



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

Chairman
ED PAPPAS

Vice Chairman
VACANT

Commission Members

VACANT
JON HENNEY
CECILY MCMILLAN
DANIEL RIEDEL
GLENN MILLER
DENNIS ROSS
GAIL MURRAY

Interim County Administrator

JOHN ROBINSON

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

Contact

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Planning Commission Agenda

Thursday, August 7, 2023 at 6:00 PM

Council Chambers

County Administration Building, 100 Ribaut Road, Beaufort, SC

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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES – July 6, 2023
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS – NON-AGENDA ITEMS
(*Comments are limited to 3 minutes.*)

ACTION ITEMS

7. **ZONING MAP AMENDMENT/REZONING REQUEST** FOR 71.54 ACRES (R600 013 000 0008 0000 AND R600 013 000 0050 0000) LOCATED AT 1691 OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD (T3N) USING A VILLAGE PLACE TYPE OVERLAY (PTO) **DEFERRED FROM THE JULY 6, 2023 MEETING**

DISCUSSION ITEMS

8. VOTE ON PLANNING COMMISSION VICE CHAIR FOR THE REMAINDER OF 2023
9. CHAIRMAN'S REPORT
10. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department
Beaufort County Government Robert Smalls Complex
Physical: Administration Building, Room 115 100 Ribaut Road
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228
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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Thursday, July 6, 2023 at 6:00 p.m.

MEMBERS PRESENT:

Mr. Ed Pappas, Chairman
Mr. Jon Henney
Ms. Cecily McMillan
Mr. Glenn Miller
Mr. Dan Riedel
Mr. Dennis Ross

MEMBERS ABSENT:

Ms. Gail Murray

STAFF PRESENT:

Mr. Robert Merchant, Planning and Zoning Director
Mr. Mark Davis, Planning and Zoning Deputy Director
Mrs. Chris DiJulio-Cook, Senior Administrative Specialist
Ms. Kristen Forbus, Long Range Planner

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:00 p.m.

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

REVIEW OF MEETING MINUTES: Mr. Daniel Riedel made a motion to approve the June 5, 2023 minutes. Ms. Cecily McMillan seconded. The motion passed unanimously.

CITIZEN COMMENTS: Mr. Pappas asked if there were any citizen comments, not related to the agenda, there were none.

ACTION ITEMS:

PROPOSED TEXT AMENDMENT TO ARTICLE 7, DIVISION 7.4, SECTION 7.4.50 (PUBLIC HEARING SCHEDULING AND NOTICE) AND SECTION 7.4.70 (PUBLIC HEARING PROCEDURES) TO CLARIFY THAT PUBLIC COMMENT IS NOT TAKEN FOR APPEALS TO THE PLANNING COMMISSION OR THE ZONING BOARD OF APPEALS

Mr. Robert Merchant explained the reasoning behind the proposed text amendment, how appeals are a quasi-judicial process focused on the evidence, used by staff, to make the decision, being appealed. By allowing public comment it would, in effect, introduce new evidence.

After some discussion, Mr. Jon Henney made a motion to recommend approval of the proposed text amendment to article 7, Division 7.4, Section 7.4.50 (Public Hearing Scheduling and Notice). Mr. Glenn Miller seconded the motion and made a correction to the motion by including section 7.4.70 (Public

Hearing Procedures). The motion passed 5:1 (For: Henney, Miller, Pappas, Riedel, Ross / Against: McMillan)

ZONING MAP AMENDMENT/REZONING REQUEST FOR 71.54 ACRES (R600 013 000 0008 0000 AND R600 013 000 0050 0000) LOCATED AT 1691 OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD (T3N) USING A VILLAGE PLACE TYPE OVERLAY (PTO)

Mr. Merchant gave an overview of how the Place Type Overlay (PTO) works within the Comprehensive Plan. He explained it is a similar tool to a Planned Unit Development (PUD). He then turned things over to Mark Davis to speak about the zoning map amendment and the intention of the applicant in using the Village Place Type Overlay (PTO). Mr. Davis gave specifics on the proposed plan the applicant submitted.

Mr. Eric Claussen, Beaufort County Engineering, spoke on existing issues and upcoming changes in the 170 and 278 area from Okatie Center South to 462. He talked about potential grant funding and proposed updates to the area. There were many questions and comments, from the Planning Commissioners, regarding the 2022 Kimley Horn traffic impact analysis and the current infrastructure.

Representatives for the applicants, Brian Wittmer, of Wittmer, Jones, Keefer, and Connor, from Kimley Horn, answered a few questions the Commissioners had.

Chairman Pappas opened the meeting up for public comment.

Several people spoke. They were:

Terry Lasseter - spoke against the zoning map amendment
Caylor Romines, Open Land Trust of Beaufort - spoke against the zoning map amendment
Caye Youomans - spoke against the zoning map amendment
Felice LaMarca - spoke against the zoning map amendment
Scottie Daniel - spoke against the zoning map amendment
Derek Stetter - spoke against the zoning map amendment
Kathleen Keating - spoke against the zoning map amendment
Casey Kammer - spoke against the zoning map amendment
Grant McClure, Coastal Conservation League - spoke against the zoning map amendment

Kevin Dukes, attorney representing the applicant, stated that the applicants would like to request a continuance to the next meeting. He said they'd like to take the time to address some of the issues being raised by the public and the Commissioners, like the traffic concerns.

Mr. Riedel made a motion to defer any action on the ZONING MAP AMENDMENT/REZONING REQUEST FOR 71.54 ACRES (R600 013 000 0008 0000 AND R600 013 000 0050 0000) LOCATED AT 1691 OKATIE HIGHWAY FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD (T3N) USING A VILLAGE PLACE TYPE OVERLAY (PTO) to the next Planning Commission meeting. Mr. Miller seconded the motion. The motion passed 4:2 (For: Henney, Miller, Pappas, Riedel / Against: Ross, McMillan)

ADJOURNMENT: Chairman Pappas adjourned the meeting at 8:08 p.m.

SUBMITTED BY: Chris DiJulio-Cook
Planning and Zoning Senior Administrative Specialist

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



MEMORANDUM

TO: Beaufort County Planning Commission

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

DATE: August 7, 2023

SUBJECT: ZONING MAP AMENDMENT/REZONING REQUEST FOR 71.54 ACRES (R600 013 000 0008 0000 AND R600 013 000 0050 0000), LOCATED AT 1691 OKATIE HIGHWAY, FROM T2 RURAL (T2R) TO T4 NEIGHBORHOOD CENTER (T4NC) AND T3 NEIGHBORHOOD (T3N) USING A VILLAGE PLACE TYPE OVERLAY (PTO) (ARTICLE 3 DIVISION 4 SECTION 80, ARTICLE 7 DIVISION 3 SECTION 50).

STAFF REPORT:

A. BACKGROUND:

Case No.	CDPA-000028-2023
Owner:	Represented by Bret Clark
Property Location:	1691 Okatie Highway
District/Map/Parcel:	R600 013 000 0008 0000 and R600 013 000 0050 0000
Property Size:	71.54 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 utilizing Place Type Overlay

B. SUMMARY OF REQUEST:

The applicant presented the rezoning request to the Planning Commission at the July 6th, 2023 meeting. A deferral of action until the August meeting was motioned and passed. The only revision is the increase of the buffer between this development and the abutting residential area along Cherry Point Road from 20' to 50'. The applicant has given additional documentation of the impact of this development on SC 170 and on the environment. The applicant is requesting to rezone two parcels into two zoning districts (T4 Neighborhood Center and T3 Neighborhood) by using the Place Type Overlay (PTO) Village Place Type. The proposed PTO adjoins Okatie Elementary School and River Oaks and will have connection to Malind Bluff. Connecting a Village Place Type with a school and an adjoining residential community would accomplish the Comprehensive Plan's objective of providing walkable mixed-use nodes at intervals along the SC 170 corridor.

- C. EXISTING ZONING:** The lot is 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. COMPREHENSIVE PLAN FUTURE LAND USE MAP:** Although the Comprehensive Plan states the Future Land Use of these two properties to be Rural, it also expresses for the option to create a Village Place Type. The purpose of the Place Type Overlay (PTO) Zone 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 a property such as this.
- E. 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 district 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.” Businesses such as General Offices & Services, Medical Services, and Meeting Facility/Place of Worship are some of the permitted/conditional 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.” Businesses such General Retail, Hotel, and Residential Storage Facility are some of the permitted/conditional uses.

F. TRAFFIC IMPACT ANALYSIS (TIA): According to Section 6.3.20.D of the CDC, “An application for a rezoning shall include a TIA where the particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.” A TIA was completed and submitted with the application. The Transportation Department has been actively involved in reviewing the plans and the TIA in a holistic manner regarding SC 170 including traffic flow, road capacity, pedestrian safety, future improvements, and overall infrastructure. See Appendix D for Beaufort County Engineering Department’s comments.

G. SCHOOL CAPACITY IMPACTS: Appendix D contains a letter from the school district. Because there is a six dwelling units per acre maximum for Village Place Types, +/-400 units are allowed altogether in the proposed base site area. However, a referendum of \$439 million

is proposed to be on the ballot in November to reduce overcrowding, especially in elementary schools in Bluffton.

H. STAFF RECOMMENDATION: Place Type Overlays are recommended in the CDC and Comprehensive Plan to encourage high quality development in walkable urban nodes as opposed to low density sprawl. Because the proposed rezoning follows the requirements of the CDC and Comprehensive Plan and is a model of how an upzoning along SC 170 should occur, staff recommends approval on the condition that the applicant continues to work with staff updating the regulating plans as needed. By allowing for increased density and mixed land uses, the proposed upzoning is to have positive impacts on the community. It will encourage internal trip capture thus reducing vehicle miles traveled, strengthen the local economy through the introduction of commercial space located along SC 170, foster social connections with its proximity to Okatie Elementary School and Malind Bluff, promote sustainable land use planning through its 12 acres of civic open space, and align with the County's Comprehensive Plan's intent of concentrated growth.

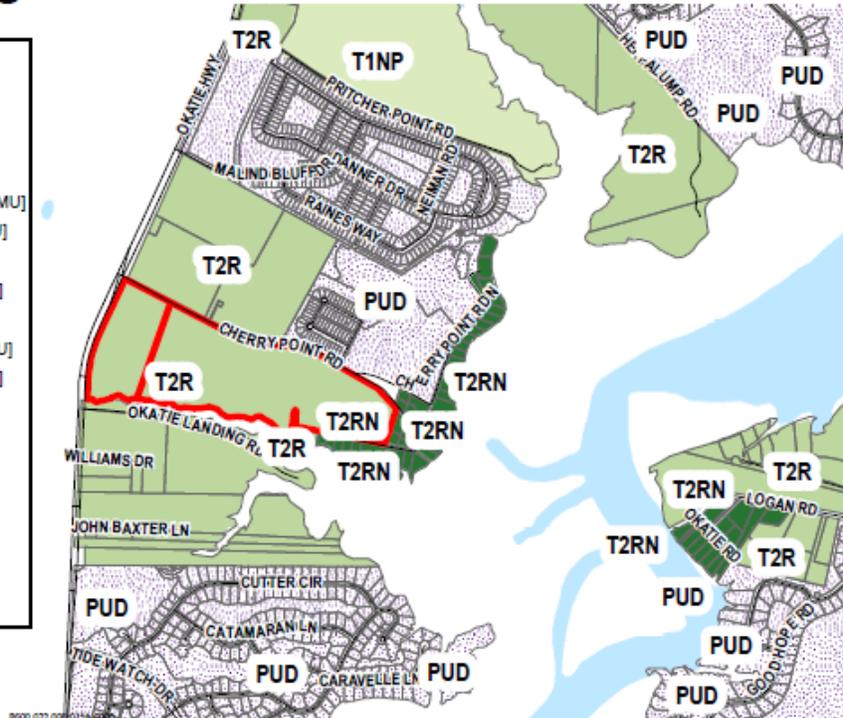
Staff is working internally to determine whether a Development Agreement would be an appropriate tool to implement on site and off site improvements related to this proposal. This agreement would outline the terms, conditions, and obligations of both the County and the Developer. This will be determined by County Council and would be required to be done prior to third reading.

I. ATTACHMENTS

- Appendix A: Zoning Map (existing and proposed)
- Appendix B: Regulating Plan, Civic, Buffer, and Open Space Plan, and Thoroughfare Plan
- Appendix C: TIA
- Appendix D: Engineering and School District Comments
- Appendix E: Environmental Study

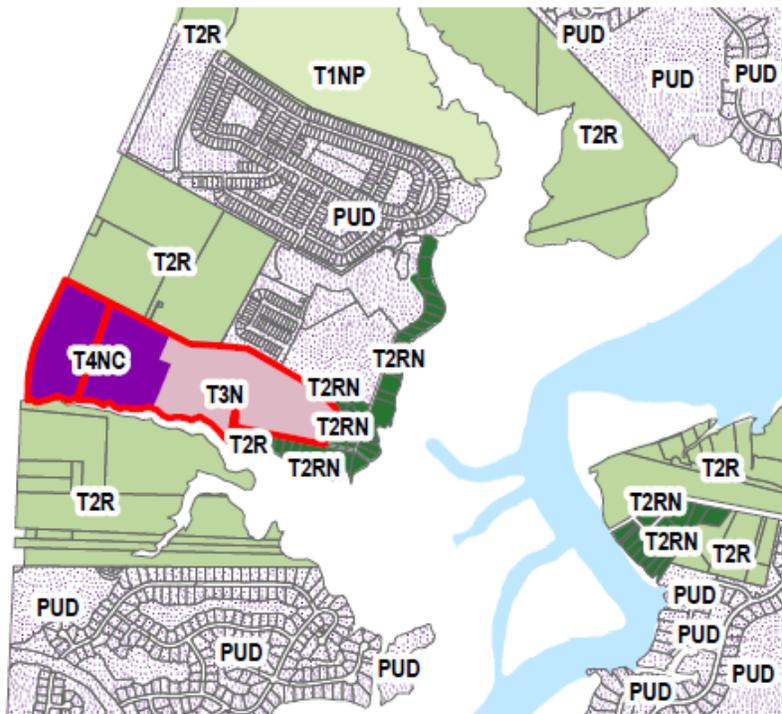
Existing Zoning

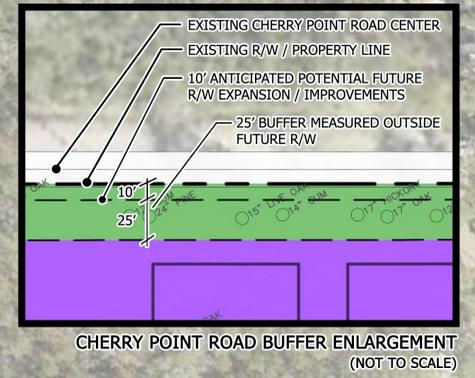
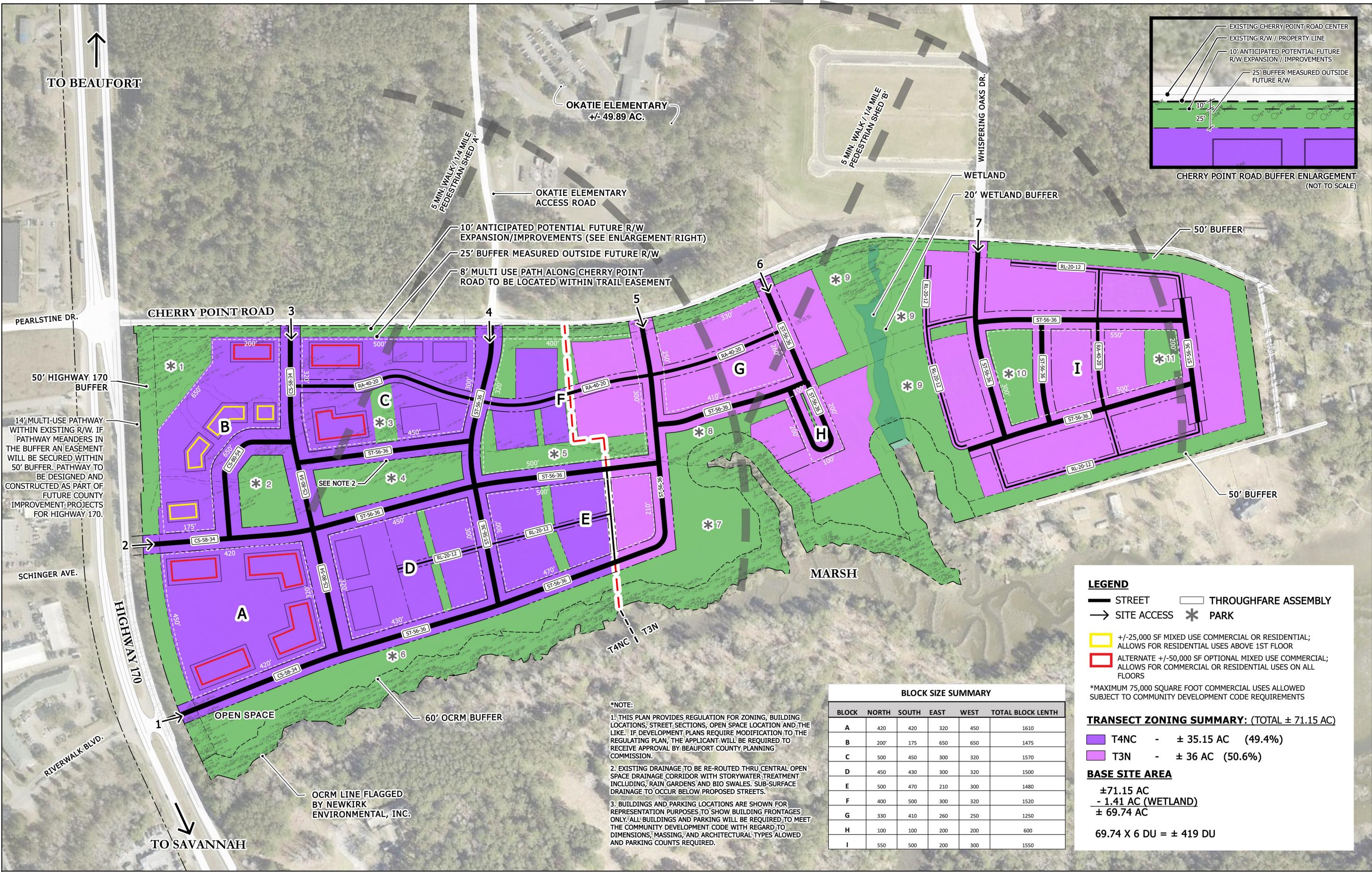
Legend	
	60013 8 & 50
Zone Districts	
FBCode	
	C3 Neighborhood Mixed Use [C3NMMU]
	C4 Community Center Mixed Use [C4CCMU]
	C5 Regional Center Mixed Use [C5RCMU]
	Military [Mil]
	Existing Planned Unit Development [PUD]
	S1 Industrial [S1]
	Seabrook-Stuart Point Mixed Use [SSPMU]
	Seabrook-Stuart Point Residential [SSPR]
	T1 Natural Preserve [T1NP]
	T2 Rural [T2R]
	T2 Rural Neighborhood [T2RN]
	T3 Edge [T3Edge]
	T3 Hamlet Neighborhood [T3HN]
	T3 Neighborhood [T3N]
	T4 Hamlet Center [T4HC]
	T4 Neighborhood Center [T4NC]



Proposed Zoning

Legend	
	600 13 8 & 50
FBCode	
	C3 Neighborhood Mixed Use [C3NMMU]
	C4 Community Center Mixed Use [C4CCMU]
	C5 Regional Center Mixed Use [C5RCMU]
	Military [Mil]
	Existing Planned Unit Development [PUD]
	S1 Industrial [S1]
	Seabrook-Stuart Point Mixed Use [SSPMU]
	Seabrook-Stuart Point Residential [SSPR]
	T1 Natural Preserve [T1NP]
	T2 Rural [T2R]
	T2 Rural Neighborhood [T2RN]
	T3 Edge [T3Edge]
	T3 Hamlet Neighborhood [T3HN]
	T3 Neighborhood [T3N]
	T4 Hamlet Center [T4HC]
	T4 Neighborhood Center [T4NC]





LEGEND

- STREET
- THROUGHFARE ASSEMBLY
- SITE ACCESS
- PARK

+/-25,000 SF MIXED USE COMMERCIAL OR RESIDENTIAL; ALLOWS FOR RESIDENTIAL USES ABOVE 1ST FLOOR
 ALTERNATE +/-50,000 SF OPTIONAL MIXED USE COMMERCIAL; ALLOWS FOR COMMERCIAL OR RESIDENTIAL USES ON ALL FLOORS

*MAXIMUM 75,000 SQUARE FOOT COMMERCIAL USES ALLOWED SUBJECT TO COMMUNITY DEVELOPMENT CODE REQUIREMENTS

TRANSECT ZONING SUMMARY: (TOTAL ± 71.15 AC)

- T4NC - ± 35.15 AC (49.4%)
- T3N - ± 36 AC (50.6%)

BASE SITE AREA

- ±71.15 AC
- 1.41 AC (WETLAND)
- ± 69.74 AC

69.74 X 6 DU = ± 419 DU

BLOCK SIZE SUMMARY

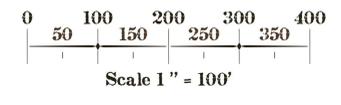
BLOCK	NORTH	SOUTH	EAST	WEST	TOTAL BLOCK LENGTH
A	420	420	320	450	1610
B	200'	175	650	650	1475
C	500	450	300	320	1570
D	450	430	300	320	1500
E	500	470	210	300	1480
F	400	500	300	320	1520
G	330	410	260	250	1250
H	100	100	200	200	600
I	550	500	200	300	1550

***NOTE:**

- THIS PLAN PROVIDES REGULATION FOR ZONING, BUILDING LOCATIONS, STREET SECTIONS, OPEN SPACE LOCATION AND THE LIKE. IF DEVELOPMENT PLANS REQUIRE MODIFICATION TO THE REGULATING PLAN, THE APPLICANT WILL BE REQUIRED TO RECEIVE APPROVAL BY BEAUFORT COUNTY PLANNING COMMISSION.
- EXISTING DRAINAGE TO BE RE-ROUTED THRU CENTRAL OPEN SPACE DRAINAGE CORRIDOR WITH STORMWATER TREATMENT INCLUDING, RAIN GARDENS AND BIO SWALES. SUB-SURFACE DRAINAGE TO OCCUR BELOW PROPOSED STREETS.
- BUILDINGS AND PARKING LOCATIONS ARE SHOWN FOR REPRESENTATION PURPOSES TO SHOW BUILDING FRONTS ONLY. ALL BUILDINGS AND PARKING WILL BE REQUIRED TO MEET THE COMMUNITY DEVELOPMENT CODE WITH REGARD TO DIMENSIONS, MASSING, AND ARCHITECTURAL TYPES ALLOWED AND PARKING COUNTS REQUIRED.

↑
TO BEAUFORT

↓
TO SAVANNAH



CHERRY POINT ZONING AMENDMENT

- VILLAGE PLACE TYPE -

CHERRY POINT

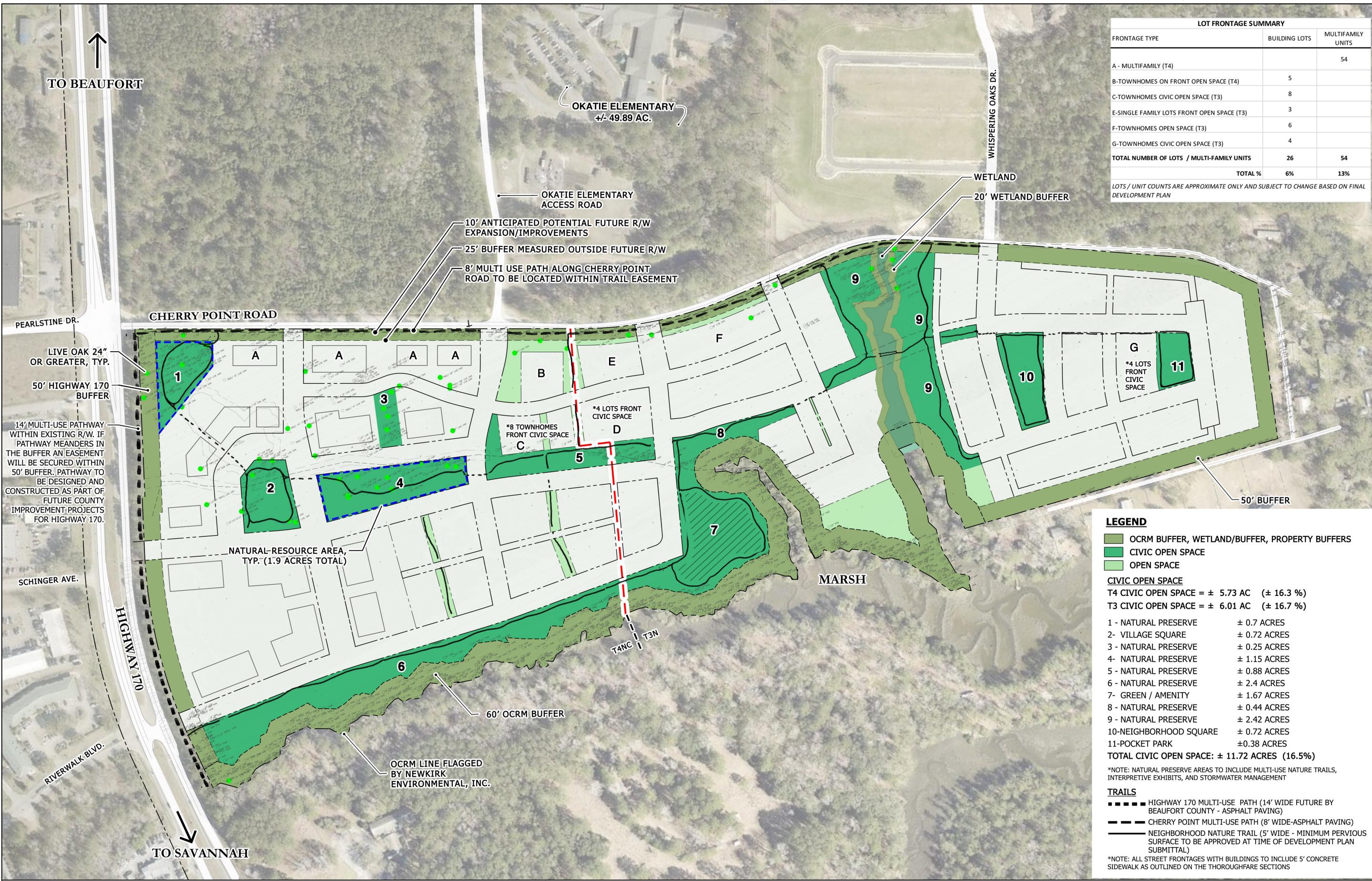
BEAUFORT COUNTY, SOUTH CAROLINA

REGULATING PLAN
 DATE: JULY 21, 2023

Note: Plan is conceptual in nature and subject to change. Plan uses, calculations, and boundaries are subject to change.

LOT FRONTAGE SUMMARY		
FRONTAGE TYPE	BUILDING LOTS	MULTIFAMILY UNITS
A - MULTIFAMILY (T4)		54
B-TOWNHOMES ON FRONT OPEN SPACE (T4)	5	
C-TOWNHOMES CIVIC OPEN SPACE (T3)	8	
E-SINGLE FAMILY LOTS FRONT OPEN SPACE (T3)	3	
F-TOWNHOMES OPEN SPACE (T3)	6	
G-TOWNHOMES CIVIC OPEN SPACE (T3)	4	
TOTAL NUMBER OF LOTS / MULTI-FAMILY UNITS	26	54
TOTAL %	6%	13%

LOTS / UNIT COUNTS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED ON FINAL DEVELOPMENT PLAN



LEGEND

- OCRM BUFFER, WETLAND/BUFFER, PROPERTY BUFFERS
- CIVIC OPEN SPACE
- OPEN SPACE

CIVIC OPEN SPACE

T4 CIVIC OPEN SPACE = ± 5.73 AC (± 16.3%)
T3 CIVIC OPEN SPACE = ± 6.01 AC (± 16.7%)

1 - NATURAL PRESERVE	± 0.7 ACRES
2- VILLAGE SQUARE	± 0.72 ACRES
3 - NATURAL PRESERVE	± 0.25 ACRES
4- NATURAL PRESERVE	± 1.15 ACRES
5 - NATURAL PRESERVE	± 0.88 ACRES
6 - NATURAL PRESERVE	± 2.4 ACRES
7- GREEN / AMENITY	± 1.67 ACRES
8 - NATURAL PRESERVE	± 0.44 ACRES
9 - NATURAL PRESERVE	± 2.42 ACRES
10-NEIGHBORHOOD SQUARE	± 0.72 ACRES
11-POCKET PARK	±0.38 ACRES

TOTAL CIVIC OPEN SPACE: ± 11.72 ACRES (16.5%)

*NOTE: NATURAL PRESERVE AREAS TO INCLUDE MULTI-USE NATURE TRAILS, INTERPRETIVE EXHIBITS, AND STORMWATER MANAGEMENT

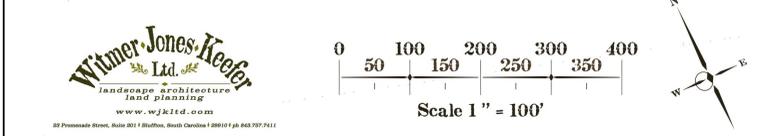
TRAILS

- HIGHWAY 170 MULTI-USE PATH (14' WIDE FUTURE BY BEAUFORT COUNTY - ASPHALT PAVING)
- CHERRY POINT MULTI-USE PATH (8' WIDE-ASPHALT PAVING)
- NEIGHBORHOOD NATURE TRAIL (5' WIDE - MINIMUM PERVIOUS SURFACE TO BE APPROVED AT TIME OF DEVELOPMENT PLAN SUBMITTAL)

*NOTE: ALL STREET FRONTAGES WITH BUILDINGS TO INCLUDE 5' CONCRETE SIDEWALK AS OUTLINED ON THE THOROUGHFARE SECTIONS

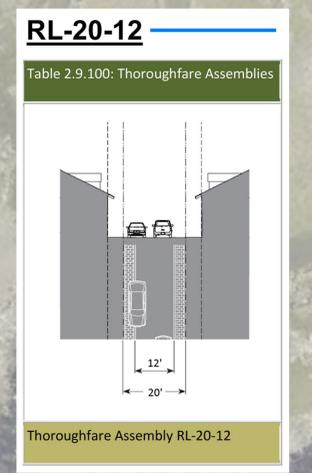
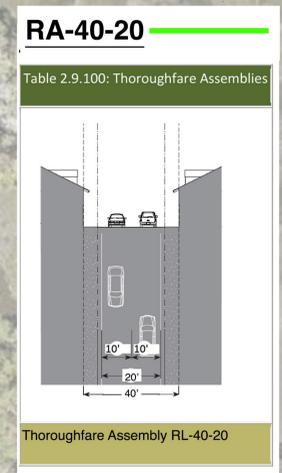
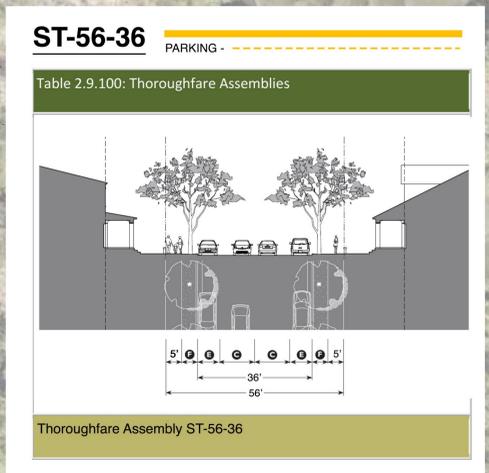
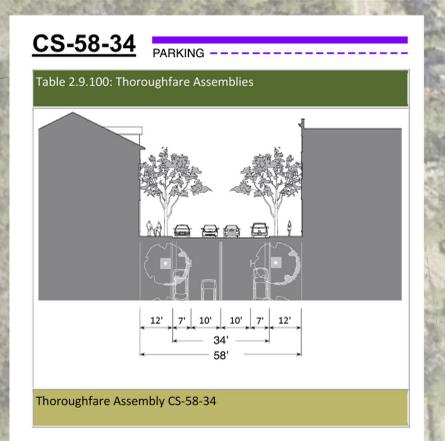
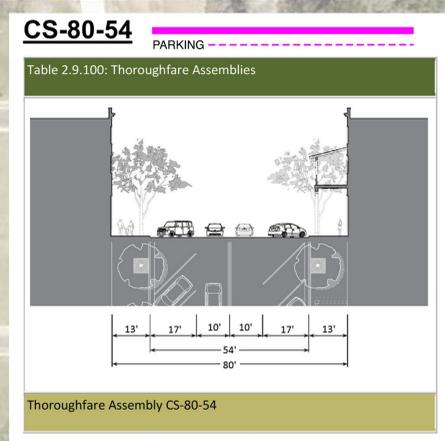
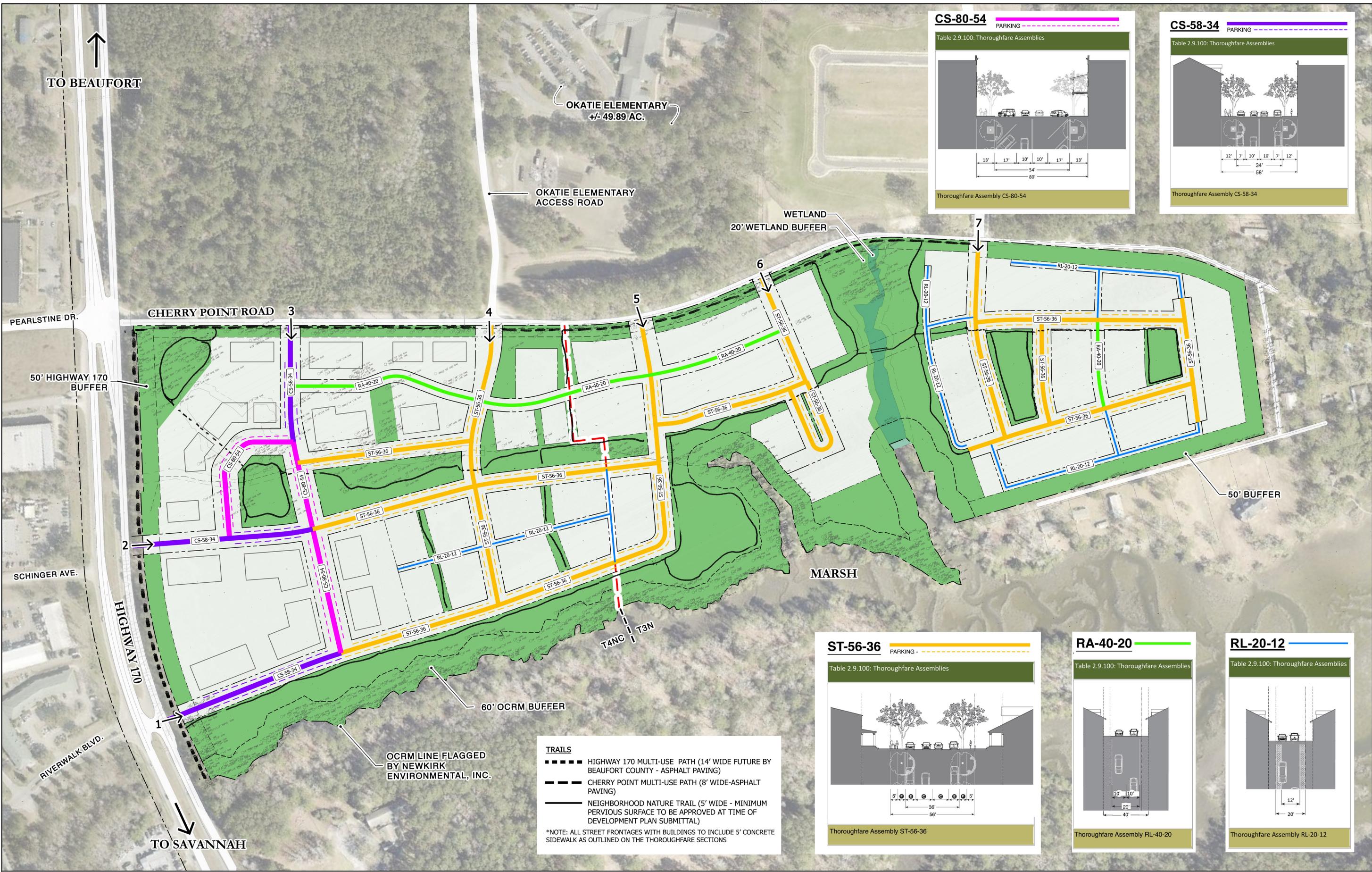
CHERRY POINT ZONING AMENDMENT
- VILLAGE PLACE TYPE -
CHERRY POINT
BEAUFORT COUNTY, SOUTH CAROLINA

CIVIC, BUFFER, & OPEN SPACE PLAN
DATE: JULY 21, 2023



Note: Plan is conceptual in nature and subject to change. Plan uses, calculations, and boundaries are subject to change.





TRAILS

- HIGHWAY 170 MULTI-USE PATH (14' WIDE FUTURE BY BEAUFORT COUNTY - ASPHALT PAVING)
- CHERRY POINT MULTI-USE PATH (8' WIDE-ASPHALT PAVING)
- NEIGHBORHOOD NATURE TRAIL (5' WIDE - MINIMUM PERVIOUS SURFACE TO BE APPROVED AT TIME OF DEVELOPMENT PLAN SUBMITTAL)

*NOTE: ALL STREET FRONTAGES WITH BUILDINGS TO INCLUDE 5' CONCRETE SIDEWALK AS OUTLINED ON THE THOROUGHFARE SECTIONS

5 Okatie Elementary School Operations

Okatie Elementary School uses Cherry Point Road to access the school. During site observations, it was observed cars would spill back onto Cherry Point Road from the school and beyond the proposed site access points to the Cherry Point Mixed-Use Development. It is recommended Beaufort County and the Beaufort County School District work with Okatie Elementary School to improve pick-up operations so the queue does not spillback into Cherry Point Road. Options for a turn lane into the school and additional on-site stacking should be explored.

6 Conclusion

The proposed Cherry Point Mixed-Use development is located in the southeastern quadrant of the Cherry Point Road at SC 170 (Okatie Highway) intersection in Beaufort County, South Carolina. The proposed development is planned to consist of up to 240,000 square feet of retail space and 300 multifamily residential units. It is assumed that the project will access the roadway network via two driveways along SC 170 (Okatie Highway) and three driveways along Cherry Point Road.

Proposed Site Accesses:

- Site Access #1: Full access located along SC 170 (Okatie Highway) at Street A
- Site Access #2: Right in/right out only access along SC 170 (Okatie Highway) at Street B
- Site Access #3: Full access located along Cherry Point Road at Street D
- Site Access #4: Full access located along Cherry Point Road at Street E
- Site Access #5: Full access located along Cherry Point Road at Street F

It was assumed that the development will be built and fully occupied by 2026. This study summarizes the results of the traffic analyses at the following study intersections.

- 1) SC 170 (Okatie Hwy) & Tidewatch Drive
- 2) SC 170 (Okatie Hwy) & Riverwalk Boulevard/Street A (Site Access #1)
- 3) SC 170 (Okatie Hwy) & Pearlstine Drive/Cherry Point Road
- 4) SC 170 (Okatie Hwy) & Red Oaks Lane/Malind Bluff Drive
- 5) SC 170 (Okatie Hwy) & Short Cut Road/Pritcher Point Road
- 6) SC 170 (Okatie Hwy) & Street B (Site Access #2)
- 7) Cherry Point Road & Street D (Site Access #3)
- 8) Cherry Point Road & Street E (Site Access #4)
- 9) Cherry Point Road & Street F (Site Access #5)

In the vicinity of the study area there are several background developments that have committed improvements to the existing geometry. Additional scenarios were analyzed during the 2026 No-Build conditions and 2026 Build conditions to include these committed

improvements. **The improvements for the committed developments are as follows:**

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

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) & 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

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

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

- Modify the existing westbound laneage to provide an exclusive westbound right-turn lane
- Modify the existing southbound laneage to provide an additional left-turn lane
 - The receiving lane for the dual southbound left-turns will drop at Street D

SC 170 (Okatie Highway) & Riverwalk Boulevard/Street A (Site Access #1)

- Place intersection under signalized control
 - Without signalization, site traffic exiting the site to travel southbound on SC 170 (Okatie Highway) will be forced to use the Cherry Point Road access points causing undesirable LOS and delay at the SC 170 (Okatie Highway) & Pearlstine Drive/Cherry Point Road intersection.
 - A traffic signal at Riverwalk Boulevard/Street A 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/Street A 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/Street A 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
- A traffic signal at this intersection is subject to meeting 8-hour MUTCD traffic signal warrants
- If SCDOT does not allow a traffic signal to be constructed at this access, this access is recommended to be an unsignalized left-over
- Construct a northbound right-turn lane along SC 170 (Okatie Highway)
- Construct the site access with three egress lanes and one ingress lane, if signalized
 - If a signal is not allowed by SCDOT, the site access should be constructed with one egress lane and one ingress lane

SC 170 (Okatie Highway) & Street B (Site Access #2)

- Construct a northbound right-turn lane along SC 170 (Okatie Highway)
- Construct the site access with one egress lane and one ingress lane

Cherry Point & Street D (Site Access #3)

- Construct eastbound right-turn lane along Cherry Point Road. This right-turn lane will need to be extended to the intersection with SC 170 (Okatie Highway) to allow for the dual southbound left-turn lanes at Cherry Point Road and SC 170 (Okatie Highway)
- Construct the site access with one egress lane and one ingress lane.
- Due to excessive queuing from the SC 170 (Okatie Highway) at Cherry Point Road signal, this access should be an unsignalized, right-in/right-out

Cherry Point & Street E (Site Access #4)

- Construct the unsignalized, full-movement site access with one egress and one ingress lane

Cherry Point & Street F (Site Access #5)

- Construct the unsignalized, full-movement site access with one egress and one ingress lane

Appendix D

The Engineering Department is currently working with two separate consultants on improvements near the proposed Cherry Point Development.

In 2019, the regional MPO procured a corridor study for SC 170 from Okatie Center South to SC 462. This study, conducted by AECOM, included near-term and long-term recommendations for improvements along the corridor. The near-term improvements will be under construction in the Fall of 2023, but the long-term improvements will require additional funding through grants, future sales tax, etc. While the near-term improvements do not include any modifications to the Cherry Point or Riverwalk Boulevard intersections, the long-term improvements recommend an R-CUT, or Super Street, corridor implementation through this segment, which essentially prohibits left turns from the side street allowing drivers to U-turn at strategically placed bulbs downstream of the intersection. In the full buildout, the intersections of Cherry Point and Riverwalk will include traffic signals for the remaining turning movements. While this development is anticipating full turning movements at both Cherry Point Road and Riverwalk Boulevard, an updated traffic study should reflect the R-CUT movements at these two impacted intersections. Additionally, the intersection of Riverwalk will likely not warrant a traffic signal until the long-term recommended improvements are near or at implementation. The long-term improvements call for a third travel lane to be added to the corridor for both the northbound and southbound directions and the East Coast Greenways & the BC Connect: Bicycle & Pedestrian Master Plan identify the SC 170 corridor for pedestrian and bicycle facilities, which will need to be incorporated into each development along the corridor. For this development, the County will need to assure that the third driving lane and the multi-use path can be accommodated within the right-of-way, meaning that the County will determine the necessary cross-sections necessary to make these public improvements outside of the necessary buffer yards and setbacks.

Additionally, the Engineering Department has contracted with Kimley Horn for the design of improvements on Cherry Point from the intersection at SC 170 to Okatie Elementary. These plans will serve as the overarching design for the road and bike/ped improvements along this segment. As development occurs, each developer will be required to make the improvements associated with the traffic impacts of their development on the roadway. The Engineering Department will work with Kimley Horn to determine the right-of-way needs for Cherry Point Road to include the roadway, drainage, and multipath improvements.

Please let me know if you have any questions. Thank you!

[ERIC CLAUSSEN, P.E. PTOE](#)

[DIRECTOR OF ENGINEERING](#)

BEAUFORT COUNTY



April 20, 2023

Kristen Forbus
Long Range Planner
100 Ribaut Road, Room 115
Beaufort, SC 29901-1228

RE: Rezoning Request for R600 013 000 0008 0000 and R600 013 000 0050 0000

Ms. Forbus,

The Beaufort County School District received on April 18, 2023 your request for comments on the rezoning request for parcels R600 013 000 0008 0000 and R600 013 000 0050 0000 located at the intersection of Hwy 170 and Cherry Point Road. It is our understanding from the information link you provided that the requestor is asking for the zoning change from "rural" to "village place type overlay" which would allow for up to 400 residential units on the combined properties. I also understand that the meeting is to take place on Monday May 1st in Council Chambers.

These properties are located across the street from Okatie Elementary whose enrollment increased by 43 in the last year, mainly from students moving into the other new developments surrounding the school (Malind Bluff and River Oaks). Just between those 2 recent developments more than 700 residential units were approved. Traffic on Cherry Point Rd at school drop-off and pick-up times already puts tremendous pressure on the intersection with Hwy 170 and has been known to back up onto Hwy 170 in the mornings. I've attached a more recent aerial map from the Beaufort County GIS so that you can better see the amount of development already surrounding this school.

A plan for 400 additional residential units at this location would most likely put additional stress on school capacities – currently Okatie Elementary at 91% capacity, Bluffton Middle School at 84% capacity, and May River High School at 91% capacity even after a recent 22-classroom addition from the 2019 Bond referendum. In our Facilities Master Plan from January 2023, we show that Bluffton area schools total enrollment already exceeds the total needed capacity. At this time, the Beaufort County School District does not have ability or funding to support any

new residential development that could increase the number of school-aged children in the area.



Robert S. Oetting, PE
Chief Operations Officer
Beaufort County School District

cc: Dr. Frank Rodriguez, Superintendent BCSD
Carol Crutchfield, FPC Director, BCSD

Aerial image of Okatie Elementary – Cherry Point Road area

Source – Beaufort County GIS Aerial Imagery site

<https://gis.beaufortcountysc.gov/imagery/>





July 19, 2023

Lauderdale Property Holdings, LLC
Mr. Bret Clark
Via Email

**Re: Threatened and Endangered Species Assessment
Cherry Point Road Project
Beaufort County, South Carolina**

Dear Sir or Mam

Thank you for the opportunity to provide environmental services for the above referenced project site (also known as the “Property”, “Project Site”, “Site”, etc.). As requested, Newkirk Environmental, Inc., has completed a current Threatened and Endangered Species Assessment (T&E) for the project site. The current T&E survey was directed by and complies with current state and federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543), the South Carolina Non-Game and Endangered Species Conservation Act of 1974 (58-2384), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c) and the Migratory Bird Treaty Act (16 U.S.C. 703-712)].

If you have any questions or require additional information, please do not hesitate to call.

Respectfully,

Asher Howell
Principal, Newkirk Environmental, Inc.

Enclosure

CONCLUSION

The site could potentially provide foraging and/or roosting habitat for the northern long eared bat and tricolored bat. However, no specimens of either species were observed, and this community is not identified as a special habitat for either species. Furthermore, this tract is no different than thousands of acres of similar habitat spread throughout the Lowcountry of South Carolina. If a federal action occurs in the future such as a wetland impact permit or some other federal mechanism these species may be required to be readdressed to satisfy Section 7 requirements.

Based upon field surveys and available data from the USFWS and SCDNR, it is the opinion of Newkirk Environmental, Inc., that this site does not provide suitable habitat for any of the other listed species.

It should be noted that because of the transitory nature of some of the listed threatened and endangered plants and animals, it is possible that threatened and endangered species populations and locations may change over time. Therefore, any potential findings at a later date should be fully investigated. Should significant time lapse between the issuance of this report and development of the property or any other type of legal reliance, it is strongly recommended that an update of this report be completed. The definition of significant time is not absolute but would include the passing of annual breeding or migratory seasons.