



Natural Resources Committee Beaufort County, SC

Executive Conference Room, Administration Building Beaufort County Government Robert
Smalls Complex 100 Ribaut Road, Beaufort

**Monday, February 03, 2025
4:00 PM**

AGENDA

COMMITTEE MEMBERS:

**YORK GLOVER, CHAIRMAN
GERALD DAWSON
ANNA MARIA TABERNIK**

**PAULA BROWN VICE-CHAIR
LAWRENCE MCELYNN
ALICE HOWARD, EX OFFICIO**

1. CALL TO ORDER: York Glover, Committee Chair
2. PLEDGE OF ALLEGIANCE: York Glover, Committee Chair
3. STATEMENT OF COMPLIANCE WITH FOIA: York Glover, Committee Chair
4. APPROVAL OF AGENDA
- [5.](#) APPROVAL OF MINUTES - January 13, 2025
- [6.](#) PUBLIC COMMENT PERIOD
- [7.](#) ASSISTANT COUNTY ADMINISTRATOR REPORT
- [8.](#) A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT, THE TOWN OF HILTON HEAD ISLAND, FOR FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE BEACH CITY ROAD TRACT (PIN# R510 005 000 0202 0000), NOT TO EXCEED THE REQUESTED AMOUNT (\$250,000). **FISCAL IMPACT: (\$250,000) from the Green Space Program Fund Account #4706-10-0000-54400 (Land Acquisition)** - Mike McShane, Chair of the Green Space Advisory Committee
- [9.](#) A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT, OPEN LAND TRUST, FOR A FARMLAND PRESERVATION CONSERVATION EASEMENT ON PROPERTY LOCATED IN BEAUFORT COUNTY KNOWN AS ESSEX FARMS (PIN# R700 029 000 0054 0000), NOT TO EXCEED THE REQUESTED AMOUNT (**FISCAL IMPACT: \$560,000 from the Green Space Program Fund Account #4706-10-0000-54400**) - Mike McShane, Chairman of the Green Space Advisory Committee

10. AN ORDINANCE AMENDING THE ZONING MAP FOR 3.28 ACRES LOCATED AT 64 JAMES O CT (R600 036 000 0022 0000) FROM T3 EDGE (T3E) TO MAY RIVER COMMUNITY PRESERVATION (MRCP) - *Rob Merchant, AICP, Director, Beaufort County Planning and Zoning*
11. 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) - *Rob Merchant, AICP, Director, Beaufort County Planning and Zoning*
12. 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- OPEN (T3N-O) USING A VILLAGE PLACE TYPE OVERLAY (PTO) - *Rob Merchant, AICP, Director, Beaufort County Planning and Zoning*
13. RECOMMEND APPROVAL OF THE REAPPOINTMENT OF MARC FEINBERG TO THE STORMWATER MANAGEMENT UTILITY BOARD FOR A FOUR-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2029.
- 14. EXECUTIVE SESSION:**
 - a. PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2) RECEIPT OF LEGAL ADVICE WHERE THE LEGAL ADVICE RELATES TO CONTRACTUAL TERMS AND POTENTIAL CLAIMS (MITCHELVILLE PROPERTY PURCHASE AND PROPERTY APPRAISALS FOR GREEN SPACE APPLICATION)
 - b. PURSUANT TO S.C. CODE SEC. 30-4-70(A)(2): RECEIPT OF LEGAL ADVICE WHERE THE ADVICE RELATES TO CONTRACTUAL DISCUSSIONS AND PENDING CLAIMS OR OTHER MATTERS COVERED BY THE ATTORNEY-CLIENT PRIVILEGE (PROPERTY APPRAISAL FOR GREEN SPACE MITCHELVILLE GRANT APPLICATION)
15. MATTERS ARISING OUT OF EXECUTIVE SESSION
16. ADMINISTRATION

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Natural Resources Committee Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

**Monday, January 13, 2025
4:00 PM**

MINUTES

COMMITTEE MEMBERS:

**YORK GLOVER, CHAIR
GERALD DAWSON
ANNA MARIA TABERNIK**

**PAUL BROWN, VICE-CHAIRMAN
LAWRENCE MCELYNN
ALICE HOWARD, EX-OFFICIO**

The video stream of this meeting is available on the County's website:

<https://beaufortcountysc.new.swagit.com/videos/325533>

1. **CALL TO ORDER**

Committee Chairman Glover called the meeting to order at 4:00 pm

PRESENT

Committee Chair York Glover
Committee Vice-Chair Paula Brown
Council Member Lawrence McElynn
Council Member Gerald Dawson
Council Member Anna Maria Tabernik
Council Member Alice Howard
Council Member Joesph Passiment
Council Member Logan Cunningham
Council Member Thomas Reitz

ABSENT

Council Member David Bartholomew
Council Member Mark Lawson

2. **PLEDGE OF ALLEGIANCE**

Committee Chairman Glover led the Pledge of Allegiance.

3. **PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT**

Committee Chairman Glover noted that the public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. APPROVAL OF AGENDA

Motion: It was moved by Council Vice-Chair Tabernik, Seconded by Committee Vice-Chair Brown, to approve the agenda.

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

5. APPROVAL OF MINUTES- November 12, 2024

Motion: It was moved by Committee Vice-Chair Brown, Seconded by Council Member Cunningham, to approve the November 12, 2024, minutes.

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

6. CITIZEN COMMENTS PERIOD – 15 MINUTES TOTAL

Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language. In accordance with Beaufort County's Rules and Procedures, giving a speaker's time to another is not allowed.

1. Owens
2. Mike Hagen
3. Tony Lamartina
4. Joe Mack

To view the full comment period: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=225>

7. ASSISTANT COUNTY ADMINISTRATOR REPORT

Update from Assistant County Administrator Chuck Atkinson on building codes, planning, and zoning.

Mark Davis update on Green Space Referendum.

To view the full report: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=990>

AGENDA ITEMS

8. GREEN SPACE ADVISORY COMMITTEE RECOMMENDATION FOR NO FURTHER CONSIDERATION OF THE BROAD CREEK MARINA FEE SIMPLE APPLICATION AND TO NOT RECOMMEND FUNDING - *Mike McShane, Chair of Green Space Committee*

The Town of Hilton Head Island submitted a Green Space Program Fee Simple application on behalf of the landowner for consideration. On June 10, 2024, the Community Services and Land Use Committee approved due diligence and negotiations of the application. On December 6, 2024, the Green Space

Advisory Committee (GSAC) met, reviewed existing due diligence, and voted for no further consideration of the application and not to fund. The (GSAC) vote was unanimous.

The Broad Creek Marina Tracts comprise two whole and two partial properties, totaling approximately 9.5 +/- acres, located on Hilton Head and adjacent to the existing Broad Creek Marina. Upon reviewing the application and existing due diligence, the Green Space Advisory Committee found that this project does not have merit for funding and voted not to consider the application further.

Motion: It was moved by Committee Vice Chair Brown, Seconded by Vice-Chair Tabernik, to Approve the Recommendation for no further consideration of the Broad Creek Marina Fee Simple Application and not to Recommend Funding.

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=2269>

9. RECOMMEND APPROVAL TO FUND DUE DILIGENCE AND NEGOTIATE TERMS OF ACQUISITIONS FOR THE FOLLOWING PROPOSED GREEN SPACE PROGRAM APPLICATIONS (BEACH CITY ROAD, BUCKWALTER PUD, NORTH WIDGEON TRACTS, OLD WILD HORSE ROAD, BUCKFIELD TRACTS, MESSICK TRACTS)- Mike McShane, Chair of Green Space Advisory Committee

The Green Space Advisory Committee (GSAC) reviewed six new applications during its December 6, 2024 meeting.

Motion: It was moved by Council Member Reitz, Seconded by Vice-Chair Brown, to Recommend Approval to Fund the Due Diligence and Negotiate Terms of all 6 properties at one time :

1) Fee Simple Application: Buckfield Tract, Yemassee; Political Jurisdiction- Unincorporated Beaufort County; Geographic Region- Northern (pursue due diligence) Up to \$40,000 in fees.

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

2) Fee Simple Application: North Widgeon Tracts, Okatie; Political Jurisdiction- Unincorporated Beaufort County; Geographic Region- Western (pursue due diligence) Up to \$20,000 in fees.

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

3) Fee Simple Application: Beach City Road Tract, Hilton Head Island; Political Jurisdiction- Town of Hilton Head; Geographic Region- Southern (pursue due diligence) Up to \$5,000 in fees

The Vote: The motion was approved with 1 objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik. **Nay:** Council Member Logan Cunningham

4) Fee Simple Application: Buckwalter PUD tracts, Bluffton; Political Jurisdiction- Town of Bluffton; Geographic Region- Western (pursue due diligence) Up to \$25,000 in fees

Motion: It was moved by Vice-Chair Brown, Seconded by Council Member McElynn, to Recommend Approval to Fund Due Diligence and Negotiate Terms for the Acquisition of the Buckwalter PUD Tract

Vote: The motion was approved with 2 objections.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz. **Nay:** Council Member Logan Cunningham, Council Member Tabernik

5) Corridor Protection Application: Old Wild Horse Road Tracts, Hilton Head Island; Political Jurisdiction- Town of Hilton Head; Geographic Region- Southern (pursue due diligence) Up to \$25,000 in fees

Motion: It was moved by Council Member Howard, Seconded by Council Member McElynn to Recommend Approval to fund Due Diligence and Negotiate Terms of Acquisition for Old Wild Horse Road Tracts.

The Vote: The motion was approved with 1 objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik. **Nay:** Council Member Logan Cunningham

6) Fee Simple Application: Messik Tracts, Beaufort; Political Jurisdiction- City of Beaufort; Geographic Region- Eastern (pursue due diligence) Up to \$10,000 in fees

Motion: It was moved by Council Member Cunningham, Seconded by Council Member McElynn, to Recommend Approval to fund Due Diligence and Negotiate Terms of Acquisition for Messik Tracts.

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=2468>

10. **A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO THE TOWN OF HILTON HEAD ISLAND FOR THEIR PROCUREMENT OF FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE JONESVILLE ROAD TRACT (PIN# R510 007 000 0091 0000), NOT TO EXCEED THE APPRAISED VALUE OF THE PROPERTY (FISCAL IMPACT: \$2,187,000 from the Green Space Program Fund Account #4706-10-0000-54400 Land Acquisition) - Mike McShane, Chair of Green Space Advisory Committee**

The Town of Hilton Head Island submitted a Green Space Program Fee Simple Application on behalf of the landowner for consideration. On March 11, 2024, the Community Services and Land Use Committee approved due diligence and negotiations of the application. On December 6, 2024, the Green Space Advisory Committee (GSAC) met and reviewed existing due diligence and voted to recommend approval for the contributions of funds not to exceed the value of the property (\$2,187,000). The (GSAC) vote was unanimous.

The Jonesville Road Tract is a 6.65 +/- acre property located on Hilton Head Island. The Town of Hilton Head Island applied to the Green Space Program requesting 100% funding, offering no municipal match/partnership contribution, and without having the property under contract/letter of intent to purchase. A preservation outcome for this property would achieve several goals of the Green Space Program, including preservation of an established maritime forest and freshwater wetland, environmental resilience, and protection of areas with known cultural significance.

Motion: It was moved by Council Member Reitz, Seconded by Council Member McElynn, to Recommend Approval of a Resolution Authorizing the County Administrator to Execute the Documents Necessary and to Provide Funds to the Town of Hilton Head Island for their Procurement of Fee Simple Real Property Located on Hilton Head Island known as the Jonesville Road Tract (PIN# R 510 007 000 0091 0000) Not to Exceed the Appraised Value of the Property as amended.

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

Motion: It was moved by Council Member Tabernik, Seconded by Council Member Cunningham, to Amend the Motion to Include any Additional Conservation Funds Received Via Grants or Other Sources Will Be Returned to the Green Space Program Funds.

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

Motion: It was moved by Council Member Cunningham, Seconded by Council Member Reitz, to Amend the Motion to Allow Staff to Work with the Applicants for Grants and for the Applicant to Cooperate with the County as the Owner to do the Purchase and Any Grants Received Will Come Back to the Green Space Program

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=3549>

11. **A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT OF FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE WILLIAM HILTON PARKWAY TRACTS (PIN# R511 007 000 0060 0000, R511 007 000 060C 0000, R511 007 000 060A 0000, R511 007 000 060B 0000, R511 007 000 192E 0000, R511 007 000 192C 0000), NOT TO EXCEED THE APPRAISED VALUE OF THE PROPERTY (\$1,464,200) AND THAT ANY FUNDS RECEIVED FROM FUTURE RIGHT-OF-WAY ACQUISITION GO BACK TO THE GREEN SPACE PROGRAM FUND. (FISCAL IMPACT: \$1,464,200) from the Green Space Program Fund Account #4706-10-0000-54400 Land Acquisition) - Mike McShane, Chair of Green Space Advisory Committee**

The Town of Hilton Head Island submitted a Green Space Program Fee Simple application on behalf of the landowners for consideration. On March 11, 2024, the Community Services and Land Use Committee approved due diligence and negotiations of the application. On December 6, 2024, the Green Space Advisory Committee (GSAC) met, reviewed existing due diligence, and voted to recommend approval for the contribution of funds not to exceed the appraised value of the property (\$1,464,200) with the condition that all funds received from future right-of-way acquisitions be used to reimburse the Green Space Program. The (GSAC) vote was unanimous.

The William Hilton Parkway Tracts comprise 6 properties totaling approximately 3.44 +/- acres located along William Hilton Parkway on the north end of Hilton Head Island. There are multiple owners across the six properties. The Town of Hilton Head Island applied to the Green Space Program requesting 100% funding without having the properties under contract/letter of intent to purchase. To assist with the

application partnership, the Town has made previous investments in the immediate area, preserving 1.42 acres of neighboring properties (totaling 4.86 +/- acres) would achieve several goals of the Green Space Program, including preservation and restoration of habitat for plants, and animals, protection of water quality and salt marsh edges, arterial road corridor preservation, environments resilience, and protection of areas with known cultural significance.

Motion: It was moved by Council Member Tabernik, Seconded by Council Member Howard, to Recommend Approval of a Resolution Authorizing the County Administrator to Execute the Documents Necessary and to Provide Funds to Contribute to their Procurement of Fee Simple Real Property Located on Hilton Head Island Known as the William Hilton Parkway Tracts (PIN# R511 007 000 0060 0000, R511 007 000 060C 0000, R511 007 000 060A 0000, R511 007 000 060B 0000, R511 007 000 192E 0000, R511 007 000 192C 0000) Not to Exceed the Appraised Value of the Property (\$1,464,200) and That Any Funds Received From Future Right-of-Way Acquisition Go Back to the Green Space Program Fund as Amended.

Vote: The motion was approved with 2 objections.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz. **Nay:** Council Member Logan Cunningham, Council Member Tabernik

Motion: It was moved by Council Member Cunningham, Seconded by Council Member Reitz, to Amend the Motion to Allow Staff to Work with the Applicants for Grants and for the Applicant to Cooperate with the County as the Owner to do the Purchase and Any Grants Received Will Come Back to the Green Space Program

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=4202>

12. AN ORDINANCE AMENDING ORDINANCE 2024/36, CONVEYING PROPERTY TO BEAUFORT MEMORIAL HOSPITAL FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AND MEDICAL OFFICES IN BLUFFTON, SC. LOCATED AT 333 & 335 BUCKWALTER PARKWAY - Hank Amundson, Assistant County Administrator & Russel Baxley, Beaufort Memorial Hospital CEO

In 2023, the County Council approved the purchase of the 10.1 +/- acres located at 333 and 335 Buckwalter Parkway to facilitate the development of affordable/workforce housing.

In late 2023, with communication and assistance from the Town of Bluffton, the County began the process of partnering with Beaufort Memorial Hospital in this effort. BMH has taken a leadership role in workforce housing to help its own workforce. Additionally, the Town desires increased access to healthcare/medical services for its residents.

As an additional support to the project, the seller, St. Andrew By-the-Sea United Methodist Church, discounted the property's purchase price to help make the development feasible.

Beaufort Memorial Hospital then applied for Low-Income Tax Credits from the State of South Carolina in late 2023/early 2024. They have now been awarded these credits, making the project viable.

The Town has assisted the County in acquiring Residential Dwelling Units for the property from the Town's bank as they continue to express support for the project, which will produce workforce housing units, improve access to healthcare services, and reduce the number of commercial units on the site.

The project has continued to progress. However, the language in our original ordinance was a bit vague. BMH has requested minor changes to the conveyance requirements to move the project to reality.

The proposed amendment extends the period of restriction to 30 years and spells out what happens if compliance is not met. These changes help ensure the project's viability while protecting the county's financial interests.

Motion: It was moved by Council Member Tabernik, Seconded by Council Member Howard, to Approve an Ordinance Amending Ordinance 2024/36, Conveying Property to Beaufort Memorial Hospital for the Development of Affordable Housing and Medical Offices in Bluffton, SC, Located at 333 and 335 Buckwalter Parkway.

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=4777>

13. RURAL AND CRITICAL LAND PRESERVATION BOARD ANNUAL REPORT (2024) - Kate Schaefer, Beaufort County Open Land Trust

Presentation of the Annual Report for Rural and Critical Land Preservation Board by Kate Schaefer, Beaufort County Open Land Trust.

Fiscal update by Stefanie Nagid, Director of Passive Parks

To view the full update: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=5074>

14. DISCUSSION OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R600 007 000 001A 0000, 11,10,09,08,07,06,05, AND ALSO KNOWN AS NORTH WIDGEON FEE. (FISCAL IMPACT: \$1,200,000.00 Beaufort County Rural and Critical Land Preservation Program Bond Referendum Account # 4500) - Kate Schaefer, Open Land Trust

North Widgeon is recommended for purchase, subject to approvals from Beaufort County Greenspace Program (submitted) and Sc Conservation Bank (due January 31, 2025) applications. The purchase would protect 23 acres (9.5 high acres) adjacent to Widgeon Point Passive Park and protect the public enjoyment of the park. This would consume the remaining funding from the Rural and Critical Preservation Program, estimated at \$1,200,000. An appraisal and title work has been completed, and a survey and phase 1 ESA are underway and required before closing.

Motion: It was moved by Council Member Dawson, Seconded by Council Member McElynn, for the Discussion of an Ordinance Authorizing the County Administrator to Execute the Necessary Documents and Provide Funding for the Fee Simple Purchase of Real Property Identified as Tax Map Serial Number R600 007 000 001A 0000, 11,10,09,08,07,06,05, and also known as North Widgeon Fee.

The Vote: No Vote. The motion was made to open up the floor for discussion.

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=5921>

15. AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE DEVELOPMENT RIGHTS PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R300 028 000 128B 000, 128C, 128D AND ALSO KNOWN AS SEASIDE ROAD PDR (FISCAL IMPACT:\$374,000 Beaufort County Rural and Critical Lands Preservation Program Bond Referendum Account #4500) - Amanda Flake, Natural Resources Planner

The Rural and Critical Land Preservation Board recommended approval for due diligence on November 9, 2023; the Community Services and Land Use Committee recommended due diligence on January 8, 2024,

and the Rural and Critical Land Preservation Board recommended the purchase of a PDR/Conservation easement on November 14, 2024.

Seaside Road PDR is recommended for purchased conservation easement. Seaside Road PDR would project 9.36 acres of active farmland, inland marsh migration, and farming corridors off Seaside Road, near Club Bridge Road and existing protected property (Sanders, Longwood). Funding of \$374,000 will come from the Rural and Critical Land Preservation Bond Program Referendum

Motion: It was moved by Council Member McElynn, Seconded by Council Member Howard, to Approve an Ordinance Authorizing the County Administrator to Execute the Necessary Documents and Provide Funding for the Development Rights Purchase of Real Property Identified as Tax Map Serial Number R300 028 000 128B 000, 128C, 128D, and also known as Seaside Road PDR.

The Vote: The motion was approved without objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Dawson, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=6413>

16. AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBER R600-029-000-0054-0000 AND ALSO KNOWN AS DAVIS ROAD FEE (FISCAL IMPACT: \$858,000 fees Beaufort County Rural and Critical Lands Preservation Program Bond Referendum Account \$ 4500) - Amanda Flake, Natural Resources Planner

The Rural and Critical Land Preservation Board recommended that due diligence be pursued on August 11, 2022. The Natural Resources Committee voted to approve due diligence on September 6, 2022. Lengthy negotiations ensued. With staff recommendation, the Rural and Critical Land Preservation Program recommended purchasing at 10% above appraised value on November 11, 2024.

Davis Road Fee property consists of 40.7 acres, located between the RCLP New Leaf and RCLP Okatie Preserve properties in Bluffton in the headwater's acre of the Okatie River. The property has access from Davis Road off Highway 170 and currently includes the majority uplands and a large borrow pit (formerly mined). In 2019, it was pursued for purchase by the RCLP program and appraised at \$1,200,000, but it was sold to an outside buyer just before county approvals to purchase. Again, in 2022, it was pursued for purchase by the RCLP program and appraised at \$770,000. Staff recommended the RCLP board consider offering 10% above appraised value due to contiguity to other parcels and previous appraisals.

Motion: It was moved by Council Member Tabernik, Seconded by Council Member Cunningham, to Approve an Ordinance Authorizing the County Administrator to Execute the Necessary Documents and Provide Funding for the Fee Simple Purchase of Real Property Identified as Tax Map Serial Number R600-029-000-0054-0000 and also known as Davis Road Fee.

The Vote: The motion was approved with 1 objection.

Yea: Committee Chair Glover, Committee Vice-Chair Brown, Council Member Cunningham, Council Member Howard, Council Member McElynn, Council Member Passiment, Council Member Reitz, Council Member Tabernik. **Nay:** Council Member Dawson

To view the full discussion: <https://beaufortcountysc.new.swagit.com/videos/325533?ts=6506>

17. ADJOURNMENT

Adjourned on or about 6:00 pm

Ratified:

CITIZEN COMMENTS

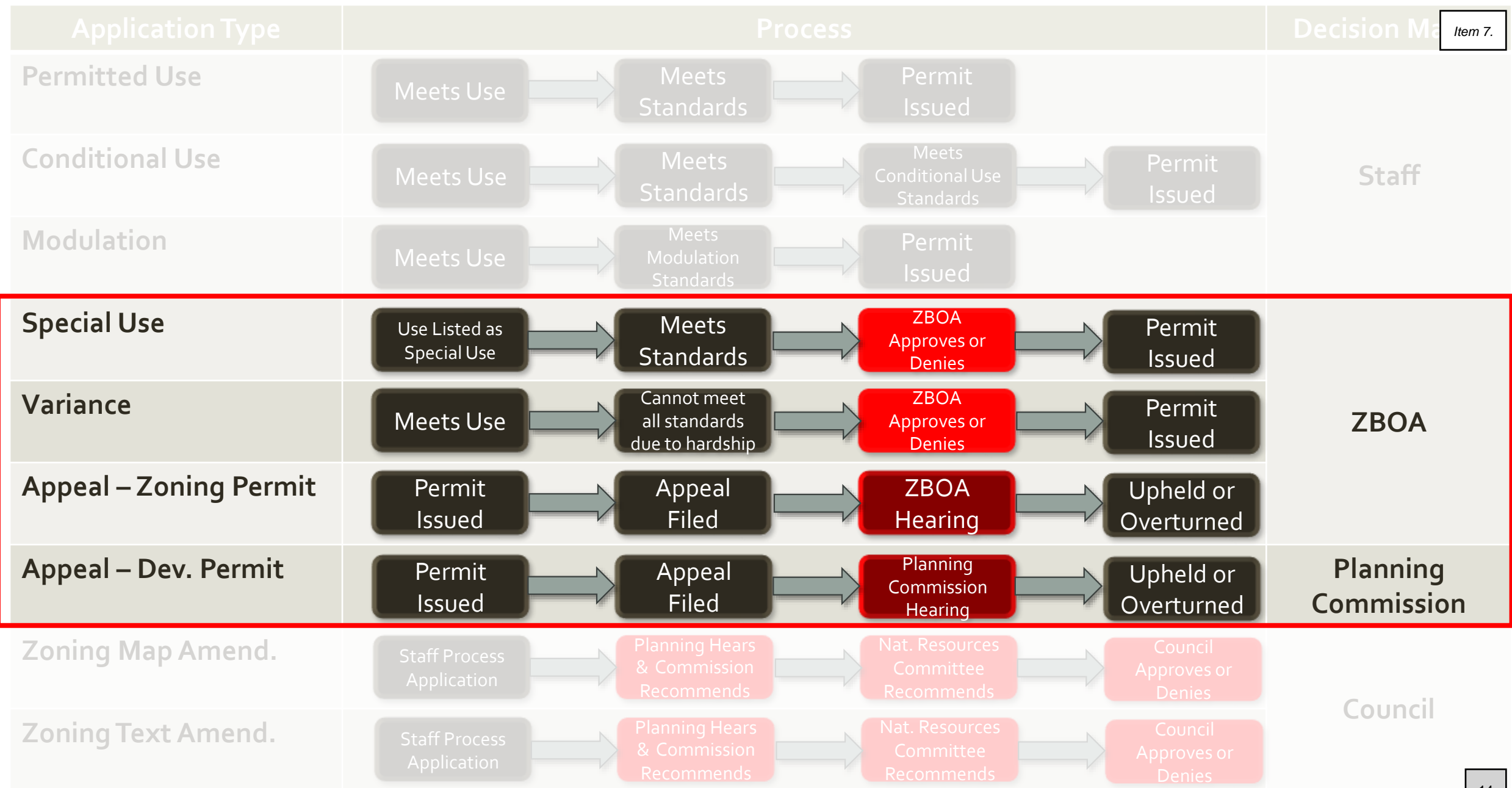
NATURAL RESOURCES COMMITTEE

February 3, 2025

FULL NAME (print only)	Agenda Topic
Felice LaMarca	Item 12 Rezoning 121 Acres OK at 10
Scott Daniel	Item 12
Jay Lantz	Item 12
DEEK STETER	" 12

Application Type	Process	Decision Making Authority
Permitted Use	Meets Use → Meets Standards → Permit Issued	Staff
Conditional Use	Meets Use → Meets Standards → Meets Conditional Use Standards → Permit Issued	
Modulation	Meets Use → Meets Modulation Standards → Permit Issued	
Special Use	Use Listed as Special Use → Meets Standards → ZBOA Approves or Denies → Permit Issued	ZBOA
Variance	Meets Use → Cannot meet all standards due to hardship → ZBOA Approves or Denies → Permit Issued	
Appeal – Zoning Permit	Permit Issued → Appeal Filed → ZBOA Hearing → Upheld or Overturned	
Appeal – Dev. Permit	Permit Issued → Appeal Filed → Planning Commission Hearing → Upheld or Overturned	Planning Commission
Zoning Map Amend.	Staff Process Application → Planning Hears & Commission Recommends → Nat. Resources Committee Recommends → Council Approves or Denies	Council
Zoning Text Amend.	Staff Process Application → Planning Hears & Commission Recommends → Nat. Resources Committee Recommends → Council Approves or Denies	

Application Type	Process	Decision Making Authority
Permitted Use	Meets Use → Meets Standards → Permit Issued	Staff
Conditional Use	Meets Use → Meets Standards → Meets Conditional Use Standards → Permit Issued	
Modulation	Meets Use → Meets Modulation Standards → Permit Issued	
Special Use	Use Listed as Special Use → Meets Standards → ZBOA Approves or Denies → Permit Issued	ZBOA
Variance	Meets Use → Cannot meet all standards due to hardship → ZBOA Approves or Denies → Permit Issued	
Appeal – Zoning Permit	Permit Issued → Appeal Filed → ZBOA Hearing → Upheld or Overturned	
Appeal – Dev. Permit	Permit Issued → Appeal Filed → Planning Commission Hearing → Upheld or Overturned	Planning Commission
Zoning Map Amend.	Staff Process Application → Planning Hears & Commission Recommends → Nat. Resources Committee Recommends → Council Approves or Denies	Council
Zoning Text Amend.	Staff Process Application → Planning Hears & Commission Recommends → Nat. Resources Committee Recommends → Council Approves or Denies	



Application Type	Process	Decision Making Authority
Permitted Use	Meets Use → Meets Standards → Permit Issued	Staff
Conditional Use	Meets Use → Meets Standards → Meets Conditional Use Standards → Permit Issued	
Modulation	Meets Use → Meets Modulation Standards → Permit Issued	
Special Use	Use Listed as Special Use → Meets Standards → ZBOA Approves or Denies → Permit Issued	ZBOA
Variance	Meets Use → Cannot meet all standards due to hardship → ZBOA Approves or Denies → Permit Issued	
Appeal – Zoning Permit	Permit Issued → Appeal Filed → ZBOA Hearing → Upheld or Overturned	
Appeal – Dev. Permit	Permit Issued → Appeal Filed → Planning Commission Hearing → Upheld or Overturned	Planning Commission
Zoning Map Amend.	Staff Process Application → Planning Hears & Commission Recommends → Nat. Resources Committee Recommends → Council Approves or Denies	Council
Zoning Text Amend.	Staff Process Application → Planning Hears & Commission Recommends → Nat. Resources Committee Recommends → Council Approves or Denies	

Item 7.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 8.

ITEM TITLE:

RECOMMEND COUNCIL APPROVE A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT, THE TOWN OF HILTON HEAD ISLAND, FOR FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE BEACH CITY ROAD TRACT (PIN# R510 005 000 0202 0000), NOT TO EXCEED THE REQUESTED AMOUNT (\$250,000)

MEETING NAME AND DATE:

Natural Resources Committee, Monday, February 3, 2025

PRESENTER INFORMATION:

Mr. Mike McShane, Chair of the Green Space Advisory Committee (15 minutes)

ITEM BACKGROUND:

The Town of Hilton Head Island submitted a Green Space Program Fee Simple application for consideration. On January 13, 2025, the Natural Resources Committee approved due diligence and negotiations of the application. On January 30, 2025, the Green Space Advisory Committee (GSAC) met, reviewed existing due diligence provided by the applicant, and voted to recommend approval for the contribution of funds not to exceed the requested amount of \$250,000. The (GSAC) vote was unanimous.

PROJECT / ITEM NARRATIVE:

The Beach City Road Tract is a 1.89 +/- acre property located on Hilton Head Island directly across the street from Historic Mitchelville Freedom Park. After the Town of Hilton Head placed the property under contract for \$1,190,000, the Town applied to the Green Space Program requesting a partial reimbursement of \$250,000, offering municipal match/partnership contribution in the amount of \$940,000. A preservation outcome for this property would achieve several goals of the Green Space Program, including preservation of an intact natural habitat for plants and animals, protection of water quality, preservation of an established intact tree canopy, and protection of areas with known cultural significance.

FISCAL IMPACT:

(\$250,000) from the Green Space Program Fund Account #4706-10-0000-54400 (Land Acquisition)

RECOMMENDATION TO COUNCIL:

Green Space Advisory Committee (GSAC) recommends approval to fund the application, not to exceed the requested reimbursement amount of \$250,000.

OPTIONS FOR COUNCIL MOTION:

Motion to approve, modify, or deny a Resolution to expend funds in the amount of (\$250,000) from the Green Space Program Fund to contribute to the procurement of a fee simple acquisition of the Beach City Road Tract located on Hilton Head Island.

RESOLUTION 2025/_____

RECOMMEND COUNCIL APPROVE A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT, THE TOWN OF HILTON HEAD ISLAND, FOR FEE SIMPLE REAL PROPERTY LOCATED ON HILTON HEAD ISLAND, KNOWN AS THE BEACH CITY ROAD TRACT (PIN# R510 005 000 0202 0000), NOT TO EXCEED THE REQUESTED AMOUNT (\$250,000)

WHEREAS, the Beach City Road Tract (the “Property”) is located on Hilton Head Island adjacent to Historic Mitchelville Freedom Park and is undeveloped in nature; and

WHEREAS, the Property possesses intact tree canopy, providing naturally occurring water quality and other ecosystem services associated with these habitats; and

WHEREAS, the Property is located in a culturally important area where existing conservation efforts have preserved nearby culturally significant lands; and

WHEREAS, the Beaufort County Council recognizes the need to preserve land that provides scenic, natural, environmental, recreational, rural, and open space character which is deemed essential to the County’s economic viability, environmental resilience, and overall quality of life; and

WHEREAS, the Beaufort County staff received a Fee Simple Application from the Town of Hilton Head Island requesting \$250,000 from the Green Space Program to partially fund a fee simple procurement which was presented to the Green Space Advisory Committee at their December 6, 2024 meeting, where the Green Space Advisory Committee voted unanimously to recommend due diligence and negotiations to the Natural Resources Committee; and

WHEREAS, the Beaufort County Natural Resources Committee authorized staff to engage in due diligence and negotiations during their January 13, 2025 meeting; and

WHEREAS, the Beaufort County staff gathered and reviewed the due diligence provided by the applicant to further evaluate the property and application against the Beaufort County Green Space Program Criteria to calculate the procurement benefits and overall value; and

WHEREAS, the Beaufort County staff presented the existing due diligence documents and their evaluation to the Green Space Advisory Committee during their January 30, 2025 meeting; and

WHEREAS, the Green Space Advisory Committee met, reviewed the staff evaluation and existing due diligence, and voted to recommend approval for the contribution of funds not to

exceed the requested amount of \$250,000. The Green Space Advisory Committee vote was unanimous; and

WHEREAS, the Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County for the County Administrator to execute the documents necessary to contribute to funding for the procurement of a government owned fee simple acquisition of real property for the purposes of purchasing development rights and providing public benefit through preserved open space, natural habitats, ecosystem services and culturally significant areas in perpetuity; and

NOW, THEREFORE, BE IT RESOLVED that Beaufort County Council, duly assembled, does hereby authorize a Resolution authorizing the County Administrator to execute the documents necessary and to provide funds to contribute to the procurement by the Applicant, the Town of Hilton Head Island, for fee simple real property located on Hilton Head Island, known as the Beach City Road Tract (PIN# R510 005 000 0202 0000), not to exceed \$250,000.

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

Alice Howard, Chairman

ATTEST: _____

Sarah W. Brock, Clerk to Council

BEACH CITY RD TRACT – FEE SIMPLE

APPLICANT – TOWN OF HILTON HEAD ISLAND

1.89 +/- Acres

Item 8.

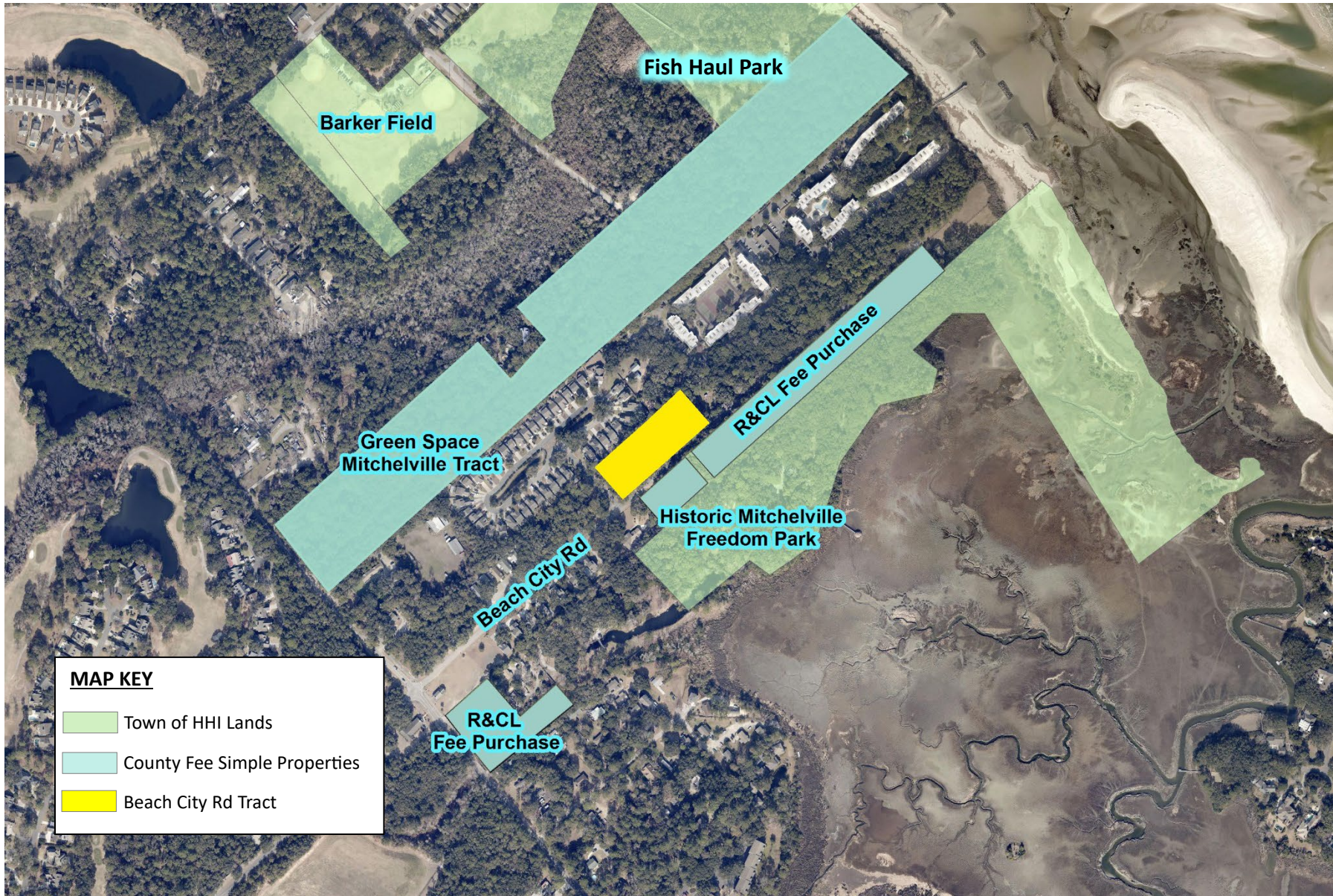


BEACH CITY RD TRACT – FEE SIMPLE

APPLICANT – TOWN OF HILTON HEAD ISLAND

1.89 +/- Acres

Item 8.





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 9.

ITEM TITLE:

RECOMMEND COUNCIL APPROVE A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT, THE OPEN LAND TRUST, FOR A FARMLAND PRESERVATION CONSERVATION EASEMENT ON PROPERTY LOCATED IN BEAUFORT COUNTY KNOWN AS ESSEX FARMS (PIN# R700 029 000 0054 0000), NOT TO EXCEED THE REQUESTED AMOUNT (\$560,000)

MEETING NAME AND DATE:

Natural Resources Committee, Monday, February 3, 2025

PRESENTER INFORMATION:

Mike McShane, Chairman of the Green Space Advisory Committee (15 minutes)

ITEM BACKGROUND:

The Open Land Trust submitted a Green Space Program Farmland Preservation application on behalf of the landowners for consideration. On June 10, 2024, the Community Services and Land Use Committee approved due diligence and negotiations of the application. On January 30, 2025, the Green Space Advisory Committee (GSAC) met, reviewed existing due diligence provided by the applicant, and voted to recommend approval for the contribution of funds not to exceed the requested amount of \$560,000. The (GSAC) vote was unanimous.

PROJECT / ITEM NARRATIVE:

Essex Farms is a privately owned 900 +/- acre property located in Beaufort County off Kinloch Road and Wimbee Landing Road actively being used for silviculture operations. The Open Land Trust (Applicant) is working with the property owners to place a conservation easement over the entire property that would allow for a maximum of five (5) total parcels. The appraised value for the conservation easement is approximately \$3,726,600. To help achieve this, the Open Land Trust has been working with several partners to source funding opportunities. The partners include the Department of Defense via the REPI Challenge (\$1,860,000), the SC Conservation Bank (\$560,000), the Green Space Program (\$560,000), and landowner donation (\$746,600). The conservation easement will be held and managed by the Open Land Trust and will protect this property in perpetuity. A preservation outcome for this property would achieve several goals of the Green Space Program, including preservation of intact natural habitats for plants and animals, protection of water quality, preservation of soils of statewide importance for silviculture and agriculture, maintained environmental resilience, and preservation of scenic corridors along rural county and state roadways.

FISCAL IMPACT:

(\$560,000) from the Green Space Program Fund Account #4706-10-0000-54400 (Land Acquisition)

RECOMMENDATION TO COUNCIL:

Green Space Advisory Committee (GSAC) recommends approval to fund the application, not to exceed the requested amount of (\$560,000).

OPTIONS FOR COUNCIL MOTION:

Motion to approve, modify, or deny a Resolution to expend funds in the amount of (\$560,000) from the Green Space Program Fund to contribute to the procurement of a farmland preservation conservation easement for Essex Farms located in Beaufort County.

RESOLUTION 2025/_____

RECOMMEND COUNCIL APPROVE A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THEIR PROCUREMENT, THE OPEN LAND TRUST, FOR A FARMLAND PRESERVATION CONSERVATION EASEMENT ON PROPERTY LOCATED IN BEAUFORT COUNTY KNOWN AS ESSEX FARMS (PIN# R700 029 000 0054 0000), NOT TO EXCEED THE REQUESTED AMOUNT (\$560,000)

WHEREAS, Essex Farms (the “Property”) is located in northern Beaufort County within the ACE Basin along the banks of Barnwell, Briars, and Wimbee Creeks and is undeveloped in nature, operating as a timber farm; and

WHEREAS, the Property possesses freshwater wetlands, marsh edges, and intact tree canopy, providing considerable naturally occurring water quality and other ecosystem services associated with these habitats; and

WHEREAS, the Property supports improved resilience of the immediate area by providing space for marsh migration and capacity to absorb sea level rise; and

WHEREAS, the Property is located in the vicinity of the Marine Corps Air Station (MCAS) Beaufort, and incompatible development would produce undesirable impacts to the mission of the installation; and

WHEREAS, the Beaufort County Council recognizes the need to preserve land that provides scenic, natural, environmental, recreational, rural, and open space character which is deemed essential to the County’s economic viability, environmental resilience, and overall quality of life; and

WHEREAS, the Beaufort County staff received a Farmland Preservation Application from the Open Land Trust requesting \$560,000 in funding from the Green Space Program to partially fund a conservation easement which was presented to the Green Space Advisory Committee at their June 3, 2024 meeting, where the Green Space Advisory Committee voted unanimously to recommend due diligence and negotiations to the Community Services and Land Use Committee; and

WHEREAS, the Beaufort County Community Services and Land Use Committee authorized staff to engage in due diligence and negotiations during their June 10, 2024 meeting; and

WHEREAS, the Beaufort County staff began conducting due diligence and negotiations to further evaluate the property and application against the Beaufort County Green Space Program Criteria to calculate the procurement benefits and overall value; and

WHEREAS, the Beaufort County staff presented the existing due diligence documents and their project evaluation and recommendation to the Green Space Advisory Committee during their January 30, 2025 meeting; and

WHEREAS, the Green Space Advisory Committee (GSAC) met, reviewed the staff evaluation and existing due diligence, and voted to recommend approval for the contribution of funds not to exceed the requested amount of \$560,000. The (GSAC) vote was unanimous; and

WHEREAS, the Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County for the County Administrator to execute the documents necessary to contribute to funding for a farmland preservation conservation easement for the purposes of purchasing development rights and providing public benefits through preserved open space, natural habitats, scenic road corridors, and ecosystem services in perpetuity; and

NOW, THEREFORE, BE IT RESOLVED that Beaufort County Council, duly assembled, does hereby authorize a Resolution authorizing the County Administrator to execute the documents necessary and to provide funds from the Green Space Program Fund to contribute to the procurement by the applicant, the Open Land Trust, for a farmland preservation conservation easement on property located in Beaufort County known as Essex Farms (PIN# R700 029 000 0054 0000), not to exceed \$560,000.

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

Alice Howard, Chairman

ATTEST: _____

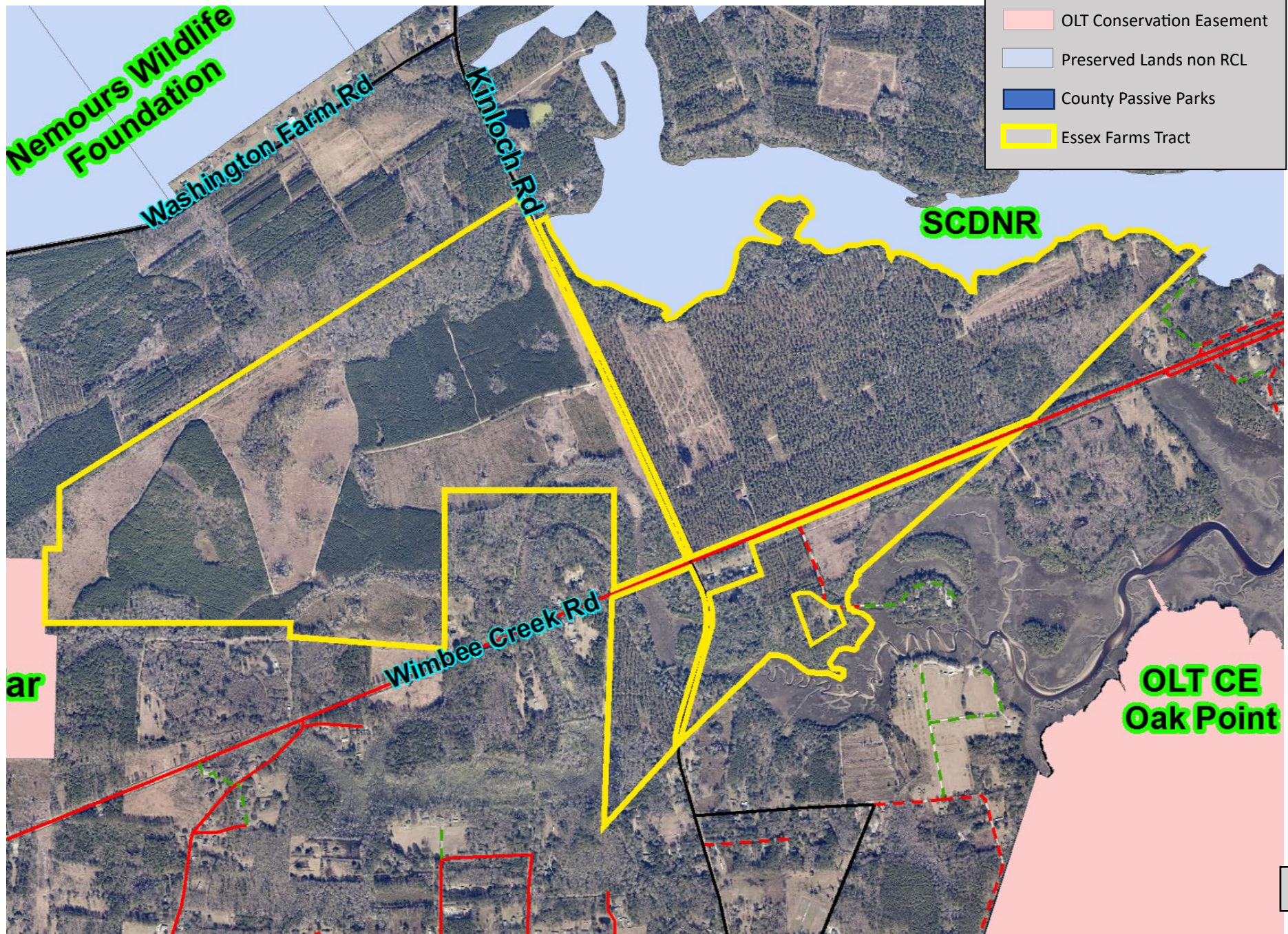
Sarah W. Brock, Clerk to Council

ESSEX FARMS TRACT – FARMLAND PRESERVATION

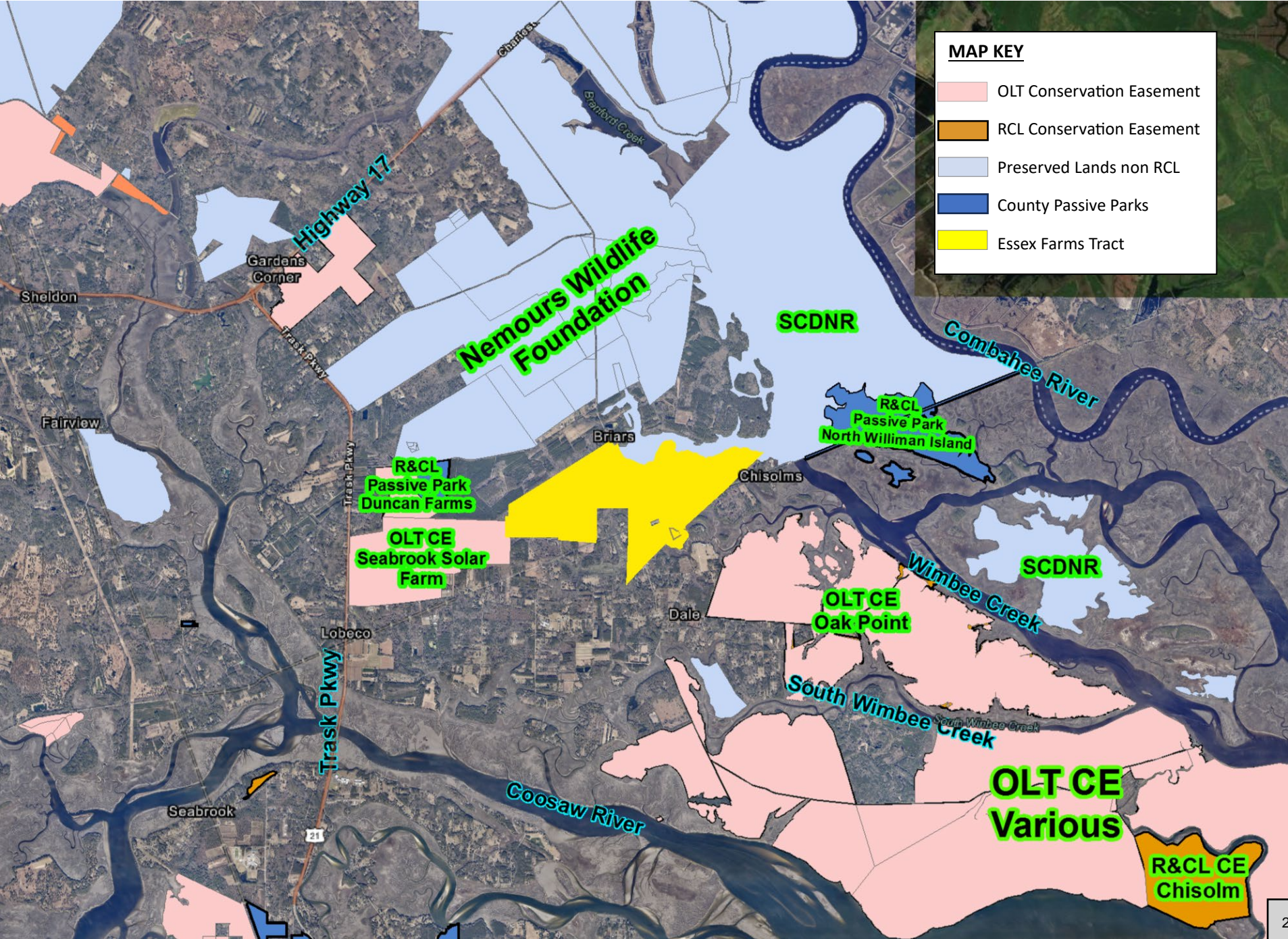
Item 9.

APPLICANT – OPEN LAND TRUST

900 +/- Acres



ESSEX FARMS TRACT – FARMLAND PRESERVATION





BEAUFORT COUNTY COUNCIL

AGENDA ITEM SUMMARY

Item 10.

ITEM TITLE:
<i>CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 3.28 ACRES LOCATED AT 64 JAMES O CT (R600 036 000 0022 0000) FROM T3 EDGE (T3E) TO MAY RIVER COMMUNITY PRESERVATION (MRCP)</i>
MEETING NAME AND DATE:
<i>Natural Resources Committee Meeting, February 3, 2025</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>This rezoning application went before the Beaufort County Planning Commission at their January 6, 2025, meeting. At that time, the Commission voted unanimously to recommend denial of the proposed amendment to County Council.</i>
PROJECT / ITEM NARRATIVE:
<i>The applicant is seeking to amend the zoning of a 3.28-acre parcel. It is currently zoned T3 Edge, and the applicant is requesting a zoning amendment to May River Community Preservation in order to accommodate agricultural use of animal production. The applicant is currently operating this use without a permit and is seeking this rezoning to rectify a violation.</i>
FISCAL IMPACT:
<i>Not applicable</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff supports this rezoning request as the County Comprehensive Plan recommends promoting the preservation and viability of agriculture and forestry. However, the Planning Commission needs to take into consideration the compatibility issues of the use with the surrounding residential neighbors as noise and odor pollution is a concern. Therefore, if the rezoning is granted, staff recommends that the CDC is concurrently amended to implement agriculture as a Conditional use in the MRCP district. The condition should state that a 50-foot buffer is required when animal production ("the raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use or consumption") abuts single-family residential parcels.</i>
OPTIONS FOR COUNCIL MOTION:
<i>Motion to approve, modify, or deny the application as submitted;*</i> <i>Approval of the application with a reduction in the area proposed to be rezoned;*</i> <i>Approval of a rezoning to a more restricted base zone than requested in the application;* or</i> <i>Denial of the application.*</i>

**Council's decision must be based on the standards in Section 7.3.40 C of the Community Development Code (Attachment A to this AIS) and must clearly state the factors considered in making its decision and the basis or rationale for the decision. (7.4.90 B.3). These factors are as follows:*

- 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;*
- 2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;*
- 3. Addresses a demonstrated community need;*
- 4. Is required by changed conditions;*
- 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;*
- 6. Would not adversely impact nearby lands;*
- 7. Would result in a logical and 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; and*
- 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).*

Attachment A.

CDC Section 7.3.40 B.7 Zoning Map Amendment (Rezoning) provides:

The County Council's decision shall be based on the standards in Subsection 7.4.30 C and shall be one of the following:

1. Approval of the application as submitted;
2. Approval of the application with a reduction in the area proposed to be rezoned;
3. Approval of a rezoning to a more restricted base zone than requested in the application;
4. Denial of the application.

CDC Section 7.3.40 C. Zone Map Amendment Review Standards.

The advisability of an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. 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. 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;
2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;
3. Addresses a demonstrated community need;

4. Is required by changed conditions;
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;
6. Would not adversely impact nearby lands;
7. Would result in a logical and 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; and
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).

CDC Section 7.4.90 B.3 provides:

County Council's decision shall clearly state the factors considered in making the decision and the basis or rationale for the decision.

REZONING REQUESTS

I MOVE THAT WE GRANT/(DENY) THE REQUEST FOR REZONING FOR THE FOLLOWING REASONS (**STATE ALL THAT SUPPORT YOUR MOTION**).

THE REQUEST:

1. IS/ (IS NOT) CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE CODE AND THE PURPOSES OF THE DEVELOPMENT CODE; _____
2. IS NOT/ (IS) IN CONFLICT WITH PROVISIONS OF THE DEVELOPMENT CODE AND OR OUR CODE OF ORDINANCES; _____
3. DOES/ (DOES NOT) ADDRESS A DEMONSTRATED COMMUNITY NEED; _____
4. IS/ (IS NOT) REQUIRED BY CHANGED CONDITIONS; _____
5. IS/ (IS NOT) COMPATIBLE WITH EXISTING AND PROPOSED USE OF LAND SURROUNDING THIS LAND; _____
6. WOULD NOT/ (WOULD) ADVERSELY AFFECT NEARBY LAND; _____
7. WOULD/ (WOULD NOT) RESULT IN LOGICAL AND ORDERLY DEVELOPMENT PATTERNS; _____
8. WOULD NOT/ (WOULD) RESULT IN ADVERSE IMPACT ON THE NATURAL ENVIRONMENT (WATER, AIR, NOISE, STORMWATER MANAGEMENT, WILDLIFE, VEGETATION, WETLANDS, AND THE NATURAL FUNCTIONING OF THE ENVIRONMENT); _____
9. WOULD/ (WOULD NOT) RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES (STREETS, POTABLE WATER, SEWER, STORMWATER MANAGEMENT, SOLID WASTE COLLECTION AND DISPOSAL, SCHOOLS, PARKS, POLICE, FIRE, EMERGENCY MEDICAL FACILITIES). _____

ORDINANCE 2025/_____**AN ORDINANCE AMENDING THE ZONING MAP FOR 3.28 ACRES LOCATED AT 64 JAMES O CT (R600 036 000 0022 0000) FROM T3 EDGE (T3E) TO MAY RIVER COMMUNITY PRESERVATION (MRCP)**

WHEREAS, the property located at 64 James O Court (R600 036 000 0022 0000) is currently zoned T3 Edge; and

WHEREAS, the owner of the property has requested to change the zoning of the property to May River Community Preservation to accommodate agricultural use of animal production; and

WHEREAS, the Beaufort County Comprehensive Plan promotes the preservation and viability of agriculture and forestry; and

WHEREAS, the Beaufort County Planning Commission considered the request on January 6, 2025, voting unanimously to recommend that County Council deny the request; and

WHEREAS, County Council now wishes to amend the zoning map to change the zoning of the property from T3 Edge to May River Community Preservation.

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled as follows:

To adopt an ordinance amending the zoning map for 3.28 acres (R600 036 000 0022 0000) located at 64 James O Court from T3 Edge (T3E) to May River Community Preservation (MRCP).

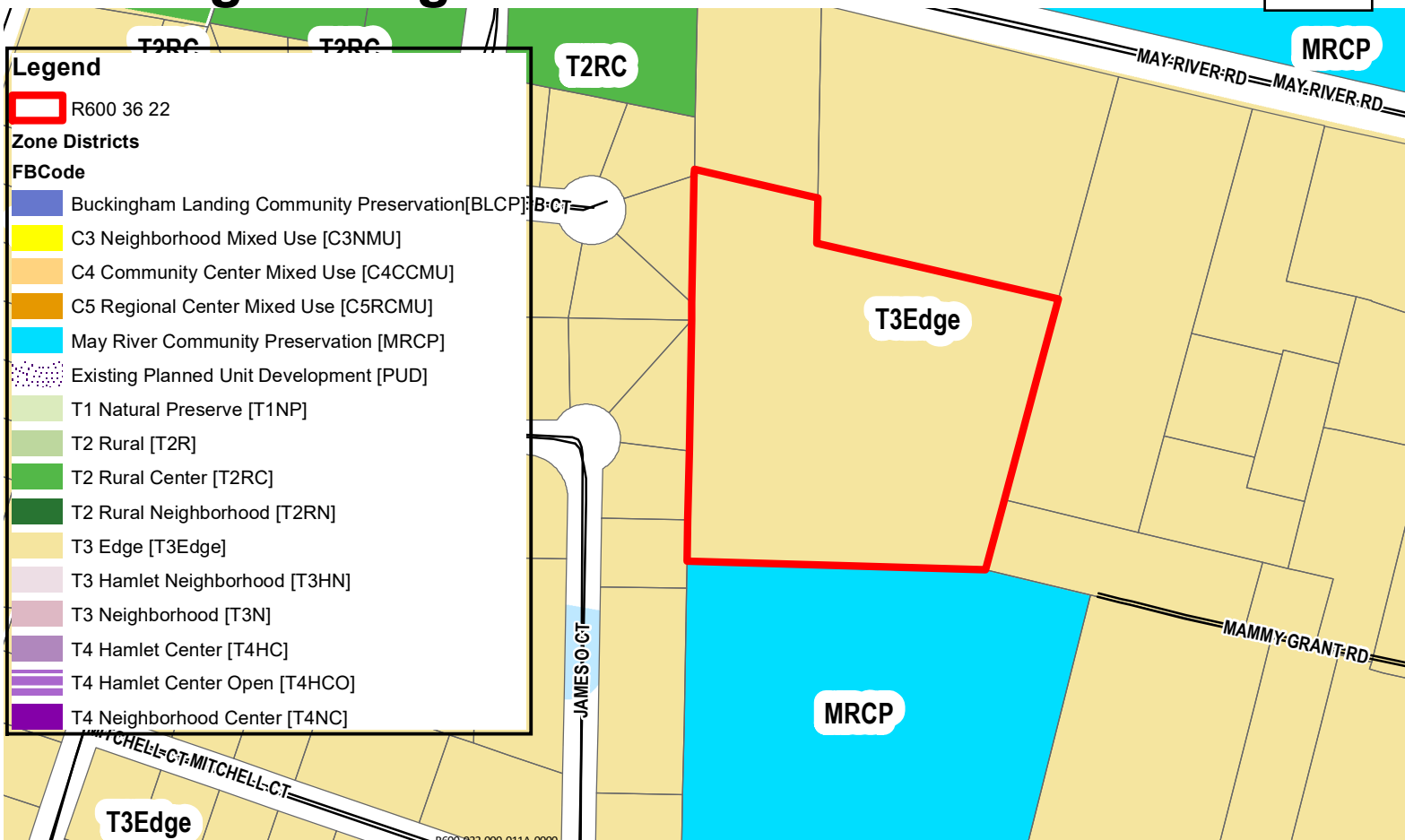
Ordained this ____ day of _____, 2025

Alice Howard, Chair

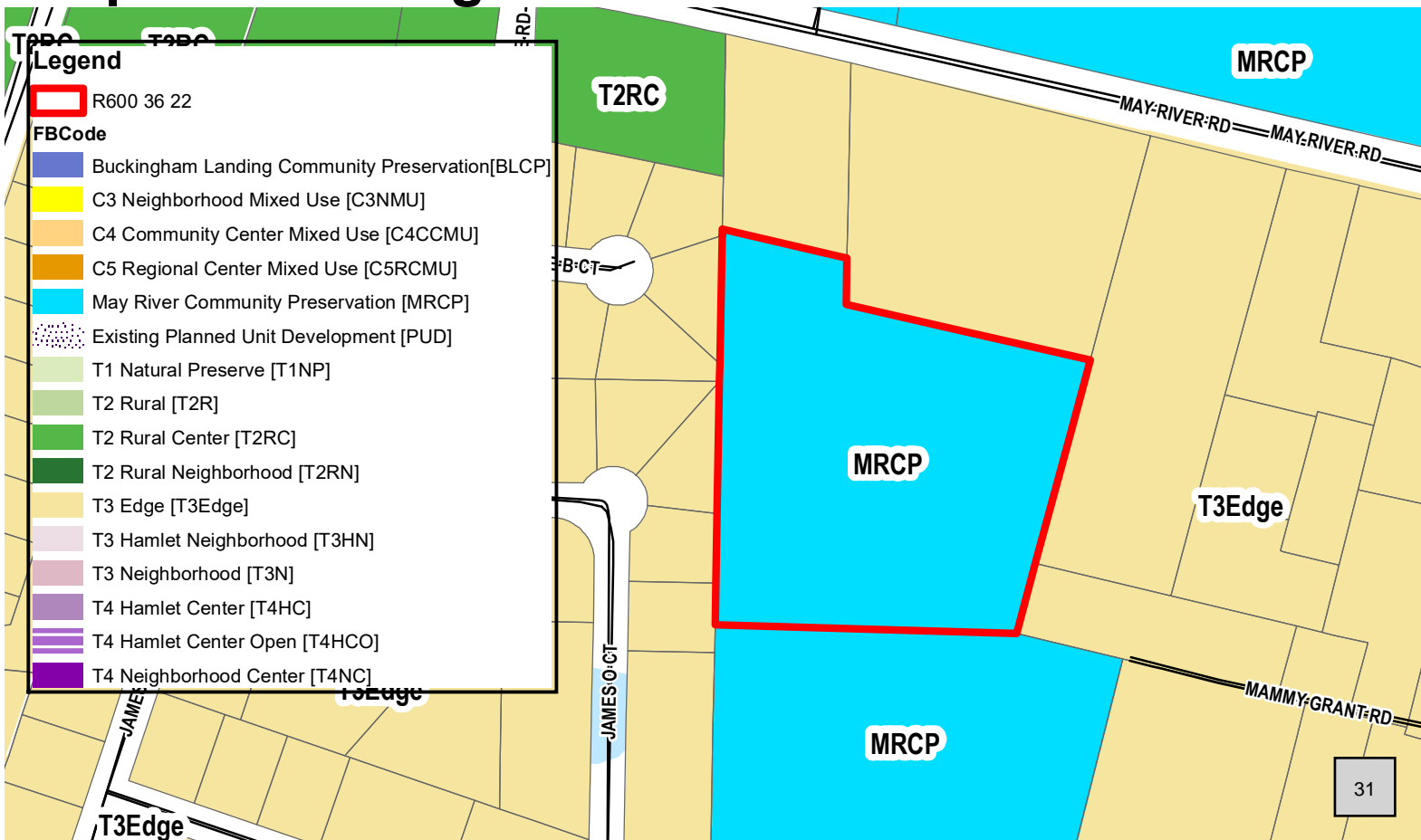
Sarah Brock, Clerk to Council

Existing Zoning

Item 10.



Proposed Zoning





MEMORANDUM

TO: York Glover, Chair, Natural Resources Committee of County Council

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

DATE: February 3, 2025

SUBJECT: CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 3.28 ACRES LOCATED AT 64 JAMES O CT (R600 036 000 0022 0000) FROM T3 EDGE (T3E) TO MAY RIVER COMMUNITY PRESERVATION (MRCP)

STAFF REPORT:

A. BACKGROUND:

Case No.	CDPA-000045-2024
Owner:	Ana Rebeca Alvarado Ortega
Property Location:	64 James O Ct
District/Map/Parcel:	R600 036 000 0022 0000
Property Size:	3.28 Acres
Current Future Land Use Designation:	Neighborhood/Mixed-Use
Current Zoning District:	T3 Edge
Proposed Zoning District:	May River Community Preservation (MRCP)

B. SUMMARY OF REQUEST: The applicant is requesting to rezone a parcel to accommodate agricultural use of animal production.

C. EXISTING ZONING: The lot is currently zoned T3 Edge, which permits residential lots at 75' width and 150' depth minimums (11,250 sqft lot size minimum). It is intended to reinforce established neighborhoods, to maintain neighborhood stability, and provide a transition between the walkable neighborhood and Natural Preserves and Waterways.

D. PROPOSED ZONING: The proposed zoning district is May River CP. The Community Development Code (CDC) defines the May River CP district as "intended to promote low

intensity rural development patterns comprised primarily of residential uses; while encouraging and allowing more urban development to locate outside the district at either end of the corridor.”

- 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.”* The application does not require a TIA.
- 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;**
Yes, it helps further the goal C4 of the 2040 Comprehensive Plan which states to “promote the preservation and viability of agriculture and forestry.” This rezoning would permit the use of crop and animal production.
 - 2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;**
No, it is not.
 - 3. Addresses a demonstrated community need;**
Yes, active agriculture and animal raising is a community need as suggested in 1.
 - 4. Is required by changed conditions;**
No, it is not.
 - 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;**
Yes, the property adjoins land that is zoned May River CP district and would further the rural nature of the area.
 - 6. Would not adversely affect nearby lands;**
Yes, this would not adversely affect nearby lands. The rezoning would be considered a down zoning. There are concerns that agricultural use would cause a disturbance. Staff recommends that the CDC is amended to state that a 50-foot buffer is required in the MRCP district when animal production abuts single-family residential land.
 - 7. Would result in a logical and orderly development pattern;**
Yes, 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:**

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.

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:**

The development would not affect schools. Stormwater will be reviewed by SC Department of Environmental Services as it is exempt from County review (MS4 permit).

G. STAFF RECOMMENDATION:

Staff supports this rezoning request as the County Comprehensive Plan recommends promoting the preservation and viability of agriculture and forestry. However, the Planning Commission needs to take into consideration the compatibility issues of the use with the surrounding residential neighbors as noise and odor pollution is a concern. Also, the future land use designation for the parcel is Neighborhood/ Mixed-Use.

Therefore, if the rezoning is granted, staff recommends that the CDC is concurrently amended to implement agriculture as a Conditional use. The condition should state that a 50-foot buffer is required when animal production (“the raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use or consumption”) abuts single-family residential parcels.

H. PLANNING COMMISSION RECOMMENDATION:

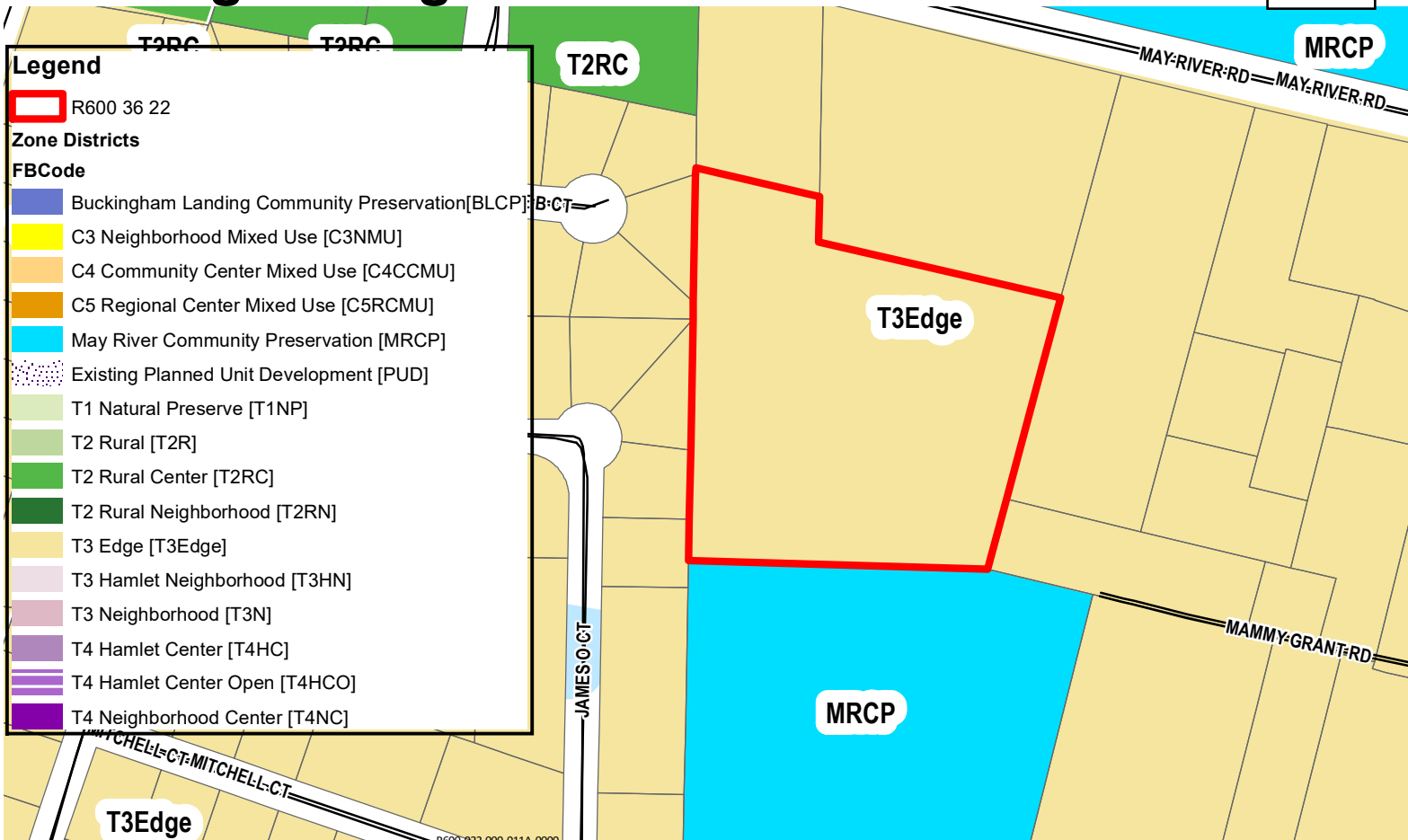
At their January 6, 2025 meeting, the Planning Commission unanimously recommended denial of the rezoning.

I. ATTACHMENTS

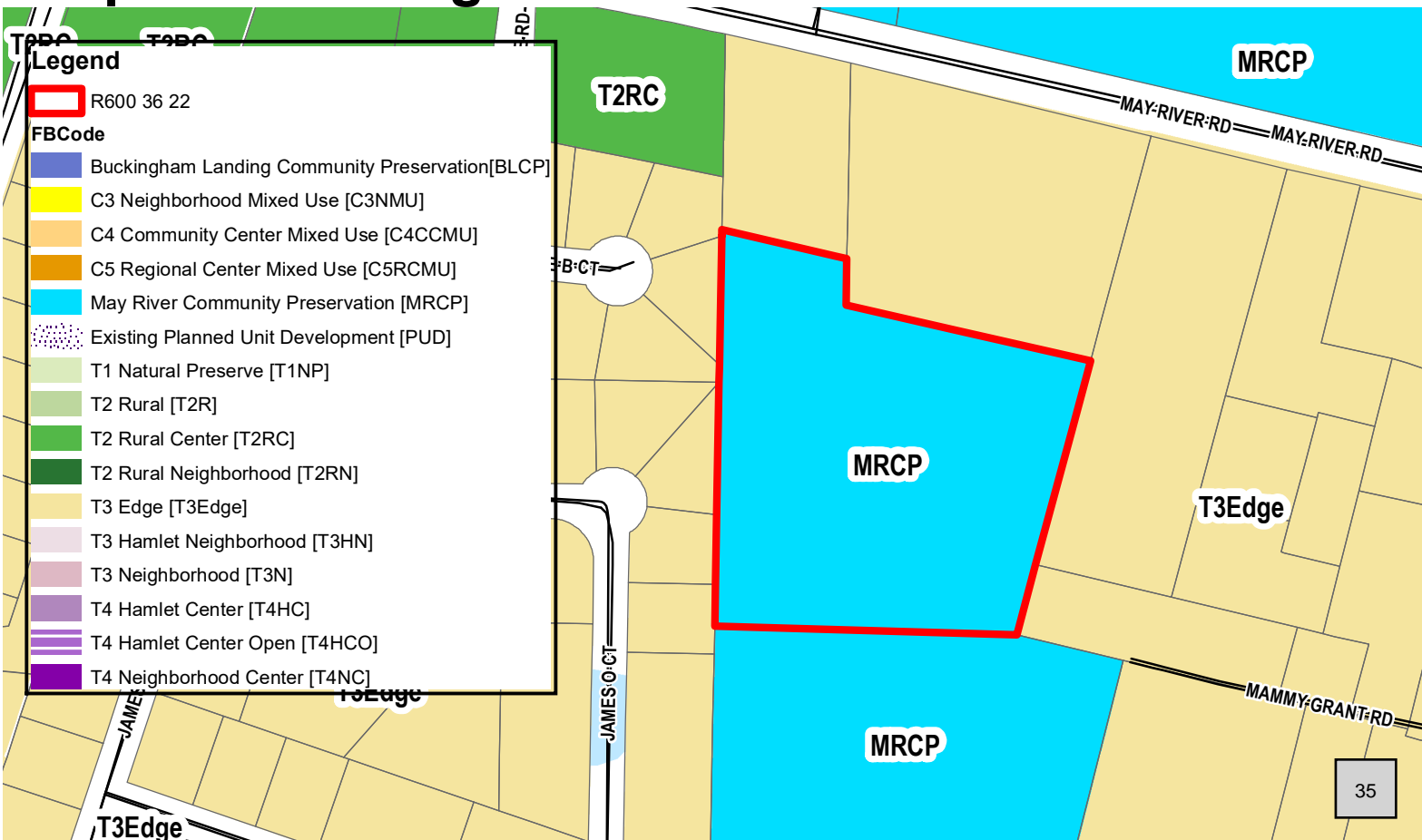
- Zoning Map (existing and proposed)
- Application

Existing Zoning

Item 10.



Proposed Zoning



BEAUFORT COUNTY, SOUTH CAROLINA
COMMUNITY DEVELOPMENT CODE (CDC) 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)*: Ana Rebeca Alvarado Ortega
MAILING ADDRESS: 93 Davis Rd Bluffton SC 29910
PHONE: 843-305-0303
EMAIL:
NAME OF APPLICANT (IF DIFFERENT FROM OWNER):
MAILING ADDRESS:
PHONE:
EMAIL:

*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 036 000 0022 0000
ADDRESS OF SUBJECT PARCEL(S): 64 James O Ct
SIZE OF SUBJECT PROPERTY: 3.28 Acres
PRESENT ZONING CLASSIFICATION (AND ANY APPLICABLE OVERLAY DISTRICTS): T3 Edge
REQUESTED ZONING CLASSIFICATION: May River CP
REASON FOR REQUEST: To have animals.
ATTACH TRAFFIC IMPACT ANALYSIS (TIA) (IF APPLICABLE)**

**The applicant should address and attach a Traffic Impact Analysis per Division [6.3.20\(D\)](#) 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.

Ana R. Alexander O.

Signature of Owner

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.

REZONING REQUESTS

I MOVE THAT WE GRANT/(DENY) THE REQUEST FOR REZONING FOR THE FOLLOWING REASONS (**STATE ALL THAT SUPPORT YOUR MOTION**).

THE REQUEST:

1. IS/ (IS NOT) CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE CODE AND THE PURPOSES OF THE DEVELOPMENT CODE; _____
2. IS NOT/ (IS) IN CONFLICT WITH PROVISIONS OF THE DEVELOPMENT CODE AND OR OUR CODE OF ORDINANCES; _____
3. DOES/ (DOES NOT) ADDRESS A DEMONSTRATED COMMUNITY NEED; _____
4. IS/ (IS NOT) REQUIRED BY CHANGED CONDITIONS; _____
5. IS/ (IS NOT) COMPATIBLE WITH EXISTING AND PROPOSED USE OF LAND SURROUNDING THIS LAND; _____
6. WOULD NOT/ (WOULD) ADVERSELY AFFECT NEARBY LAND; _____
7. WOULD/ (WOULD NOT) RESULT IN LOGICAL AND ORDERLY DEVELOPMENT PATTERNS; _____
8. WOULD NOT/ (WOULD) RESULT IN ADVERSE IMPACT ON THE NATURAL ENVIRONMENT (WATER, AIR, NOISE, STORMWATER MANAGEMENT, WILDLIFE, VEGETATION, WETLANDS, AND THE NATURAL FUNCTIONING OF THE ENVIRONMENT); _____
9. WOULD/ (WOULD NOT) RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES (STREETS, POTABLE WATER, SEWER, STORMWATER MANAGEMENT, SOLID WASTE COLLECTION AND DISPOSAL, SCHOOLS, PARKS, POLICE, FIRE, EMERGENCY MEDICAL FACILITIES). _____



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 11.

ITEM TITLE:
<i>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)</i>
MEETING NAME AND DATE:
<i>Natural Resources Committee Meeting, February 3, 2025</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>This rezoning application went before the Beaufort County Planning Commission at their December 2, 2024, meeting. At that time, the Commission voted unanimously to recommend denial of the proposed amendment to County Council.</i>
PROJECT / ITEM NARRATIVE:
<i>The applicant is seeking to amend the zoning of 49.16 acres. The parcels are currently zoned T2 Rural, and the applicant is requesting a zoning amendment to (C3) Neighborhood Mixed-Use. 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 intends on entering a Development Agreement to provide assurances.</i>
FISCAL IMPACT:
<i>Not applicable</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>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. If the County wishes to move forward with the rezoning, staff recommends implementing an area wide plan with Bluffton and the 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.</i>
OPTIONS FOR COUNCIL MOTION:
<i>Motion to approve, modify, or deny the application as submitted;*</i> <i>Approval of the application with a reduction in the area proposed to be rezoned;*</i> <i>Approval of a rezoning to a more restricted base zone than requested in the application;* or</i> <i>Denial of the application.*</i>

**Council's decision must be based on the standards in Section 7.3.40 C of the Community Development Code (Attachment A to this AIS) and must clearly state the factors considered in making its decision and the basis or rationale for the decision. (7.4.90 B.3). These factors are as follows:*

- 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;*
- 2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;*
- 3. Addresses a demonstrated community need;*
- 4. Is required by changed conditions;*
- 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;*
- 6. Would not adversely impact nearby lands;*
- 7. Would result in a logical and 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; and*
- 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).*

Attachment A.

CDC Section 7.3.40 B.7 Zoning Map Amendment (Rezoning) provides:

The County Council's decision shall be based on the standards in Subsection 7.4.30 C and shall be one of the following:

1. Approval of the application as submitted;
2. Approval of the application with a reduction in the area proposed to be rezoned;
3. Approval of a rezoning to a more restricted base zone than requested in the application;
4. Denial of the application.

CDC Section 7.3.40 C. Zone Map Amendment Review Standards.

The advisability of an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. 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. 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;
2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;
3. Addresses a demonstrated community need;

4. Is required by changed conditions;
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;
6. Would not adversely impact nearby lands;
7. Would result in a logical and 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; and
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).

CDC Section 7.4.90 B.3 provides:

County Council's decision shall clearly state the factors considered in making the decision and the basis or rationale for the decision.

REZONING REQUESTS

I MOVE THAT WE GRANT/ (DENY) THE REQUEST FOR REZONING FOR THE FOLLOWING REASONS (**STATE ALL THAT SUPPORT YOUR MOTION**).

THE REQUEST:

1. IS/ (IS NOT) CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE CODE AND THE PURPOSES OF THE DEVELOPMENT CODE; _____
2. IS NOT/ (IS) IN CONFLICT WITH PROVISIONS OF THE DEVELOPMENT CODE AND OR OUR CODE OF ORDINANCES; _____
3. DOES/ (DOES NOT) ADDRESS A DEMONSTRATED COMMUNITY NEED; _____
4. IS/ (IS NOT) REQUIRED BY CHANGED CONDITIONS; _____
5. IS/ (IS NOT) COMPATIBLE WITH EXISTING AND PROPOSED USE OF LAND SURROUNDING THIS LAND; _____
6. WOULD NOT/ (WOULD) ADVERSELY AFFECT NEARBY LAND; _____
7. WOULD/ (WOULD NOT) RESULT IN LOGICAL AND ORDERLY DEVELOPMENT PATTERNS; _____
8. WOULD NOT/ (WOULD) RESULT IN ADVERSE IMPACT ON THE NATURAL ENVIRONMENT (WATER, AIR, NOISE, STORMWATER MANAGEMENT, WILDLIFE, VEGETATION, WETLANDS, AND THE NATURAL FUNCTIONING OF THE ENVIRONMENT); _____
9. WOULD/ (WOULD NOT) RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES (STREETS, POTABLE WATER, SEWER, STORMWATER MANAGEMENT, SOLID WASTE COLLECTION AND DISPOSAL, SCHOOLS, PARKS, POLICE, FIRE, EMERGENCY MEDICAL FACILITIES). _____

ORDINANCE 2025/ _____

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)

WHEREAS, the properties located on Okatie Highway (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) are currently zoned T2 Rural; and

WHEREAS, the applicant has requested to change the zoning of the properties to Neighborhood Mixed Use (C3); and

WHEREAS, the applicant has expressed the intent to provide 24 affordable housing units through the Lowcountry Veterans Housing Foundation; and

WHEREAS, the 2040 Comprehensive Plan supports affordable housing initiatives; and

WHEREAS, the Beaufort County Planning Commission considered the request on December 2, 2024, voting unanimously to recommend that County Council deny the request; and

WHEREAS, County Council now wishes to amend the zoning map to change the zoning of the properties from T2 Rural to Neighborhood Mixed Use (C3).

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled as follows:

To adopt 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).

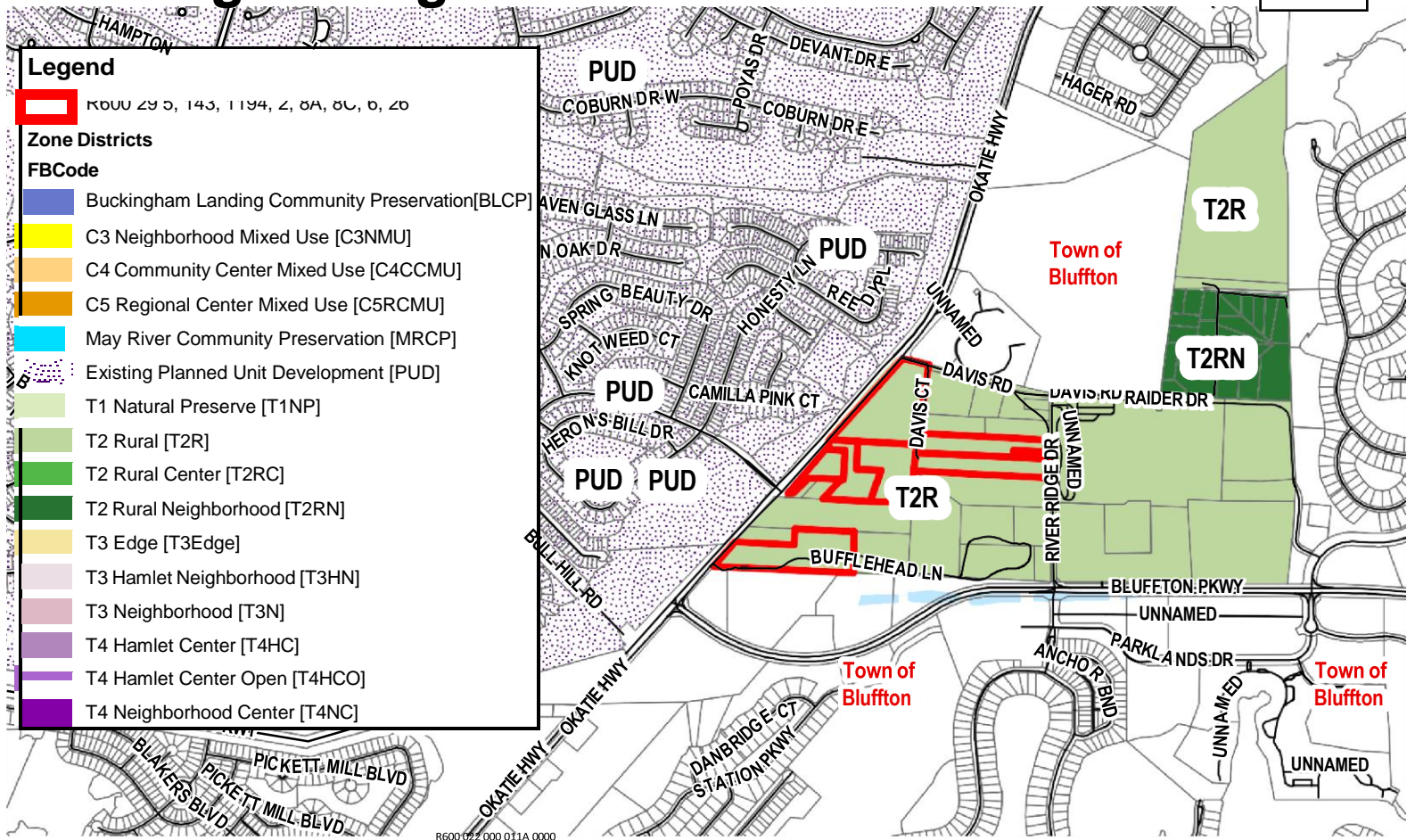
Ordained this ____ day of _____, 2025

Alice Howard, Chair

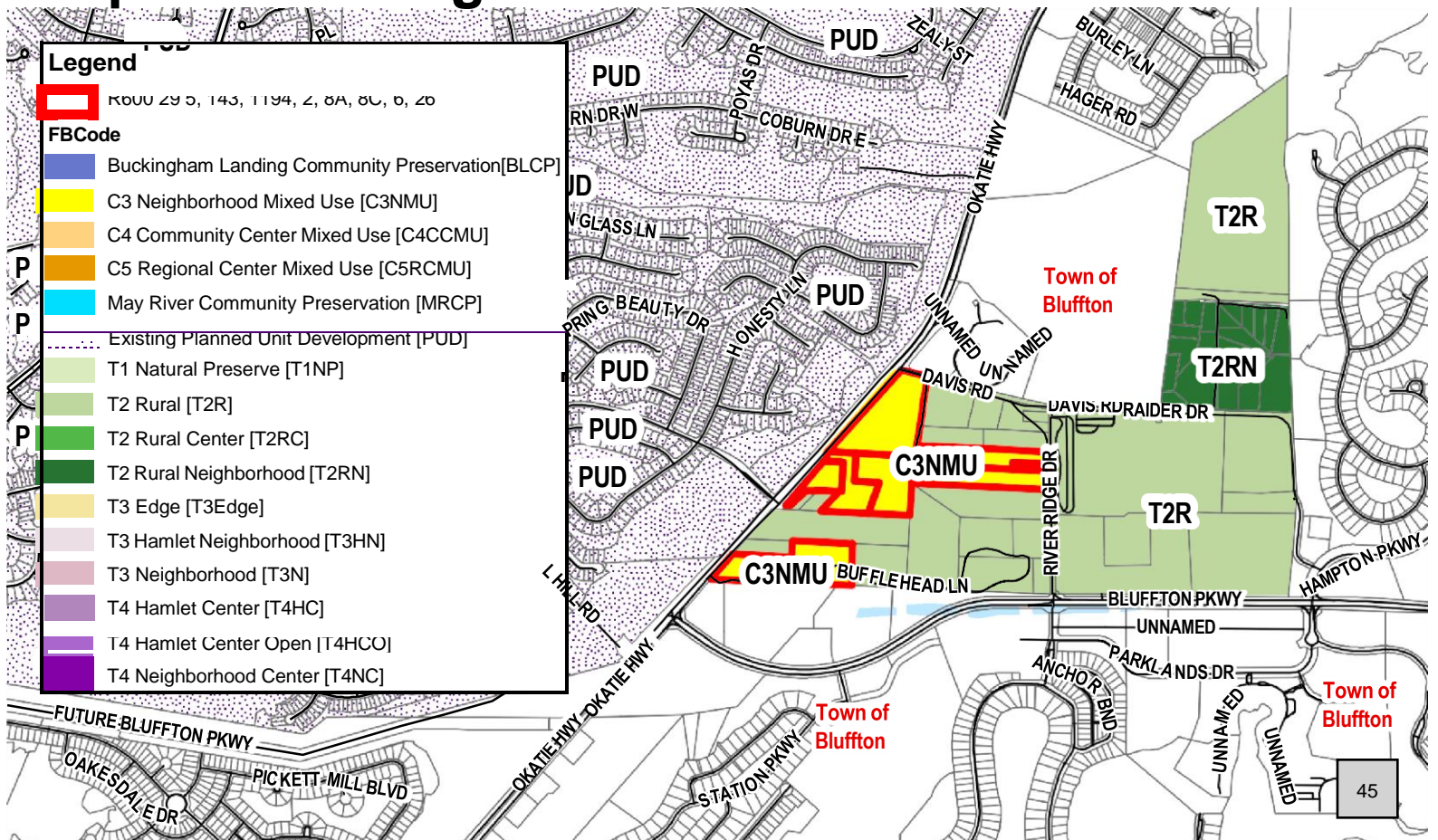
Sarah Brock, Clerk to Council

Existing Zoning

Item 11.



Proposed Zoning





MEMORANDUM

TO: York Glover, Chair, Natural Resources Committee of County Council

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

DATE: February 3, 2025

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. PLANNING COMMISSION RECOMMENDATION:

At their December 2, 2024 meeting, the Planning Commission unanimously recommended denial of the rezoning with the further recommendation that an area wide plan be considered.

I. ATTACHMENTS

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

Existing Zoning

Item 11.

R600 29 5, 143, 1194, 2, 8A, 8C, 6, 26

Zone Districts

FBCode

Buckingham Landing Community Preservation[BLCP]

C3 Neighborhood Mixed Use [C3NMU]

C4 Community Center Mixed Use [C4CCMU]

C5 Regional Center Mixed Use [C5RCMU]

May River Community Preservation [MRCP]

Existing Planned Unit Development [PUD]

T1 Natural Preserve [T1NP]

T2 Rural [T2R]

T2 Rural Center [T2RC]

T2 Rural Neighborhood [T2RN]

T3 Edge [T3Edge]

T3 Hamlet Neighborhood [T3HN]

T3 Neighborhood [T3N]

T4 Hamlet Center [T4HC]

T4 Hamlet Center Open [T4HCO]

T4 Neighborhood Center [T4NC]

Proposed Zoning

R600 29 5, 143, 1194, 2, 8A, 8C, 6, 26

FBCode

Buckingham Landing Community Preservation[BLCP]

C3 Neighborhood Mixed Use [C3NMU]

C4 Community Center Mixed Use [C4CCMU]

C5 Regional Center Mixed Use [C5RCMU]

May River Community Preservation [MRCP]

Existing Planned Unit Development [PUD]

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T2 Rural Center [T2RC]

T2 Rural Neighborhood [T2RN]

T3 Edge [T3Edge]

T3 Hamlet Neighborhood [T3HN]

T3 Neighborhood [T3N]

T4 Hamlet Center [T4HC]

T4 Hamlet Center Open [T4HCO]

T4 Neighborhood Center [T4NC]



JOHNSON & DAVIS, PA

ATTORNEYS

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

THE VICTORIA BUILDING
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10 PINCKNEY COLONY ROAD
BLUFFTON, SC 29909

TELEPHONE (843) 815-7121
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BARRY L. JOHNSON
BARRY@JD-PA.COM

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

May 6, 2024

Hand-Delivered

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

RECEIVED

MAY 06 2024

**Community
Development Dept.**

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

Dear Mr. Merchant:

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

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

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

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

Yours very truly,

Barry L. Johnson

BLJ:ger
Enclosures

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



MEMO

TO: ROB MERCHANT

FROM: BRIAN WITMER, BARRY JOHNSON, WILLY POWELL, SHELLY SNYDER

CC: STEWART W. REYNOLDS, TGI PROPERTIES, LLC, JASON D. REED, CURT WARRINGTON, EVELLINA PERRY, MARION THEODORE DAVIS JR., JAMES BUSH, JOHN BUSH, JAMES HAMILTON, AND MOSAIC DEVELOPMENT LLC

SUBJECT: BEAUFORT COUNTY REZONING REQUEST

DATE: MAY 6, 2024

Section 7.3.40 Zone Map Amendment (Rezoning)

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

Applicant Comments:

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

- At Beaufort County's request, application for annexation was made to the Town of Bluffton and denied by Bluffton Town Council.
 - The future land use has been consistently shown since 2010 as Neighborhood Mixed Use, which is consistent with applicant's conceptual master plan.
 - Applicant has found no evidence, compelling or otherwise, that the requested Zone Map Amendment would threaten the public health, safety, and welfare if the land subject to the rezoning request is classified to be consistent with the Comprehensive Plan.
2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances:

Applicant Comments:

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

3. Addresses a demonstrated community need:

Applicant Comments:

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

4. Is required by changed conditions:

Applicant Comments:

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

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

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

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

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

Applicant Comments:

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

6. Would not adversely impact nearby lands:

Applicant Comments:

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

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

Applicant Comments:

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

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

Applicant Comments:

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

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

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

Applicant Comments:

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

**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: 843-540-8588
EMAIL: mdvs42@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): (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. 5/3/24
Signature of Owner 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

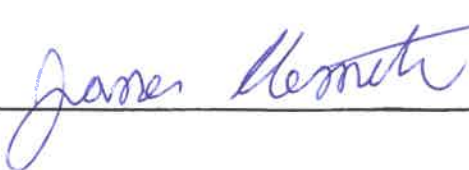
*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent 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



Date

3-30-24

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.

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:

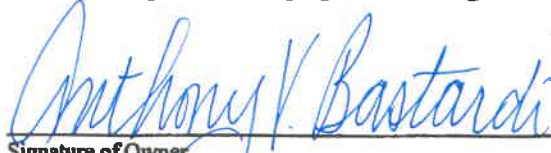
GENERAL INFORMATION
OWNER'S NAME(S)*: Mosaic Development, LLC (Equitable Owner)
MAILING ADDRESS: 12 Holly Grove Road, Bluffton, SC 29910
PHONE: 201-213-5750
EMAIL: abastardi@mosaicdevelopment.net
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200,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

*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 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

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)*: 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 Owner5/3/24
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)*: 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

*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 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 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.

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

Bluffton

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

Item 11.

Name of Limited Liability Company TGJ Properties, LLC

Mark Hammond
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.
- Judson Reed*
Signature of Organizer _____ Date 3/6/2015
gi
Signature of Organizer _____ Date 3/6/2015

**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.

Jason Reed
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.

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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.

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:

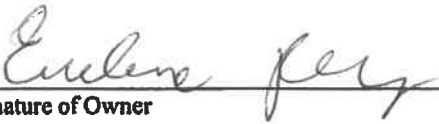
GENERAL INFORMATION
OWNER'S NAME(S)*: Evelina Perry
MAILING ADDRESS: PO Box 517, Bluffton, SC 29910
PHONE:
EMAIL:
NAME OF APPLICANT (IF DIFFERENT FROM OWNER): Barry L. Johnson
MAILING ADDRESS: 10 Pinckney Colony Road, #200, Bluffton, SC 29909
PHONE: 843-815-7121
EMAIL: Barry@jd-pa.com

*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 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 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

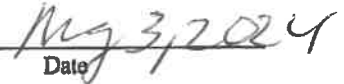
*Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent 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


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

*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
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ADDRESS OF SUBJECT PARCEL(S): (1) 3053 Okatie Hwy. ; (2) 3147 Okatie Hwy.
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 5-3-24
 Signature of Owner Date

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

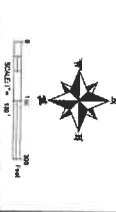


VICINITY MAP
NOT TO SCALE

SEWER MASTER PLAN
ZONING MAP AMENDMENT
REVISOR FOR MOSAIC DEVELOPMENT

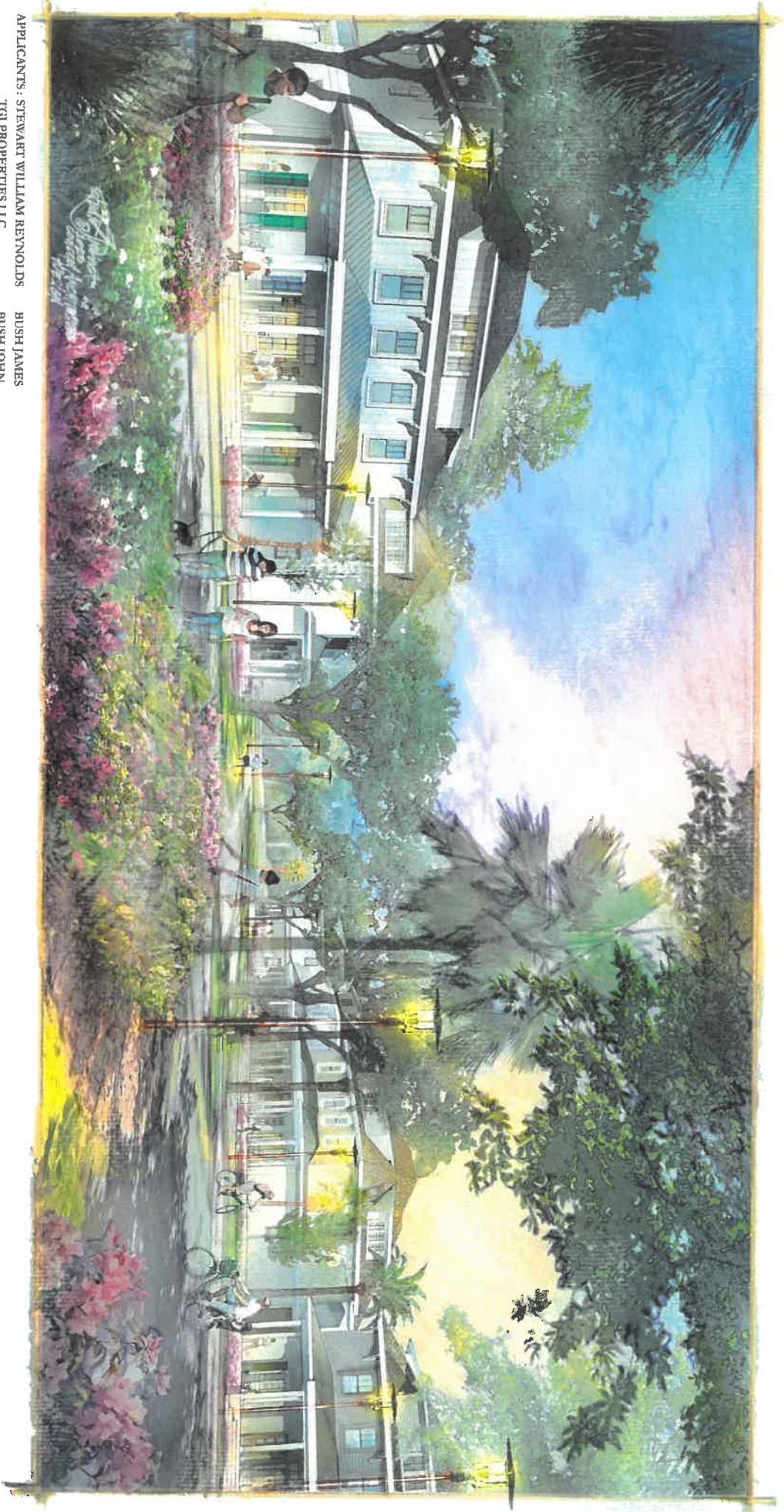
LEGEND
SANITARY SEWER LINE
MANHOLE
FORCE MAIN

CONCRETE IS CONCRETE, AND SHALL BE TO CONCRETE. ACCORDING TO SECTION 104.01 OF THE SOUTH CAROLINA ZONING ORDINANCE, 2018. APPROVED FOR CONCRETE SEWER.



Ward Edwards
ENGINEERS
P.O. BOX 1000, SOUTH CAROLINA 29901
803.799.1234
WWW.WARDEDMOSAIK.COM

PROJECT # 22001
DATE 6/15/2024
PREPARED BY JFL
SHEET NUMBER 1 OF 1



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

BUSH JAMES
BUSH JOHN
HAMILTON JAMES
MOZAC DEVELOPMENT
WARRINGTON CURT

APRIL 2024

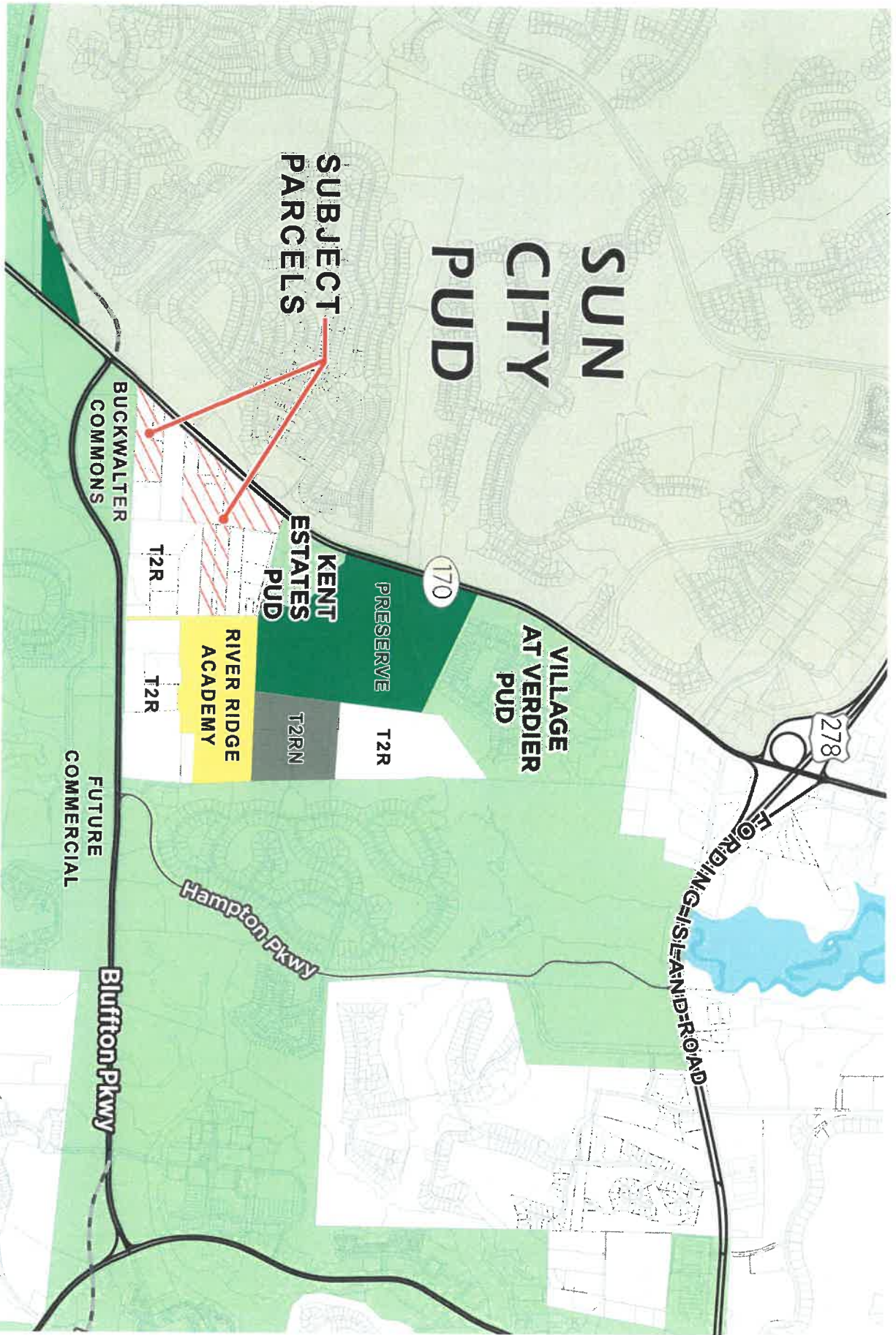
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ZONING MAP AMENDMENT

BEAUFORT COUNTY, SOUTH CAROLINA



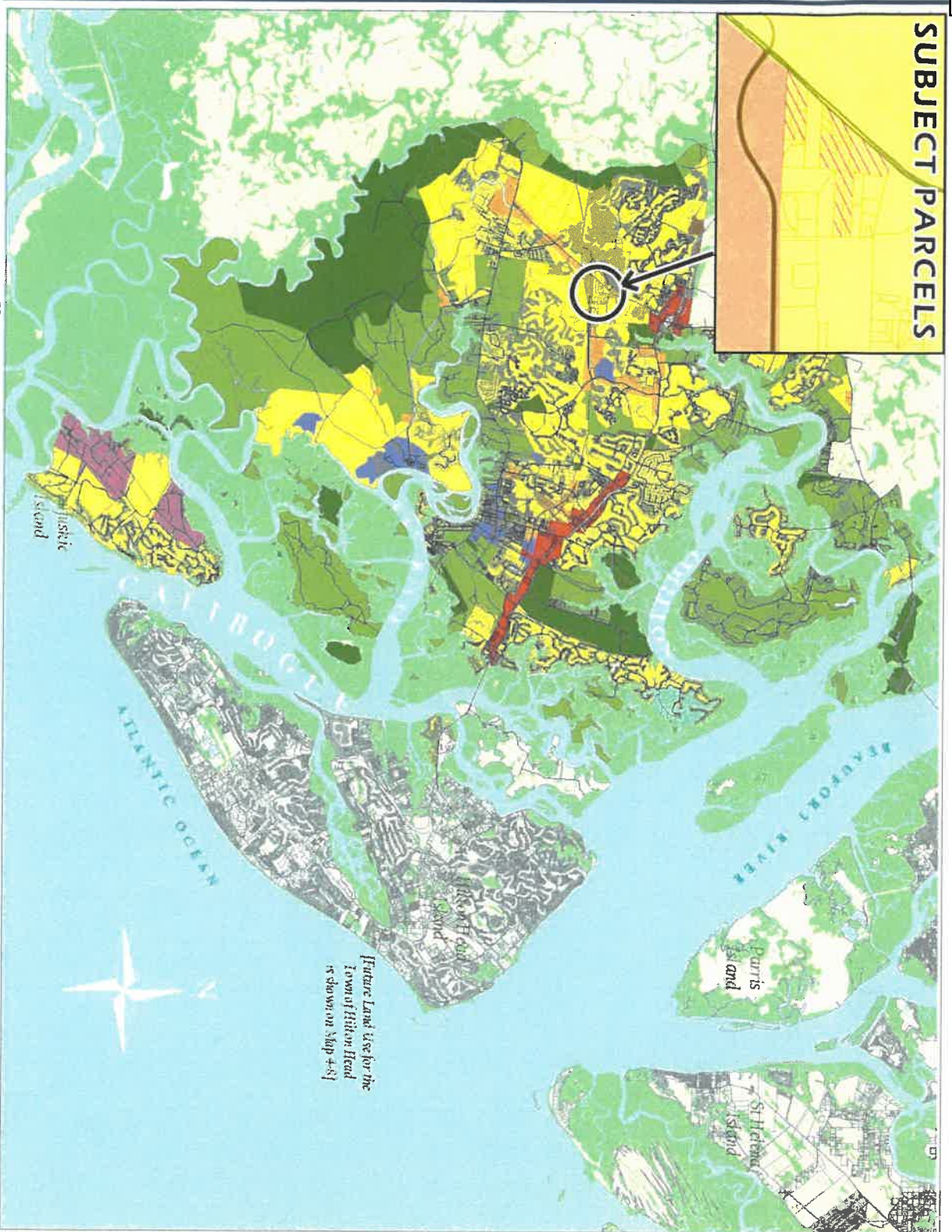
CURRENT ZONING MAP



ZONING MAP AMENDMENT



COMPREHENSIVE PLAN



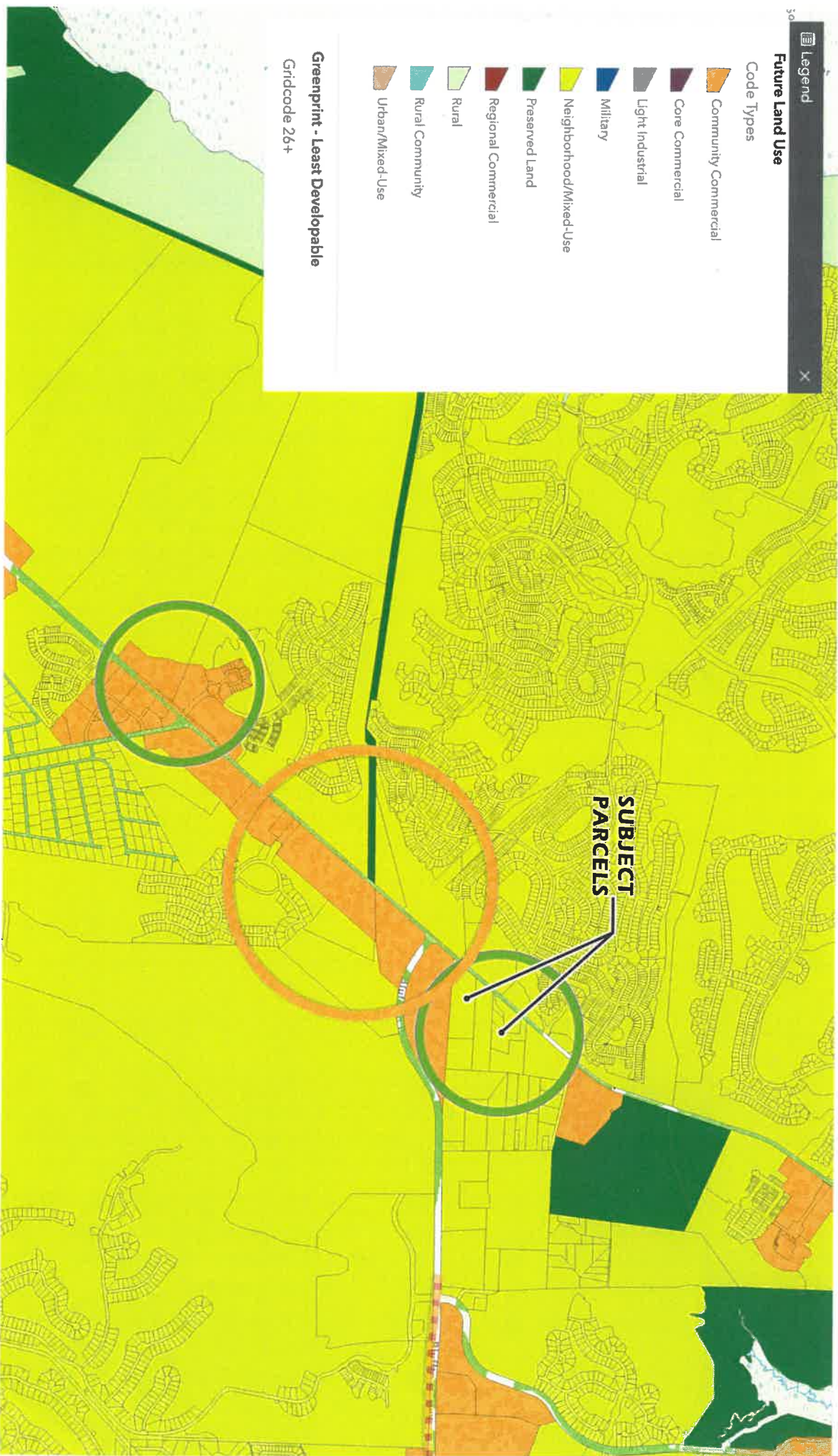
[Future Land Use for the town of Bluffton Island is shown on Map 4-8.]

Chapter
4
Land Use

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

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

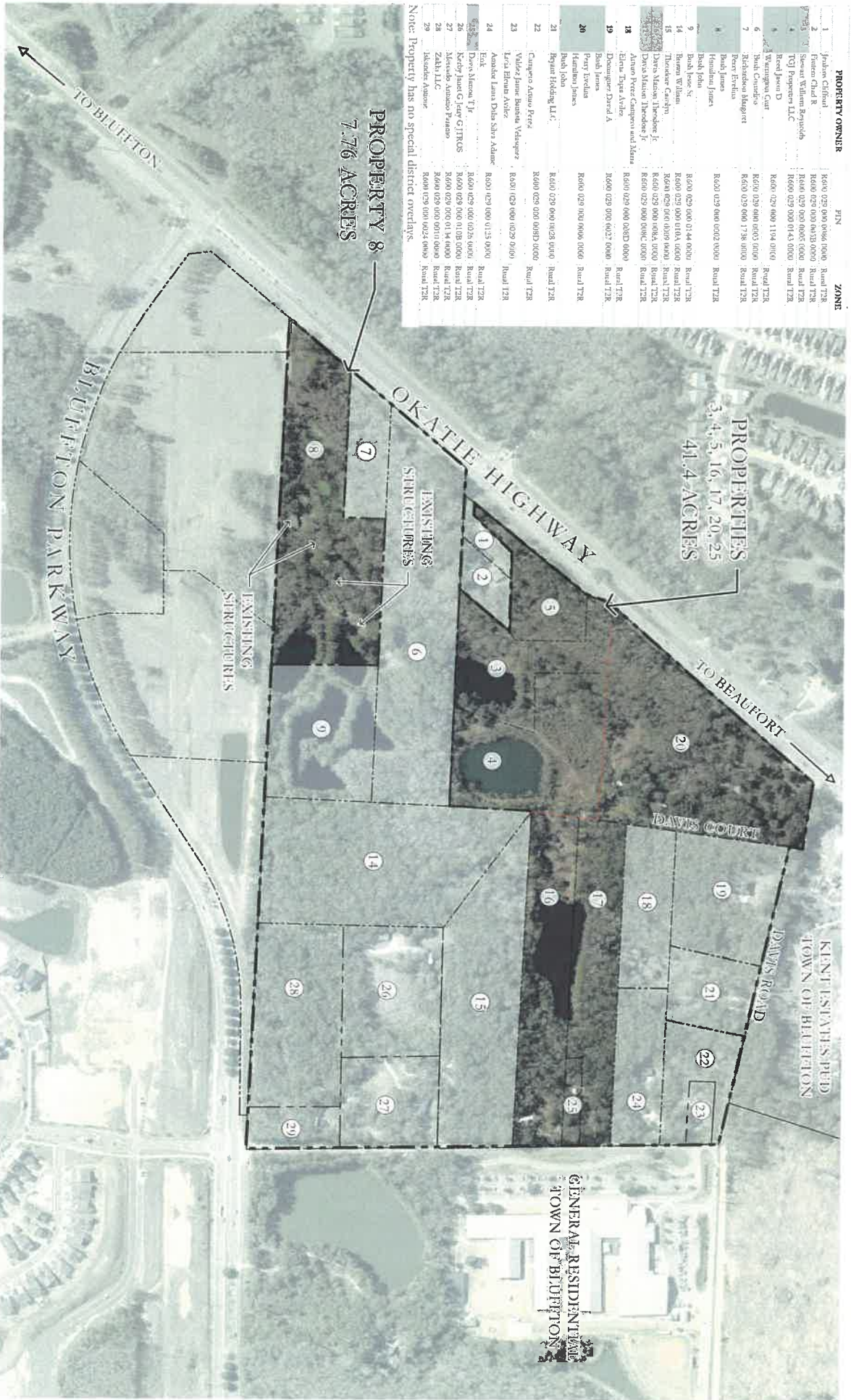
2010
Beaufort County
Comprehensive
Plan



PARCEL MAP

PROPERTY OWNER	PIN	ZONE
1. Jansen Child	R600 029 000 0066 0000	Road 72R
2. Jansen Child	R600 029 000 0063 0000	Road 72R
3. Jansen Child	R600 029 000 0065 0000	Road 72R
4. Jansen Child	R600 029 000 0064 0000	Road 72R
5. Jansen Child	R600 029 000 0062 0000	Road 72R
6. Jansen Child	R600 029 000 0061 0000	Road 72R
7. Jansen Child	R600 029 000 0060 0000	Road 72R
8. Jansen Child	R600 029 000 0059 0000	Road 72R
9. Jansen Child	R600 029 000 0058 0000	Road 72R
10. Jansen Child	R600 029 000 0057 0000	Road 72R
11. Jansen Child	R600 029 000 0056 0000	Road 72R
12. Jansen Child	R600 029 000 0055 0000	Road 72R
13. Jansen Child	R600 029 000 0054 0000	Road 72R
14. Jansen Child	R600 029 000 0053 0000	Road 72R
15. Jansen Child	R600 029 000 0052 0000	Road 72R
16. Jansen Child	R600 029 000 0051 0000	Road 72R
17. Jansen Child	R600 029 000 0050 0000	Road 72R
18. Jansen Child	R600 029 000 0049 0000	Road 72R
19. Jansen Child	R600 029 000 0048 0000	Road 72R
20. Jansen Child	R600 029 000 0047 0000	Road 72R
21. Jansen Child	R600 029 000 0046 0000	Road 72R
22. Jansen Child	R600 029 000 0045 0000	Road 72R
23. Jansen Child	R600 029 000 0044 0000	Road 72R
24. Jansen Child	R600 029 000 0043 0000	Road 72R
25. Jansen Child	R600 029 000 0042 0000	Road 72R
26. Jansen Child	R600 029 000 0041 0000	Road 72R
27. Jansen Child	R600 029 000 0040 0000	Road 72R
28. Jansen Child	R600 029 000 0039 0000	Road 72R
29. Jansen Child	R600 029 000 0038 0000	Road 72R

Note: Property has no special district overlays.



APRIL 2024

ZONING MAP AMENDMENT

BEAUFORT COUNTY, SOUTH CAROLINA



JOHNSON & DAVIS, PA

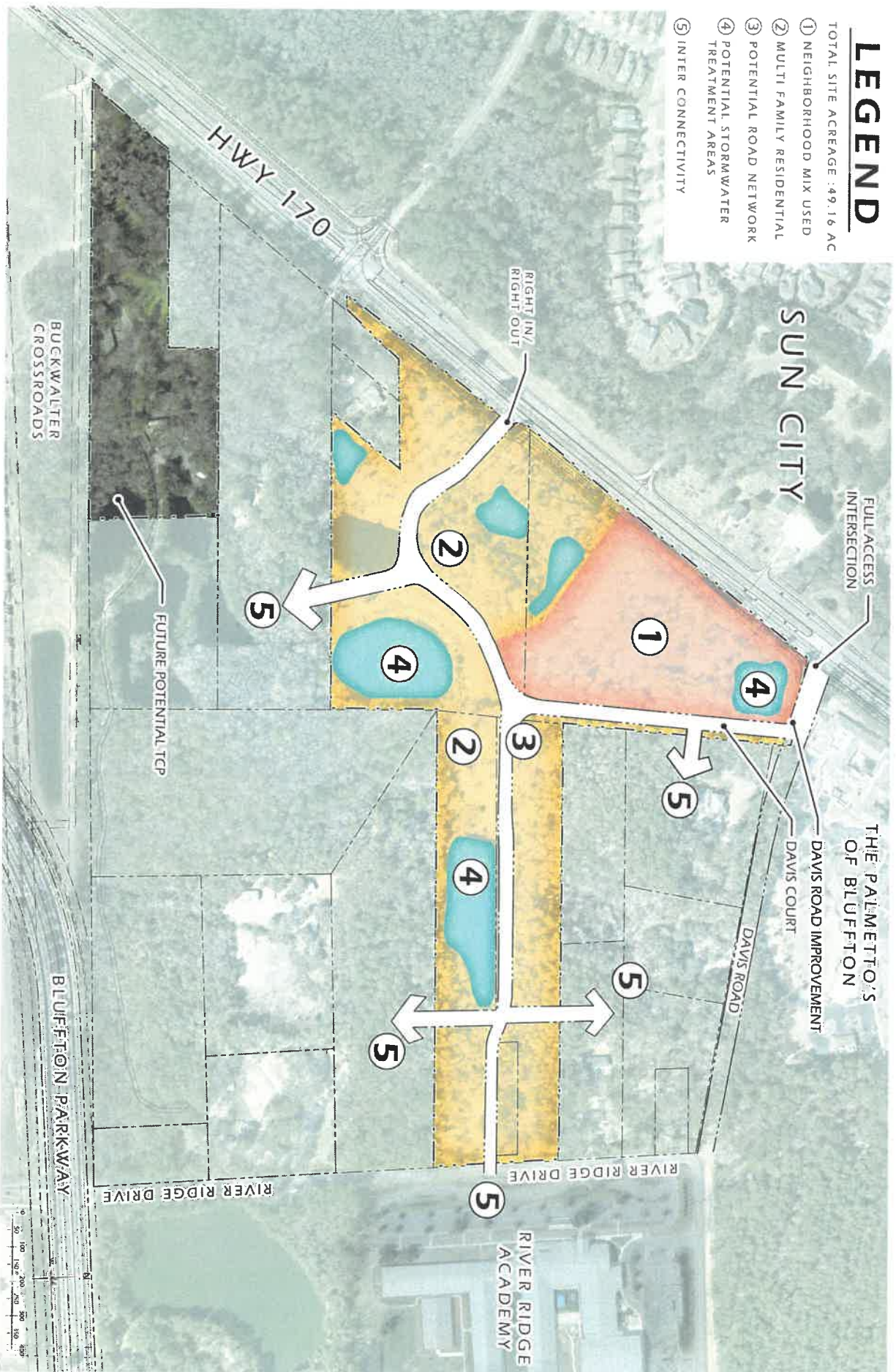


LAND USE CONCEPT

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

Ward Edwards
JOHNSON & DANNA, PA
WATKINS & KIRBY

ZONING MAP AMENDMENT

BLUFFTON COUNTY, SOUTH CAROLINA



ONE POTENTIAL MASTER PLAN



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
File: 171003050

From: Josh Mitchell, PE
Stantec
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.

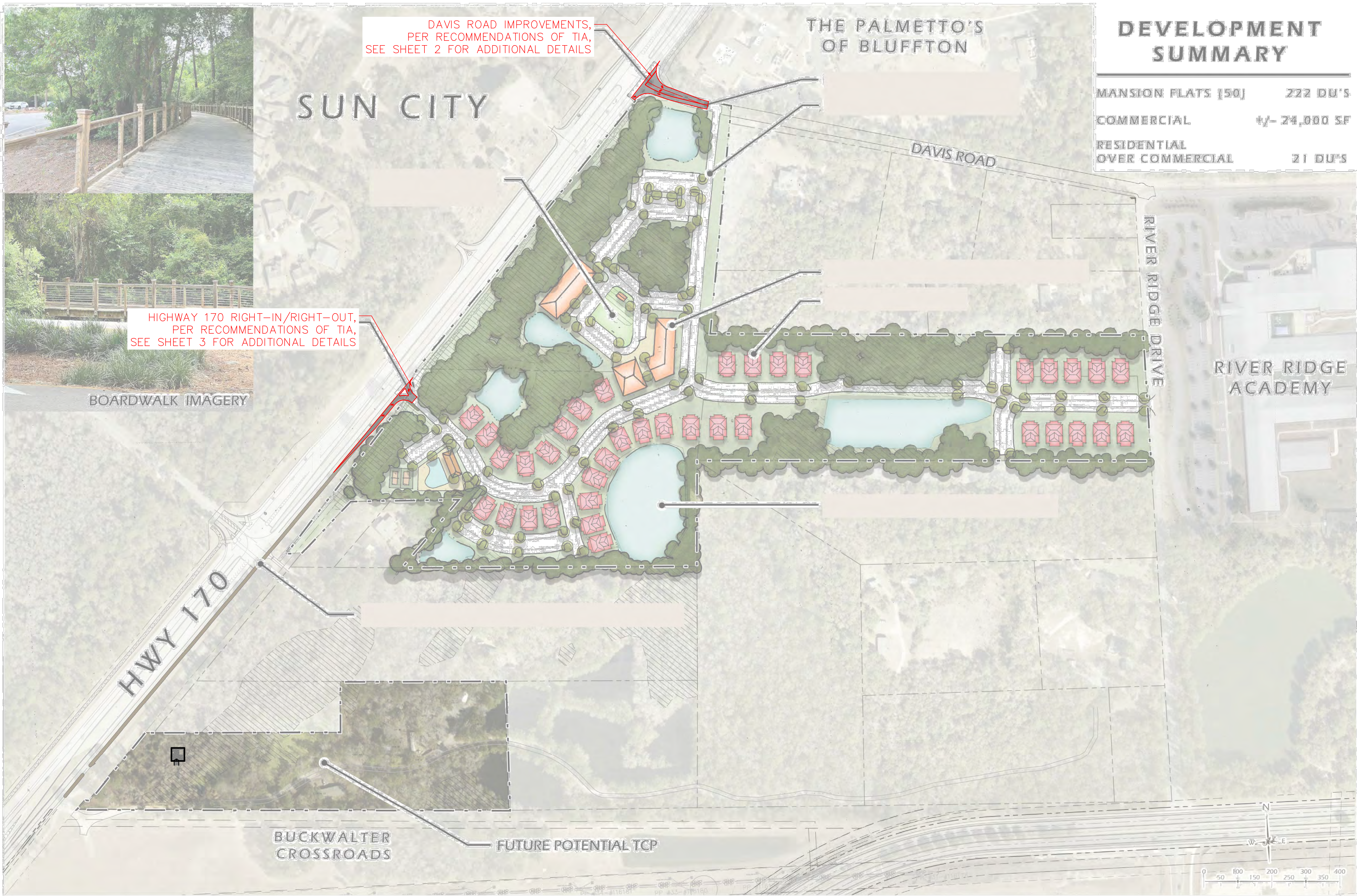
The operation of each of these intersections (in terms of average vehicular delay and level of service) was analyzed with and without the project traffic anticipated to be generated by the Okatie Mixed Use Development.

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



VICINITY MAP
Not To Scale

ACCESS MANAGEMENT
IMPROVEMENT EXHIBITS

OVERALL
SHEET 1 OF 3

ZONING MAP
AMENDMENT

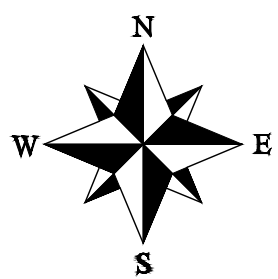
Bluffton, SC
PREPARED FOR:
MOOSAIC DEVELOPMENT

LEGEND

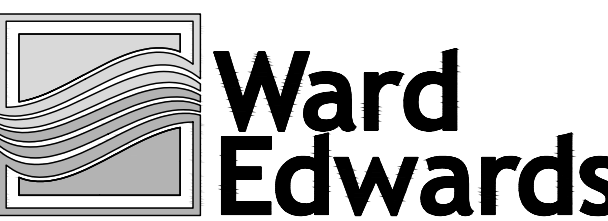
NEW PAVEMENT



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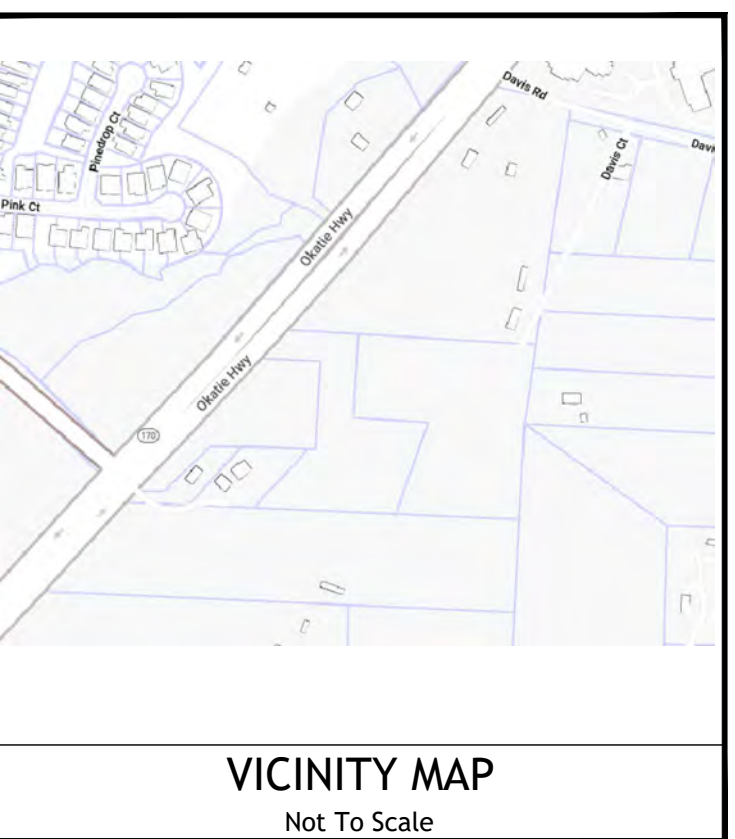
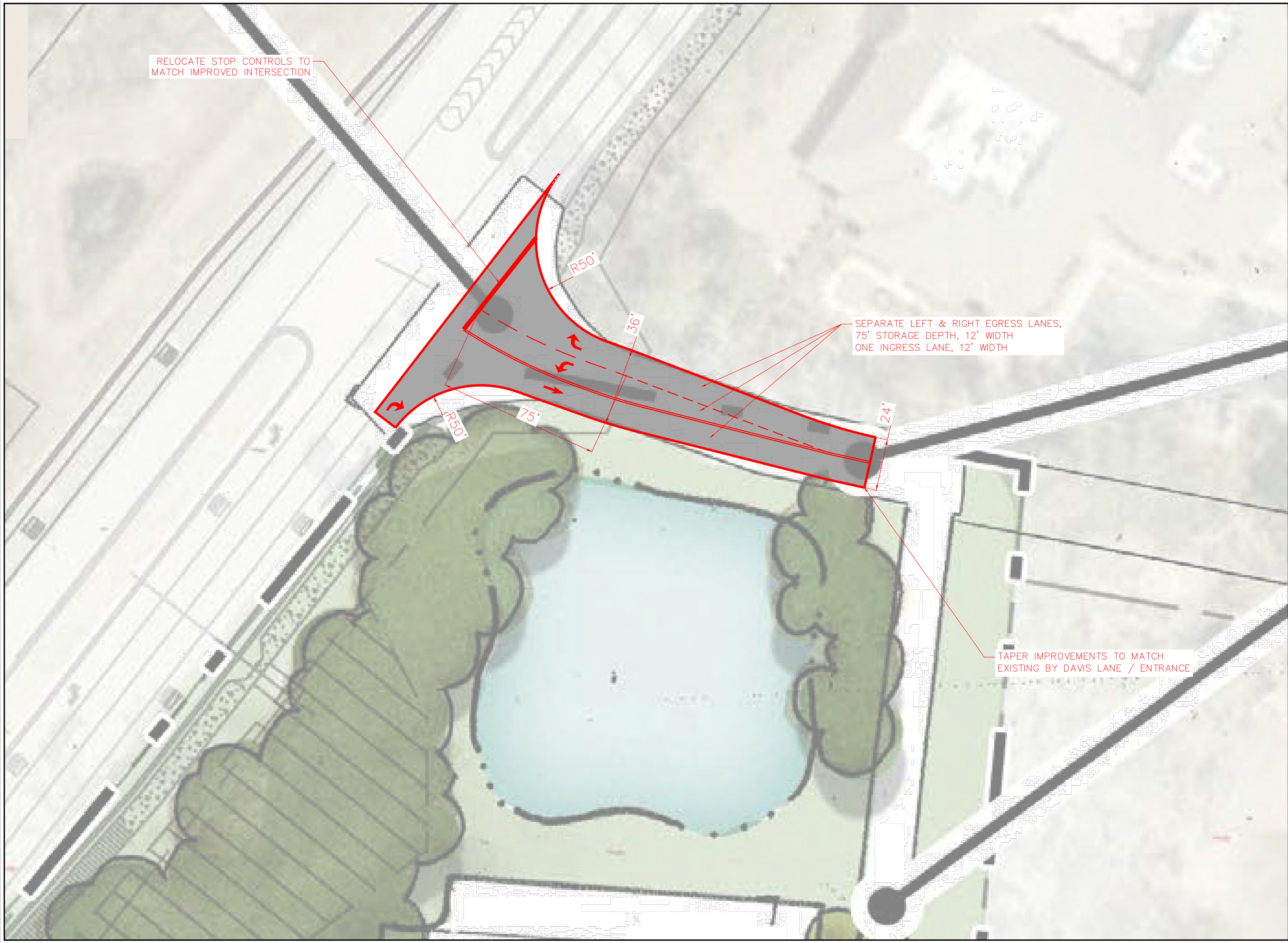


SCALE: 1" = 150'



P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEWARDS.COM

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



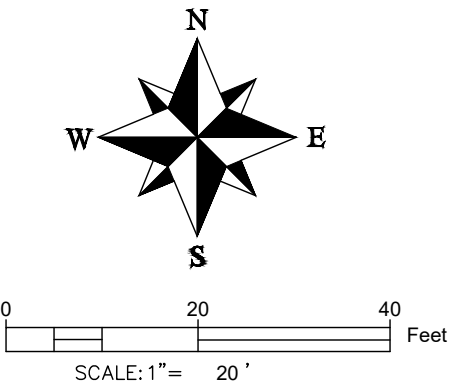
**ACCESS MANAGEMENT
IMPROVEMENT EXHIBITS**

**DAVIS ROAD
SHEET 2 OF 3**

**ZONING MAP
AMENDMENT**
Bluffton, SC
PREPARED FOR:
MOsaic DEVELOPMENT

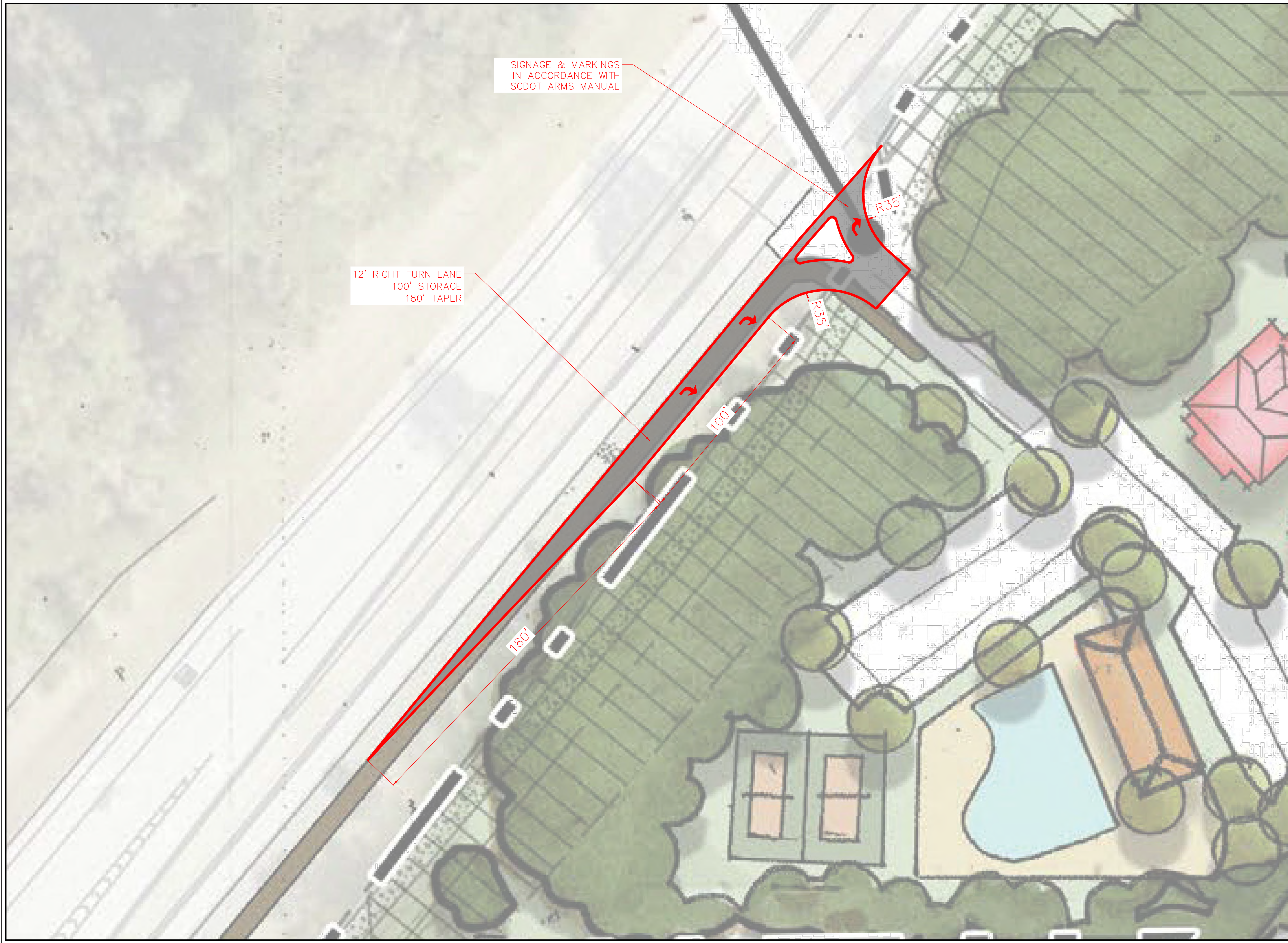
LEGEND	
NEW PAVEMENT	

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



VICINITY MAP
Not To Scale

**ACCESS MANAGEMENT
IMPROVEMENT EXHIBITS**

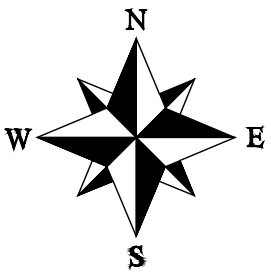
**MAIN ENTRANCE
HIGHWAY 170
SHEET 3 OF 3**

**ZONING MAP
AMENDMENT**

Bluffon, SC
PREPARED FOR:
MOSAIC DEVELOPMENT

LEGEND	
NEW PAVEMENT	

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0 20 40
Feet
SCALE: 1" = 20'

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WWW.WARDEDWARDS.COM

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

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.

Lowcountry Veterans Housing Foundation (“LVHF”) *a 501(c)(3) Charitable Foundation*

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.

Lowcountry Veterans Housing Foundation (“LVHF”)

a 501(c)(3) Charitable Foundation

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

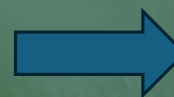


**Spacious Interiors,
Luxury Finishes,
and Appliances**





**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**



REZONING REQUESTS

I MOVE THAT WE GRANT/(DENY) THE REQUEST FOR REZONING FOR THE FOLLOWING REASONS (**STATE ALL THAT SUPPORT YOUR MOTION**).

THE REQUEST:

1. IS/ (IS NOT) CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE CODE AND THE PURPOSES OF THE DEVELOPMENT CODE; _____
2. IS NOT/ (IS) IN CONFLICT WITH PROVISIONS OF THE DEVELOPMENT CODE AND OR OUR CODE OF ORDINANCES; _____
3. DOES/ (DOES NOT) ADDRESS A DEMONSTRATED COMMUNITY NEED; _____
4. IS/ (IS NOT) REQUIRED BY CHANGED CONDITIONS; _____
5. IS/ (IS NOT) COMPATIBLE WITH EXISTING AND PROPOSED USE OF LAND SURROUNDING THIS LAND; _____
6. WOULD NOT/ (WOULD) ADVERSELY AFFECT NEARBY LAND; _____
7. WOULD/ (WOULD NOT) RESULT IN LOGICAL AND ORDERLY DEVELOPMENT PATTERNS; _____
8. WOULD NOT/ (WOULD) RESULT IN ADVERSE IMPACT ON THE NATURAL ENVIRONMENT (WATER, AIR, NOISE, STORMWATER MANAGEMENT, WILDLIFE, VEGETATION, WETLANDS, AND THE NATURAL FUNCTIONING OF THE ENVIRONMENT); _____
9. WOULD/ (WOULD NOT) RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES (STREETS, POTABLE WATER, SEWER, STORMWATER MANAGEMENT, SOLID WASTE COLLECTION AND DISPOSAL, SCHOOLS, PARKS, POLICE, FIRE, EMERGENCY MEDICAL FACILITIES). _____



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 12.

ITEM TITLE:

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- OPEN (T3N-O) USING A VILLAGE PLACE TYPE OVERLAY (PTO)

MEETING NAME AND DATE:

Natural Resources Committee Meeting, February 3, 2025

PRESENTER INFORMATION:

Robert Merchant, AICP, Director, Beaufort County Planning and Zoning
(10 minutes needed for item discussion)

ITEM BACKGROUND:

This rezoning application went before the Beaufort County Planning Commission at their January 6, 2025, meeting. At that time, the Commission voted unanimously to recommend denial of the proposed amendment to County Council.

PROJECT / ITEM NARRATIVE:

The applicant is seeking to amend the zoning of 121.43 acres. The parcels are currently zoned T2 Rural, and the applicant is requesting a zoning amendment to T4 Neighborhood Center and T3 Neighborhood-Open using a Village Place Type Overlay. This application contains a land transfer that would end up providing a 30-acre tract for a much-needed future public school site. It would also yield 258 maximum residential units and 350,000 sqft of commercial space; however, this would be decided through a Development Agreement process.

FISCAL IMPACT:

Not applicable

STAFF RECOMMENDATIONS TO COUNCIL:

Staff does not support this rezoning request. Although the 2040 Comprehensive Plan designates this area as a Village Place Type and staff has determined that the applicant is willing to provide enhancements and expansions of SC 170, the Level of Service for the affected intersections and roads will not be up to par with the County's preferred standards. If the rezoning is to be granted, staff recommends that a Development Agreement should be entered to ensure that correct mitigation measures, density, and Levels of Service be memorialized.

OPTIONS FOR COUNCIL MOTION:

Motion to approve, modify, or deny the application as submitted;*

Approval of the application with a reduction in the area proposed to be rezoned;*

Approval of a rezoning to a more restricted base zone than requested in the application;* or

Denial of the application.*

**Council's decision must be based on the standards in Section 7.3.40 C of the Community Development Code (Attachment A to this AIS) and must clearly state the factors considered in making its decision and the basis or rationale for the decision. (7.4.90 B.3). These factors are as follows:*

- 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;*
- 2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;*
- 3. Addresses a demonstrated community need;*
- 4. Is required by changed conditions;*
- 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;*
- 6. Would not adversely impact nearby lands;*
- 7. Would result in a logical and 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; and*
- 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).*

Attachment A.

CDC Section 7.3.40 B.7 Zoning Map Amendment (Rezoning) provides:

The County Council's decision shall be based on the standards in Subsection 7.4.30 C and shall be one of the following:

1. Approval of the application as submitted;
2. Approval of the application with a reduction in the area proposed to be rezoned;
3. Approval of a rezoning to a more restricted base zone than requested in the application;
4. Denial of the application.

CDC Section 7.3.40 C. Zone Map Amendment Review Standards.

The advisability of an amendment to the Official Zoning Map is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. 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. 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;
2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;
3. Addresses a demonstrated community need;

4. Is required by changed conditions;
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;
6. Would not adversely impact nearby lands;
7. Would result in a logical and 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; and
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).

CDC Section 7.4.90 B.3 provides:

County Council's decision shall clearly state the factors considered in making the decision and the basis or rationale for the decision.

REZONING REQUESTS

I MOVE THAT WE GRANT/ (DENY) THE REQUEST FOR REZONING FOR THE FOLLOWING REASONS (**STATE ALL THAT SUPPORT YOUR MOTION**).

THE REQUEST:

1. IS/ (IS NOT) CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE CODE AND THE PURPOSES OF THE DEVELOPMENT CODE; _____
2. IS NOT/ (IS) IN CONFLICT WITH PROVISIONS OF THE DEVELOPMENT CODE AND OR OUR CODE OF ORDINANCES; _____
3. DOES/ (DOES NOT) ADDRESS A DEMONSTRATED COMMUNITY NEED; _____
4. IS/ (IS NOT) REQUIRED BY CHANGED CONDITIONS; _____
5. IS/ (IS NOT) COMPATIBLE WITH EXISTING AND PROPOSED USE OF LAND SURROUNDING THIS LAND; _____
6. WOULD NOT/ (WOULD) ADVERSELY AFFECT NEARBY LAND; _____
7. WOULD/ (WOULD NOT) RESULT IN LOGICAL AND ORDERLY DEVELOPMENT PATTERNS; _____
8. WOULD NOT/ (WOULD) RESULT IN ADVERSE IMPACT ON THE NATURAL ENVIRONMENT (WATER, AIR, NOISE, STORMWATER MANAGEMENT, WILDLIFE, VEGETATION, WETLANDS, AND THE NATURAL FUNCTIONING OF THE ENVIRONMENT); _____
9. WOULD/ (WOULD NOT) RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES (STREETS, POTABLE WATER, SEWER, STORMWATER MANAGEMENT, SOLID WASTE COLLECTION AND DISPOSAL, SCHOOLS, PARKS, POLICE, FIRE, EMERGENCY MEDICAL FACILITIES). _____

ORDINANCE 2025/ _____

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- OPEN (T3N-O) USING A VILLAGE PLACE TYPE OVERLAY (PTO)

WHEREAS, the properties located on Okatie Highway (R600 013 000 0008 0000, R600 013 000 0050 0000, R600 013 000 0105 0000, R600 013 000 0104 0000) are currently zoned T2 Rural; and

WHEREAS, the applicant has requested to change the zoning of the properties to T4 Neighborhood Center and T3 Neighborhood-Open utilizing a Village Place Type Overlay; and

WHEREAS, the Beaufort County Comprehensive Plan encourages high quality development in walkable urban nodes as opposed to low density sprawl and designates this site as a location to implement a Village Place Type; and

WHEREAS, the applicant has set aside 30 acres for a future school site; and

WHEREAS, the Beaufort County Planning Commission considered the request on January 6, 2025, voting unanimously to recommend that County Council deny the request; and

WHEREAS, County Council now wishes to amend the zoning map to change the zoning of the properties from T2 Rural to T4 Neighborhood Center and T3 Neighborhood-Open.

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled as follows:

To adopt 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 and T3 Neighborhood-Open utilizing a Village Place Type Overlay.

Ordained this ____ day of _____, 2025

Alice Howard, Chair

Sarah Brock, Clerk to Council

Existing Zoning

Item 12.

R600 13 8, 50, 104, 105

Zone Districts

FBCode

Buckingham Landing Community Preservation[BLCP]

C3 Neighborhood Mixed Use [C3NMU]

C4 Community Center Mixed Use [C4CCMU]

C5 Regional Center Mixed Use [C5RCMU]

May River Community Preservation [MRCP]

Existing Planned Unit Development [PUD]

T1 Natural Preserve [T1NP]

T2 Rural [T2R]

T2 Rural Center [T2RC]

T2 Rural Neighborhood [T2RN]

T3 Edge [T3Edge]

T3 Hamlet Neighborhood [T3HN]

T3 Neighborhood [T3N]

T4 Hamlet Center [T4HC]

T4 Hamlet Center Open [T4HCO]

T4 Neighborhood Center [T4NC]

R600 022 000 011A 0000

Proposed Zoning

R600 13 8, 50, 104, 105

FBCode

Buckingham Landing Community Preservation[BLCP]

C3 Neighborhood Mixed Use [C3NMU]

C4 Community Center Mixed Use [C4CCMU]

C5 Regional Center Mixed Use [C5RCMU]

May River Community Preservation [MRCP]

Existing Planned Unit Development [PUD]

T1 Natural Preserve [T1NP]

T2 Rural [T2R]

T2 Rural Center [T2RC]

T2 Rural Neighborhood [T2RN]

T3 Edge [T3Edge]

T3 Hamlet Neighborhood [T3HN]

T3 Neighborhood [T3N-O]

T4 Hamlet Center [T4HC]

T4 Hamlet Center Open [T4HCO]

T4 Neighborhood Center [T4NC]

125



MEMORANDUM

TO: York Glover, Chair, Natural Resources Committee of County Council

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

DATE: February 3, 2025

SUBJECT: 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-OPEN (T3N-O) USING A VILLAGE PLACE TYPE OVERLAY (PTO)

STAFF REPORT:

A. BACKGROUND:

Case No.	CDPA-000043-2024
Owner:	Beaufort County School District and Kengeter
Property Location:	Okatie Hwy and Cherry Point Rd
District/Map/Parcel:	R600 013 000 0008 0000, R600 013 000 0050 0000, R600 013 000 0105 0000, R600 013 000 0104 0000
Property Size:	121.43 Acres
Current Future Land Use Designation:	Rural, Place Type Overlay (Village Place Type)
Current Zoning District:	T2 Rural
Proposed Zoning District:	T4 Neighborhood Center and T3 Neighborhood-Open utilizing Place Type Overlay

B. SUMMARY OF REQUEST: The applicant is requesting to rezone four parcels into two zoning districts (T4 Neighborhood Center and T3 Neighborhood-Open) by using the Place Type Overlay (PTO) Village Place Type. Per the regulating plan, Parcel A would be comprised of dwellings and commercial space, Parcel B would yield a future school, Parcel C contains Okatie Elementary school, and Parcel D is to be used to provide better access to Okatie

Elementary and create space for appropriate future development. The proposed PTO will enhance the connection between the Malind Bluff and River Oaks communities by creating a sense of place that the area currently lacks. Integrating the existing Elementary school into a Village Place Type while also adjoining residential communities would accomplish the Comprehensive Plan's objective of providing walkable mixed-use nodes at intervals along the SC 170 corridor.

At their October 2024 meeting, the Planning Commission granted the applicant a deferral. During this meeting, the Planning Commission expressed concern that the TIA was not up to date reflecting the current development proposal and that the traffic calculations did not take a future school site into account. The commission also expressed concern that the makeup of the transects does not meet the spirit of the allocation mix of transect zones. There were further concerns about the lack of a representative from the School District at the meeting to discuss future plans for Parcel B. As for correspondence, the commission wanted more time to review comments provided by residents of Malind Bluff and the Cherry Point Neighborhood. In response to the Planning Commission and staff's comments, the applicant has since made the following changes:

- The applicant has updated their TIA to display multiple scenarios
- The applicant has changed the proposed T3 Neighborhood to T3 Neighborhood-Open
- A pedestrian shed was created in Parcel D
- Rear access thoroughfare types were removed from Parcel D
- Parcel D now has blocks
- Block A in Parcel A has been adjusted to no longer exceed 1600 feet
- Block F East has now been measured and labeled
- The 25 ft buffer and 10 ft trail easement have been consolidated into one 35 ft buffer
- Civic Open space requirements are now stated for Parcels A, B, and D

It is important to note that referendum to widen SC 170 into a 6-lane highway failed in November 2024.

- C. EXISTING ZONING:** The lots are currently zoned T2 Rural (T2R), which permits residential development at a density of one dwelling unit per three acres. T2 Rural also permits very limited non-residential uses.
- D. PROPOSED ZONING:** The CDC defines Village Place Type as “made up of clusters of residential neighborhoods of sufficient intensity to support a central, mixed-use environment. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods. Habersham is a good example of a place that is evolving into a village.” It gives greater opportunity for a mixture of development types than a common subdivision because it is made up of a combination of transect zones. A PTO has requirements that create a format for a successful development

as it includes standards such as percentages of land assigned to a certain zoning district, size and intensity, an organized transition of transect zones, pedestrian sheds, thoroughfare networks, open and civic space, neighborhood centers/main streets, suitability for the site's specific topographical and environmental constraints, and compliance with architectural and design standards. In this instance, the applicant is requesting a Village Place Type which is to abide by the following:

Village Place Type	
	
110 acres min., 500 acres max.	
6 du./ac. max.	

Village Place Type		
T3 Edge (T3E)	No min.	25% max.
T3 Hamlet Neighborhood (T3HN)	No min.	25% max.
T3 Neighborhood (T3N)	25% min.	70% max.
T4 Hamlet Center Open (T4HCO) and/or T4 Neighborhood Center (T4NC)	10% min.	50% max.

The applicant has proposed to use the following transect zones for the PTO development:

- T3 Neighborhood-Open district is a subzone of T3 Neighborhood. T3N is “intended to provide a walkable, predominantly single- family neighborhood that integrates compatible multi-family housing types, such as duplexes and cottage courts within walking distance to transit and commercial areas.” As a subzone, T3N-O is intended to “provide a more diverse set of allowed uses within a residential form in areas where residential uses are transitioning into commercial uses.”
- T4 Neighborhood Center district is “intended to integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.”

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.” An updated TIA memorandum has been provided and

reviewed by staff. The TIA has multiple scenarios that include Phase 1 (2029, Parcels A and D1 only) and Phase 2 (2035, Parcels A, D1, and B). There were several intersections studied, but the TIA performed supplemental analysis on the 3 Signalized Intersections nearest the development - Pritcher Road, Cherry Point, and Riverwalk. Takeaways will be focused on these 3. The main takeaways are below:

- In Scenario 1 (Year 2024 with Existing 4-Lanes Conditions) the TIA finds that the LOS at:
 - Riverwalk and Pritcher operate at unacceptable levels (Es & Fs).
 - Cherry Point operates at acceptable levels of LOS D in the AM and LOS B during SCHOOL and PM.
- In Scenario 2 (Year 2029 Build Phase 1 with Existing 4 Lane Conditions plus R/Cut Assumption but no Widening) the TIA finds that the LOS at:
 - All 3 intersections operate at acceptable levels (B, C, and Ds).
- In Scenario 3 (Year 2035 Build Phase 2 with Existing 4 Lane Conditions plus R/Cut Assumption but no Widening) the TIA finds that the LOS at:
 - Riverwalk and Cherry Point Road operate at unacceptable levels (Es).
 - But Pritcher Point operates at acceptable levels LOS C in the AM, SCHOOL, PM.
- In Scenario 4 (Year 2035 Build Phase 2 with Widened 6 Lane Conditions plus R/Cut Assumption) the TIA finds that the LOS at:
 - All 3 intersections operate at acceptable levels during the AM, SCHOOL, and PM peaks (Ds or better); ratings are the same for 2029

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;

Yes, it is consistent with the Comprehensive Plan. Although the Comprehensive Plan states the Future Land Use of these properties is to be Rural, it also expresses for the option to create a Village Place Type. The purpose of the Place Type Overlay (PTO) is to provide the opportunity for properties that are identified in the Comprehensive Plan as rural crossroad, hamlet, and village place types to seek a comprehensive zoning amendment to establish transect zones (Division 3.2) to implement the vision for these place types. The Place Type Overlay (PTO) Zone is intended to create and reinforce walkable, urban environments with a mix of housing, civic, retail, and service choices. The Beaufort County Comprehensive Plan specifically addresses development along the SC 170 corridor. It states under the SC 170 Corridor section: “Establishing Place Types that coincide with major intersections, consistent buffers of native vegetation, joint review of proposed plans along the corridor, and agreement on access management standards will lead to a corridor with walkable mixed-use nodes at intervals, natural buffers between the road and development, compatible

land uses across jurisdictions, and safer, better managed traffic.” The Comprehensive Plan also has action BE 3.2 which states: “Initiate a prototype community- based Place Type implementation plan that involved property owners, and other stakeholders to serve as a vision for other areas of the county where walkable urbanism is appropriate.” The usage of a Place Type Overlay is the only way to properly upzone property such as this.

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

This rezoning application could technically be in conflict with Table 3.4.80.E as the application requests T3 Neighborhood-Open rather than its principal zoning district T3 Neighborhood. T3N-O has the same standards as T3N, but it provides more diverse allowed uses.

3. Addresses a demonstrated community need;

Yes, it addresses a community need; this proposed Place Type Overlay will provide 30.73 acres for a future school site.

4. Is required by changed conditions;

No, it is not required by changed conditions.

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;

Yes, it is compatible with the surrounding land. The area surrounding the parcels in this application primarily consist of single-family homes. The proposed regulating plan aims to enhance this by expanding housing options and creating additional civic spaces, along with small-scale businesses toward SC 170. In addition, there is a significant need for another school in the area and situating it in a walkable and/or bikeable distance from where families already reside is an essential practice of planning.

6. Would not adversely affect nearby lands;

No, it would adversely affect nearby lands. The Level of Service changes, caused by this development, for the intersections along SC 170 will heavily affect those travelling through SC 170 and those currently residing in nearby neighborhoods.

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

Yes, this rezoning would build off existing development patterns of Malind Bluff, River Oaks, and Okatie Elementary. The interconnected neighborhood of this development creates an orderly development pattern.

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:**

No, it would not result in adverse impacts of the natural environment. 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.

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, the School District is in favor of this PTO rezoning application. It is attached. BJWSA has been notified. There is access to sewer service for development in this area. The developer will be responsible for covering any required enhancements or expansions to water and sewer capacities resulting from the proposed project. Although the applicant is willing to provide enhancements and expansions on SC 170, the Level of Service will still not be up to par with the County's preferred standards. The best Level of Services include the assumption that SC 170 will be widened to 6 lanes by 2029 (the completion of Phase 1- Parcel A and D1 only). It is important to note that the referendum to expand SC 170 failed in November 2024. The other 2029 scenarios in which a 6-lane widening is not implemented come to LOS grades of Ds, Es and Fs- these grades go up to Bs, Cs, and Ds with the implementation of an R/Cut, however. These delays worsen in 2035 (the completion of Phase 2- Parcel A, D1, and B) as some intersections drop to a Level of Service E.

- G. STAFF RECOMMENDATION:** This rezoning request does not meet all of the map amendment review standards in Section 7.3.40.C as it could be deemed to be in conflict with Table 3.4.80.E and may compound the condition of SC 170. However, it does meet some of these standards as it facilitates a land transfer that will provide a 30-acre set aside for a much-needed future public school site. The Comprehensive Plan supports the type of development that is being proposed by this Place Type. Even though the Comprehensive Plan designates the area as rural, it is designated as a Village Place Type which provides a vehicle for the parcels to upzone as an integrated mixed-use walkable community.

Although staff has determined that the applicant is willing to provide enhancements and expansions on SC 170, the Level of Service will still not be up to par with the County's preferred standards. The best Levels of Service include the assumption that SC 170 will be widened to 6 lanes or an R/Cut is implemented. It is important to note that the referendum to expand SC 170 failed in November 2024. Staff recommends that the Planning Commission take into account the provided scenarios and the Level of Service ratings along with the lack of designated funding source for the widening of SC 170.

If the rezoning is to be granted, staff suggests that a Development Agreement should be entered into between the developer and County Council to ensure that all the conditions of this recommendation are implemented concurrently with third and final reading of the zoning map amendment. It is necessary that the recommended mitigation measures and the timing of said mitigation measures be memorialized in a Development Agreement between the Developer and the entity funding the R/Cut Assumption at these three intersections (Pritcher Road, Cherry Point, and Riverwalk), since the Developer needs the installation of the R/Cut for this scenario to achieve acceptable LOS.

H. PLANNING COMMISSION RECOMMENDATION:

At their January 6, 2025 meeting, the Planning Commission unanimously recommended denial of the rezoning.

I. ATTACHMENTS

- Zoning Map (existing and proposed)
- Application and TIA
- School District Letter of Support

Existing Zoning

Item 12.

Legend

R600 13 8, 50, 104, 105

Zone Districts
FBCode

Buckingham Landing Community Preservation[BLCP]

C3 Neighborhood Mixed Use [C3NMU]

C4 Community Center Mixed Use [C4CCMU]

C5 Regional Center Mixed Use [C5RCMU]

May River Community Preservation [MRCP]

Existing Planned Unit Development [PUD]

T1 Natural Preserve [T1NP]

T2 Rural [T2R]

T2 Rural Center [T2RC]

T2 Rural Neighborhood [T2RN]

T3 Edge [T3Edge]

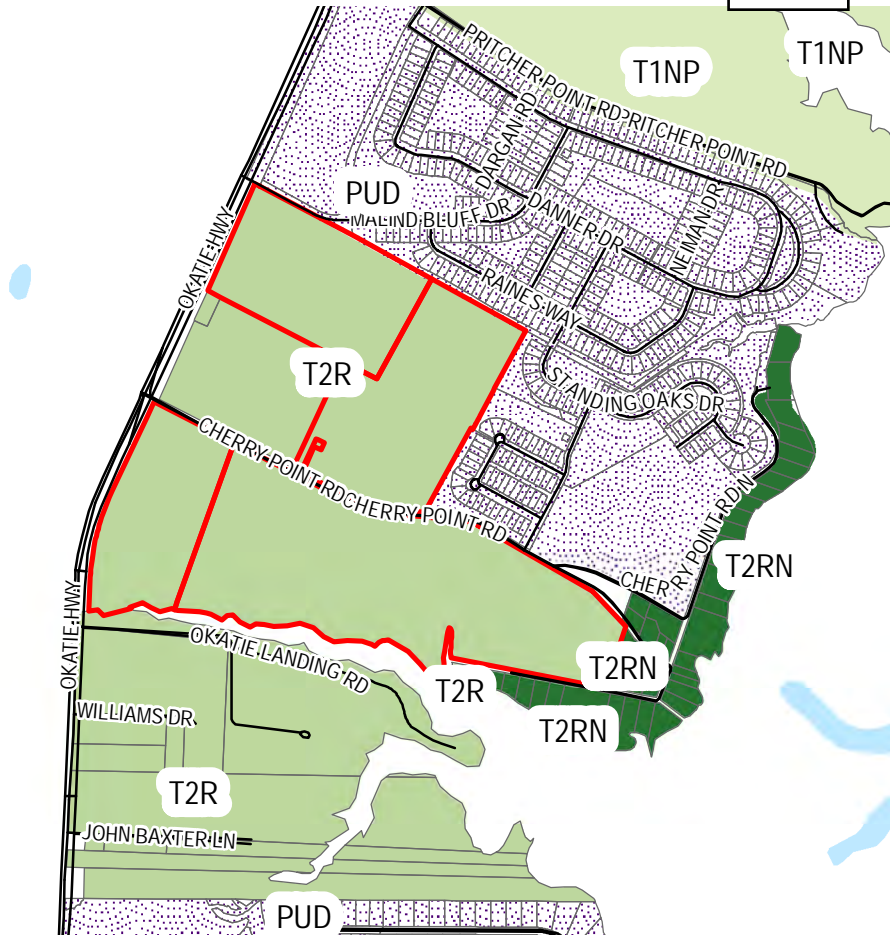
T3 Hamlet Neighborhood [T3HN]

T3 Neighborhood [T3N]

T4 Hamlet Center [T4HC]

T4 Hamlet Center Open [T4HCO]

T4 Neighborhood Center [T4NC]



R600 022 000 011A 0000

Proposed Zoning

Legend

R600 13 8, 50, 104, 105

FBCode

Buckingham Landing Community Preservation[BLCP]

C3 Neighborhood Mixed Use [C3NMU]

C4 Community Center Mixed Use [C4CCMU]

C5 Regional Center Mixed Use [C5RCMU]

May River Community Preservation [MRCP]

Existing Planned Unit Development [PUD]

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T2 Rural Center [T2RC]

T2 Rural Neighborhood [T2RN]

T3 Edge [T3Edge]

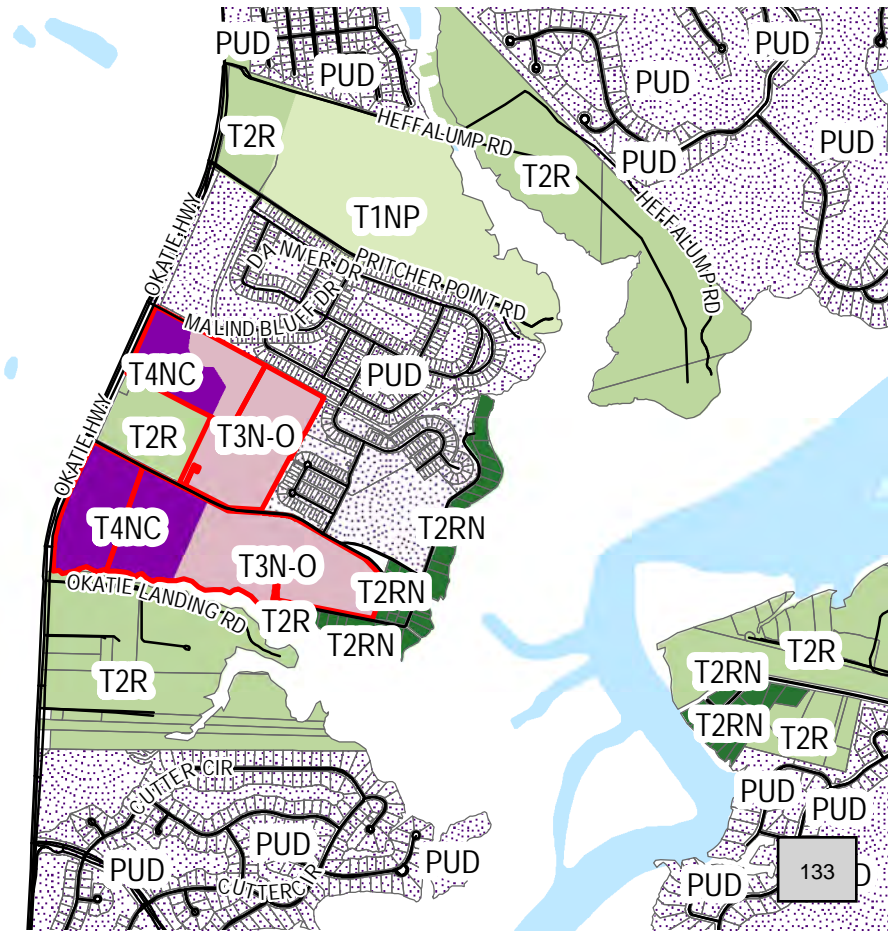
T3 Hamlet Neighborhood [T3HN]

T3 Neighborhood [T3N-O]

T4 Hamlet Center [T4HC]

T4 Hamlet Center Open [T4HCO]

T4 Neighborhood Center [T4NC]





(843) 322-2300
beaufortschools.net
2900 Mink Point Boulevard,
Beaufort SC 29902

Re: Cherry Point Rezoning to Place Type Overlay District

To: Beaufort County Planning Commission

The Beaufort County School District is under contract with Clearview Homes LLC. concerning the exchange of parcels of land in the Cherry Point Area of Okatie, Beaufort County named Okatie Landing. Clearview Homes LLC. in partnership with Beaufort County School District is seeking the rezoning of this area, including land owned by the School District to adopt a Place Type Overlay as outlined in the Comprehensive Plan.

The School District, as the owner of land subject to the rezoning has joined in the application. Beaufort County School District is excited about the possibility of having land in the area that could support a future school building. Please feel free to reach out if you have any questions, comments or concerns.

Sincerely,

Robert S. Oetting
Chief Operations Officer
Beaufort County School District
P.O. Drawer 309
Beaufort, SC 29901
843-322-0783

Okatie Landing at Cherry Point Development

Traffic Impact Study

Beaufort County, South Carolina

Prepared for

Clearview Homes

Prepared by

Kimley»Horn

December 2024
© Kimley-Horn and Associates, Inc.

Okatie Landing at Cherry Point Development

Traffic Impact Study

Beaufort County, South Carolina

Prepared for
Clearview Homes

Prepared by
Kimley»Horn



Dillon Brent Turner
December 2, 2024

December 2024
© Kimley-Horn and Associates, Inc.
115 Fairchild Street, Suite 250
Charleston, South Carolina, 29492

1 Executive Summary

The proposed Okatie Landing at Cherry Point Development is located SC 170 (Okatie Landing) and Malind Bluff Road in in Beaufort County, South Carolina. The proposed development is planned to be constructed in two phases. Phase 1 is planned to be built out by the end of 2029 and is proposed to consist of up to 350,000 square feet of retail space and 258 multifamily residential units. Phase 2 is planned to be constructed by the end of 2035 and is proposed to consist of a new development for the Beaufort County School District (BCSD). The exact use of the property by Beaufort County School District has not yet been determined. Per discussions with Beaufort County, it was assumed that the existing traffic into the Okatie Elementary School would match the future Beaufort County School District property as a conservative estimate for the trip generation in this Traffic Impact Study (TIS). An updated TIS will be required once the exact use of the BCSD site is known.

It is assumed that the project will access the roadway network via two driveways along SC 170 (Okatie Highway), three driveways along Cherry Point Road, and one driveway along Malind Bluff Drive.

Proposed Site Accesses:

- Site Access #1: Full access located along SC 170 (Okatie Highway) at Riverwalk Boulevard
- Site Access #2: Right-in/right-out only access along SC 170 (Okatie Highway) approximately located across from Schinger Avenue.
- Site Access #3: Right-in/right-out only located along Cherry Point Road between SC 170 (Okatie Highway) and Okatie Elementary School Access.
- Site Access #4: Full access located along Cherry Point Road that is proposed to be aligned with the Okatie Elementary School Access.
- Site Access #5: Full access located along Malind Bluff Drive east of SC 170 (Okatie Highway).
- Site Access #6: Right-in/right-out located along SC 170 (Okatie Highway) located south of Malind Bluff Drive.
- Site Access #7: Full access located along Cherry Point Road that is proposed to be aligned with Whispering Oak Road.
 - This site access is for the future BCSD site

It was assumed that phase 1 and phase 2 of development will be built and fully occupied by 2029 and 2035, respectively. This study summarizes the results of the traffic analyses at the following study intersections.

1. SC 170 (Okatie Highway) & Short Cut Road/Pritcher Point Road
2. SC 170 (Okatie Highway) & Red Oaks Lane/Malind Bluff Drive
3. SC 170 (Okatie Highway) & Pearlstine Drive/Cherry Point Road
4. SC 170 (Okatie Highway) & Schinger Avenue/Site Access #2
5. SC 170 (Okatie Highway) & Riverwalk Boulevard/Site Access #1
6. SC 170 (Okatie Highway) & Tidewatch Drive
7. Cherry Point & Okatie Elementary School/Site Access #4
8. Cherry Point Road & Whispering Oaks Road/Future BCSD Access
9. Malind Bluff Drive & Site Access #5
10. SC 170 (Okatie Highway) & Site Access #6
11. Cherry Point Road & Site Access #3

In the vicinity of the study area there are several background developments that have committed improvements to the existing geometry. **The committed improvements as follows:**

SC 170 (Okatie Highway) & Short Cut Road/Pritcher Point Road

- Place intersection under signalized control
- Construct eastbound right-turn lane and shared through-left lane along Short Cut Road
- Construct westbound left-turn lane along Pritcher Point Road

SC 170 (Okatie Highway) & Red Oak Lane/Malind Bluff Drive

- Construct an eastbound right-turn lane and shared through-left lane along Red Oak Lane
- Modify geometry to only allow westbound right-turn movement along Malind Bluff Drive

SC 170 (Okatie Highway) & Pearlstine Drive/Cherry Point Road

- Construct an eastbound left-turn lane along Pearlstine Drive
- Construct westbound dual left-turn lanes and a shared through-right movement lane along Cherry Point Road

The results of the traffic analyses indicate the following improvements are recommended to mitigate the impact of the proposed development:

SC 170 (Okatie Highway) & Short Cut Road/Pritcher Point Road

2029 Build Phase 1

- Modify the existing westbound laneage to provide an exclusive left-turn lane, shared through-left lane, and exclusive right-turn lane.
- The future traffic signal should operate with minor street split phasing.
- The northbound right-turn movement should operate with an overlap phase with the westbound traffic signal phase.
- The eastbound right-turn movement should operate with an overlap phase with the northbound protected left-turn phase.
- Traffic signal should operate in coordination with the adjacent signalized intersections along SC 170 (Okatie Highway).

2035 Build Phase 2

- Retime signal to account for volume growth and remain in coordination with adjacent signalized intersections along SC 170 (Okatie Highway).

SC 170 (Okatie Highway) & Malind Bluff Drive/Red Oaks Lane

2029 Build Phase 1

- Extend the existing southbound left-turn lane along SC 170 (Okatie Highway) to consist of 400 feet of full-width storage length and an appropriate taper length.
- Channelize the existing northbound right-turn movement and place under yield control.

2035 Build Phase 2

- No additional improvements recommended.

SC 170 (Okatie Highway) & Pearlstine Drive/Cherry Point Road

2029 Build Phase 1

- Extend the existing southbound left-turn lane along SC 170 (Okatie Highway) to consist of 450 feet of full-width storage length and an appropriate taper length.
- Construct an additional southbound left-turn lane along SC 170 (Okatie Highway) with 450 feet of full-width storage length and an appropriate taper length.
- Widen Cherry Point Road to receive the dual southbound left-turn lanes from SC 470 (Okatie Highway)
- Remove the existing channelized northbound right-turn movement and place under traffic signal control to operate with overlap phasing with the westbound protected left-turn phase.
- Construct a dedicated westbound right-turn lane with 250 feet of full-width storage and an appropriate taper length.

2035 Build Phase 2

- Retime signal to account for volume growth and remain in coordination with adjacent signalized intersections along SC 170 (Okatie Highway).

SC 170 (Okatie Highway) & Schinger Avenue/Site Access #2**2029 Build Phase 1**

- Construct a northbound right-turn lane along SC 170 (Okatie Highway) with 150 feet of full-width storage length and an appropriate taper length.
- Construct Site Access #2 with one ingress lane and one egress lane.
- Site Access #2 should be restricted to right-in and right-out movements only and operate under minor street stop sign control.

2035 Build Phase 2

- No additional improvements recommended.

SC 170 (Okatie Highway) & Riverwalk Boulevard/Site Access #1**2029 Build Phase 1**

- Place the intersection under traffic signal control when MUTCD signal warrants are met
 - The Okatie Landing Development should conduct 13-hour turning movement counts at this intersection once the development is operational at an agreed upon date(s) with SCDOT and/or Beaufort County to determine when the signal is warranted.
 - It is recommended to count the intersection at least twice per year while school is in session.
- A traffic signal at Riverwalk Boulevard/Site Access #1 Site Access #1 does not meet SCDOT signal spacing requirements for major arterials (2,640') from Cherry Point Road along SC 170 (Okatie Highway); therefore, a variance would be needed from SCDOT.
 - The intersection spacing from Cherry Point Road to Riverwalk Boulevard/Site Access #1 Site Access #1 is approximately 1,240', which is less than ½ the distance required by SCDOT.
 - Due to the limited spacing between Cherry Point Road and Riverwalk Boulevard, it is recommended to relocate Riverwalk Boulevard/Site Access #1 Site Access #1 further to the south along SC 170 (Okatie Highway).
 - Please note, there is a significant wetland located approximately 260' to the south of Riverwalk Boulevard along SC 170 (Okatie Highway) that may limit how far Riverwalk Boulevard can be relocated.
- Construct a northbound right-turn lane along SC 170 (Okatie Highway) with 200 feet of full-width storage and an appropriate taper length.
- Reconfigure the eastbound approach along Riverwalk Boulevard to consist of a dedicated left-turn lane, dedicated through lane, and a dedicated right-turn lane.
- Construct Site Access #1 to consist of one ingress lane and three egress lanes.
 - Site Access #1 egress lanes should consist of a dedicated left-turn lane, dedicated through lane, and a dedicated right-turn lane.
- The westbound left-turn movement should operate under protected/permissive left-turn phasing.
- The northbound right-turn movement should operate with overlap phasing with the westbound protected left-turn phase.
- The eastbound right-turn movement should operate with overlap phasing with the

northbound protected left-turn phase.

2035 Build Phase 2

- Retime the signal to account for volume growth in the area and remain in coordination with adjacent signalized intersections along SC 170 (Okatie Highway).

SC 170 (Okatie Highway) & Tidewatch Drive

2029 Build Phase 1

- Retime signal to operate in coordination with adjacent signalized intersections along SC 170 (Okatie Highway).

2035 Build Phase 2

- Retime signal to account for volume growth and remain in coordination with adjacent signalized intersections along SC 170 (Okatie Highway).

Cherry Point Road & Okatie Elementary School Access/Site Access #4

2029 Build Phase 1

- Construct an eastbound dedicated left-turn lane along Cherry Point Road with continuous storage to SC 170 (Okatie Highway).
- Construct a channelized southbound right-turn lane along Okatie Elementary School Access that operates as a free movement.
- Utilizing the transition taper from the eastbound left-turn lane, a westbound left-turn lane should be striped.
- Construct Site Access #4 to consist of one ingress lane and one egress lane.
- Site Access #4 should operate as full-movement under minor street stop sign control.

2035 Build Phase 2

- No additional improvements recommended.

Cherry Point Road & Whispering Oaks/ Future BCSD Access

2029 Build Phase 1

- No improvements recommended.

2035 Build Phase 2

- Construct an eastbound channelized right-turn lane along Cherry Point Road with 150 feet of full-width storage and an appropriate taper length.
- The channelized eastbound right-turn movement should operate as a free movement.
- Construct the BCSD Access with two ingress lanes and one egress lane.
- The BCSD Access should operate as full-movement under minor street stop sign control.

Malind Bluff Drive & Site Access #5

2029 Build Phase 1

- Construct Site Access #5 with one ingress lane and one egress lane.
- Site Access #5 should operate as full-movement under minor street stop sign control.

- Construct an eastbound right-turn lane along Malind Bluff Drive with 100 feet of full-width storage and an appropriate taper length.

2035 Build Phase 2

- No additional improvements recommended.

SC 170 (Okatie Highway) & Site Access #6

2029 Build Phase 1

- Construct a northbound right-turn lane along SC 170 (Okatie Highway) with 150 feet of full-width storage length and an appropriate taper length.
- Construct Site Access #6 with one ingress lane and one egress lane.
- Site Access #6 should be restricted to right-in and right-out movements only and operate under minor street stop sign control.
- Please note, the current proposed location of Site Access #6 is at a proposed future bulb-out location show in the SC 170 Corridor Study by AECOM. To accommodate the future potential bulb-out it is recommended to move this access to be at the midpoint between Mailind Bluff and the bulb-out location. The exact location of this access should be coordinated with SCDOT and Beaufort County.

2035 Build Phase 2

- No additional improvements recommended.

Cherry Point Road & Site Access #3

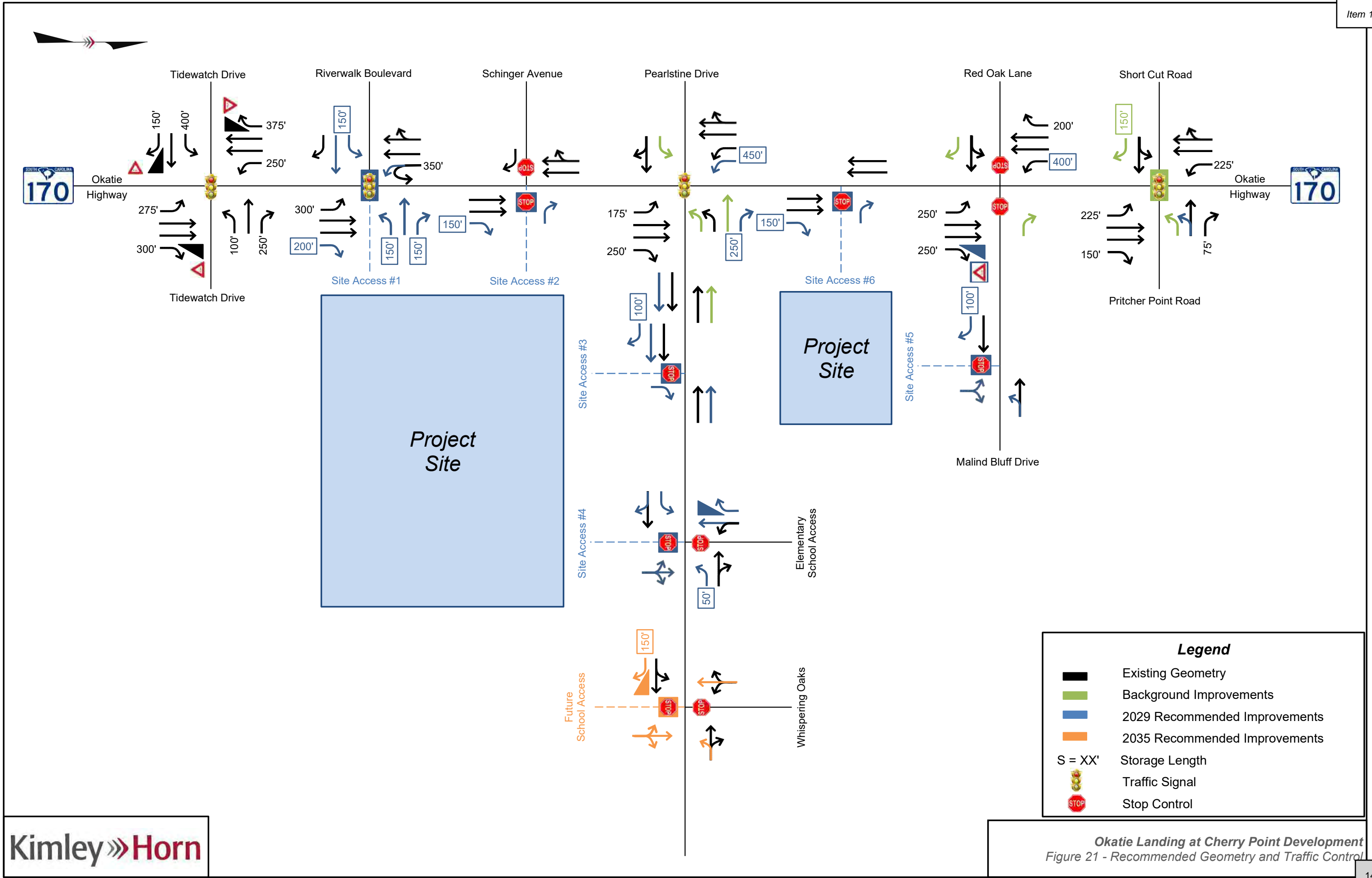
2029 Build Phase 1

- Construct an eastbound right-turn lane along Cherry Point Road with 100 feet of full-width storage length and an appropriate taper length.
- Construct Site Access #3 with one ingress lane and one egress lane.
- Site Access #3 should be restricted to right-in and right-out movements only and operate under minor street stop sign control.

2035 Build Phase 2

- No additional improvements recommended.

The recommended improvements are shown in **Figure 21**.



REZONING REQUESTS

I MOVE THAT WE GRANT/ (DENY) THE REQUEST FOR REZONING FOR THE FOLLOWING REASONS **(STATE ALL THAT SUPPORT YOUR MOTION)**.

THE REQUEST:

1. IS/ (IS NOT) CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE CODE AND THE PURPOSES OF THE DEVELOPMENT CODE; _____
2. IS NOT/ (IS) IN CONFLICT WITH PROVISIONS OF THE DEVELOPMENT CODE AND OR OUR CODE OF ORDINANCES; _____
3. DOES/ (DOES NOT) ADDRESS A DEMONSTRATED COMMUNITY NEED; _____
4. IS/ (IS NOT) REQUIRED BY CHANGED CONDITIONS; _____
5. IS/ (IS NOT) COMPATIBLE WITH EXISTING AND PROPOSED USE OF LAND SURROUNDING THIS LAND; _____
6. WOULD NOT/ (WOULD) ADVERSELY AFFECT NEARBY LAND; _____
7. WOULD/ (WOULD NOT) RESULT IN LOGICAL AND ORDERLY DEVELOPMENT PATTERNS; _____
8. WOULD NOT/ (WOULD) RESULT IN ADVERSE IMPACT ON THE NATURAL ENVIRONMENT (WATER, AIR, NOISE, STORMWATER MANAGEMENT, WILDLIFE, VEGETATION, WETLANDS, AND THE NATURAL FUNCTIONING OF THE ENVIRONMENT); _____
9. WOULD/ (WOULD NOT) RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES (STREETS, POTABLE WATER, SEWER, STORMWATER MANAGEMENT, SOLID WASTE COLLECTION AND DISPOSAL, SCHOOLS, PARKS, POLICE, FIRE, EMERGENCY MEDICAL FACILITIES). _____



**Beaufort County Council Statement of Conflict of Interest
Pursuant to South Carolina Code of Laws § 8-13-700**

I, Paula B. Brown, holding the position as a Beaufort County Council Member, do hereby declare my potential conflict of interest with regards to the below information:

1. Describe the matter pending before County Council with which you may have a conflict of interest: # 12 of the Agenda of Natural Resources Committee
An Ordinance Amending Zoning Map Village Place
type overlay.

2. Describe the interest that you have that may give rise to the conflict: Richard Schwartz,
the developer, I've known for 28 years, Richard sold us
our first home in Bluffton. felicia LaMarca, From the
Cherry Point neighborhood, I've known for a year and 1/2 and we
socialize with our spouses.

Based upon the above information, I hereby recues myself from participating in any discussions of or taking official action relating to said matter.

Signed this 3 day of february, 2025.

Paula B. Brown
Signature

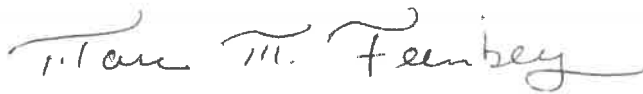
LETTER OF INTENT

Marc Feinberg
39 Lexington Drive
Bluffton, SC 29910
01/31/2025

To Whom it may concern:

This is a statement to verify the intention that I, **Marc Feinberg**, am seeking REAPPOINTMENT for the **Stormwater Board**. This will go into effect on **02/2025**.

Sincerely,

A handwritten signature in cursive script that reads "Marc M. Feinberg". The signature is written in dark ink and is positioned above the printed name.

Marc Feinberg, Stormwater Chair