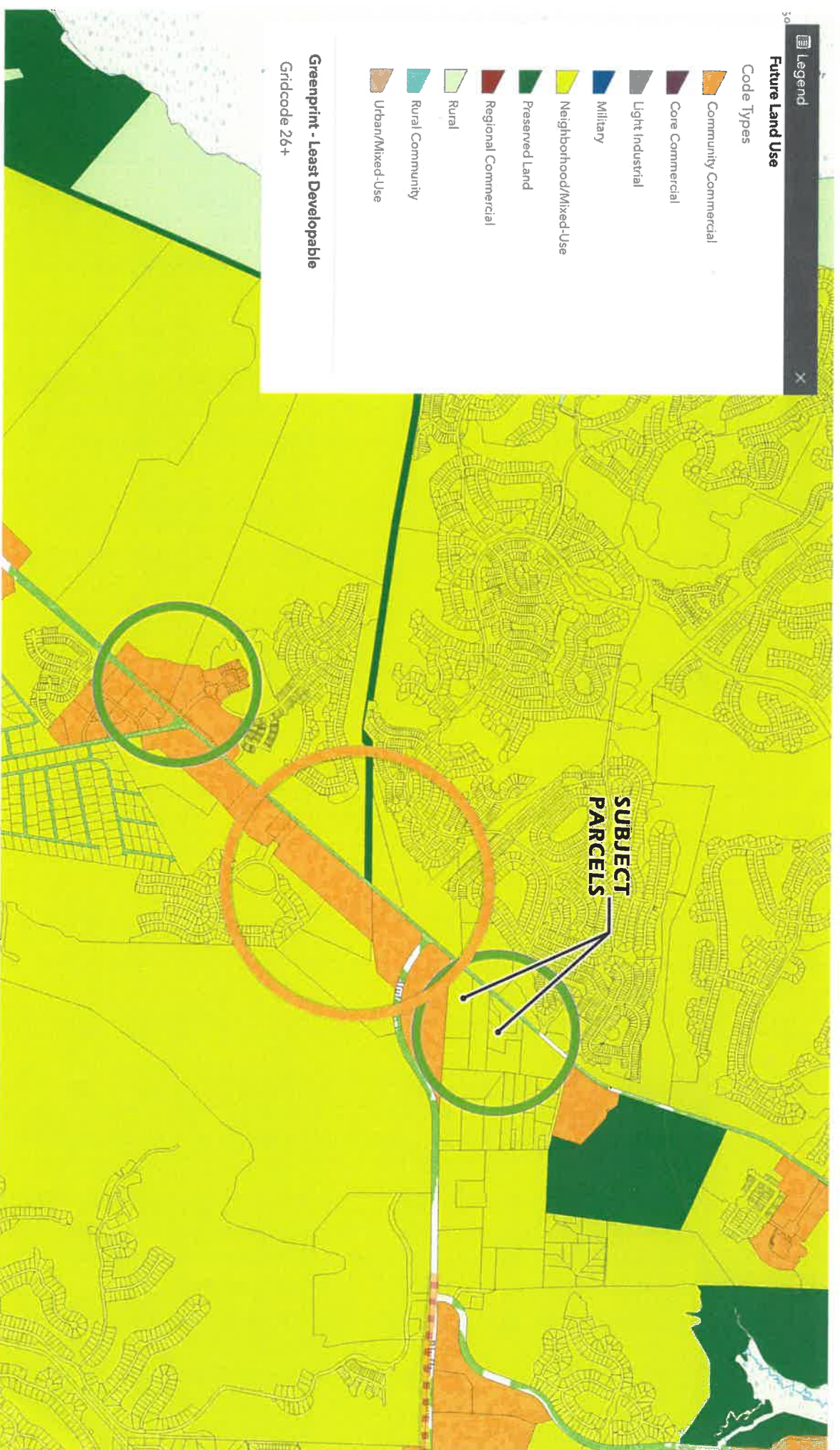
2010
Beaufort County
Comprehensive
Plan

APRIL 2024

804 EAST BAY
APRIL 2024
APRIL 2024

ZONING MAP AMENDMENT
BEAUFORT COUNTY, SOUTH CAROLINA

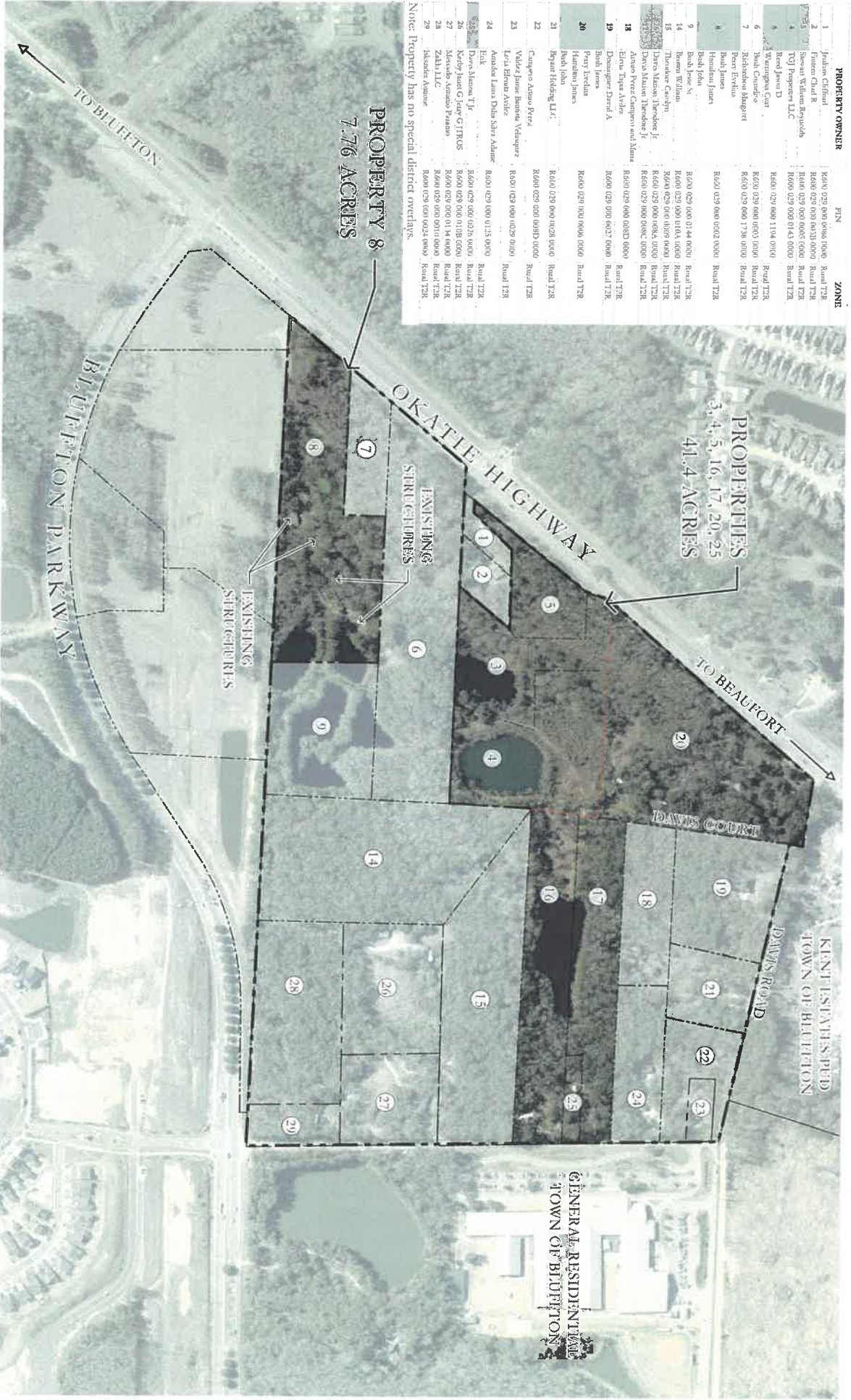




PARCEL MAP

PROPERTY OWNER	PIN	ZONE
1. James Child	R600 029 000 0066 0000	Road 72R
2. James Child	R600 029 000 0020 0000	Road 72R
3. Sun and William Reynolds	R600 029 000 0003 0000	Road 72R
4. TQJ Property LLC	R600 029 000 0143 0000	Road 72R
5. Reed Jones D	R600 029 000 1194 0100	Road 72R
6. Whittington Golf	R600 029 000 0003 0000	Road 72R
7. Richard Jones	R600 029 000 0000 0000	Road 72R
8. Reed Jones	R600 029 000 0002 0000	Road 72R
9. Reed Jones	R600 029 000 0144 0000	Road 72R
10. Brian Williams	R600 029 000 0104 0000	Road 72R
11. Theodore Carlyn	R600 029 000 0000 0000	Road 72R
12. Davis Sharon Theodore Jr	R600 029 000 0004 0000	Road 72R
13. Davis Sharon Theodore Jr	R600 029 000 0004 0000	Road 72R
14. Arthur Peyer Campson and Maria	R600 029 000 0000 0000	Road 72R
15. Arthur Peyer Campson and Maria	R600 029 000 0000 0000	Road 72R
16. Douglas David A	R600 029 000 0027 0000	Road 72R
17. Reed Jones	R600 029 000 0000 0000	Road 72R
18. Perry Cordias	R600 029 000 0000 0000	Road 72R
19. Perry Cordias	R600 029 000 0000 0000	Road 72R
20. Perry Cordias	R600 029 000 0000 0000	Road 72R
21. Perry Cordias	R600 029 000 0000 0000	Road 72R
22. Perry Cordias	R600 029 000 0000 0000	Road 72R
23. Perry Cordias	R600 029 000 0000 0000	Road 72R
24. Perry Cordias	R600 029 000 0000 0000	Road 72R
25. Perry Cordias	R600 029 000 0000 0000	Road 72R
26. Perry Cordias	R600 029 000 0000 0000	Road 72R
27. Perry Cordias	R600 029 000 0000 0000	Road 72R
28. Perry Cordias	R600 029 000 0000 0000	Road 72R
29. Perry Cordias	R600 029 000 0000 0000	Road 72R

Note: Property has no special district overlaps.



ZONING MAP AMENDMENT

APRIL 2024

BEAUFORT COUNTY, SOUTH CAROLINA

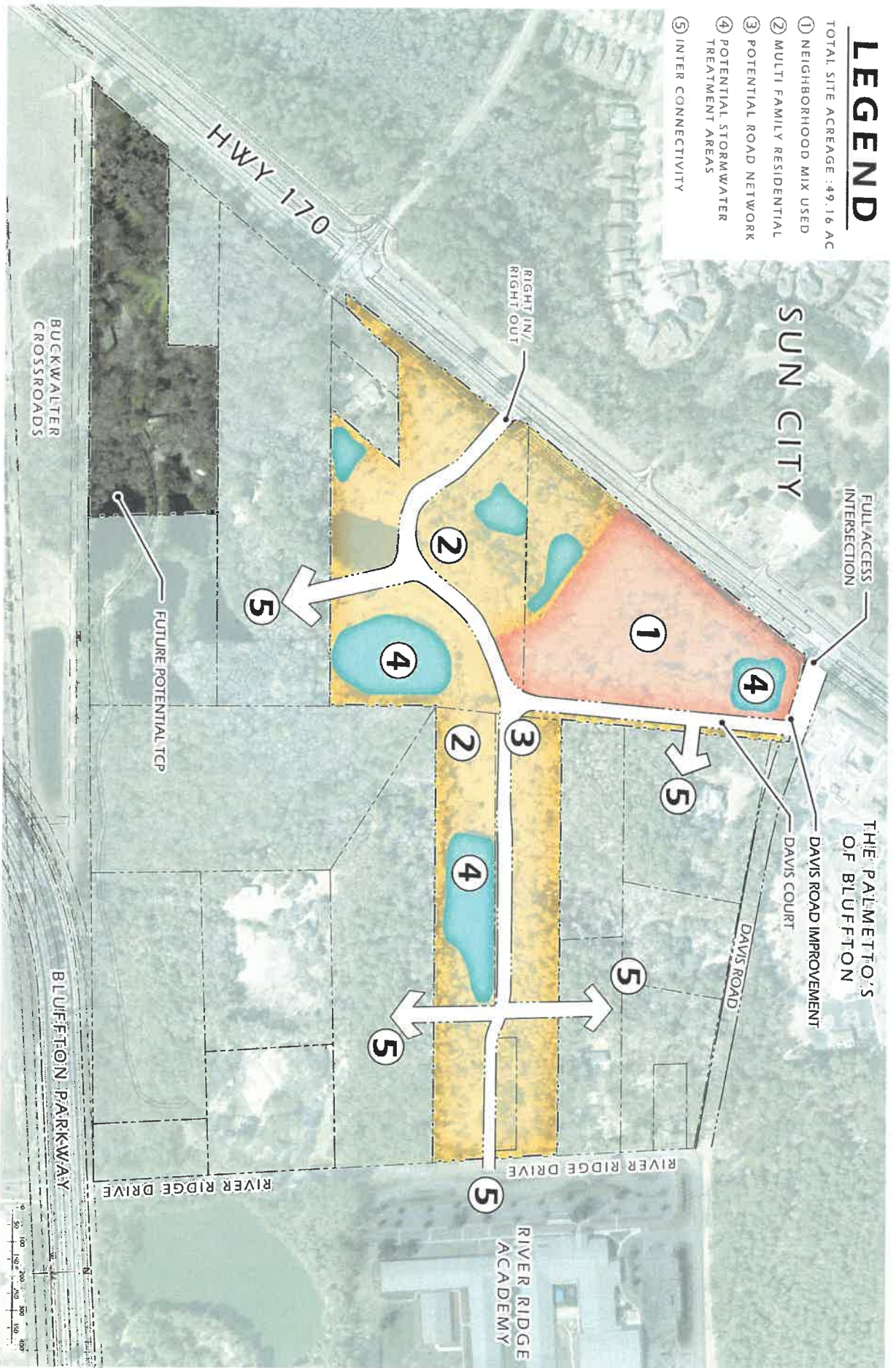


LAND USE CONCEPT

LEGEND

TOTAL SITE ACREAGE : 49.16 AC

- ① NEIGHBORHOOD MIX USED
- ② MULTI FAMILY RESIDENTIAL
- ③ POTENTIAL ROAD NETWORK
- ④ POTENTIAL STORMWATER TREATMENT AREAS
- ⑤ INTER CONNECTIVITY



APRIL 2024

ZONING MAP AMENDMENT

ONE POTENTIAL MASTER PLAN



DEVELOPMENT SUMMARY

THE PALMETTOS OF BLUFFTON'S	
MANSSION FLATS (50)	222 DU'S
COMMERCIAL	+/- 24,000 SF
RESIDENTIAL OVER COMMERCIAL & CLUBHOUSE	23 DU'S

APRIL 2024

ZONING MAP AMENDMENT

BEAUFORT COUNTY, SOUTH CAROLINA





6.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact analysis was conducted for the Okatie Mixed Use Development in accordance with SCDOT and Beaufort County guidelines.

The proposed Okatie Mixed Use Development (which is anticipated to be constructed by 2027) is located along SC 170/Okatie Highway, and will consist of 243 Low-Rise Multifamily Housing units and 24,000 SF Strip Retail Plaza.

Access to the development is proposed to be provided via two (2) full access driveway along Davis Road and River Ridge Drive, and one (1) right-in/right-out access driveway along SC 170/Okatie Highway, all of which meet SCDOT spacing requirements.

The extent of the existing roadway network to be studied consists of the seven intersections of:

1. SC 170/Okatie Highway & Davis Road;
2. SC 170/Okatie Highway & Sun City Boulevard;
3. SC 170/Okatie Highway & Bluffton Parkway;
4. Bluffton Parkway & River Ridge Drive;
5. Davis Road & Project Driveway #1;
6. SC 170/Okatie Highway & Project Driveway #2;
7. River Ridge Drive & Project Driveway #3.

The operation of each of these intersections (in terms of average vehicular delay and level of service) was analyzed with and without the project traffic anticipated to be generated by the Okatie Mixed Use Development.

The results of the analysis indicate that the study intersections currently operate and are expected to continue to operate at an acceptable LOS with the proposed Okatie Mixed Use Development with two exceptions:

- ❖ The intersection of SC 170/Okatie Highway & Davis Road is projected to experience undesirable delay in the AM peak hour of the 2027 Build Conditions. Therefore, it is recommended to install an exclusive left-turn lane along Davis Road to provide separate left- and right-turn egress lanes from Davis Road onto SC 170/Okatie Highway. With this improvement, the LOS/Delay of the intersection is anticipated to be acceptable.
- ❖ The intersection of Bluffton Parkway & River Ridge Drive currently experiences and is projected to continue to experience undesirable delay with or without the proposed Okatie Mixed Use Development. A signal would likely mitigate these delays; however, since the undesirable delay is anticipated with or without the proposed Okatie Mixed Use Development, no improvements to mitigate this delay are recommended to be completed by the developer.

Based on SCDOT's Roadway Design Manual considerations, an exclusive northbound right-turn lane along SC 170/Okatie Highway at Project Driveway #2 is recommended. Per the criteria documented in Section 5D-4 of SCDOT's Access and Roadside Management Standards (ARMS, 2008), it is recommended that the exclusive right-turn lane consist of a total of 280 feet, with 100 feet of storage and a 180-foot taper.



JOHNSON & DAVIS, PA
ATTORNEYS

BARRY L. JOHNSON*
HUTSON S. DAVIS, JR. **
W. LAMAR JOHNSON II
MANNING R. CATHCART

* Certified S.C. Mediator and Arbitrator
** Certified S.C. Mediator

THE VICTORIA BUILDING
SUITE 200
10 PINCKNEY COLONY ROAD
BLUFFTON, SC 29909

TELEPHONE (843) 815-7121
TELEFAX (843) 815-7122

BARRY L. JOHNSON
BARRY@JD-PA.COM

June 5, 2024

Hand-Delivered

Beaufort County Planning Department
Attn: Robert Merchant, AICP, Director
County Administration Building, Room 115
Beaufort, SC 29901-1228

RECEIVED

JUN 05 2024

**Community
Development Dept.**

Re: Rezoning Application
(Multiple parcels on/near SC Hwy. 170 between Davis Road and Bluffton Parkway)

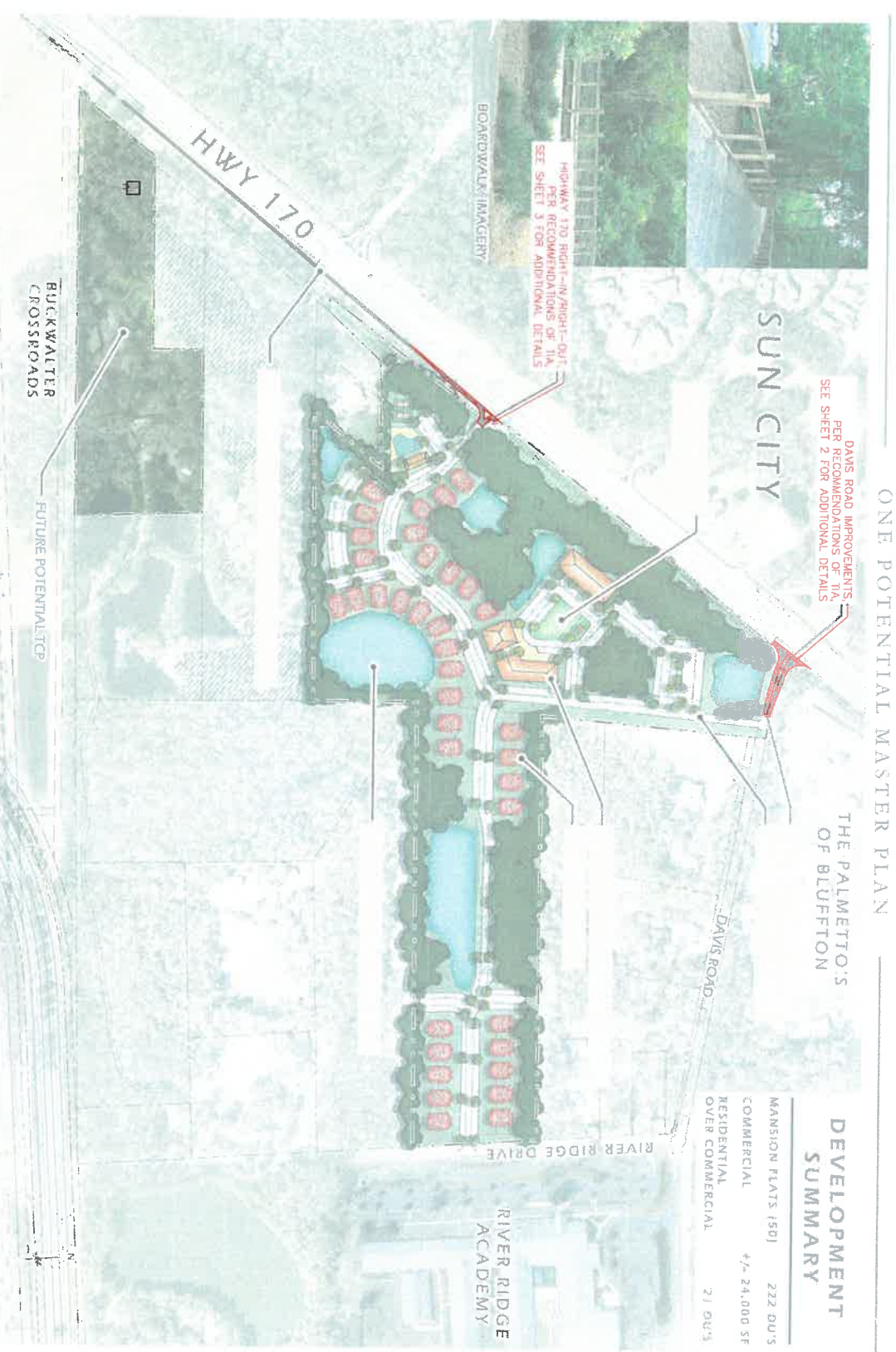
Dear Mr. Merchant:

In follow-up to my letter to you dated June 3, 2024, Willy Powell of Ward Edwards Engineering has provided me more detailed drawings related to management of project access to SC Highway 170 and to Davis Road, based on the Stantec TIA which you have. These more detailed drawings (entitled Access Management Improvement Exhibits . Sheets 1, 2, and 3) simply provide larger-scale details of the SCDOT Connectivity Exhibit which I submitted with my June 3, 2024 submittal letter. I enclose these 3 sheets in letter size and in 11 x 17 size, for your convenience.

These are not supplied to you today to supplement or amend the Rezoning Application, but so that it may be easier for your traffic management review in larger-scale detail.

Yours very truly,

Barry L. Johnson



ONE POTENTIAL MASTER PLAN

DEVELOPMENT SUMMARY

MANSION FLATS (50)	222 DU'S
COMMERCIAL	+/- 24,000 SF
RESIDENTIAL OVER COMMERCIAL	21 DU'S



ACCESS MANAGEMENT IMPROVEMENT EXHIBITS

OVERALL SHEET 1 OF 3

ZONING MAP AMENDMENT MOSAIC DEVELOPMENT

LEGEND

NEW PAYMENT	
-------------	--



DESIGNER IS RESPONSIBLE FOR ALL INFORMATION CONTAINED HEREIN. ACCURACY OF INFORMATION OBTAINED FROM OTHER SOURCES IS NOT GUARANTEED. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE DESIGNER.

Ward Edwards
 ARCHITECTS & ENGINEERS
 1000 W. UNIVERSITY BLVD.
 SUITE 100
 ALBUQUERQUE, NM 87102
 TEL: 505.263.1100
 WWW.WARDEDMOSAIK.COM

PROJECT #	22001
DATE	02/17/24
PREPARED BY	WJE
SHEET NUMBER	1 OF 3

ZONING MAP AMENDMENT

BUCKWALTER CROSSROADS

HWY 170

Path of Invalid reference
 C:\Users\vmorinello\Downloads\ZMP_Booklet1.pdf



Memorandum

To: Kevin Sullivan, AICP Beaufort County Engineering
From: Jennifer T. Bihl, PE, PTOE, RSP₂₁
Date: June 25, 2024
Re: Okatie Mixed Use Development TIA Review

This memo summarizes the technical review performed for *Okatie Mixed Use Development* traffic impact study (Stantec, May 2024).

This memo reviews aspects of the traffic study only, all necessary local, state, and federal permits and approvals should be obtained for the project. Any transportation related requirements from other agencies should be incorporated in the project.

Project Background and Initial Study Recommendations

The proposed site, Okatie Mixed Use Development, is located on the east side of SC 170 at Davis Road in Beaufort County, SC. The site is planned to consist of 243 low-rise multifamily housing units and 24,000 square feet of strip retail plaza. Three project access points are planned to be as follows:

- Full access driveway on Davis Road (Project Driveway #1)
- Right-In, Right-Out driveway on SC 170 (Project Driveway #2)
- Full access driveway on River Ridge Drive (Project Driveway #3)

In summary, the study included the following recommendations. Note that these are subject to change based on any updates that are performed as a result of the County review.

- Installation of an exclusive westbound left-turn lane on Davis Road at its intersection with SC 170
- Installation of an exclusive northbound right-turn lane on SC 170 at its intersection with Project Driveway #2 with 100 feet of storage and a 180 foot taper
- No Build and Build delay are noted at Bluffton Parkway at River Ridge Drive but no improvements are recommended as part of this project

Traffic Study Review Comments

This section discusses specific technical review comments on the traffic study. It is recommended that additional explanation and information be provided to the County for re-review, as necessary. These comments are generally grouped by topic.

- Existing Conditions
 - The intersection of Bluffton Parkway at River Ridge is currently signalized. All analysis and recommendations need to be updated to reflect this.
- Traffic Volume Development Sheets (in Appendix)
 - Review and (update as appropriate) the Davis Road at Project Driveway #1 volume development sheet to include pass by trips. It appears the analysis includes pass by trips, so no analysis update is needed.
- Intersection LOS Analysis
 - As noted above, update based on Bluffton Parkway at River Ridge intersection analysis for the signalized condition in the Existing, No Build and Build conditions.
 - Confirm that buses were included in the heavy vehicle percentages. Update analysis as appropriate.
 - Update as appropriate the No Build school release peak hour analysis for the River Ridge Drive at Bluffton Parkway northbound volumes to be consistent with the volume development sheet.
 - While it is acceptable to use an overall intersection peak hour factor for analysis, it may sometimes mask side street operations during peak hours. The SC 170 at Davis Road intersection has an overall PHF is 0.94 or greater and this was applied to all approaches. Due to the proximity of the proposed driveway to SC 170 and proposed improvements to Davis Road, please review operations at this approach for a condition where the peak hour is less uniform. It is recommended that a sensitivity analysis be performed with a 0.9 planning PHF for the Davis Road approach (or lower as deemed appropriate by traffic engineer) to review any potential queuing and if any additional improvements are needed.
- General Comments
 - Confirm that storage distances and tapers for proposed improvements on Davis Road meet SCDOT standards.
 - Incorporate any comments received from SCDOT.
 - Discuss improvements to the Davis Road cross section between SC 170 and the site driveway.



6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Provide quality water and wastewater services to our current and future customers in the Lowcountry

VERNA ARNETTE, GENERAL MANAGER

October 18, 2023

Shelly Snyder
Ward Edwards Engineering
PO Box 381
Bluffton, SC 29910

Via email: ssnyder@wardedwards.com, wpowell@wardedwards.com

Subject: Availability – The Mews at Natures Walk: 3147 Okatie Hwy. R600 029 000 0002, 3105 Okatie Hwy. R600 029 000 0005, 3119 Okatie Hwy. R600 029 000 1194, and 40 Davis Ct. R600 029 000 0143.

Dear Shelley,

This letter is in response to the water and sewer availability request for the multi-family apartment development at above referenced parcels. There is an existing 10” water main within the Davis Road right of way, approximately 800’ north of parcel R600 029 000 0143 0000. There is an 8” gravity sewer main on the adjacent parcels (R610 029 000 1925 0000 & R610 029 000 1660 0000) to the north.

Dependent upon available grade, and securing the necessary easements and / or permits, the owner/developer may extend the water and gravity systems to serve the proposed development. Should the sewer needs of the development exceed the available capacity of the receiving lift station (CP140), or the water needs of the development exceed the available capacity of the water system, the developer will be responsible for upgrades to BJWSA’s existing system.

If or when you wish to proceed with this development, design drawings, hydraulic loadings, and calculations must be submitted to BJWSA’s Engineering Department for review and approval. Upon receiving authorization for permitting, capacity and project fees will be determined based on the information provided. These fees must be paid in full before a capacity commitment can be issued or a pre-construction meeting may be held. If construction on the proposed water and sewer systems has not started within twelve (12) months from the date of this letter, this availability will be invalid.

Should you have questions or require additional information, please contact me at 843-987-8082 or james.clardy@bjwsa.org.

Sincerely,

James Clardy
Development Program Manager

Paul Vincent, P.E.
Chief of Engineering

JBC/PV/mya

GREGORY A. PADGETT
CHAIR

ANDERSON M. KINGHORN, JR
VICE CHAIR

WILLIAM SINGLETON, Ed. D
SECRETARY/TREASURER

JAMES E. BAKER, JR
IMMEDIATE PAST CHAIR

JEFFERSON P. ACKERMAN, P. E.
R. THAYER RIVERS, JR

MICHAEL L. BELL
GERALD H. SCHULZE

LORRAINE W. BOND
DAVID R. STRANGE

J. ROBERT McFEE, P. E.