



**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

County Administrator
MICHAEL MOORE

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
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Planning Commission Agenda

Monday, December 2, 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 – October 7, 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 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)**
8. **CONSIDERATION OF A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX C.4 (BUCKWALTER PARKWAY) TO UPDATE ACCESS MANAGEMENT STANDARDS**
9. ADOPTION OF THE 2025 PLANNING COMMISSION MEETING SCHEDULE

DISCUSSION ITEMS

10. 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, October 7, 2024 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Ms. Cecily McMillan, Vice Chair
Mr. Pete Cook
Mr. Jon Henney
Ms. Gail Murray
Mr. Gene Meyers
Mr. Glenn Miller
Mr. Dennis Ross

MEMBERS ABSENT:

Mr. Dan Riedel

STAFF PRESENT:

Mr. Robert Merchant, Planning and Zoning Director
Ms. Kristen Forbus, Long Range Planner
Mr. Kevin Sullivan, Transportation 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 September 5th, 2024 Planning Commission minutes were approved with no objections.

CITIZEN COMMENTS:

There were no public comments.

ACTION ITEMS:

CONSIDERATION OF AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION A.6.40 (PERMITTED ACTIVITIES) TO ALLOW LODGING: SHORT-TERM HOUSING RENTAL (STHR) IN DALE COMMUNITY PRESERVATION DISTRICT (DCP)

Ms. Forbus presented the text amendment application and the staff’s recommendation of approval.

Mr. Merchant discussed the history of adopting short-term rentals as a special use in community preservation districts.

There were questions from the members regarding notification and lack of public input. Mr. Merchant explained the notification processes.

There was also discussion of the relationship between housing affordability and short-term rentals.

There were no public comments.

Mr. Henney made a motion to recommend approval of AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION A.6.40 (PERMITTED ACTIVITIES) TO ALLOW LODGING: SHORT-TERM HOUSING RENTAL (STHR) IN DALE COMMUNITY PRESERVATION DISTRICT (DCP). Mr. Miller seconded the motion. The motion failed 3-5.

Ms. Murray made a motion to recommend denial of AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION A.6.40 (PERMITTED ACTIVITIES) TO ALLOW LODGING: SHORT-TERM HOUSING RENTAL (STHR) IN DALE COMMUNITY PRESERVATION DISTRICT (DCP). Mr. Ross seconded the motion. The motion passed 5-3.

CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 121.43 ACRES (R600 013 000 0008 0000, R600 013 000 0050 0000, R600 013 000 0105 0000, R600 013 000 0104 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD (T3N) USING A VILLAGE PLACE TYPE OVERLAY (PTO)

Attached is distributed correspondence.

Mr. Merchant presented the rezoning application. Kevin Sullivan of the Engineering department presented the updated TIA memorandum. Explanation of the timeline of a Development Agreement was discussed.

Brian Witmer of Witmer Jones Keefer presented the land plans of the application.

The interested buyer, Richard Schwartz, joined virtually. He stated the need for schools, commercial opportunities, and housing. He listed conditions that he would implement into the Development Agreement that came from the surrounding neighbors.

Dillon Turner presented the road improvements per the TIA.

Attorney Walter Nestor explained the process of Development Agreements.

The new TIA will need to show the road changes for scenarios depending whether the transportation tax referendum passes or not.

Public Comments:

Nickey Maxey stated in favor of the application.

Jim Kapotic stated in favor of the application.

Derek Stetter stated concerns about the density, public input, the traffic analysis, and the rezoning criteria.

Pete Schramm stated his stance against the rezoning.

Felice LaMaroa stated her stance against the rezoning.

Scott Daniel stated his stance against the rezoning.

Joshua Hover stated his concerns with the Development Agreement.

There was then further discussion about agreements between the neighbors and Richard Schwartz.

Further explanation of the TIA occurred.

After much discussion, Mr. Nestor requested that the application be deferred until the January meeting.

Mr. Henney motioned to grant a deferral until January 2025 of AN ORDINANCE AMENDING THE ZONING MAP FOR 121.43 ACRES (R600 013 000 0008 0000, R600 013 000 0050 0000, R600 013 000 0105 0000, R600 013 000 0104 0000) LOCATED ON OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD (T3N) USING A VILLAGE PLACE TYPE OVERLAY (PTO). Mr. Miller seconded the motion. The motion passed 8-0.

ADJOURNMENT: Chairman Pappas adjourned the meeting at 8:45 p.m.

SUBMITTED BY: Kristen Forbus
Long Range Planner

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____

Date: September 01, 2024

From: The Malind Bluff Community

To: Planning Commission

Committee Members,

We are writing to ask for your support for our community and the surrounding areas by favorably considering the following rezoning request:

- **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)

We are currently in favor of this rezoning approval due to the following reasons:

- **Infrastructure Improvements Promised:**
 - Expanded exit and improved traffic signals at Cherry Point Road
 - Improved stormwater collection and management
 - Enhanced access between Malind Bluff and the Cherry Point commercial areas
- **Institutional Zoning Carve-Out:**
 - Approximately 30 acres of institutional zoning promised to be developed only as a school or a park
 - We would prefer specific timelines and build phases for this school or park from the respective county office as part of the development agreement
- **Ecological Protections:**
 - Wetland allocation is extremely important to the neighboring residents
 - Buffer of undeveloped space between existing Cherry Point homes and the institutional zoning to maintain some natural habitation in the area.
- **Walkability:**
 - Malind Bluff, River Oaks, and Cherry Point are not currently walkable communities. There are no services, parks, walking trails, biking trails, or commercial spaces available for our community members to walk to and from. This proposal, as promised, would alleviate some of that concern.
- **Community and Area Expectations:**
 - When the residents of Malind Bluff signed contracts to build our homes, we did so with the belief that our community would have commercial development connected to it. We were sold a “live, work, play” community lifestyle in the last development plan for this area, where people could walk or take golf carts to a restaurant or coffee shop connected to the neighborhood. This proposal offers that balance we were expecting. Richard has spent significant time talking and interacting with residents, and we greatly appreciate this. With proper planning and enforceable guardrails, we believe this plan can accommodate the sellers, developers, and neighboring communities’ needs.

However, we do remain cautious. We ask that the planning commission carefully reflect on what is one of the last remaining developable sites in the 170-corridor area and judiciously weigh whether this rezoning proposal provides a greater value to the community than not rezoning it would. There are many benefits to this proposal, but we, the residents, believe guardrails in the form of development agreement standards should continue to be developed and quantified to uphold the Town Center vision promised in this proposal. General concerns that are not explicitly remediated by this proposal include:

- **Infrastructure Constraints**
 - **170 to 278 (Okatie to HHI) Traffic Congestion**
 - **170 to 278 (Okatie to HHI) Traffic Safety**
 - **Strain on Our Children's Education:** We remain extremely concerned about school capacity and the impact it may have not just on our own children's education but on those from surrounding communities. Please consider the timeline of the proposed middle school and the critical need for these expanded services in the short term, not just the distant future.
 - Beaufort County School District has written letters against these rezoning efforts, given their concerns about school capacity.
 - Currently, there is a bus driver shortage, and children in our community are being picked up hours before school starts.
 - The recently approved referendum will not take effect in remediating these problems for some time.
 - One of the key selling points of living here was the school districts our kids would attend. We continue to hear threats of redistricting our children to different schools if the capacity issue is not solved.
 - After-school childcare at Okatie Elementary is currently a lottery system, and parents who require after-school childcare are not getting it. Adding more children from 258 apartments will lead to more parents being without after-school childcare.
- **Remaining General Concerns:**
 - **Roads:** In addition to safety and congestion (noted above), the more trafficked our roads are, the greater upkeep they will require. An updated traffic study, including projections regarding expected population growth from already approved residential projects (in both Beaufort County and Jasper County), should be conducted and released. A recent approval by the County Council may fill that need, but it is difficult not to consider this point until that report is complete.
 - **Water Supply:**
 - **Capacity:** We are already on water capacity restraint alerts. During the summer, we are asked by the district to only water on certain days. Can the water continue to support this much growth? We understand that Water & Sewer has already opined that they are overburdened.
 - **Quality:** We are consistently plagued by brown and contaminated water in our region of Beaufort County. We have been alerted to health risks if drinking or showering with tap water this past year.

- **Environmental Impact:** Poor infrastructure and overdevelopment can lead to more significant contamination of our clean water supply, directly impacting all of us. We have already seen this happen here, e.g., the closed oyster beds in Malind Creek or the fecal contamination in May River.
- **Medical Services:** Currently, there are not enough doctors, nurses, hospitals, and EMS to service the population in the area. Many of us must leave the state to see doctors or wait 4-6 months for an appointment.
- **Police:** Beaufort County Sheriff's Office annual reports show a 12-point drop in clearance rate (37% to 25%) for all offenses from 2019 to 2022; the drop in clearance is even worse for Group A offenses (more serious crimes such as murder, rape, assault), dropping 18 points (47% to 29%) from 2019 to 2022. There are not enough police to service the area, given the population growth from 2019 to 2022. This is evidenced by the lower clearance rate, and increased traffic collisions and fatal crashes (in part due to lack of traffic enforcement).

In summary, this rezoning proposal satisfies several of the area's needs and we believe it is an agreeable step forward. We understand that the actual development is subject to change, so we continue to ask for specific and actionable development guidelines in the form of a development agreement between the county and any developer looking to work on this project. The agreement should exclude the following business types: Gas Station, Lodging Short-Term Rental, Lodging Inn, Lodging Hotel, Residential Storage, and Car Wash. These are either permitted by right under the suggested zoning or conditional, but they do not fit within the prospective design that is being proposed, so excluding them should be a minimal request. These business types do not serve or enhance any of the local needs. In addition to these exclusions, we also desire to see an appropriate minimum ratio of green space, residential, and commercial square footage specifically outlined in the development agreement. Of course, proportions for commercial and greenspace are open to collaboration and expert opinion, but without minimum square footage, it's tough to gauge how this town center style would function. These minimums provide guard rails to protect against last-minute changes or substantial deviations from the expected plan. This proposal currently has our support, but we expect continued discussion and a finalized development agreement prior to giving our full support at the County Council level. We implore the planning commission to share this view and provide their approval with commentary on the record regarding the development agreement particulars.

We thank you for hearing our commentary and opinion,

Joshua Hower

823 Danner Dr. Okatie, SC 29909

Representative on Behalf of the Residents of Malind Bluff

Date: September 2, 2024

From: The Cherry Point Neighborhood

To: Beaufort County Planning and Zoning Commission

To our Planning Commission members:

We have spent much time as a neighborhood meeting with Richard Schwartz of Clearview Homes and communicating regarding the development of this property. While we would all prefer the land remain in its current rural zoning, we are realistic as to the landowner's repeated attempts to rezone. Because of this fact, and because of Mr. Schwartz's willingness to work with our neighborhoods, we are currently in support of Mr. Schwartz's current plan of development subject to conditions we have agreed upon and approval of the final decisions in the development agreement. Mr. Schwartz has agreed to several conditions that help to minimize the impact on our neighborhood and we want to ensure the protections from those impacts on our current community and the environment.

To ensure the agreement meets these standards, and to continue our support of this development, we expect the following :

- It is our understanding from Mr. Schwartz that he has a contract to sell the back 31 acres to Beaufort County School district. This is the portion of the parcel that borders our neighborhood. We want written commitment that the rear 31 acres will never be developed other than as described to us as a middle school or parks.
- Mr. Schwartz wants to rezone the front 40 acres for 258 dwelling apartments/with parks and green space and some retail space. We expect to see the commitment for the ratio for open space and parks and walking trails and that it will not include affordable housing.
- **Buffer Zones and Privacy:** For all of the Cherry Point homes that **border** the development, there must be a 75-foot undisturbed buffer zone on Cherry Point S. Those street numbers are: side #'s 149, 161,165, 169, 171,173,177,179,185, rear #'s 154, 128 &123. This buffer is crucial to maintain privacy and protect the surrounding environment and wildlife and birds. It will be in writing as a requirement to develop anything. No development activities should occur within the undisturbed buffer zones, and they shall be clearly marked as such. If any of the natural vegetation is disturbed, the owner of the property shall agree to plant mature landscaping to replace any disturbed vegetation.

- **Retail and Land Use Restrictions:** We understand that the development agreement should explicitly prohibit the establishment of a car wash, a gas station, storage facilities and any type of short term lodging such as hotel or extended stay hotel.
- **Multi-family Density and Land Use:** The multi-family residential density will be capped at 258 units, and there should be no inclusion of affordable housing in this development. We expect sidewalks, walking trails, parks, green space
- **Retail & Multi-family design:**
Quoted From Mr. Schwartz—The village itself is regulated by the T4 OVERLAY. The village is also designed with a BOULEVARD System protecting the best trees that were remaining after the clear cut that the seller did. Within the village we have mandated 20% CIVIC AND OPEN SPACE ON T4 AND 50% ON T3. Within the block sections that the road network makes up we do not know at this point what the future green space will be. The end user who creates the block design will have to go through county approvals and meet design space ratios within their space dealing with their concepts.

We want it clear up front and in writing what those design space ratios will be.

- **Leave It as You Found It:** Should any of the current dirt roads be disturbed by heavy trucks turning around or driving on them, the developer and owners will be held solely responsible for repairing any affected areas.
- **Traffic and infrastructure:**
 Traffic is always a huge concern as we are at the end. If one needs to get out in case of emergencies, etc.

Per Mr.Schwartz-First improvement with our rezoning will be the expansion of cherry point road width to have a dedicated staking lane, a thru lane and a right hand turn lane into our commercial area. On the outgoing it will be two left lanes for exit. This will solve the problems that occur now on the school drop off.

But, the 2035 plan to cutoff left turns and have a signalized UTurn is not appealing.

Mr. Schwartz tells us that the county and SCDOT are looking at a signalized intersection on the south/ eastern part of Parcel A that is across from Riverwalk

biz park. This will allow all commercial traffic to go left from that point. This would be a fabulous event if it in fact happens. Cherry Point Road will be stressed horribly until this occurs.

Stormwater drainage is abysmal in Cherry Point. We want to see the proposal that fixes current problems and prevents future problems. Pointing us to the stormwater manual is not sufficient.

These measures are crucial to maintaining the quality of life for current residents and ensuring that development is conducted in a sustainable and community-friendly manner. These are our “non-negotiables” for our community in order to support the rezoning. We concur with our neighbors from Malind Bluff that our full support is contingent on seeing the finalized development agreement. Our caution is based on the history of changes to agreements with no accountability to the citizens. I refer you to the current River Oaks development which no one at the county will explain how that development was able to make major changes to the detriment of our neighborhood without citizen involvement or county council participation. We do not want a repeat of River Oaks and need some guarantees here. Yes, we remain cautious.

We thank Mr. Schwartz for this collaborative approach. We look forward to working with him and staff on making this beneficial to both the new development and our existing community.

Thank you for serving this county and for your time,

Felice LaMarca

Representing the Cherry Point neighborhood



MEMORANDUM

TO: Beaufort County Planning Commission

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

DATE: November 20, 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 AND HISTORY 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 apartments, 24,000 sqft of commercial space, and 23 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.

This application went before PC at their July meeting and was deferred to September at the request of the applicant. At the September meeting, the applicant requested that it be deferred to December with the agreement that it would be re-advertised. The property was posted again on November 15th and advertised November 17th. Neighbors within 500 feet of the properties of this application were also notified via letter.

The applicant is working with the nonprofit “Lowcountry Veterans Housing Foundation” to provide 24 affordable units for Disabled American War Veterans and First Responders. The applicant is intending to enter into a Development Agreement to provide assurances that these units will be provided.

C. EXISTING ZONING: The lots are currently zoned T2 Rural Center 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.” This district allows for single family residential density of up to 2.6 dwelling units per acre. It also has a maximum of 80 multi-family dwelling units. Using a TCP would allow up to 3.5 dwelling units per acre if applicable. These densities apply to only the base site area.

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.”*

Beaufort County has completed its review of the Traffic Impact Analysis (TIA) for the Okatie Mixed Use project. Based on the findings, the County approves the updated TIA, including its recommendation 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
- An exclusive northbound right-turn lane along SC 170/Okatie Highway at Project Driveway #2 into the site
- A full access driveway along River Ridge Drive at Project Driveway #3.

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 occur in municipalities. 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 incompatible development. It is important to note that the applicant is proposing to provide 24 affordable units for Disabled American War Veterans and First Responders. This follows recommendation H3. to “aggressively pursue the development of affordable housing” of the Comprehensive Plan.

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, the applicant proposes to provide 24 affordable units to Disabled American War Veterans and First Responders. This provision could only be implemented through a Development Agreement- not through the rezoning process itself.

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, it would not. 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:**

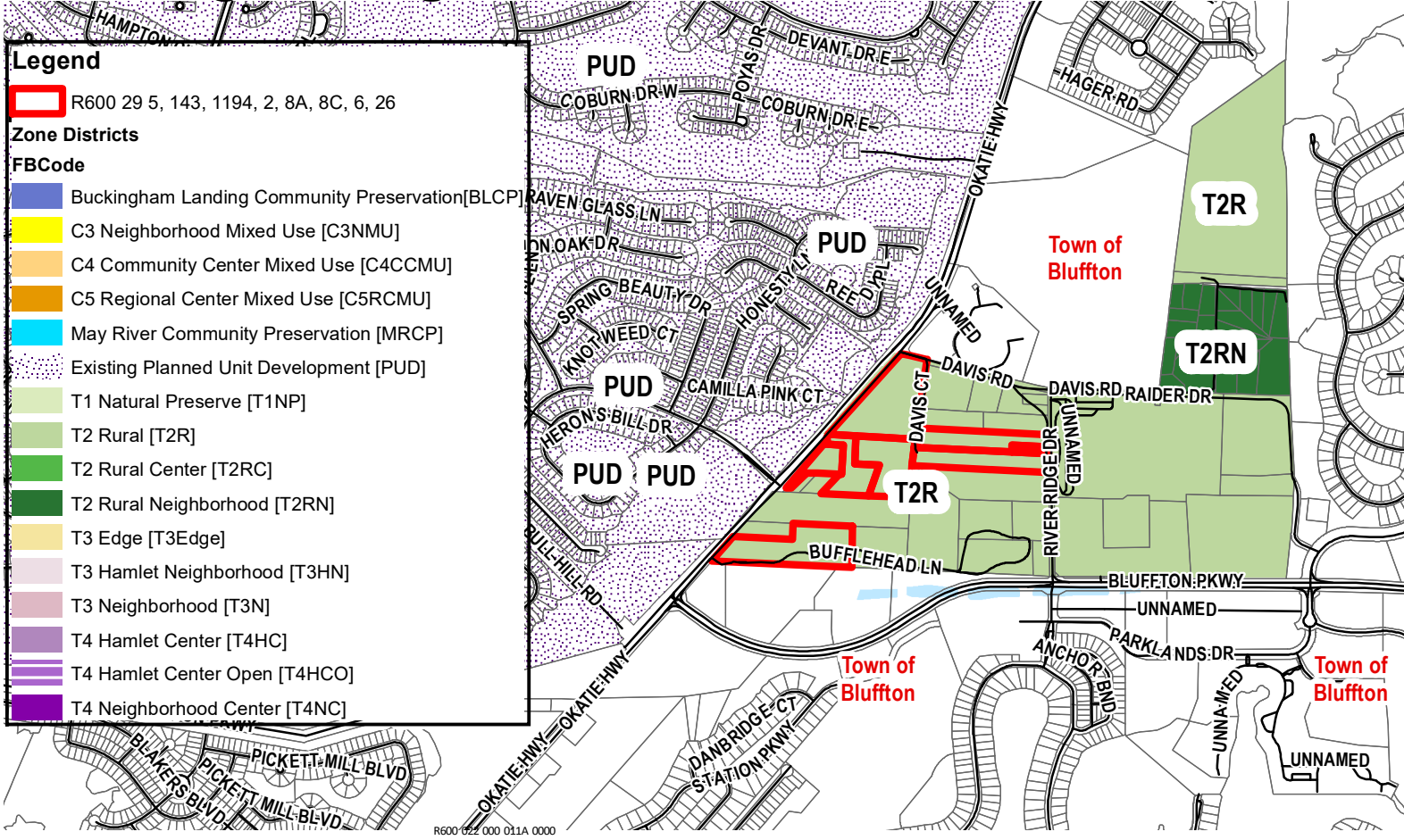
Yes, there is water and wastewater pump capacity to serve development per BJWSA. The School District has been notified.

G. STAFF RECOMMENDATION: Staff recommends denial. While Comprehensive Plan calls for development of this area, the manner in which it is being proposed is not compatible with the existing surrounding land and would adversely impact the properties surrounding these parcels that are not participating in this application as they are to remain zoned T2 Rural; thus, this rezoning would not result in a logical and orderly development pattern. 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. If the County wishes to move forward with the rezoning, staff recommends implementing an area wide plan with Bluffton and school district. However, it is important to note that the applicant is proposing to provide 24 units addressing much needed affordable housing for the community. The Planning Commission should weigh these merits when making their recommendation.

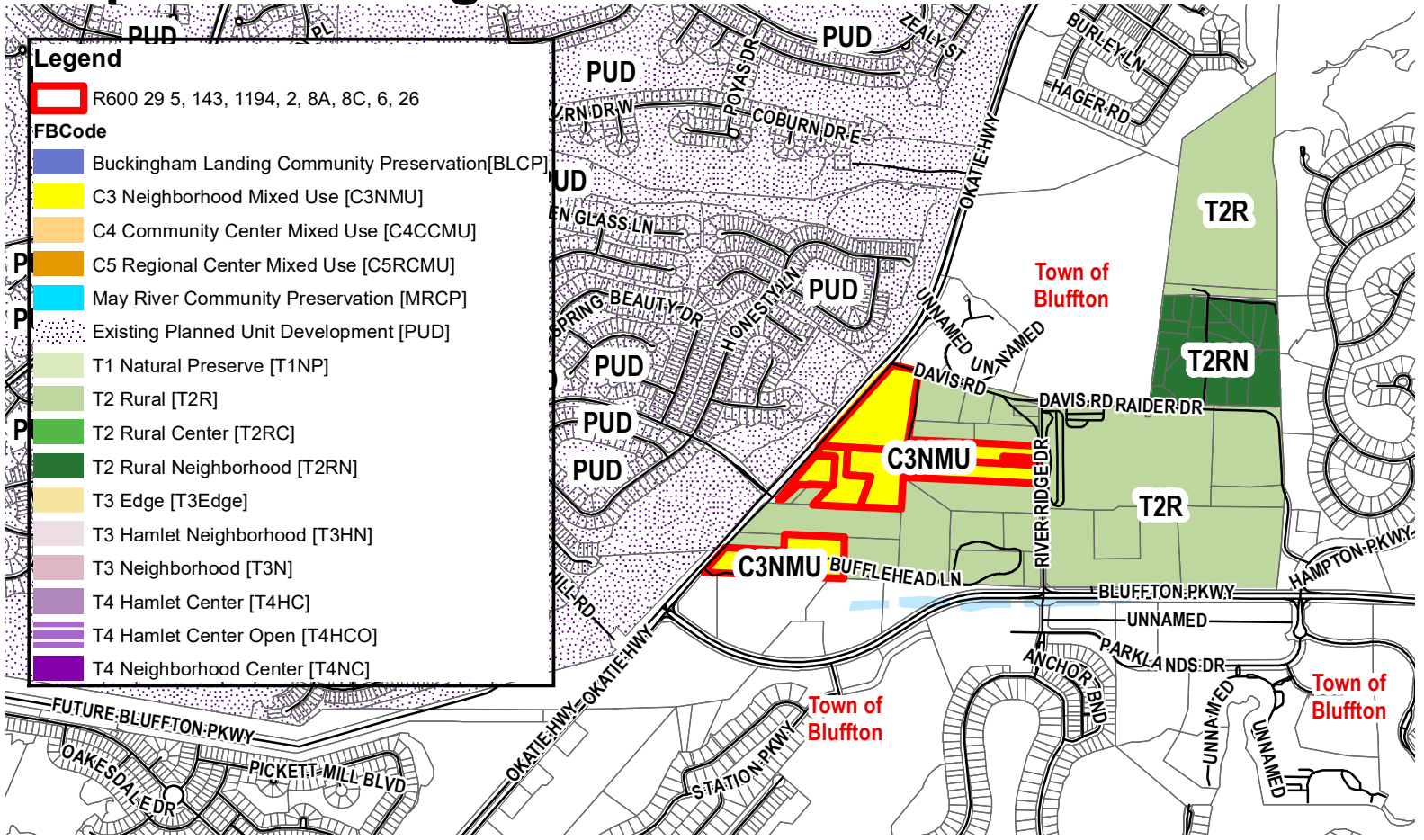
H. ATTACHMENTS

- Zoning Map (existing and proposed)
- Application
- Supplement Information
- TIA

Existing Zoning



Proposed Zoning





JOHNSON & DAVIS, PA
ATTORNEYS

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

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BARRY L. JOHNSON
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* 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

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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 intended 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.

**BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CPC) ZONING MAP AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

GENERAL INFORMATION
OWNER'S NAME(S)*: Marion T. Davis, Jr.
MAILING ADDRESS: 64 Rose Hill Drive, Bluffton, SC 29910
PHONE: <i>843-540-8588</i>
EMAIL: <i>mdvs42@yahoo.com</i>
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE: 843-815-7121
EMAIL: Barry@jd-pa.com

*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1-a copy of the power of attorney that gives him the authority to sign for the business, and 2-a copy of the Articles of Incorporation that lists the names of all the owners of the business.

PROPERTY INFORMATION
PARCEL NUMBER(S) (TMS): (1) R600 029 000 008A 0000; (2) R600 029 000 008C 0000; and (3) R600 029 000 0026 0000
ADDRESS OF SUBJECT PARCEL(S): (1) 28 Hubbard Lane; (2) & (3) 29 Davis Court
SIZE OF SUBJECT PROPERTY: (1) 5.50 Ac. (2) 4.95 Ac. (3) .500 Ac.
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICT(S)): T2R
REQUESTED ZONING CLASSIFICATION: C3 – neighborhood mixed use.
REASON FOR REQUEST: Changed conditions. See attached narrative per Beaufort County Code §7.3.40 and its attachments.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)** N/A

**The applicant should address and attach a Traffic Impact Analysis per Division 6.3.20101 if a 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.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the owner.

Marion T Davis Jr.
Signature of Owner

5/3/24
Date

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORKDAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY *NOON* FIRST MONDAY OF THE MONTH PRIOR TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

SUBMISSION OF APPLICATION. ALL APPLICATIONS SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY DEPARTMENT. NO APPLICATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED FEE. APPLICATIONS RECEIVED BEFORE 12:00 P.M. SHALL BE DATED THE SAME WORKING DAY. APPLICATIONS RECEIVED AFTER 12:00 P.M. SHALL BE DATED THE NEXT WORKING DAY.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

**BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CPC) ZONING MAP AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

GENERAL INFORMATION	
OWNER'S NAME(S)*:	James Hamilton
MAILING ADDRESS:	c/o James Bush, 3053 Okatie Hwy., Bluffton, SC 29910
PHONE:	
EMAIL:	
NAME OF APPLICANT (IF DIFFERENT FROM OWNER):	Barry L. Johnson
MAILING ADDRESS:	10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE:	843-815-7121
EMAIL:	Barry@jd-pa.com

*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1-a copy of the power of attorney that gives him the authority to sign for the business, and 2-a copy of the Articles of Incorporation that lists the names of all the owners of the business.

PROPERTY INFORMATION	
PARCEL NUMBER(S) (TMS):	(1) R600 029 000 0006 0000; (2) R600 029 000 0002 0000
ADDRESS OF SUBJECT PARCEL(S):	(1) 3053 Okatie Hwy.; (2) 3147 Okatie Hwy.
SIZE OF SUBJECT PROPERTY:	(1) 12.40 AC; (2) 7.80 AC
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICT(S)):	T2R
REQUESTED ZONING CLASSIFICATION:	C3 – neighborhood mixed use.
REASON FOR REQUEST:	Changed conditions. See attached narrative per Beaufort County Code §7.3.40 and its attachments.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)**	N/A

**The applicant should address and attach a Traffic Impact Analysis per Division 6.3.20101 if a 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.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the owner.

Signature of Owner James Kemnitz Date 5/30/24

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORKDAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FIRST MONDAY OF THE MONTH PRIOR TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

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**BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CPC) ZONING MAP AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

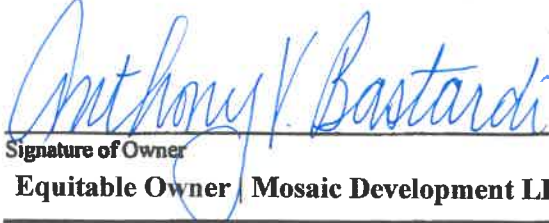
GENERAL INFORMATION
OWNER'S NAME(S)*: Mosaic Development, LLC (Equitable Owner)
MAILING ADDRESS: 12 Holly Grove Road, Bluffton, SC 29910
PHONE: 201-213-5750
EMAIL: abastardi@mosaicdevelopment.net
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE: 843-815-7121
EMAIL: Barry@jd-pa.com

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PROPERTY INFORMATION
PARCEL NUMBER(S) (TMS): (1) R600 0298 000 0002 0000 ; (2) R600 029 000 1194 0000 ; (3) R600 029 000 0143 0000 ; (4) R600 029 000 0005 0000
ADDRESS OF SUBJECT PARCEL(S): (1) 3147 Okatie Hwy. ; (2) 3119 Okatie Hwy. ; (3) 40 Davis Court ; (4) 3105 Okatie Hwy.
SIZE OF SUBJECT PROPERTY: (1) 7.80 AC ; (2) 2.20 AC ; (3) 6.70 AC ; (4) 3.70 AC
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICT(S)): T2R
REQUESTED ZONING CLASSIFICATION: C3 – neighborhood mixed use.
REASON FOR REQUEST: Changed conditions. See attached narrative per Beaufort County Code §7.3.40 and its attachments.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)** N/A

**The applicant should address and attach a Traffic Impact Analysis per Division 6.3.20101 if a 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.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the owner.


Signature of Owner

May 6, 2024
Date

Equitable Owner Mosaic Development LLC by Anthony V. Bastardi, Managing Member

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**BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CPC) ZONING MAP AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

GENERAL INFORMATION
OWNER'S NAME(S)*: Steward William Reynolds
MAILING ADDRESS: PO Box 861, Barnwell, SC 29812
PHONE: 803-541-2691
EMAIL: reynolds2racer@yahoo.com
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE: 843-815-7121
EMAIL: Barry@jd-pa.com

*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1-a copy of the power of attorney that gives him the authority to sign for the business, and 2-a copy of the Articles of Incorporation that lists the names of all the owners of the business.

PROPERTY INFORMATION
PARCEL NUMBER(S) (TMS): R600 029 000 0005 0000
ADDRESS OF SUBJECT PARCEL(S): 3105 Okatie Hwy., Bluffton, SC 29910
SIZE OF SUBJECT PROPERTY: 3.70 Ac
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICT(S)): T2R
REQUESTED ZONING CLASSIFICATION: C3 - neighborhood mixed use.
REASON FOR REQUEST: Changed conditions. See attached narrative per Beaufort County Code §7.3.40 and its attachments.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)** N/A

**The applicant should address and attach a Traffic Impact Analysis per Division 6.3.20101 if a 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.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the owner.



Signature of Owner

5/3/24

Date

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CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

**BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CPC) ZONING MAP AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

GENERAL INFORMATION
OWNER'S NAME(S)*: TGJ Properties LLC
MAILING ADDRESS: 2561 Courthouse Road, Guyton, GA 31312
PHONE: 832-384-2232
EMAIL: reedjason966@aol.com
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE: 843-815-7121
EMAIL: Barry@jd-pa.com

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PROPERTY INFORMATION
PARCEL NUMBER(S) (TMS): R600 029 000 0143 0000
ADDRESS OF SUBJECT PARCEL(S): 40 Davis Court, Bluffton, SC 29910
SIZE OF SUBJECT PROPERTY: 6.70 Ac
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DIXTRICT(S)): T2R
REQUESTED ZONING CLASSIFICATION: C3 – neighborhood mixed use.
REASON FOR REQUEST: Changed conditions. See attached narrative per Beaufort County Code §7.3.40 and its attachments.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)** N/A

**The applicant should address and attach a Traffic Impact Analysis per Division 6.3.20101 if a 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.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the owner.


Signature of Owner

5/2/2024
Date

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***SUBMISSION OF APPLICATION.* ALL APPLICATIONS SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY DEPARTMENT. NO APPLICATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED FEE. APPLICATIONS RECEIVED BEFORE 12:00 P.M. SHALL BE DATED THE SAME WORKING DAY. APPLICATIONS RECEIVED AFTER 12:00 P.M. SHALL BE DATED THE NEXT WORKING DAY.**

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CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

May 02 2024
REFERENCE ID: 1614045

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

**STATE OF SOUTH CAROLINA
SECRETARY OF STATE
ARTICLES OF ORGANIZATION
Limited Liability Company – Domestic
Filing Fee - \$110.00**

TYPE OR PRINT CLEARLY IN BLACK INK

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to S.C. Code of Laws §33-44-202 and §33-44-203.

1. The name of the limited liability company (Company ending must be included in name*)

TGJ Properties, LLC

***NOTE: The name of the limited liability company must contain one of the following endings: "limited liability company" or "limited company" or the abbreviation "L.L.C.", "LLC", L.C." "LC", or "Ltd. Co."**

2. The address of the initial designated office of the limited liability company in South Carolina is

33 Ferebee Court

Street Address

Bluffton

29910

City

Zip Code

3. The initial agent for service of process is

Jason Reed

Name

Jason Reed
Signature of Agent

and the street address in South Carolina for this initial agent for service of process is

33 Ferebee Court

Street Address

Bluffton

29910

City

Zip Code

4. List the name and address of each organizer. Only one organizer is required, but you may have more than one.

- (a) Gerritt Nimmer

Name

52 Kendall Drive

Street Address

Bluffton

SC

29910

City

State

Zip Code

- (b) Jason Reed

Name

33 Ferebee Court

Street Address

Bluffto

SC

29910

City

150309-0217

FILED: 03/09/2015

TGJ PROPERTIES, LLC

Filing Fee: \$110.00 ORIG

Mark Hammond

South Carolina Secretary of State

May 02 2024

REFERENCE ID: 1614045

Name of Limited Liability Company TGJ Properties, LLC


SECRETARY OF STATE OF SOUTH CAROLINA

5. Check this box only if the company is to be a term company. If the company is a term company, provide the term specified. _____

6. Check this box only if management of the limited liability company is vested in a manager or managers. If this company is to be managed by managers, include the name and address of each initial manager.

(a) _____
Name

Street Address

City State Zip Code

(b) _____
Name

Street Address

City State Zip Code

7. Check this box only if one or more of the members of the company are to be liable for its debts and obligations under §33-44-303(c). If one or more members are so liable, specify which members, and for which debts, obligations or liabilities such members are liable in their capacity as members. This provision is optional and does not have to be completed.

8. Unless a delayed effective date is specified, these articles will be effective when endorsed for filing by the Secretary of State. Specify any delayed effective date and time.

9. Any other provisions not inconsistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement may be included on a separate attachment. Please make reference to this section if you include a separate attachment.

10. Each organizer listed under number 4 must sign.



Signature of Organizer

3/6/2015

Date



Signature of Organizer

3/6/2015

Date

**CORPORATE RESOLUTION
TGJ PROPERTIES, LLC**

WHEREAS, the Members of TGJ PROPERTIES, LLC. (hereinafter "LLC") make and declare this Corporate Resolution for the specific purposes stated herein;

WHEREAS, the Members of the LLC considered the sale of a certain real estate asset owned by the LLC and appointment of the individuals to execute all documents attendant to the sale and thereby binding the LLC;

BE IT RESOLVED, as follows:


(1) the Members agreed to the sale and conveyance of real property known as:

Tax Map No.: R600 029 000 0143 0000

(2) Jason Reed is hereby appointed and authorized as the sole people necessary on behalf of the LLC to execute all documents to consummate said sale and are solely authorized to terminate said proceedings in his business judgment.

Dated this 3rd day of May, 2024.

TGJ PROPERTIS, LLC



Jason Reed, Member *organizer*

**BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CPC) ZONING MAP AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

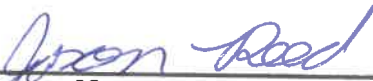
GENERAL INFORMATION
OWNER'S NAME(S)*: Jason D. Reed
MAILING ADDRESS: 2561 Courthouse Road, Guyton, GA 31312
PHONE: 843-384-2232
EMAIL: reedjason966@aol.com
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE: 843-815-7121
EMAIL: Barry@jd-pa.com

*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1-a copy of the power of attorney that gives him the authority to sign for the business, and 2-a copy of the Articles of Incorporation that lists the names of all the owners of the business.

PROPERTY INFORMATION
PARCEL NUMBER(S) (TMS): R600 029 000 1194 0000
ADDRESS OF SUBJECT PARCEL(S): 3119 Okatie Hwy., Bluffton, SC 29910
SIZE OF SUBJECT PROPERTY: 2.20 Ac
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICT(S)): T2R
REQUESTED ZONING CLASSIFICATION: C3 – neighborhood mixed use.
REASON FOR REQUEST: Changed conditions. See attached narrative per Beaufort County Code §7.3.40 and its attachments.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)** N/A

**The applicant should address and attach a Traffic Impact Analysis per Division 6.3.20101 if a 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.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the owner.


Signature of Owner

5/2/2024
Date

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORKDAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FIRST MONDAY OF THE MONTH PRIOR TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

***SUBMISSION OF APPLICATION.* ALL APPLICATIONS SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY DEPARTMENT. NO APPLICATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED FEE. APPLICATIONS RECEIVED BEFORE 12:00 P.M. SHALL BE DATED THE SAME WORKING DAY. APPLICATIONS RECEIVED AFTER 12:00 P.M. SHALL BE DATED THE NEXT WORKING DAY.**

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

**BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CPC) ZONING MAP AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:


GENERAL INFORMATION
OWNER'S NAME(S)*: Curt Warrington
MAILING ADDRESS: c/o Jason Reed, 2561 Courthouse Road, Guyton, GA 31312
PHONE: 843-816-0017
EMAIL: courtyardhhi@gmail.com
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE: 843-815-7121
EMAIL: Barry@jd-pa.com

*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1-a copy of the power of attorney that gives him the authority to sign for the business, and 2-a copy of the Articles of Incorporation that lists the names of all the owners of the business.

PROPERTY INFORMATION
PARCEL NUMBER(S) (TMS): R600 029 000 1194 0000
ADDRESS OF SUBJECT PARCEL(S): 3119 Okatie Hwy., Bluffton, SC 29910
SIZE OF SUBJECT PROPERTY: 2.20 Ac
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICT(S)): T2R
REQUESTED ZONING CLASSIFICATION: C3 – neighborhood mixed use.
REASON FOR REQUEST: Changed conditions. See attached narrative per Beaufort County Code §7.3.40 and its attachments.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)** N/A

**The applicant should address and attach a Traffic Impact Analysis per Division 6.3.20101 if a 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.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the owner.


Signature of Owner

5/3/24
Date

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORKDAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FIRST MONDAY OF THE MONTH PRIOR TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

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CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

**BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CPC) ZONING MAP AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

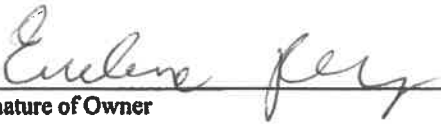
GENERAL INFORMATION
OWNER'S NAME(S)*: Evelina Perry
MAILING ADDRESS: PO Box 517, Bluffton, SC 29910
PHONE:
EMAIL:
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE: 843-815-7121
EMAIL: Barry@jd-pa.com

*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1-a copy of the power of attorney that gives him the authority to sign for the business, and 2-a copy of the Articles of Incorporation that lists the names of all the owners of the business.

PROPERTY INFORMATION
PARCEL NUMBER(S) (TMS): (1) R600 029 000 0006 0000; (2) R600 029 000 0002 0000
ADDRESS OF SUBJECT PARCEL(S): (1) 3053 Okatie Hwy.; (2) 3147 Okatie Hwy.
SIZE OF SUBJECT PROPERTY: (1) 12.40 AC; (2) 7.80 AC
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DIXTRICT(S): T2R
REQUESTED ZONING CLASSIFICATION: C3 – neighborhood mixed use.
REASON FOR REQUEST: Changed conditions. See attached narrative per Beaufort County Code §7.3.40 and its attachments.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)** N/A

**The applicant should address and attach a Traffic Impact Analysis per Division 6.3.20101 if a 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.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed rezoning rests with the owner.


Signature of Owner

May 3, 2024
Date

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORKDAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FIRST MONDAY OF THE MONTH PRIOR TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

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CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

**BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CPC) ZONING MAP AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

GENERAL INFORMATION
OWNER'S NAME(S)*: John Bush
MAILING ADDRESS: c/o James Bush, 3053 Okatie Hwy., Bluffton, SC 29910
PHONE:
EMAIL:
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE: 843-815-7121
EMAIL: Barry@jd-pa.com

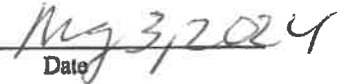
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SIZE OF SUBJECT PROPERTY: (1) 12.40 AC; (2) 7.80 AC
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICT(S)): T2R
REQUESTED ZONING CLASSIFICATION: C3 – neighborhood mixed use.
REASON FOR REQUEST: Changed conditions. See attached narrative per Beaufort County Code §7.3.40 and its attachments.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)** N/A

**The applicant should address and attach a Traffic Impact Analysis per Division 6.3.20101 if a 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.

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Signature of Owner


Date

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CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

**BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CPC) ZONING MAP AMENDMENT**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Community Development Code (CDC) be amended as described below:

GENERAL INFORMATION
OWNER'S NAME(S)*: James Bush
MAILING ADDRESS: 3053 Okatie Hwy., Bluffton, SC 29910
PHONE:
EMAIL:
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE: 843-815-7121
EMAIL: Barry@jd-pa.com

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 5-3-24
Signature of Owner Date

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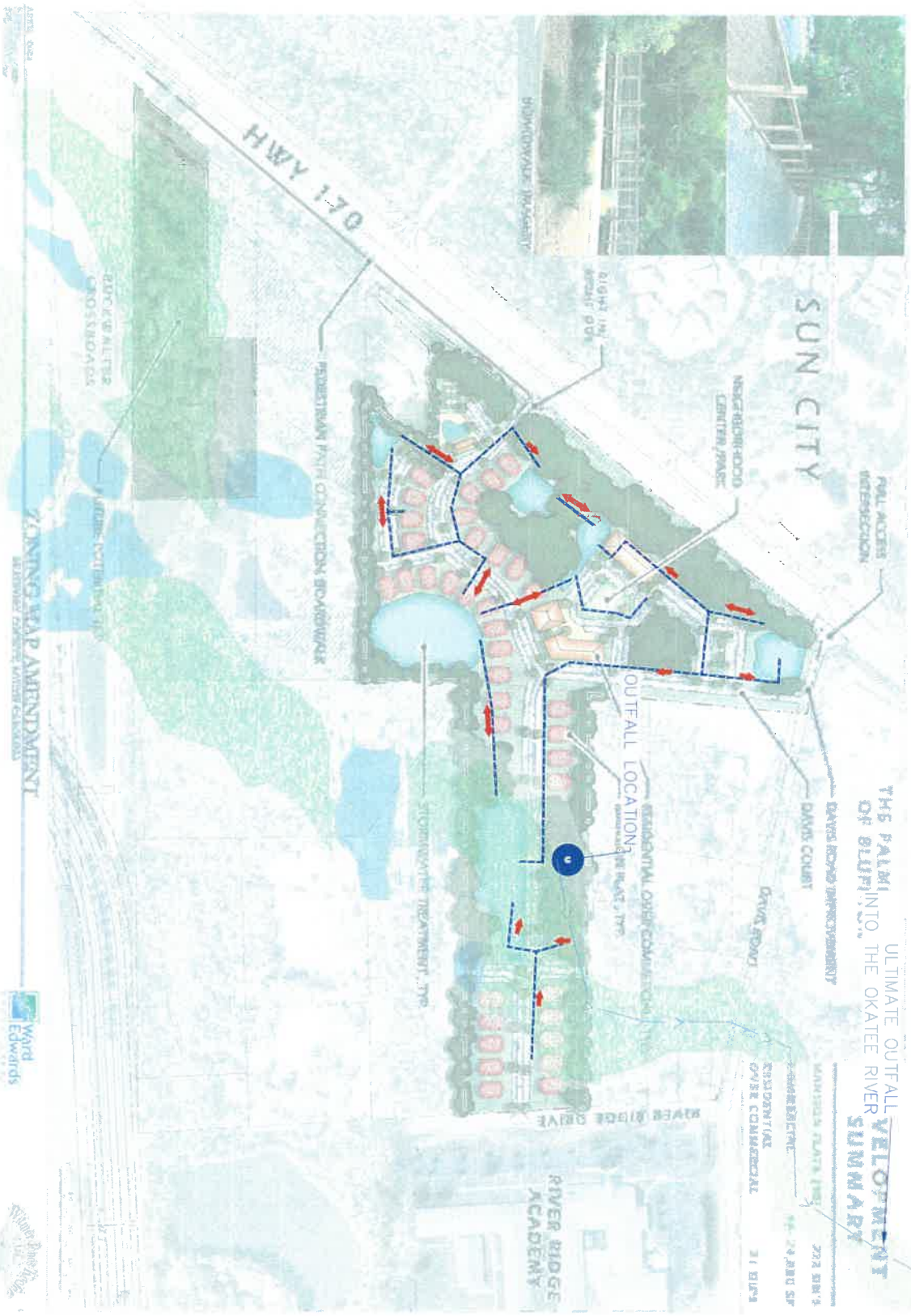
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CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

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

MOSAIC DEVELOPMENT

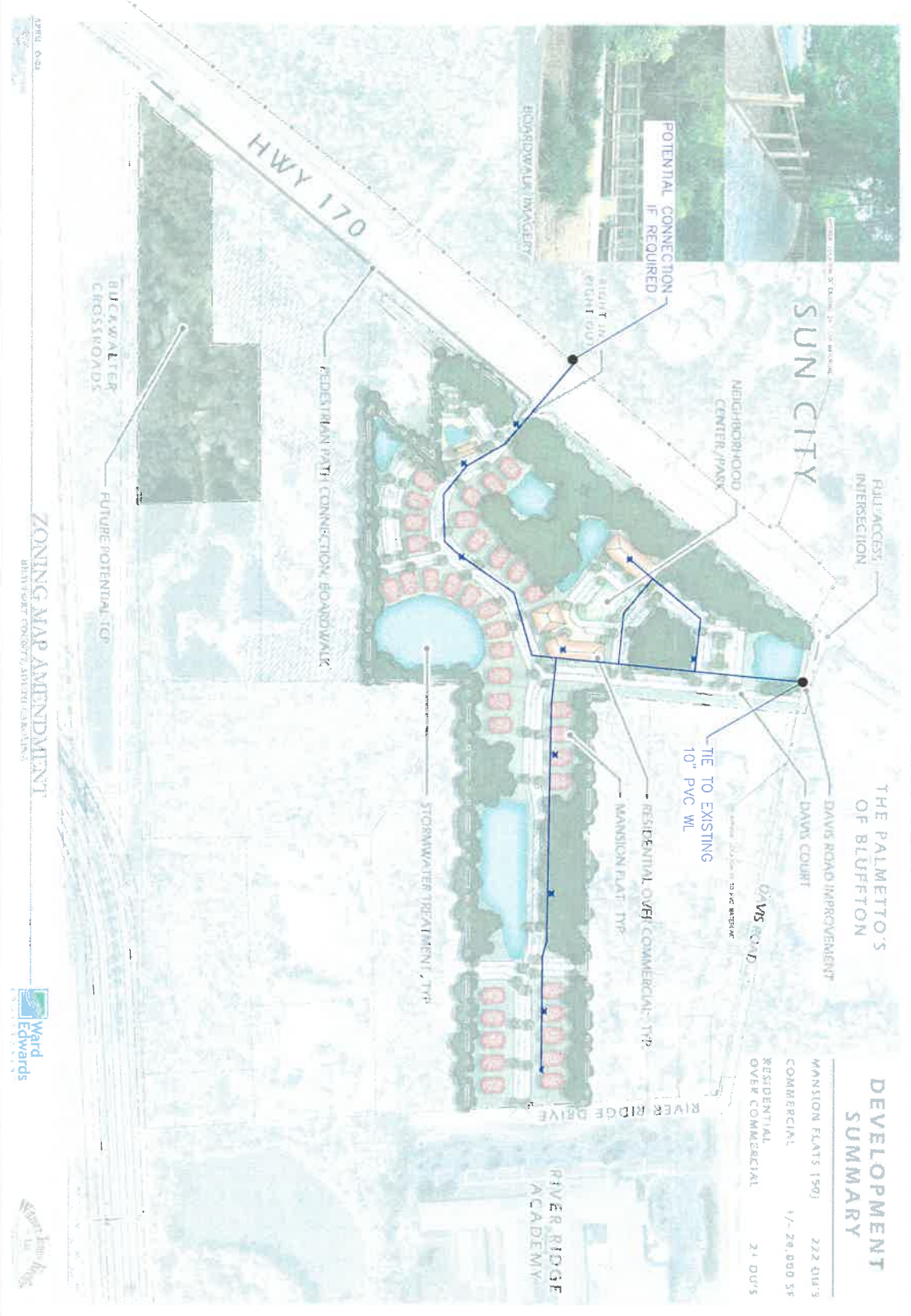
LEGEND

- STORM PIPE
- OUTFALL LOCATION
- FLOW DIRECTION

Document is conceptual, and is subject to change. Accuracy of information shown in this plan shall be from information provided by the client and other sources.

Ward Edwards
 ENGINEERS ARCHITECTS PLANNERS
 7500 ALBUQUERQUE AVENUE, SUITE 100
 RICHMOND, VA 23262
 WWW.WARDEWARDS.COM

PROJECT #:	22041
DATE:	01/24/2024
PREPARED BY:	APL
SHEET NUMBER:	1 OF 1



ONE POTENTIAL MASTER PLAN

THE PALMETTO'S OF BLUFFTON

DEVELOPMENT SUMMARY

MANSION FLATS 1503	222 UNITS
COMMERCIAL	1/- 29,000 SF
RESIDENTIAL OVER COMMERCIAL	2+ UNITS

DATE: 04/20/2014
 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: 04/20/2014
 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



DEVELOPMENT SUMMARY

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

ZONING MAP AMENDMENT



VICINITY MAP

10/13/2006

SEWER MASTER PLAN

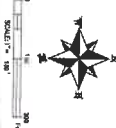
ZONING MAP AMENDMENT

MOSAIC DEVELOPMENT

LEGEND

- SANITARY SEWER LINE
- MANHOLE
- FORCE MAIN

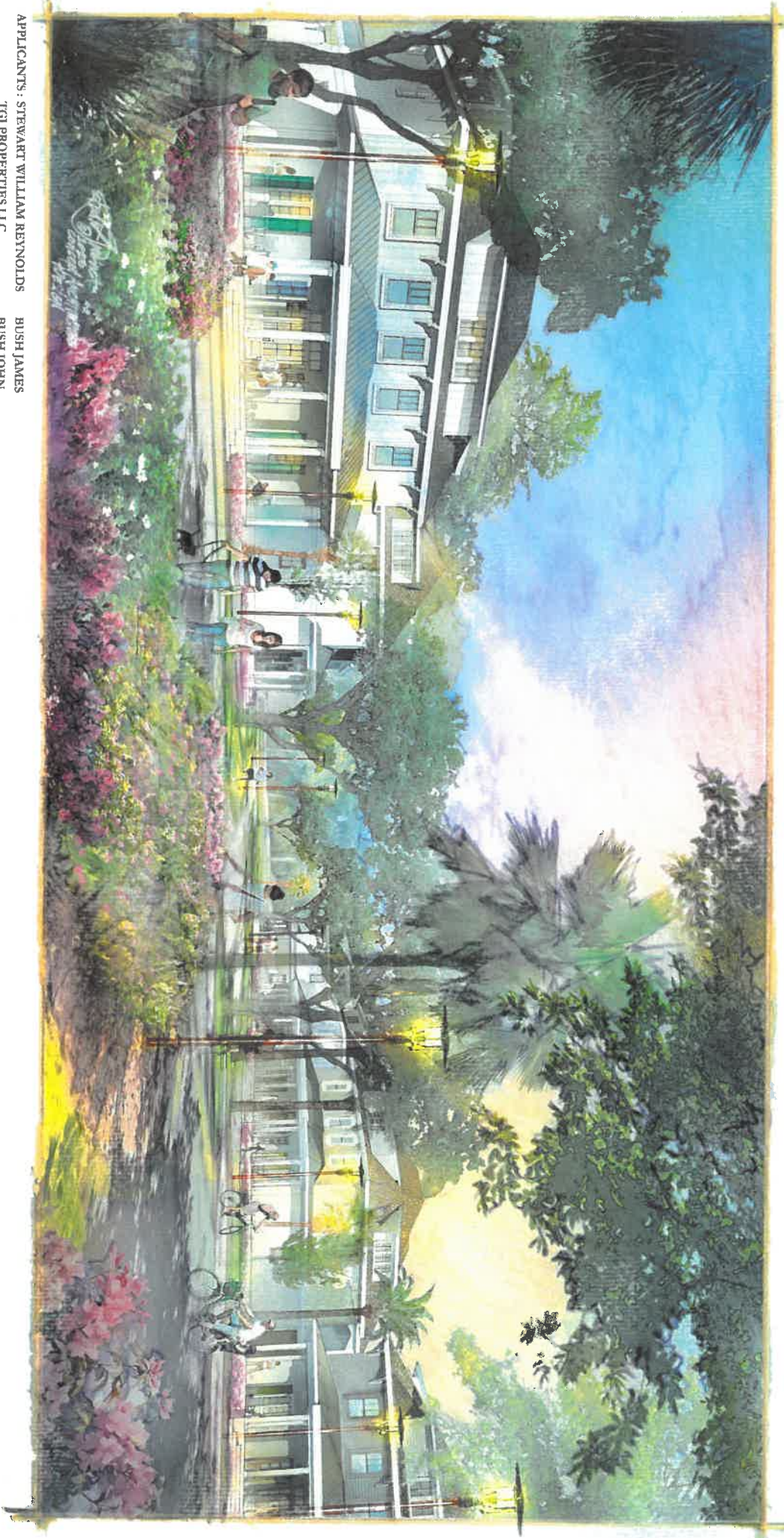
CONTRACT IS CONSULTING AND SHALL BE TO CHECK. ACCURACY OF INFORMATION MADE BY THE USER SHALL BE RESPONSIBILITY OF THE USER AND NOT THE CONSULTANT.



Ward Edwards
ENGINEERS ARCHITECTS

140 SOUTH LANTANA, SUITE 1000
FORT LAUDERDALE, FL 33304
WWW.WARDEDMOSAIC.COM

PROJECT #	22004
DATE	6/25/2006
PREPARED BY	AT
SHEET NUMBER	1 OF 1



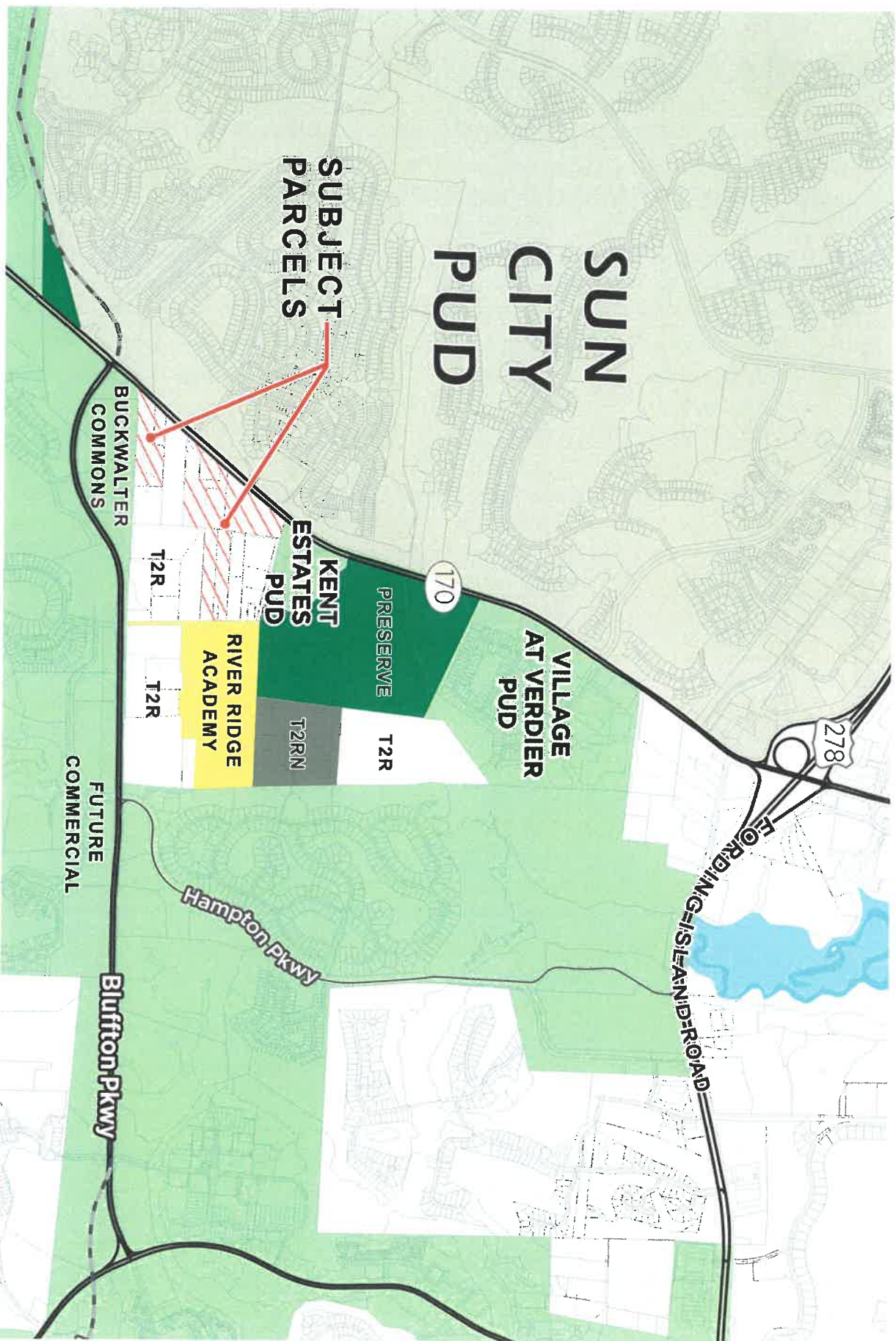
APPLICANTS: STEWART WILLIAM REYNOLDS BUSH JAMES
 TGI PROPERTIES LLC BUSH JOHN
 REED JASON D HAMILTON JAMES
 PERRY EVELINA MOZAC DEVELOPMENT
 DAVIS MARION THEODORE JR WARRINGTON CURT

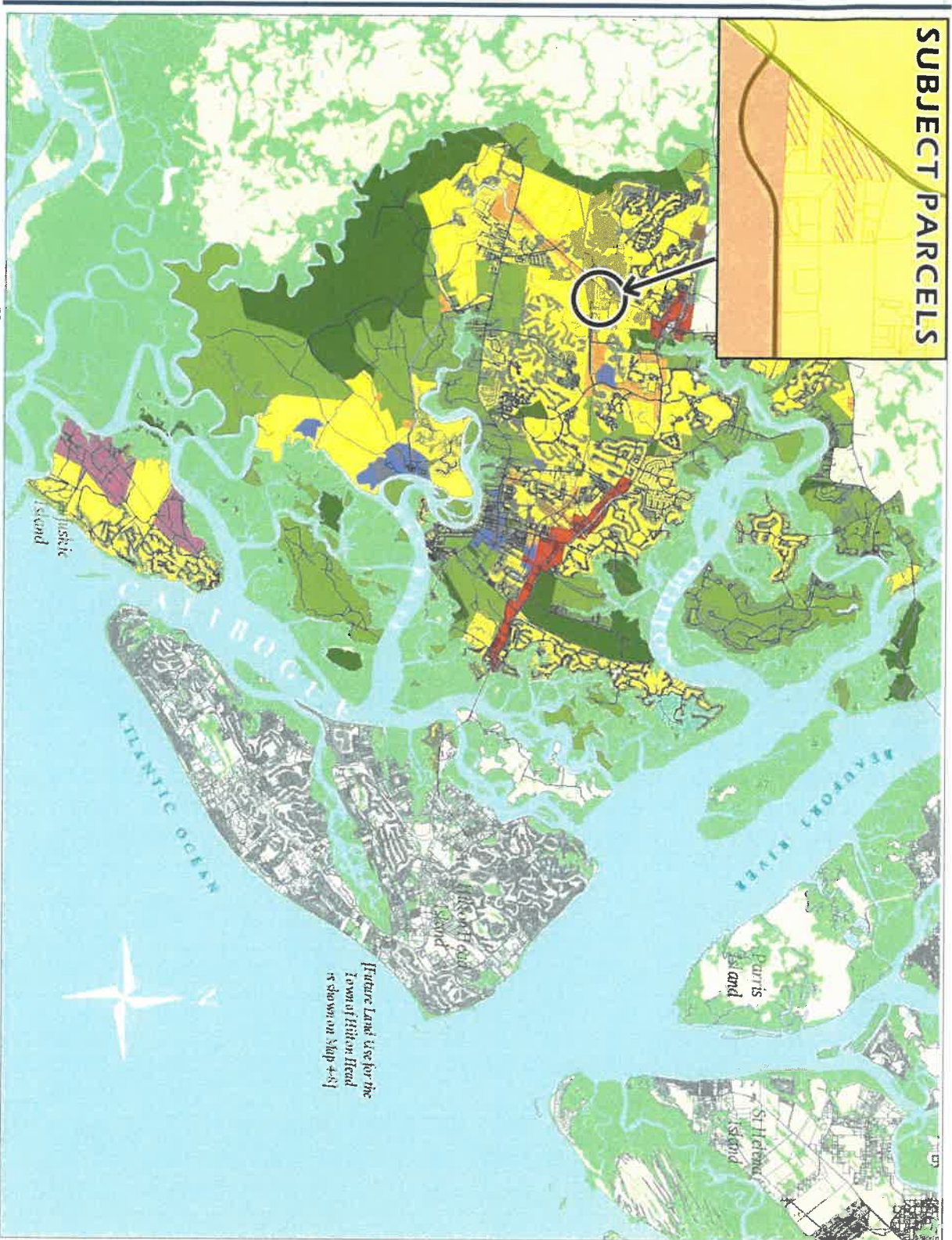
ZONING MAP AMENDMENT

BEAUFORT COUNTY, SOUTH CAROLINA

APRIL 2024
 PREPARED BY: WARD EDWARDS ENGINEERING
 1000 W. MARKET STREET, SUITE 100
 BEAUFORT, SOUTH CAROLINA 29501







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

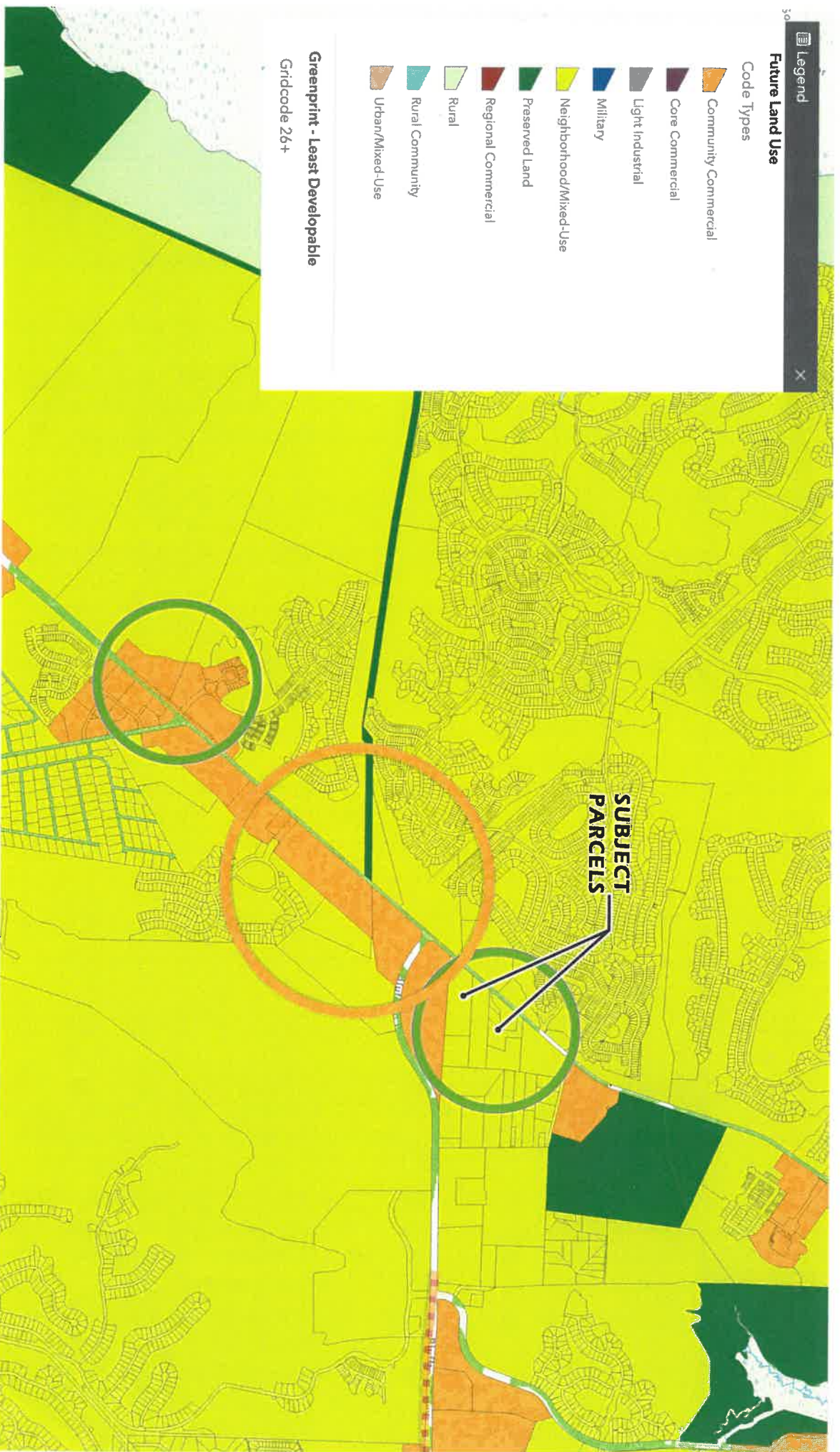
2010
Beaufort County
Comprehensive
Plan

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 128
2. James Child	R600 029 000 0030 0000	Road 128
3. Sun and Wilson Reynolds	R600 029 000 0003 0000	Road 128
4. TQJ Property LLC	R600 029 000 0143 0000	Road 128
5. Reed Jones D	R600 029 000 1194 0100	Road 128
6. Whittington Golf	R600 029 000 0003 0000	Road 128
7. Riddick Enterprises	R600 029 000 0003 0000	Road 128
8. Reed Jones	R600 029 000 0002 0000	Road 128
9. Reed Jones	R600 029 000 0144 0000	Road 128
10. Brian Williams	R600 029 000 0104 0000	Road 128
11. Theodore Carlyn	R600 029 000 0000 0000	Road 128
12. Davis Sharon Theodore Jr	R600 029 000 0004 0000	Road 128
13. Davis Sharon Theodore Jr	R600 029 000 0004 0000	Road 128
14. Arthur Peyer Campson and Maria	R600 029 000 0080 0000	Road 128
15. Arthur Peyer Campson and Maria	R600 029 000 0080 0000	Road 128
16. Douglas David A	R600 029 000 0027 0000	Road 128
17. Reed Jones	R600 029 000 0000 0000	Road 128
18. Perry Cordias	R600 029 000 0000 0000	Road 128
19. Perry Cordias	R600 029 000 0000 0000	Road 128
20. Perry Cordias	R600 029 000 0000 0000	Road 128
21. Perry Cordias	R600 029 000 0000 0000	Road 128
22. Perry Cordias	R600 029 000 0000 0000	Road 128
23. Perry Cordias	R600 029 000 0000 0000	Road 128
24. Perry Cordias	R600 029 000 0000 0000	Road 128
25. Perry Cordias	R600 029 000 0000 0000	Road 128
26. Perry Cordias	R600 029 000 0000 0000	Road 128
27. Perry Cordias	R600 029 000 0000 0000	Road 128
28. Perry Cordias	R600 029 000 0000 0000	Road 128
29. Perry Cordias	R600 029 000 0000 0000	Road 128



GENERAL RESIDENTIAL
TOWN OF BLUFFTON



APRIL 2024

ZONING MAP AMENDMENT

BEAUFORT COUNTY, SOUTH CAROLINA

Ward Edwards ENGINEERING

JOHNSON & DAVIS, PA

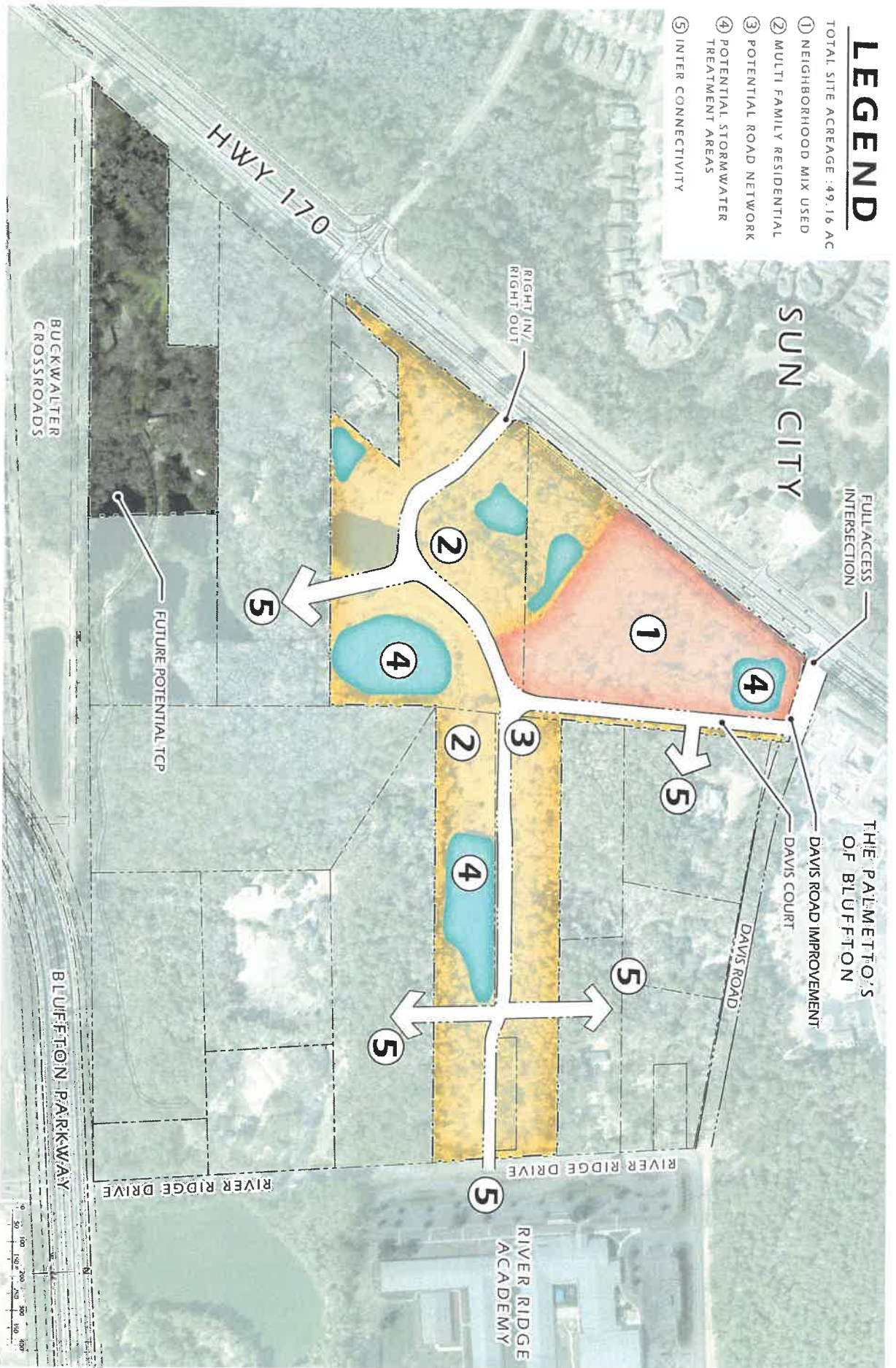
Wilder, Jones & Hoeg

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 2021

ZONING MAP AMENDMENT

ONE POTENTIAL MASTER PLAN



DEVELOPMENT SUMMARY

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



Lowcountry Veterans Housing Foundation The Mews at Nature's Walk | American Heroes Park



The Mews at Nature's Walk (the “Mews”) comprises:

1. Scenic winding roads, lush landscape, beautiful hardscape, colorful gardens, quaint wooden foot bridges, and curated walking paths through natural wetlands with 37 “mansion” style apartment home buildings, each with 6 spacious, luxury apartment homes, totaling 222 homes; and
2. A walkable neighborhood center clustered around ***American Heroes Park***, a public park with a band shell for music events and festivals, ground floor shops and restaurants, and 23 spacious, luxury apartment homes located above, similar to the streetscape in Old Town Bluffton.

In total, the Mews comprises 245 luxury apartment homes.

There are **16,946** veterans living in Beaufort County.*

Nationally, **30%** of all veterans possess some degree of service-connected disabilities, i.e., disabled veterans, which percentage increases to **43%** of all post-9/11 veterans.**

Accordingly, there are at least **5,000** disabled veterans living in Beaufort County.

**Source: Census Reporter | 2022 U.S. Census*

***Source: U.S. Veterans Administration*

The Mews has allocated 24 of its luxury apartment homes, which will be designed specifically for Disabled American War Veterans and first responders. All of these specialized homes will be fully ADA accessible with many of them *Smart Homes* inspired by Tunnel to Towers Foundation designs. The rents for these homes will be affordable to disabled veterans and subsidized by the newly formed charitable foundation, i.e., the ***Lowcountry Veterans Housing Foundation*** (“LVHF”).

LVHF, a new 501(c)(3) charitable foundation, will: (a) oversee and manage the Mews veterans housing component; and (b) secure federal, state, and local government grants as well as private grants and charitable donations.

Lowcountry Veterans Housing Foundation (“LVHF”)

a 501(c)(3) Charitable Foundation

LVHF will:

1. Secure federal, state, and local government grants as well as private grants, charitable donations, and fundraisers.
2. Subsidize disabled veterans monthly housing costs with grants and, when possible, employment.
3. Finance, oversee, direct, and manage the Mews veterans housing component.
4. Provide small business owner training and low interest loans to disabled veterans who want to open a retail shop in the neighborhood center clustered around American Hero’s Park.

Lowcountry Veterans Housing Foundation (“LVHF”)

a 501(c)(3) Charitable Foundation

LVHF’s founding members are:

Retired Rear Admiral John (“Boomer”) Stufflebeem, is a former Navy “TOP GUN” fighter pilot with over 200 combat missions and more than 4,000 tactical flight hours in seventeen different type of aircraft.

Boomer was a military aide to President George H.W. Bush in the White House carrying the “nuclear football,” a “Jedi Knight” joint force war planner during the attacks of 9/11 and, was the operational briefer to the world on television and radio from the Pentagon for operations in Afghanistan in response to the attacks perpetrated in 2001.

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Operationally, Boomer rose to command the US Sixth Fleet and was the maritime component commander for the stand-up of the newly created Africa Command before retiring in 2008.

Boomer graduated the U. S. Naval Academy in 1975. Before deployment to active duty, he played in the NFL for the Detroit Lions from 1975 to 1979. As a practitioner of elite teamwork from his days in the NFL and senior military leadership of troops in combat for half of his thirty plus years in uniform, Boomer brings a proven expertise as a crisis manager and strategic leader to business today, as owner of the NJS Group, LLC consulting firm in Alexandria, VA.

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Michael Corey is the leading retained executive recruiter in the insurance industry for more than fifty years. His focus has been on CEO and board level searches. Currently, he leads a high-level think tank of retired CEOs providing the insurance industry significant strategic advice.

Mike is the author of three fiction novels and is working on his fourth. Having served his country in the Viet Nam War, he is a Navy veteran who has helped his fellow veterans through innovative programs that he initiated. His annual “Clam Bake”, with keynote honorees such as General David Petraeus and Admiral Michael Mullen, Chairman of the Joint Chiefs of Staff, has raised more than \$10,000,000 to benefit veterans’ programs.

The Mews at Nature's Walk | American Heroes Park Conceptual Land Plan





American Heroes Park



Band Shell for Concerts and Music Events





Charlie's L'Etoile Verte



American
Heroes
Park
Quaint Shops
Restaurants



Disabled Veterans Ownership of Retail Shops Surrounding American Heroes Park

The walkable neighborhood clustered around American Heroes Park will comprise more than 25,000 s.f. of restaurant and retail space. Approximately 16,000 s.f. of this will be small shops reserved for ownership by disabled veterans and first responders. LVHF will provide comprehensive training on small business ownership with a specific focus on the operation of retail shops, and the related marketing, merchandizing, promotion, and financial management of these new businesses. Moreover, LVHF will also provide or arrange affordable low interest loans to provide the capital to jump start these veteran-owned retail businesses.





**Fitness
Center
Pickle Ball
Bocce**





Residents Lounge



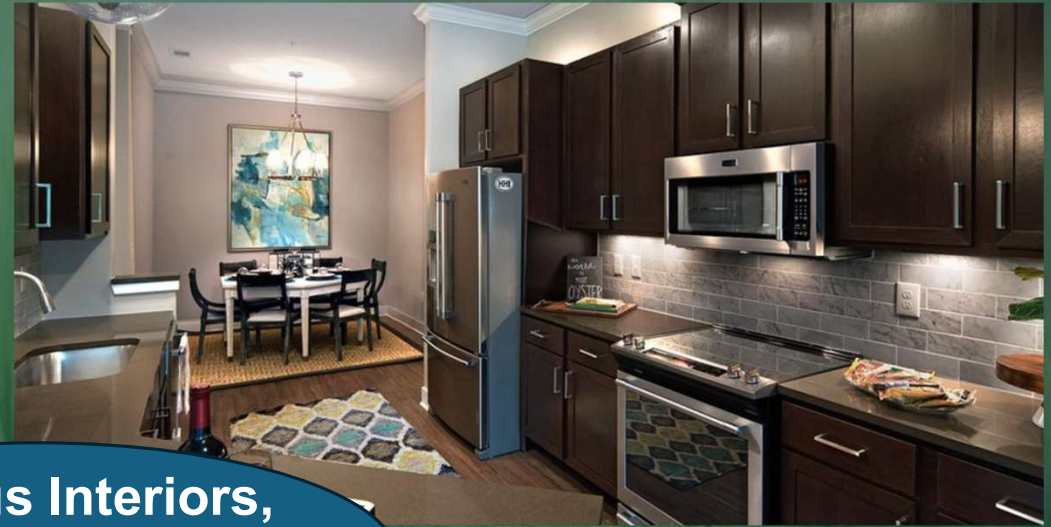
Game Room



Clubhouse Kitchen



Meeting Rooms



**Spacious Interiors,
Luxury Finishes,
and Appliances**





Smart Homes
Fully
Accessible
Bathrooms



Smart Homes
Pull-Down
Over-Counter
Shelving





**Smart Homes
Remote Controlled
Window Shades,
Door Access, HVAC,
and
Lighting**





**Smart Homes
Wheelchair Height
Sink and Touch
Faucet**



**Smart Homes
Adjustable Height
Countertop Range**



**Smart Homes
Undercounter
Appliances**

**Lowcountry Veterans Housing Foundation
The Mews at Nature's Walk | American Heroes Park**

**The End
Q and A**





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.

To:	Kevin Sullivan, AICP Beaufort County	From:	Josh Mitchell, PE Stantec
File:	171003050	Date:	July 31, 2024

Reference: Okatie Mixed Use Development TIA Comment Responses

The table below lists the comments received from Beaufort County (dated 06/25/2024) regarding the Okatie Mixed Use Development TIA along with Stantec’s response/corresponding revision to the TIA.

Comment	Response
Existing Conditions	
The intersection of Bluffton Parkway at River Ridge is currently signalized. All analysis and recommendations need to be updated to reflect this.	The analysis and report have been updated to reflect signalization at the Bluffton Parkway & River Ridge intersection.
Traffic Volume Development Sheets	
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	This has been revised in the volume development sheets in the appendices.
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.	The analysis and report have been updated to reflect signalization at the Bluffton Parkway & River Ridge intersection.
Confirm that buses were included in the heavy vehicle percentages. Update analysis as appropriate.	This has been revised in the report and analysis to include buses in the heavy vehicle percentages.
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.	This has been revised in the report and analysis.
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.	A 0.90 PHF was utilized for the Davis Road approach in all scenarios. The intersection analysis, resulting HCM 6th Edition LOS/delay results, and the report have been revised to reflect this. Regarding potential queuing, please see the subsequent comment/response (the 0.90 PHF was utilized for the Davis Road approach in all queueing analysis as well).

July 31, 2024

Kevin Sullivan, AICP

Page 2 of 2

Reference: Okatie Mixed Use Development TIA Comment Responses

Comment	Response
General Comments	
Confirm that storage distances and tapers for proposed improvements on Davis Road meet SCDOT standards.	SCDOT recommends the storage and taper lengths for stop-controlled approaches be based on the queue length(s) at the approach. Therefore, per coordination with Beaufort County, a queueing analysis in SimTraffic was performed to determine the 95 th percentile queues at the Davis Road approach for each of the peak hours analyzed (AM, School Release, and PM), which indicated a maximum 95 th percentile queue length of 46 ft along Davis Road at the SC 170 approach, which is less than the 75 ft storage length shown in the preliminary improvement exhibit submitted by the applicant. The results of this analysis have been incorporated into the TIA report.
Incorporate any comments received from SCDOT.	Upon review by SCDOT, any SCDOT comments will be incorporated.
Discuss improvements to the Davis Road cross section between SC 170 and the site driveway.	Discussion of the improvements to the Davis Road cross-section between SC 170 and the site driveway have been included in the Executive Summary and Conclusions of the TIA report.

Thank you for the opportunity to respond to the third-party Okatie Mixed Use Development TIA review comments. Please let me know if we can provide any additional information or clarify any of the above.

Stantec Consulting Services Inc.



Josh Mitchell, PE

Transportation Engineer

Phone: 803 528 1889

josh.mitchell@stantec.com



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 one (1) exception:

- ❖ 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. Based upon a queuing analysis performed under Build Conditions with this improvement, the maximum 95th percentile queue (between the three peak hours analyzed - AM, School Release, and PM) is 46 feet for the left-turning movement. Additionally, per coordination with the Civil Engineer, Davis Road between SC 170 and the site driveway will be improved to include 24 feet width of full-depth pavement, assuming adequate right-of-way is available.

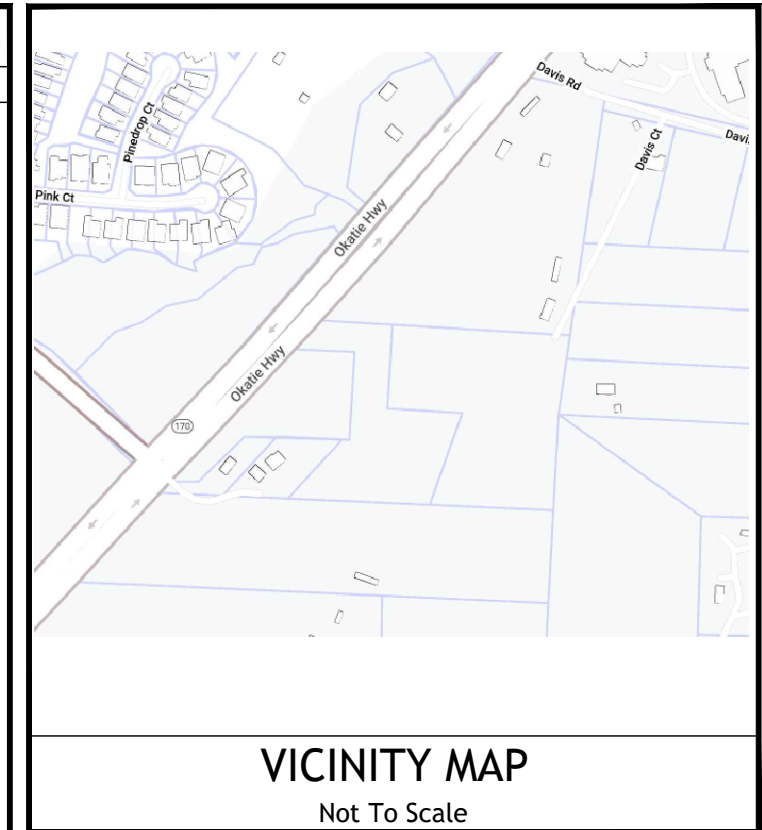
Based on SCDOT's Roadway Design Manual considerations, an exclusive northbound right-turn lane along SC 170/Okatie Highway at Project Driveway #2 is recommended. Per the criteria documented in Section 5D-4 of SCDOT's Access and Roadside Management Standards (ARMS, 2008), it is recommended that the exclusive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

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

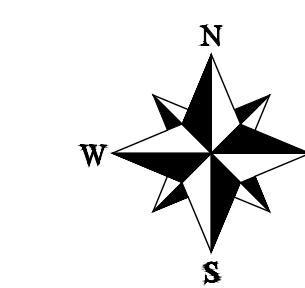
ZONING MAP AMENDMENT

Bluffon, SC
PREPARED FOR:
MOSAIC DEVELOPMENT

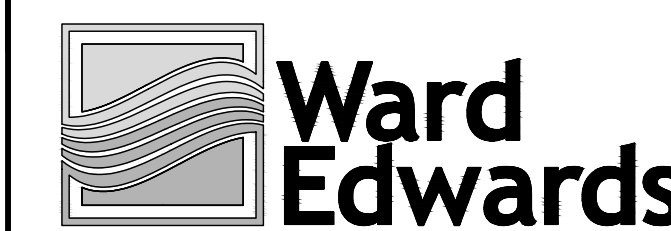
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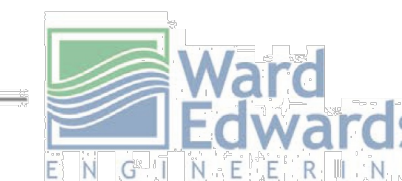
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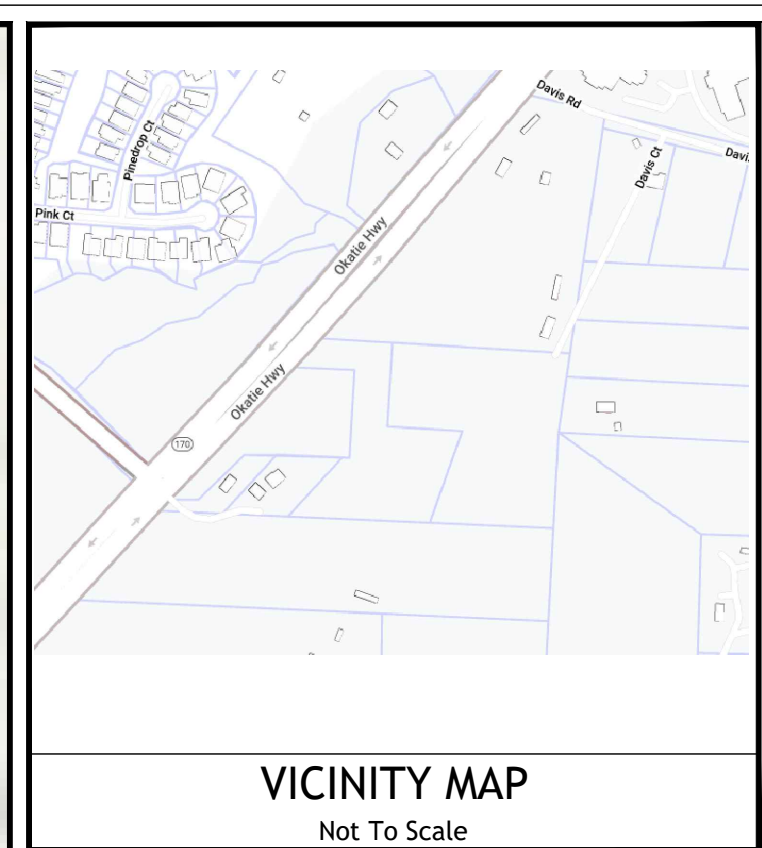
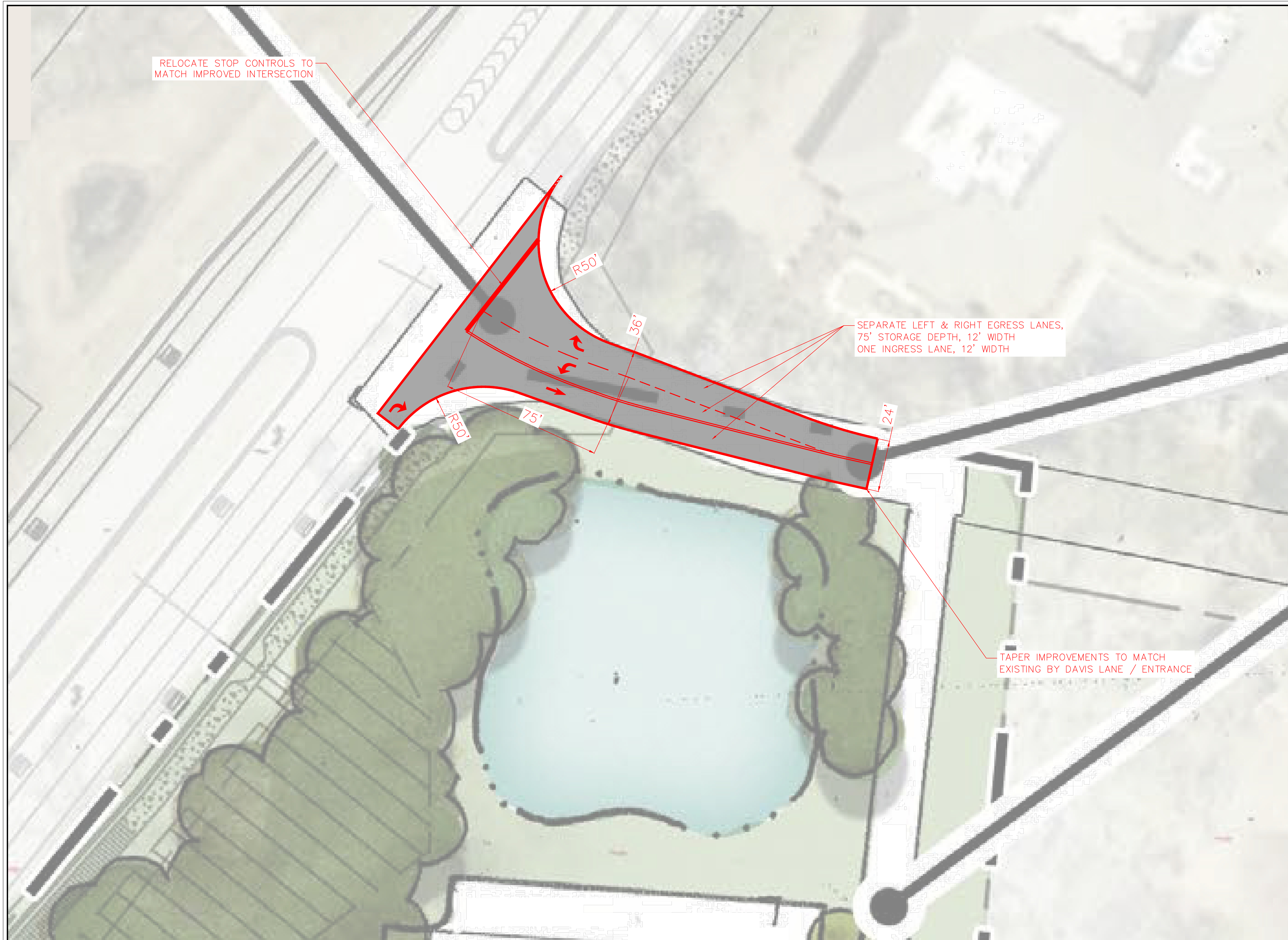
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DATE:	05/31/2024
PREPARED BY:	AFL
SHEET NUMBER:	1 OF 1

ZONING MAP AMENDMENT
BEAUFORT COUNTY, SOUTH CAROLINA



APRIL 2024

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**ACCESS MANAGEMENT
IMPROVEMENT EXHIBITS**

**DAVIS ROAD
SHEET 2 OF 3**

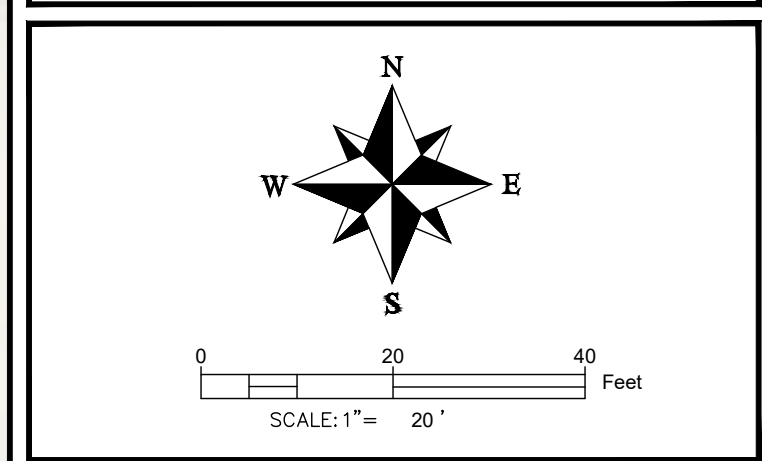
**ZONING MAP
AMENDMENT**
Bluffton, SC

PREPARED FOR:
MOSAIC DEVELOPMENT

LEGEND

NEW PAVEMENT	
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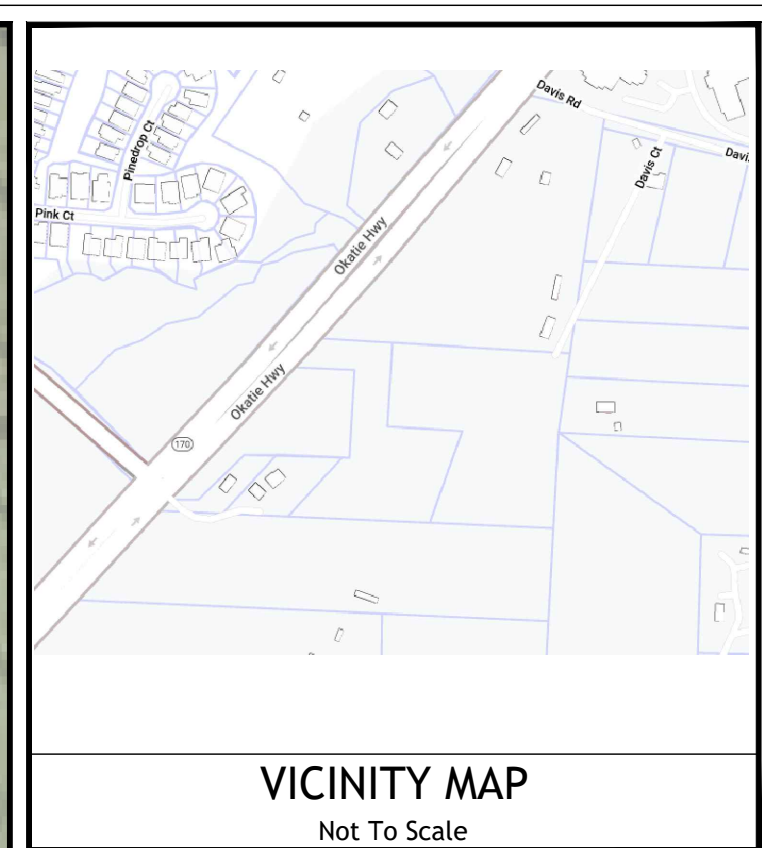
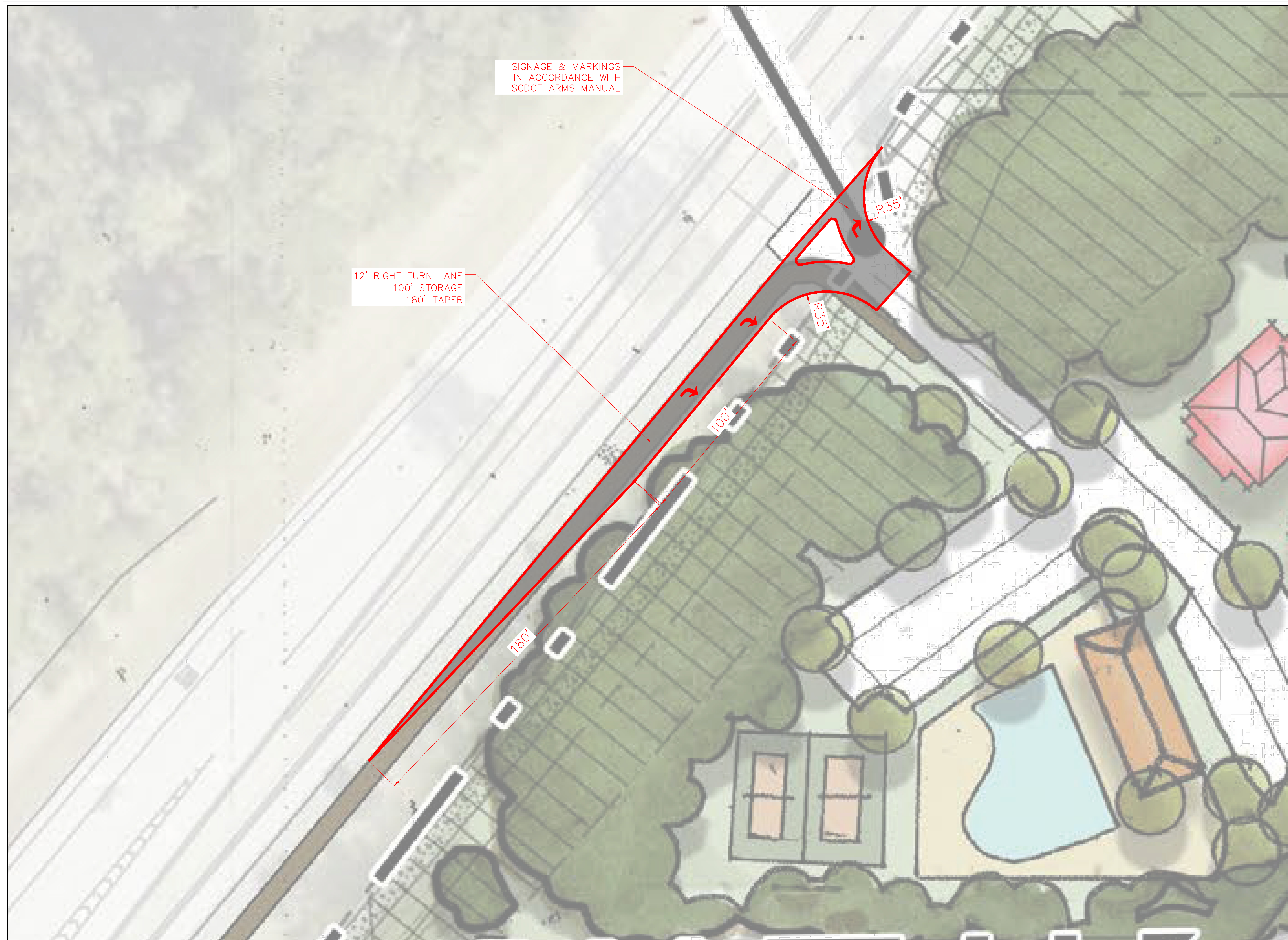
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PROJECT #:	220141
DATE:	05/31/2024
PREPARED BY:	AFL
SHEET NUMBER:	1 OF 1



**ACCESS MANAGEMENT
IMPROVEMENT EXHIBITS**

**MAIN ENTRANCE
HIGHWAY 170
SHEET 3 OF 3**

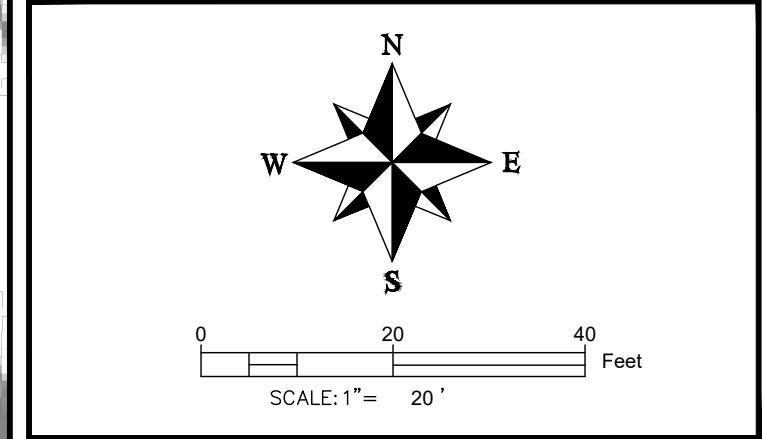
**ZONING MAP
AMENDMENT**
Bluffon, SC

PREPARED FOR:
MOSAIC DEVELOPMENT

LEGEND

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PROJECT #:	220141
DATE:	05/31/2024
PREPARED BY:	AFL
SHEET NUMBER:	1 OF 1



MEMORANDUM

To: Beaufort County Planning Commission
From: Kevin Sullivan, Transportation Planner
Subject: EXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC):
APPENDIX C.4 (BUCKWALTER PARKWAY) TO UPDATE ACCESS
MANAGEMENT STANDARDS.
Date: March 4, 2024

STAFF REPORT:

Case No. CDPA-000033-2024
Applicant: Engineering Department
Proposed Amendment: Amendment to Appendix C.4 (Buckwalter Parkway) to the
Community Development Code

A. SUMMARY AND BACKGROUND:

An access management plan was previously codified in Beaufort County's Community Development Code for the Buckwalter Parkway corridor from just south of Bluffton Parkway (northern connection) to just north of SC 46 (May River Road). This access management plan is an update to the access management plan established in 2022 for the Buckwalter Parkway section to the north and noted in the Buckwalter Parkway access management ordinance. The corridor segment for this access management plan update extends from Lake Point Drive to Barton's Run Crossing, and the following key points and assumptions were applied in the analysis:

- Approximately 2,000 feet spacing between signalized intersections is desired along the corridor.
- North-south connectivity is desired between parcels along Buckwalter Parkway.
- Review the potential location of the intersections of Buckwalter Parkway at Bluffton Parkway (southern section) and Buckwalter Parkway at Lake Point Drive.
- The Buckwalter Recreation Center redevelopment and a new north-south roadway that connects Buckwalter Recreation Center to the tennis courts on Barton Run Crossing should be included in the development of that parcel.

The following recommendations were made based upon study of the corridor and the associated data.

1. Maintain Existing Signalized Intersection Access
 - a. Buckwalter Parkway at Lake Point Drive (existing, potential relocation in future)
 - b. Buckwalter Parkway at Hampton Hall Boulevard/ Bluffton Parkway (southern section)(existing)
 - c. Buckwalter Parkway at H.E. McCracken Circle S/Old Bridge Drive (existing)
2. Implement Proposed Right-in, Right-out Access Point Conversion
 - a. Buckwalter Recreation Center soccer fields
 - b. Buckwalter Recreation Center/H.E. McCracken Middle School Bus Driveway
3. Maintain Existing Full Access Points
 - a. Cross Schools
 - b. Shell Point Drive
 - c. H.E. McCracken Circle N
 - d. Farm Lake Drive/Pine Ridge Drive
 - e. Barton's Run Crossing
4. Coordinate Cross Access
 - a. Cross Schools - Add cross access with Shall Hall Drive
 - b. Shell Point Drive - Add cross access with Cross Schools
 - c. H.E. McCracken Circle S/Old Bridge Road - Add cross access between Buckwalter Recreation Facility to tennis facilities by May River Road
 - d. Farm Lake Drive/Pine Ridge Drive - Add cross access between Buckwalter Recreation Facility to tennis facilities by May River Road
 - e. Barton's Run Crossing - Add cross access between Buckwalter Recreation Facility to tennis facilities by May River Road
5. Potential Future Relocation
 - a. Lake Point Drive - Change of location to approximately 900' of the existing intersection to achieve the 2,000' minimum spacing requirements between Lake Point Drive and potential future relocation of Bluffton Parkway.

B. 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;**

The County's comprehensive plan includes policies that support continuous access management standards. This ordinance update is consistent with those policies.

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

This ordinance updates the current access management plan that is in The County's Development Code, and therefore is not in conflict.

3. **Is required by changed conditions;**

This ordinance update included a review of the current conditions of the corridor to determine the most appropriate access management plan and intersection spacing

goals for the corridor intersections based on the existing and planned developments, existing and future projected traffic patterns.

4. **Addresses a demonstrated community need;**

This segment of Buckwalter Parkway is located primarily in the Town of Bluffton, located in Beaufort County, South Carolina. It is an important county roadway network link that intersects Bluffton Parkway and May River Road. The access management plan was updated to help create a more efficient travel experience for all.

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;**

The County's Development Code encourages interparcel connectivity between adjacent land uses. This ordinance update is consistent with the Code as it seeks to address gaps in connectivity between various parcels along Buckwalter Parkway by demonstrating where opportunities exist for cross access.

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

This ordinance update is consistent with the County's Development Code. The access management plan creates a framework along Buckwalter Parkway that will help encourage logical and orderly development patterns.

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.**

It is not expected that the access management plan will have any impact on the natural environment.

C. **RECOMMENDATION:** Staff recommends approval.

D. **ATTACHMENTS:**

- Amended C.4 Buckwalter Parkway

C.4.10 - Application

The following access management standards apply to all properties within Beaufort County's jurisdiction on Buckwalter Parkway between the intersection of US 278 and SC 46 (May River Road).

C.4.20 - Signal Spacing

The recommended spacing between full-signalized accesses is 2,000 feet.

C.4.30 - Future Signal Locations

The specific signalized access locations shall correspond to the planned signal locations provided in *Buckwalter Access Management Study Plan Updates (2021 & 2024)* and the existing traffic signal locations. Existing and planned intersection locations are subject to change to better meet the spacing guidelines. If a modification of the defined signal locations is desired to meet the demands of a specific development or to better meet prescribed spacing goals noted above, the following conditions shall be satisfied:

- A. The modified location must meet the warrants for signalization with the proposed development as defined in the Manual on Uniform Traffic Control Devices (MUTCD) by the Federal Highway Administration (FHWA) with the analysis and specific application of traffic signal warrants to be approved by the Beaufort County traffic engineer.
- B. The modified location must provide adequate spacing (as defined in the spacing standards indicated above) from existing traffic signals, programmed traffic signals, and future signalization of primary roadway intersections, including (note that distances shown should be considered approximate):
 1. Buckwalter Parkway at US 278
 2. Planned location - Buckwalter Parkway at Cinema North (2,026 feet south of US 278)
 3. Planned location - Buckwalter Parkway at Mott Street/Parkside Drive (1,788 feet south of Cinema North)
 4. Planned location - Buckwalter Parkway to Kroger Fuel Drive (2,176 feet south of Mott Street/Parkside Drive)
 5. Buckwalter Parkway at Buckwalter Town Center South (1,496 feet south of Kroger Fuel Drive)
 6. Buckwalter Parkway at Bluffton Parkway (1,077 feet south of Buckwalter Town Center South)
*Intersection location is subject to change to better reflect the access management goals stated above for the corridor as the current location is less than desired spacing of 1,500 feet from location 5.
 7. Buckwalter Parkway at Lake Point Drive (1,585 **2000** feet south of **the proposed future relocation of** Bluffton Parkway)*~~Intersection location is subject to change to better reflect the access management goals stated above for the corridor as the current location is less than desired spacing of 1,500 feet from location 6.~~
 8. Buckwalter Parkway at Bluffton Parkway and Hampton Hall (3,958 feet south of Lake Point Drive/Parker's driveway)
 9. Buckwalter Parkway at H.E. McCracken Circle and Old Bridge Drive (4,500 feet south of Hampton Hall)
 10. Buckwalter Parkway at SC 46 (May River Road)
- C. The future signalized intersection location shall not have an adverse impact on existing or future LOS based on comparative analysis of conditions with the recommended signal locations

indicated in *Buckwalter Access Management Study Plan Updates (2021 2021 & 2024)*. The developer shall be required to conduct LOS and signal system progression analysis to demonstrate compatibility of the proposed signal location with operation of the remainder of the signal system.

([Ord. No. 2022/07](#), 2-28-22)

C.4.40 - Driveways

- A. **Spacing:** Additional access points above the full accesses indicated in subsection C.4.30.B may be granted for right-in/right-out or other controlled movement access with a minimum spacing of 500 feet. Single parcel access is strongly discouraged and connectivity to adjacent parcels should be provided. Joint access driveways are encouraged for small parcels to adhere to the 500-foot spacing. Driveways should be limited to the number needed to provide adequate access to a development. Factors such as alignment with opposing driveways and minimum spacing requirements will have a bearing on the location and number of driveways approved. For parcels/developments that have frontage on Buckwalter Parkway and have access to a signalized intersection location recommended in the Buckwalter Parkway Access Management Plan, minimum spacing shall be 800 feet unless specified in Figure 5 of the Buckwalter Parkway Access Management Plan **Update 2021**.
- B. **Driveway design:** Driveway width and turning radii shall conform to SCDOT's Access and Roadside Management Standards.
- C. **Driveway linkages:** See Article VI, Section 6.3.10.D for driveway linkage requirements for non-residential development.
- D. **Retrofitting existing driveways:** As changes are made to previously developed property or to the roadway, driveways will be evaluated for the need to be relocated, consolidated, or eliminated if they do not meet the access management standards.

C.4.50 - Deceleration Lanes

Deceleration lanes shall be required when the volume of traffic turning at a site is high enough in relation to the through traffic to constitute the potential for disruption as indicated in the traffic impact analysis.

2025 Meeting Schedule			
Planning Commission			
<u>Date</u>	<u>Day</u>	<u>Time</u>	<u>Location *</u>
January 6, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
February 3, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
March 3, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
April 7, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
May 5, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
June 2, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
July 7, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
August 4, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
September 4, 2025	Thursday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
October 6, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
November 3, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
December 1, 2025	Monday	6:00	Council Chambers, Administration Building 100 Ribaut Road, Beaufort, SC
* Meetings may be held in the Bluffton Library if agenda items are unique to areas south of the Broad River. Call the Planning and Zoning Department at 843-255-2140 for details.			
A Planning Commission Workshop may be held at 5:30 p.m. prior to each scheduled Planning Commission meeting.			