



COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**

Beaufort County Government Robert Smalls Complex  
Administration Building, 100 Ribaut Road, Room 115  
Mailing: Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

PLANNING COMMISSION

Monday, December 7, 2015

6:00 p.m.

Council Chambers, Administration Building  
100 Ribaut Road, Beaufort, South Carolina

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting.

1. COMMISSIONER'S WORKSHOP – 5:30 P.M.  
Planning Office, Room 115, County Administration Building
2. REGULAR MEETING – 6:00 P.M.  
Council Chambers
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MINUTES  
A. November 2, 2015 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. ADMINISTRATIVE APPEAL OF A DECISION BY THE STAFF REVIEW TEAM (SRT) APPROVING A 25-LOT SUBDIVISION (R200 015 000 0558 0000, -0559 0000, AND -0560 0000, KNOWN AS LOTS 7, 8, AND 9 OF ACADEMY PARK SUBDIVISION ON FAIRFIELD AND ALUMNI ROAD AND FACULTY DRIVE, LADY'S ISLAND; APPELLANT: RICHARD S. BOLIN, ET. AL. ([backup](#)))
9. SOUTHERN BEAUFORT COUNTY MAP AMENDMENT/REZONING REQUEST FOR R600 013 000 0061 0000 (20+/- ACRE PORTION, FORMERLY KNOWN AS OKATIE MARSH PLANNED UNIT DEVELOPMENT, ON HIGHWAY 170 BETWEEN HEFFALUMP AND PRITCHARD POINT ROADS) FROM T1 TO T2-RURAL; OWNER/APPLICANT: BEAUFORT COUNTY ([backup](#))
10. OTHER BUSINESS  
A. Next Meeting – Thursday, January 7, 2016, at 6:00 p.m.
11. ADJOURNMENT





COUNTY COUNCIL OF BEAUFORT COUNTY  
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Multi-Government Center • 100 Ribaut Road, Room 115  
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The regular meeting of the Beaufort County Planning Commission (hereinafter "Commission") was held on Monday, November 2, 2015, in County Council Chambers, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

**Members Present:**

Mr. Robert Semmler, Chairman      Mr. Randolph Stewart, Vice-Chairman      Ms. Diane Chmelik  
Mr. Marque Fireall                      Mr. George Johnston                      Mr. Edward Riley III  
Mr. Eric Walsnovich

**Members Absent:** Mr. Charles Brown and Ms. Carolyn Davis

**Staff Present:**

Mr. Anthony J. Criscitiello, Planning Director  
Mr. Robert Merchant, Long-range Planner  
Ms. Barbara Childs, Administrative Assistant to the Planning Director

**CALL TO ORDER:** Chairman Robert Semmler called the meeting to order at approximately 6:23 p.m. He noted that the Metropolitan Planning Commission meeting has just ended, with its recommendations to the County Planning Commission.

**PLEDGE OF ALLEGIANCE:** Mr. Semmler led those assembled in the Council Chambers with the pledge of allegiance to the flag of the United States of America.

**AGENDA CHANGE:** Mr. Semmler asked that the Cherokee Farms rezoning be heard ahead of the Pritchard rezoning. There was no objection by the Commissioners to the agenda change.

**REVIEW OF MINUTES:** The Commission reviewed the **September 3, 2015, meeting. Motion:** Mr. Diane Chmelik made a motion, and Mr. Erick Walsnovich seconded the motion, **to accept the September 3, 2015, minutes as written.** No discussion occurred. The motion **was carried** (FOR: Chmelik, Fireall, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Brown and Davis).

**CHAIRMAN'S REPORT:** Mr. Semmler watched the World Series last night and would have gone with the coach's decision.

**PUBLIC COMMENT on non-agenda item:** No comments were received.

**PORT ROYAL ISLAND ZONING MAP AMENDMENT/REZONING REQUEST FOR R100-027-000-0013 AND R100-027-000-013A-0000 (36-ACRE PORTION OF TWO (2) PARCELS) FROM C3-NMU (NEIGHBORHOOD MIXED USE) TO T4-NEIGHBORHOOD CENTER (NC); OWNER/APPLICANT: T&D LAND HOLDINGS, LLC; AGENT: PATRICK KELLY**

Mr. Robert Merchant briefed the Commissioners on the rezoning. Two parcels are involved, across from the Habersham Planned Unit Development (PUD) on Cherokee Farm Road. A 36-acre portion will be rezoned from C3-NMU to T4-NC. This development is a continuation of Habersham PUD.

This development has 3 sections in their development plan. They are asking for the change to develop flex space and fabrication manufacturing uses that are not now allowed. Several limitations include the 2014 development agreement of 5 years with three 5-year extensions allowed, and a cap on dwelling units and commercial square footage that is supported by the staff.

**Public Comment:**

1. Mr. Keith Frazier grew up in the area. He heard about the Air Installation Compatibility Use Zone (AICUZ). What is going to happen to the other property owners along Cherokee Farms and Joe Frazier Roads—traffic-wise. What about stormwater runoff from both developments?
2. Mr. Woolly Wallace asked about his Pritchardville property. Mr. Semmler explained that the Pritchardville rezoning would be heard later and Mr. Wallace could speak then.

**Applicant Comment:** Mr. Patrick Kelly, the applicant's representative, noted that the underlying zoning from C3-NMU to T4-NC. The stormwater and transportation issues are being addressed by the development agreement. The change does not affect the residential density and the commercial acreage. They are not talking about an industrial park. They will maintain the Habersham main street. The rezoning will include craft artisans that is classified as light industrial. They compared uses allowed in both districts and the light industrial district is more compatible than what is now allowed. The density of 360 residential units and 150,000 square feet of commercial area will remain.

**Discussion by Commissioners** with Mr. Kelly included asking if it is viewed as an economic development incentive (*Mr. Kelly agreed*), clarifying examples of allowed uses (*Mr. Kelly stated a business incubator needed more space to produce product with a retail storefront presence and light industrial is craft manufacturing*), Habersham having a great track record (*Mr. Kelly noted that the largest building allowed is 15,000 square feet, there is a 50-foot buffer along the road and a 100-foot buffer from neighboring residential area, there is interconnectivity between Habersham and Cherokee Farms, the master plan is not changing*), wanted assurance of stormwater and transportation standards are maintained, clarification on the borders of the new zoning (*Mr. Kelly noted that multi-family units are in the commercial area*), a round-about to feed into Burton Wells Park is proposed (*Mr. Kelly noted that road impact fees would do into a fund for the round-about*), and maintaining a relationship with the Air Station and the County (*Mr. Kelly noted that a disclosure statement of noise zones are on all residential sales and the development agreement locks in the old AICUZ zones.*)

Mr. Jason Mann, from the Marine Corps Station Beaufort, noted that they see the request as an upzoning since T4 has a higher density than C3-NMU zoning. The Air Station takes a conservative approach. The development agreement does cap the residential density with the C3-NMU zoning, but he is uncertain about the T4-NC zoning. The Air Station feels the rezoning is open ended and counsels caution. Mr. Mann would like to see the restrictions prior to the rezoning. He does not recall that any Commanding Officer has approved the Cherokee Farms development. The development agreement is very complex. He was pleased with the Metropolitan Planning Commission recommendation to the County Planning Commission and would like the same from the County Planning Commission.

**Discussion by Commissioners with Mr. Mann** included forwarding the Metropolitan Planning Commission recommendation to Council, upzoning to T4 that allows higher density than C3, wanting to have the Development Agreement amendment before the rezoning, and wanting to stay involved in the development agreement talks to insure the safeguards remain in place.

Mr. Anthony Criscitiello, County Planning Director, said that the normal way is that the development agreement and the rezoning are tied together, traveling compatible paths so both arrive simultaneously to County Council.

**Final discussion by Commissioners** include agreement with the Metropolitan Planning Commission recommendation by the applicant and Mr. Mann, the 150,000 square feet commercial cap, and recapping the Metropolitan Planning Commission three-point recommendation where rezoning from C3-NMU to T4-NC, hold the development agreement to 306 residential units and 150,000 square feet of commercial, and including Mr. Jason Mann and Mr. Patrick Kelly to be involved in the development agreement talks.

**Motion:** Mr. Marque Fireall made a motion, and Mr. George Johnston seconded the motion, to recommend approval to County Council on the Port Royal Island zoning map amendment/rezoning request for R100-027-000-0013 and R100-027-000-013A-0000 (36-acre portion of two (2) parcels from C3-NMU (Neighborhood Mixed Use) to T4-Neighborhood Center (NC) with three conditions: rezoning from C3-NMU to T4-NC, holding the development agreement to 306 residential units and 150,000 commercial square footage. and allowing Mr. Jason Mann of the Air Station Beaufort and Mr. Patrick Kelly, the applicant's agent, to participate in the development agreement talks. No further discussion occurred. The motion carried (FOR: Chmelik, Fireall, Johnston, Riley, Semmler, Stewart, Walsnovich; ABSENT: Brown and Davis).

**SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR FIVE (5) PARCELS FROM T3-EDGE (R600 036 000 0001 0000, R600 036 000 001D 0000, R600 036 000 001F 0000, R600 036 000 001H 0000, & R600 036 000 0364 0000), AND ONE (1) PARCEL (R600 036 000 0439 0000) FROM MAY RIVER COMMUNITY PRESERVATION DISTRICT--ALL 6 PARCELS REZONED TO T2-R (RURAL); APPLICANT: STEVE A. HUGGINS, JR.; AGENT: DEANNA HUBBARD**

Mr. Criscitiello briefed the Commissioners. He noted that he had not met the applicant. The properties are being downzoned which decreases the density of the property. Downzoning will be in keeping with the surrounding properties. 15 units are currently allowed, 11 units will be allowed in the downzoning to 1 unit per three acres.

Discussion by the Commissioners included the properties being a mobile home park.

**Applicant's Comments:** Ms. Deanna Hubbard, the applicant's agent, stated that the owner and herself doesn't want the properties to be taken by the remaining family members to be developed. (Mr. Semmler asked if they had spoken to the Beaufort County Open Land Trust and she said no. Mr. Semmler noted that such discussion (with the Open Land Trust) should not occur during this rezoning.) Ms. Hubbard wants to move out the existing residents/mobile homes and clean up the properties. She explained that the residents rented month-by-month. Her uncle is the owner of the properties. (Ms. Hubbard noted that upzoning would probably be harder than her downzoning the properties.) There exists 1 home and a barn on the property. Her intentions are to give the residents a 6-month notice to move from the properties.

**Public Comment:**

1. Ms. Sheila Frazier and Mr. Willie Wallace were concerned about the Jade Stone Court that was deeded to Ms. Frazier by her great-grandmother. Ms. Frazier asked if her great-grandmother would have to move. Ms. Hubbard clarified that Ms. Frazier's parcel was not included in the rezoning and Ms. Hubbard has given access to Ms. Frazier via the Huggins' properties.
2. Mr. and Mrs. Martin and Carol Smith, 76 Gibbet Road residents, noted that the downzoning was to their approval.
3. Mr. Reed Armstrong's comments were inaudible, but he was happy with the downzoning.

**Motion:** Mr. Marque Fireall made a motion, and Mr. George Johnston seconded the motion, **to recommend to County Council approval of the Southern Beaufort County Zoning Map Amendment/Rezoning Request for five (5) parcels from T3-Edge (R600 036 000 0001 0000, R600 036 000 001D 0000, R600 036 000 001F 0000, R600 036 000 001H 0000, and R600 036 000 0364 0000), and one (1) parcel (R600 036 000 0439 0000) from May River Community Preservation District--all 6 parcels to be rezoned to T2-R (Rural).** The motion was carried (FOR: Chmelik, Fireall, Johnston, Riley, Semmler, Stewart, and Walsnovich; ABSENT: Brown and Davis).

**OTHER BUSINESS: Next Meeting:** Mr. Semmler noted that the next Commission meeting is scheduled for Monday, December 7, 2015, at 6:00 p.m.

**ADJOURNMENT: Motion:** Mr. Eric Walsnovich made a motion, and Mr. George Johnston seconded the motion, **to adjourn the meeting.** The motion was carried (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, and Stewart). Mr. Semmler adjourned the meeting at approximately 7:32 p.m.

**SUBMITTED BY:**

\_\_\_\_\_  
Barbara Childs, Admin. Assistant to the Planning Director

\_\_\_\_\_  
Robert Semmler, Beaufort County Planning Commission Chairman

**APPROVED: November 2, 2015, as written**

*Note: The video link of the May 4, 2015, Planning Commission meeting is:*  
[http://beaufort.granicus.com/MediaPlayer.php?view\\_id=3&clip\\_id=2377](http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=2377)



## MEMORANDUM

**TO:** Beaufort County Planning Commission  
**FROM:** Tony Criscitiello, Planning Director *T.C.*  
**DATE:** December 1, 2015  
**SUBJECT:** Administrative Appeal of a SRT Decision to Grant Conceptual Approval to a 25-Lot Subdivision on Fairfield Rd., Alumni Rd., and Faculty Dr., Lady's Island

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An application was submitted to the County SRT for Conceptual Approval of a 25-lot single-family subdivision on 3 parcels comprising 17.5 acres located adjacent to Fairfield Rd., Alumni Rd., and Faculty Dr., on Lady's Island. The properties are zoned Lady's Island Community Preservation (LICP) district.

The application was reviewed by the SRT on Sept. 30, 2015. At that meeting, the SRT determined that the proposed subdivision met the requirements of the Community Development Code (CDC) for Conceptual Approval, including the zoning standards of the LICP district (e.g., max. density, min. lot size, min. lot width, min. setbacks). The SRT voted unanimously to grant conceptual approval of the project subject to two items that must be submitted with the application for Final Approval:

1. Final tree removal plan. [Note: this includes a calculation of required mitigation trees and/or payment into the County's Tree Reforestation Fund]
2. Delineate required Protected Forest Resource on the Final Subdivision Plat. [Note: Section 5.11.90.A of the CDC requires 20% of Young, Upland Forest be preserved]

The appellant maintains that the SRT erred in their decision to grant Conceptual Approval to this subdivision.



APPLICATION FOR ADMINISTRATIVE APPEALS OF DECISIONS BY THE STAFF REVIEW TEAM (SRT)

DATE OF DRT DECISION BEING APPEALED: 30 SEPT 2015

Appeal # MFC 2015-11 Date Rec'd Application: 10/29/15
FOR PLANNING DEPARTMENT USE ONLY
Planning Commission Hearing Date: Dec. 7, 2015 Application Received by: B Childs

Appellant's Name: RICHARD S. BOLIN (AND OTHERS) Phone / Email: 843-524-4307

Appellant's Mailing Address (City, State and Zip Code): 46 FACULTY DRIVE, BEAUFORT, SC, 29907

1. PROPERTY INFORMATION:

- A. Address of property affected by this Appeal: LOTS 7, 8, AND 9 OF ACADEMY ESTATES SUBDIVISION ON FAIRFIELD ROAD, ALUMNI ROAD, AND FACULTY DRIVE, BEAUFORT, SC
B. Property Identification Number (PIN): ?

2. SUBMISSION: Please attach a narrative describing in detail the reason for this appeal. Include any supportive information that substantiates your position. If the Appellant is not the owner of the affected property, include a notarized document signed by the property owner authorizing the appellant to represent the property owner in this appeal. Application submission must be received by the Beaufort County Planning office no later than three (3) weeks before a scheduled Planning Commission meeting (call the Beaufort County Planning office at 843-255-2140 for the scheduled meeting dates).

3. FEE: An application processing fee of \$75.00 must accompany this application. Make checks payable to Beaufort County.

4. NOTIFICATION: NO LATER THAN 15 days prior to the hearing, the Appellant must:
a. Mail a letter/notify in writing the property owners within 500 feet of the affected property (see the attached sample letter); and
b. Give/provide the Planning Department proof of the mailing (including a copy of the letter sent to the property owners; and a list of the property owners notified, including their property identification numbers (PIN) and addresses).

5. HEARING TRANSCRIPTION: If verbatim minutes are required, the Appellant must hire a court reporter for his/her Planning Commission hearing and give a copy of those verbatim minutes to the Planning Department for County files. The Planning Commission will only provide summary, not verbatim, minutes of the proceedings.

I, the undersigned appellant, hereby submit this application with the attached information. The information and documents provided are complete and accurate to the best of my knowledge.

Signature of Appellant: Richard S. Bolin Date: 28 OCT 15



**Purpose:** to appeal the decision of the Staff Review Team approving the conceptual plans for high-density residential lots to be developed on lots 7, 8, and 9 of the Academy Estates Subdivision plat dated 10 March 1975.

**Attachments:**

1. Signature list of appealing parties.
2. Current county map of Academy Estates subdivision
3. Diagram of Academy Estates residences, current and proposed.

**Method:** We make the following assertions:

1. The proposed subdivision does not meet the county ordinance requirements concerning subdivision character, scale, and density.
2. The Ladies Island Community Preservation district standard for minimum lot size was misapplied
3. The traffic choke point at the Beaufort Academy Preschool on Fairfield Road was not adequately considered.
4. The submitted documentation refers to further development on the lots, to occur at some point in the future, but the submitted drawings do not show room for ingress/egress right-of-way to the interior areas of the proposed development.
5. We have not seen evidence that adequate environmental analysis has been done.

**Background:** The Academy Estates subdivision was established in 1975 when a 126 acre tract bordering on Fairfield Road (with one of the lots also having frontage on Little Capers Road), was divided into 25 lots, each about 5 acres in size. For the next 15 - 20 years, significant further subdivision was prohibited by deed restriction. In the 40 years after 1975, and after the deed restrictions expired, a few individual lots were subdivided, so that now there are 43 lots, and houses were built on 31 of them, as shown in Attachment #2. This gives an average lot size of about three acres, and a subdivision density of 1 residence per 4 acres. Most of these houses are hundreds of feet from each other.

The proposal in question, to be known as Academy Park, would provide for 25 lots of approximately  $\frac{1}{4}$  acres each, with the houses being separated by only tens of feet at most.

A visual illustration of the extreme differences in scale and density is shown by an approximate perspective diagram in Attachment #3.

**Discussion:**

**Assertion 1.** The proposed subdivision does not meet the county ordinance requirements concerning subdivision character, scale, and density.

County Ordinance Sec. 106-3. gives the following justifiable expectations for the planning process

- a. Protecting and enhancing the value of land and buildings.

b. Protecting landowners from adverse impacts of adjoining developments.

c. Protecting and respecting the justifiable reliance of existing residents and businesses on the continuation of existing, established, and planned land use patterns.

Referring to Attachment #3, we assert that the inclusion of these high-density lots into a stable, quiet, and wooded subdivision of long standing, would be highly detrimental to the value of our land and buildings, and lower the quality of life by increased noise, traffic and litter. Inserting the proposed high density subdivision into Academy Estates in no way “preserves or enhances the character and the quality of the county and its neighborhoods.” as required by county ordinance. It further will destroy any reliance we have had on 40 years of “the continuation of existing, established, and planned land use patterns.”

**Assertion 2.** The Ladies Island Community Preservation district standard for minimum lot size was misapplied.

We assert that the Review team determined that since the proposed high-density lots apparently meet the minimum size requirements for the Lady's Island Community Preservation Area, they are sufficient. It is our assertion that, because of the goals and expectations discussed in Assertion #1, the minimum lot size cannot be used in Academy Estates.

Beaufort County Ordinance Sec. 106-4. - Legislative intent.

(1) Public purpose. Before any decision is made, the purposes for which the regulation or standard was initially imposed by the legislative body must be explicitly identified.

It is obvious that the minimum lot size requirements are only a small part of the county planning ordinances, and that many other requirement must also be met. These minimum requirements cannot be used as a “one size fits all” method that ignores all the other county goals listed above in Assertion #1.

There are, of course, places in Beaufort County where the minimum lot size standard could appropriately used, such as in the Newpoint, Celadon, and Fairfield Estates subdivisions. They are self-contained planned units having their own access to major thoroughfares, and from their beginnings, were planned, built, and sold as high density developments.

However, from its' beginning, Academy Estates is the exact opposite case, having been planned, restricted, built, and sold as a low-density, wooded subdivision, having access only to secondary roads. It deserves the full protection of the Beaufort County Ordinances.

**Assertion 3.** The traffic choke point at the intersection of Fairfield Road and Sams Point Road was not adequately considered.

The proposed high-density development would probably add the volume of about 50 or more vehicles to the intersection of Fairfield and Sam's Point Roads, most of which will be making a morning left turn on Sams Point Road at the same time that a twice-daily traffic jam occurs at the Beaufort Academy Preschool. This occurs when parents are either dropping off, or picking up their children. These parents commonly stop in the traffic lanes on Fairfield Road awaiting a chance to turn into the preschool driveway, thereby blocking traffic. This would also impede emergency vehicles.

**Assertion 4.** The submitted documentation refers to further unspecified development on the site, to occur at some point in the future, but the submitted drawings do not show space allocated for ingress/egress right-of-way to the interior areas of the proposed development. We are at a loss to see how further development could take place, and request that the developer be required revise the plans and documents to show provision for this access.

**Assertion 5.** We have not seen evidence that adequate environmental analysis has been done. While the developer has presented an Army Corps of Engineers preliminary approval letter concerning the impact on the wetlands, we are concerned about the effect of the addition of 25 septic tanks on nearby wells used for drinking water. This is especially worrisome because the septic tanks would be installed a very concentrated area adjacent to wetlands. We would like assurance that all appropriate analysis has been done, and all regulatory bodies such as SC DHEC and the EPA deem this plan to be safe for the neighbors.

**Summary:** The Beaufort County Ordinances state:

“The community preservation (CP) districts protect the residential character of existing communities, neighborhoods or platted subdivisions that were or are being developed under previous zoning regulations. “

and

“The purpose of the Lady's Island Community Preservation Area is to maintain or improve the livability and character of existing residential neighborhoods; to encourage infill of available lands; to provide a choice of housing types and to accommodate housing types which will relate well with existing neighborhood character, scale and density.”

We assert that the approval given this proposed high-density subdivision ignores the discussed requirements, and must be rescinded. The people living in Academy Estates have, for 40 years, demonstrated a commitment to preservation of the natural environment, and have, on their own, maintained an almost completely wooded low-density subdivision, and are entitled to the full protection of the Beaufort County ordinances. This entitlement must not be completely nullified by what is essentially the misapplication of a minimum lot size standard.

Signature list:

 40 FACULTY DR.  
JOE Courtney

 23 VARSITY ST  
Renée Murtagh

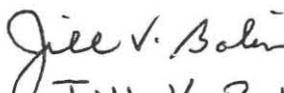
 23 Varsity St.  
William J. Murtagh

  
MICHAEL J. KUHN 65 FACULTY DR  
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Beaufort, SC 29907

  
Sara L. Lemstrom 55 Faculty Dr  
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Jill V. Bolin 46 Faculty Dr.  
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Dennis Bywater

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Susan M Prekop 43 Alumni Rd  
Susan M. Prekop  
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Patricia Nowling  
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843 524643

MARCO ORLANDO Jr.  
Marco Orlando Jr  
Susan R. Orlando  
28 Varsity Street  
Beaufort, SC 29907  
843-605-6391





Academy Estates Subdivision  
EXISTING = O, PROPOSED = X

Imagery Date: 11/20/2014 © 2015 Google

710 ft

1994

# COUNTY OF BEAUFORT

## STAFF REVIEW TEAM

### ACTION FORM

**MEMBERS PRESENT-** Hillary (Present/For), Delores (Present/1<sup>st</sup> Motion), Chuck (Present/2<sup>nd</sup> Motion), Eric (Present/For)  
**STAFF PRESENT**

<b>PROJECT NAME</b> Academy Park Subdivision (Re-submittal)	<b>PROJECT TYPE</b> Residential Subdivision
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**APPLICANT/DEVELOPER NAME, ADDRESS, PHONE NUMBER**  
Robert Sample (C/o Jeff Ackerman, Carolina Engineering Consultants), P.O. Box 294, Bft, SC 29901

<b>PROJECT LOCATION</b> Fairfield Road, etc	<b>PIN</b> 200-15-558,559,560	<b>LAND AREA (ACRES)</b> 17.50	<b>LOTS/UNITS</b> 25/35	<b>BLDG AREA (SQ FT)</b> N/A
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<b>DATE OF REVIEW</b> 9/30/2015	<b>OVERLAY DISTRICT</b> N/A	<b>FIRE DISTRICT</b> Lady's Island	<b>ZONING DISTRICT</b> LICP
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**TYPE OF DRT REVIEW** (CHECK ONE TO RIGHT):     **CONCEPTUAL / RECOMMENDATION**     **FINAL**

**DRT ACTION** (CHECK ONE BELOW):

**APPROVED NO CONDITIONS:**

**DISAPPROVED / REASON(S):**

**APPROVED WITH CONDITIONS / CONDITIONS:**

- Applicant shall submit delineation of Protected Forest at final review.
- Tree removal shall be reviewed at final review.
- Swales as shown on site plans are acceptable for stormwater.

**\*\* Items 1 & 2 listed above must be submitted with the final plan application.**

**APPROVED SUBJECT TO CONDITIONS / LIST OF CONDITIONS:**

**DEFERRED / PLEASE SUBMIT THE FOLLOWING:**



ZONING AND DEVELOPMENT ADMINISTRATOR

09/30/2015

DATE

**COUNTY OF BEAUFORT  
ZONING & DEVELOPMENT STANDARDS ORDINANCE  
CONCEPTUAL PLAN APPLICATION**

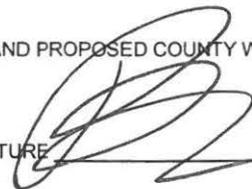
DATE ACCEPTED <b>9/16/2015</b>	RECEIVED BY <b>L. Glover</b>	ZONING LICP	OVERLAY DISTRICT N/A	DISTRICT 200	MAP 015	PARCEL 0558, 0559k, & 0560	
PROJECT NAME <b>ACADEMY PARK SUBDIVISION</b>			PROJECT TYPE <b>RESIDENTIAL SUBDIVISION</b>				
APPLICANT(DEVELOPER) NAME, ADDRESS, PHONE # <b>ACADEMY PARK, LLC P.O. BOX 228 BEAUFORT SC 29901</b>			PROPERTY OWNER NAME, ADDRESS, PHONE # <b>SAME AS APPLICANT</b>				
FIRE DISTRICT <b>LI</b>	DENSITY <b>2</b>	LAND AREA(ACRES) <b>17.5</b>	LOTS <b>25</b>	UNITS <b>N/A</b>	SQFT. BLDG. <b>N/A</b>	# BLDGS <b>N/A</b>	OPEN SPACE/LANDSCAPE RATIO <b>0.20</b>
FLOOR AREA RATIO <b>N/A</b>	PROJECT LOCATION <b>LADY'S ISLAND</b>		DATE OF PRE-APPLICATION MEETING				

**CONCEPTUAL PLAN INFORMATION REQUIRED**

IS THE PROPERTY RESTRICTED BY RECORDED COVENANTS THAT ARE CONTRARY TO OR CONFLICT WITH THE REQUESTED PERMIT ACTIVITY YES ( ) NO ( )

- FIVE COPIES BLACK/BLUE LINES OF PROPOSED PROJECT LAYOUT, NORTH ARROW, GRAPHIC SCALE AND DATE
- VICINITY MAP SHOWING PROJECT LOCATION
- DEVELOPMENT PROPERTY BOUNDARY LINES WITH BEARINGS AND DISTANCES
- NARRATIVE DESCRIBING NATURE AND SCOPE OF PROJECT
- TREE SURVEY AND INDICATION OF REQUESTED TREE REMOVAL
- NATURAL RESOURCE PROTECTION ANALYSIS
- WETLANDS BOUNDARY DETERMINATION AND CERTIFICATION
- N/A PROPOSED PARKING SPACES (IF APPLICABLE)
- N/A ARCHAEOLOGICAL/CULTURAL SITE DETERMINATION
- N/A PROPOSED PARKING SPACE MODULATION (IF APPLICABLE)
- N/A PROPOSED BUFFER MODULATION (IF APPLICABLE)
- PROPOSED SETBACK, BUFFER, OPEN SPACE AREAS, LANDSCAPED AREAS
- ADJACENT PROPERTY EXISTING LAND USES AND PROPERTY OWNERS NAMES
- EXISTING BUILDINGS, STRUCTURES AND FACILITIES ON DEVELOPMENT PROPERTY
- N/A FOR COMMUNICATION TOWERS – CO-LOCATION STUDY AND COMMUNITY IMPACT ASSESSMENT
- EXISTING AND PROPOSED COUNTY WIDE COVERAGE BY SERVICE PROVIDER

APPLICANT'S SIGNATURE



DATE **09/16/2015**

REVIEW DATE

**9/30/2015**

Academy Park Subdivision  
Beaufort County, SC  
Project Narrative and  
Natural Resource Analysis  
J-1796

The proposed Academy Park Subdivision project consists of developing 25 residential lots and an area for future development on a 17.5 acre tract located on Lady's Island in Beaufort County, SC.

The proposed project is bordered by Fairfield Road, Faculty Drive and Alumni Road and has a 30' wide drainage easement running from west to east across the property with an active open channel ditch. The property also has a 50' drainage easement that bisects the property running north and south, but this easement has not been cleared and does not have any active ditches contained in the easement.

All of the lots will be accessed by existing roads: Fairfield Drive, Faculty Drive and Alumni Road.

Water will be provided by extending and/or connecting into the existing Beaufort-Jasper Water and Sewer System (BJWSA). The site has been studied by a State Certified Soil Classifier and it has been determined that the soils are suitable for septic tank systems and is currently being reviewed by SCDHEC for septic tank permits.

The site is 17.5 acres and contains 2.76 acres of wetlands. The wetlands have been delineated, surveyed and verified by the Corps of Engineers. Based on the tree survey and aerial photograph we have estimated that the site contains 14.74 acres of Upland Forest Young as defined in the Beaufort County Ordinance. The ordinance states that 20% of this forest area be protected which amounts to 2.95 acres. The open space required for this project is also 20% of the total area which amounts to 3.5 acres. The wetland area and protected natural resource area equals 5.71 acres which exceeds the open space requirement. By setting aside the natural resource area and open space now, the requirements to provide these areas on the future development parcel will have already been met.



DEPARTMENT OF THE ARMY  
CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69A Hagood Avenue  
CHARLESTON, SOUTH CAROLINA 29403-5107

REPLY TO  
ATTENTION OF

June 4, 2015

Regulatory Division

Mr. Asher Howell  
Newkirk Environmental, Inc.  
P. O. Box 309  
Bluffton, South Carolina 29910

Dear Mr. Howell:

This is in response to your letter which was received on March 9, 2015, requesting a Preliminary Jurisdictional Determination (Preliminary JD), on behalf of Mr. Robert Sample, for a 17.50 acre project area, located on the northeast corner of the intersection of Fairfield Road and Faculty Drive on Lady's Island, Beaufort County, South Carolina. The project area is depicted on the plat prepared by Beaufort Surveying, Inc. entitled "Wetland Survey Prepared for Academy Park Subdivision Robert Sample Lots 7, 8 & 9 Academy Estates, Ladys Island Beaufort County, South Carolina" and dated December 12, 2014; revised March 4, 2015. A Preliminary JD is used to indicate that this office has identified wetlands and/or other waters on the property, and that in lieu of making an Approved Jurisdictional Determination, relies on the presumption of jurisdiction for the purpose of expediting the request for a Preliminary JD.

Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, and soil survey information, it has been concluded that the boundaries shown on the referenced plat are an accurate representation of the wetlands and/or other waters found within the project area. The site in question contains 2.76 acres of federally defined wetlands and/or other waters.

This office should be contacted prior to performing any work in or around these wetlands and/or other waters. In order for a definitive determination of jurisdiction to be provided, you must submit a request for an Approved Jurisdictional Determination (Approved JD) rather than the presumption of jurisdiction provided in this letter. Enclosed is a Preliminary Jurisdictional Determination Form describing the areas in question and clarifying the option to request an Approved JD. You should also be aware that the areas identified as wetlands and/or other waters may be subject to restrictions or requirements of other state or local government entities.

Please note that since this is a Preliminary JD, it is subject to change and therefore is not an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR 331. If a permit application is forthcoming as a result of this Preliminary JD, a copy of this letter, as well as the plat should be submitted as part of the application. Otherwise, a delay could occur in confirming that a Preliminary JD was performed for the proposed project area.

This Preliminary JD is a non-binding action and as such has no expiration until it is superseded by an Approved JD. If you intend to request an Approved JD in the future, you are advised not to commence work in these wetlands and/or waters prior to receiving the Approved JD.

Please note that the accuracy of the boundaries of wetlands and/or other waters shown on the referenced plat are valid for a period of five years from the date of this letter. Beyond five years from the date of this letter this office will consider those boundaries to be a reasonable approximation and therefore subject to change.

This delineation/determination has been conducted pursuant to Corps of Engineers regulatory authority for the purpose of identifying the geographic extent of waters on the particular site identified in this request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In future correspondence concerning this matter, please refer to SAC 2015-00293-1JU. You may still need state or local assent. Prior to performing any work, you should contact the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management. A copy of this letter is being forwarded to them for their information.

Enclosed are two copies of the Preliminary Jurisdictional Determination Form signed by our office. Please sign both copies, retain one copy for your records and return one signed copy to this office in the enclosed self-addressed envelope.

If you have any questions concerning this matter, please contact David Chamberlain at 843-329-8044 or toll free at 1-866-329-8187.

Respectfully,



Debra W. King  
Watershed Manager

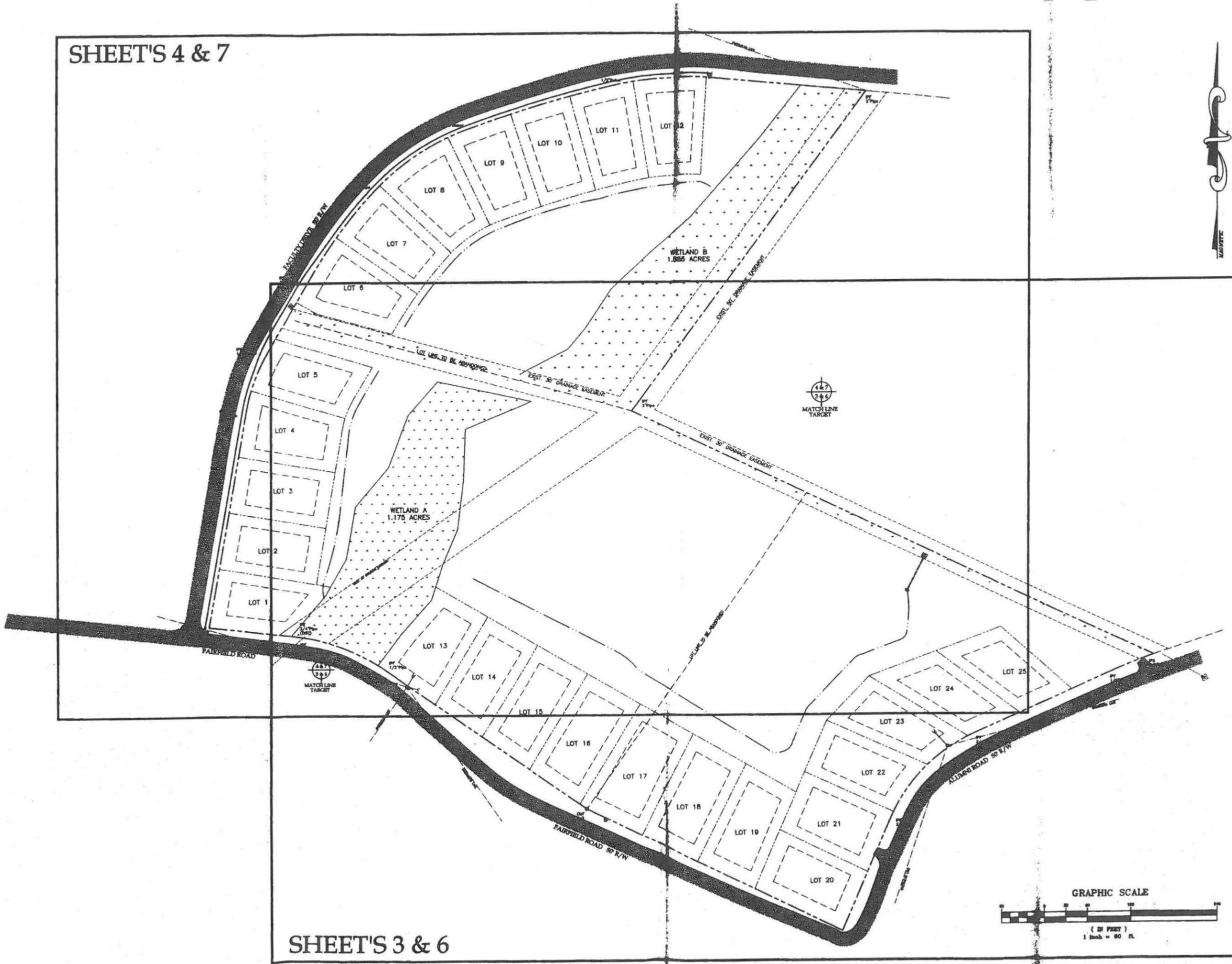
Enclosures:  
Preliminary Jurisdictional Determination Form  
Self-addressed envelope

Copy Furnished:

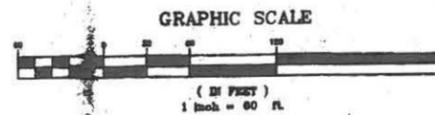
South Carolina Department of Health  
and Environmental Control  
Office of Ocean and Coastal  
Resource Management  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405



SHEET'S 4 & 7



SHEET'S 3 & 6



**PRELIMINARY  
 NOT FOR CONSTRUCTION**

CAROLINA ENGINEERING CONSULTANTS, INC. (N.C. LICENSE NO. 4873)  
 CAROLINA ENGINEERING CONSULTANTS, INC. (N.C. LICENSE NO. 4873)

NO.	DESCRIPTION	DATE
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**ACADEMY PARK SUBDIVISION**  
 FAIRFIELD ROAD  
 BEAUFORT COUNTY, SC

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
 WWW.CAROLINAENGINEERING.COM  
 PO BOX 294  
 BEAUFORT, SC 29501  
 843/322-0555  
 843/322-0556 (FAX)

PROJECT:	1796
DATE:	08/20/15
REVISED:	09/15/15
DRAWN BY:	FLB
ENGINEER:	JPA
SCALE:	1"=60'

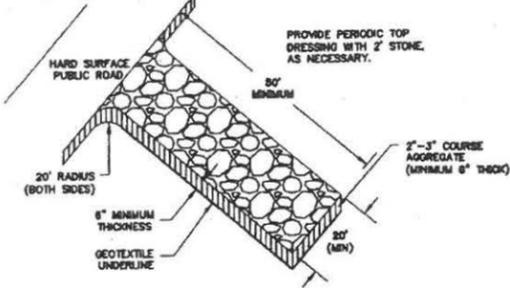




THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAROUT OF ANY MEASURES USED TO TRAP SEDIMENT.

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

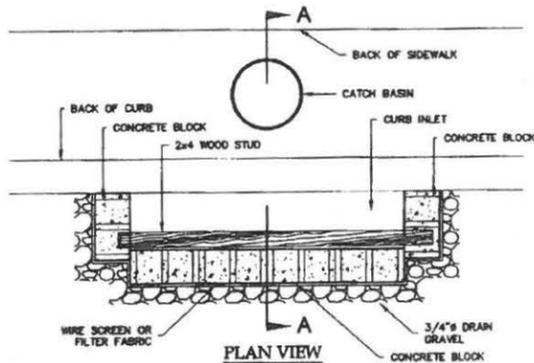
WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



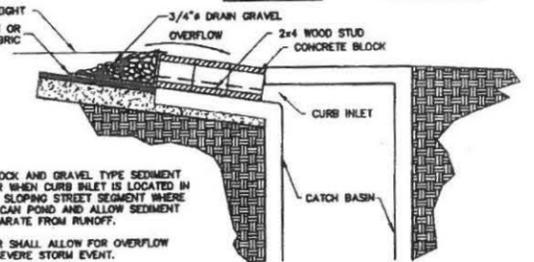
**Co STONE PAD CONSTRUCTION EXIT**  
NOT TO SCALE



**Rp DUMPED RIP-RAP**  
NOT TO SCALE

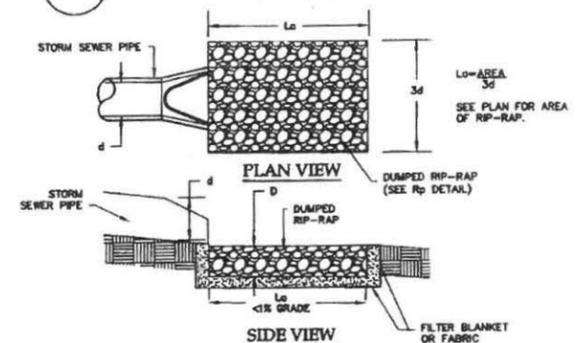


**PLAN VIEW**



**SECTION A-A**

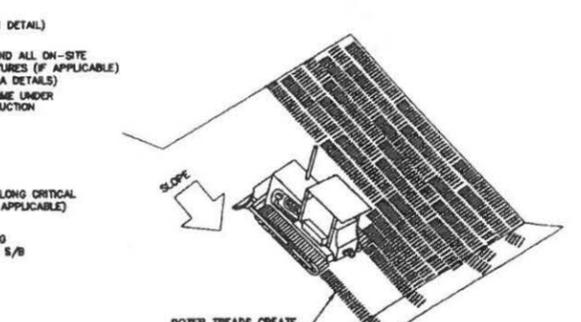
**Sd2a CURB INLET SEDIMENT BARRIER**  
NOT TO SCALE



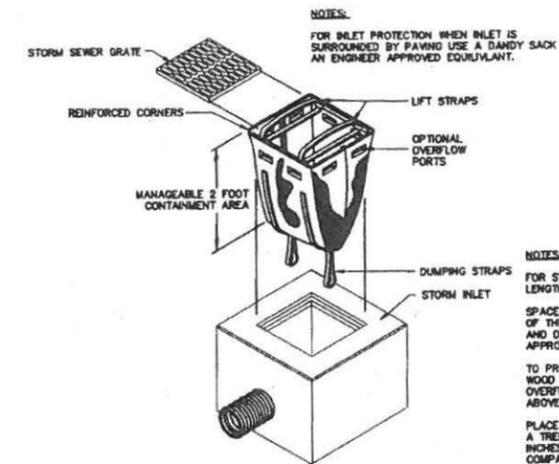
**PLAN VIEW**

**SIDE VIEW**

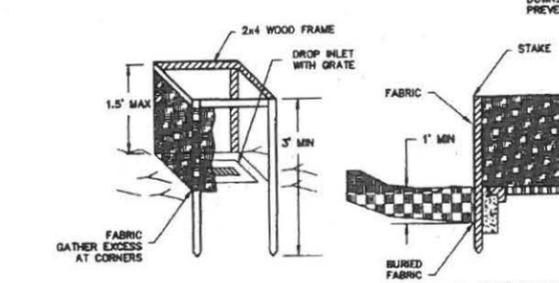
**St RIP-RAP OUTLET PROTECTION**  
NOT TO SCALE



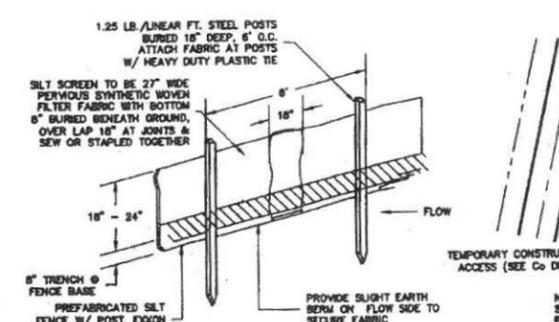
**LOT SILT FENCE PLAN**  
NOT TO SCALE



**DANDY SACK™**  
**PAVED APPLICATION**



**UNPAVED APPLICATION**  
**Sd2 INLET SEDIMENT TRAP**  
NOT TO SCALE



**Sd1 SEDIMENT BARRIERS**  
NOT TO SCALE

**STRUCTURAL PRACTICES**

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWN DRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope.
Dn2	PERMANENT DOWN DRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar structure designed to safely conduct surface runoff down a slope.
Ga	GABION			Rock filled baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect natural or artificial channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone barrier dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETROFITTING			A device or structure placed in front of a permanent storm water detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel or a sediment fence. The barriers are usually temporary and inexpensive.
Sd2	INLET SEDIMENT TRAP			A barrier to prevent sediment from entering the protected inlet. The barrier is temporary and will be removed when final stabilization of site has been achieved.
Sd2a	CURB INLET SEDIMENT TRAP			A barrier to prevent sediment from entering the protected inlet. The barrier is temporary and will be removed when final stabilization of site has been achieved.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water outlet structure is located allowing the bulk of the sediment to drop out. The basin is usually temporary but may be designed as a permanent pond or storm water retention device.
Sc	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION			A paved or short section of rip-rap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slope left in a roughened condition after grading.
Tp	TOP SOILING			The practice of stripping off the more fertile top soil, storing it, then spreading it over the disturbed area after the completion of construction activities.
Wt	VEGETATED WATERWAY OR STORM WATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, ditches or similar structures.

**VEGETATIVE MEASURES**

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			An undisturbed natural grass belt separating the land-disturbed site from surrounding property and bordering streams. It serves to reduce water velocity and remove some sediment. It is one of times a noise or vibration pollution barrier.
Cs	COASTAL DUNE STABILIZATION W/VEGETATION			Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION ONLY			Establishing temporary protection for disturbed areas where seeding may not have a suitable growing season to produce an erosion retaining cover. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Ds2	DISTURBED AREA STABILIZATION W/MULCHING SEEDING			Establishing temporary vegetative cover with fast growing seedlings on disturbed areas. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Ds3	DISTURBED AREA STABILIZATION W/PERMANENT VEGETATION			Establishing permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction sites, roadways and similar sites.

**Ds1 MULCHING NOTES**

**MULCHING:**  
USE MULCH ON ALL SLOPES STEEPER THAN 3% WHEN SEEDINGS ARE MADE SO LATE IN THE FALL AND WINTER THAT GERMINATION CANNOT BE EXPECTED UNTIL SPRING. IN THE BOTTOM OF SPILLWAYS, AND ON ROADBANKS, TEMPORARY VEGETATION SEEDING ALONE MAY BE ESTABLISHED ON GOOD SITES WITHOUT THE USE OF MULCH. MULCHING MATERIAL WILL CONSIST OF:

- USE DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS. DRY STRAW WILL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY WILL BE USED AT A RATE OF 2.5 TONS PER ACRE, OR;
- FOR HYDRAULIC SEEDING, USE WOOD CELLULOSE MULCH OR WOOD PULP FIBER AT THE RATE OF 500 POUNDS PER ACRE AND DRY STRAW OR DRY HAY AT THE RATE LISTED IN "A" ABOVE, OR;
- FOR HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER, 1,000 POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER WHICH INCLUDES A TACKIFIER MAY BE SUBSTITUTED FOR THE TREATMENT IN "B" ABOVE, OR;
- USE THREE TONS PER ACRE OF SERICEA LESPEDEZA HAY CONTAINING MATURE SEED; OR;
- APPLY PINE STRAW OR PINE BARK AT A THICKNESS OF 3 INCHES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED, OR;
- SOIL RETENTION BLANKETS, EROSION CONTROL NETTING, OTHER MANUFACTURED MATERIALS, OR BLOCK SOO MAY BE REQUIRED IN ADDITION TO MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL HAVE THE PROPERTY TO BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL HAVE A CONTRASTING COLOR TO THE SOIL TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

**APPLYING MULCH:**

A. STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT, OR BY HAND. ABOUT 75% OF THE SOIL SURFACE WILL BE COVERED.

**ANCHORING MULCH:**

A. ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

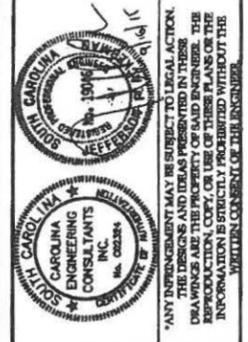
- BY EMULSIFIED ASPHALT. (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE, OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT. THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE, SATISFACTORY FOR SPREADING, THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE 85-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT THE PUBLIC ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.
- PRESS THE MULCH INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SEPARATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN UPRIGHT POSITION.
- APPLY SYNTHETIC TACKIFIERS OR BINDERS APPLIED IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS WILL BE MIXED AND APPLIED TO MANUFACTURER'S SPECIFICATIONS.
- FALL AND WINTER PLANTINGS MAY INCLUDE 1/2 BUSHEL OF RYE OR WHEAT TO STABILIZE THE MULCH.
- PLASTIC MESH OR NETTING WITH NO LARGER THAN ONE INCH BY ONE INCH MESH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS.
- WHERE WOOD CELLULOSE OR WOOD PULP FIBER MULCH IS APPLIED ALONE, A TACKIFIER WILL BE USED.

**LIME AND MAINTENANCE APPLICATION:**

APPLY ONE TON OF AGRICULTURAL LIME EVERY 4 TO 8 YEARS.

**ACTIVITY SCHEDULE**

ACTIVITY	SCHEDULE
EROSION CONTROL IMPLEMENTATION	-----
MINIMAL CLEARING AND GRUBBING	-----
POND INSTALLATION	-----
CLEARING AND GRUBBING	-----
CUT AND FILL	-----
GRASSING (LIMIT EXPOSURE TO 7 DAYS)	-----
UTILITY INSTALLATION	-----
BUILDING-CONSTRUCTION	-----
FRESH GRADING	-----
FINAL STABILIZATION	-----
MAINT. EROSION CONTROL MEASURES	-----



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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

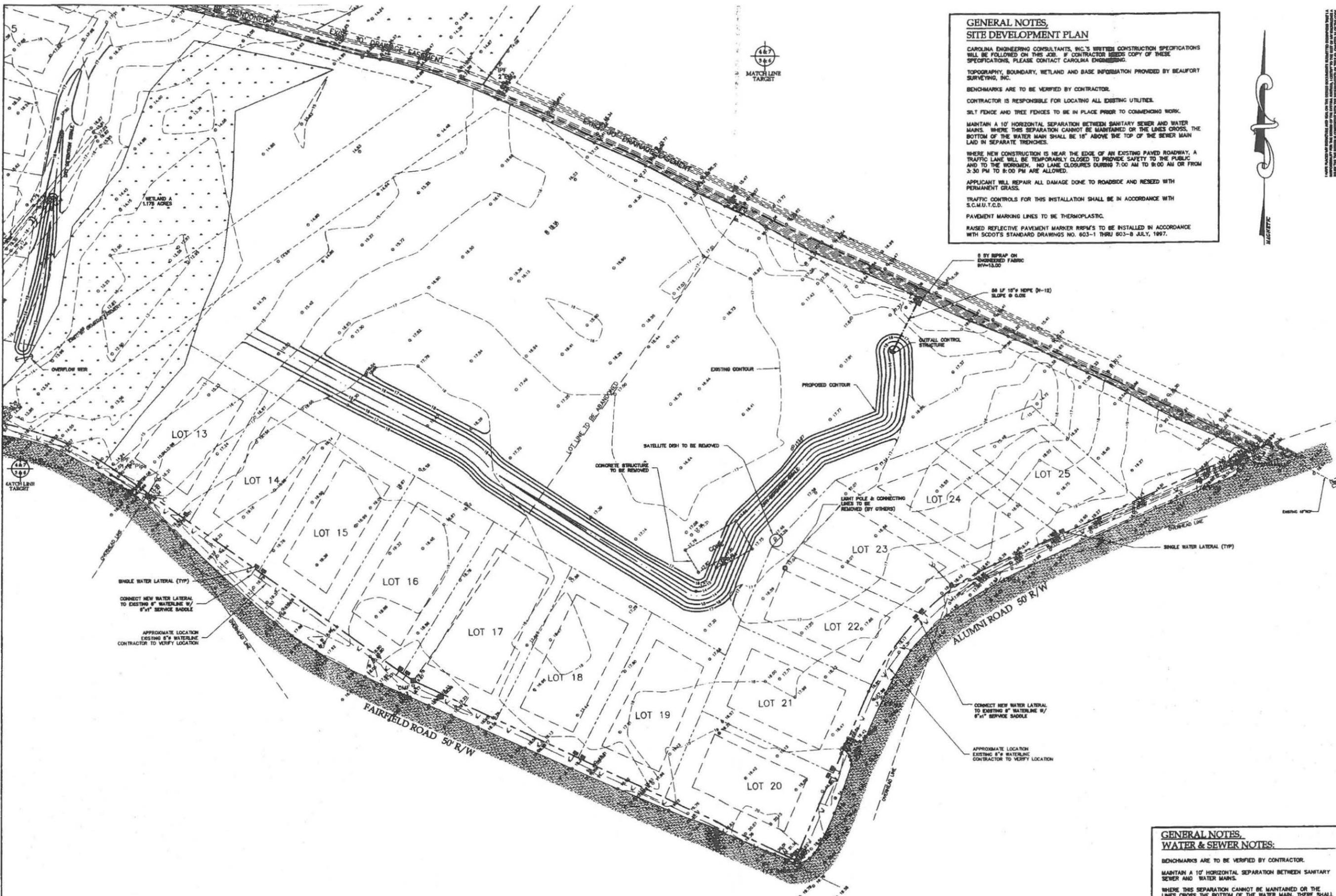
**ACADEMY PARK SUBDIVISION**  
FAIRFIELD ROAD  
BEAUFORT COUNTY, SC

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
PO BOX 284  
BEAUFORT, SC 29901  
WWW.CAROLINAENGINEERING.COM  
(843)322-0553  
(843)322-0556 (FAX)

PROJECT:	1796
DATE:	08/20/15
REVISED:	09/15/15
DRAWN BY:	FLB
ENGINEER:	JPA
SCALE:	NTS

**SEDIMENT & EROSION CONTROL DETAILS**

**5**  
OF 8



**GENERAL NOTES**  
**SITE DEVELOPMENT PLAN**

CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY BEAUFORT SURVEYING, INC.

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS, THE BOTTOM OF THE WATER MAIN SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 8:00 AM OR FROM 3:30 PM TO 8:00 PM ARE ALLOWED.

APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.

TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.

PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCOTT'S STANDARD DRAWINGS NO. 603-1 THRU 603-8 JULY, 1997.



ANY INSTRUMENT MAY BE SUBJECT TO LEGAL ACTION. THE DESIGN AND IDEAS PRESENTED IN THESE DRAWINGS ARE THE PROPERTY OF SAID ENGINEER. THE REPRODUCTION, COPY, OR USE OF THESE PLANS OR THE INSTRUMENT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

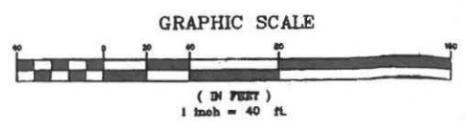
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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**ACADEMY PARK SUBDIVISION**  
**FAIRFIELD ROAD**  
**BEAUFORT COUNTY, SC**

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
 843/222-6553  
 WWW.CAROLINAENGINEERING.COM  
 PO BOX 294  
 BEAUFORT, SC 29901

PROJECT:	1796
DATE:	08/20/15
REVISED:	09/15/15
DRAWN BY:	FLB
ENGINEER:	JPA
SCALE:	1"=40'



**GENERAL NOTES**  
**WATER & SEWER NOTES:**

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.

WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS THE BOTTOM OF THE WATER MAIN, THERE SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

WATER METERS ARE 1" METERS UNLESS NOTED OTHERWISE.

METERS TO BE PROVIDED AND SET BY BWSBA (OR HHSO#1).

MAINTAIN A 5' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND STORM DRAINAGE LINES.



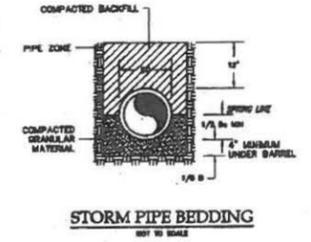
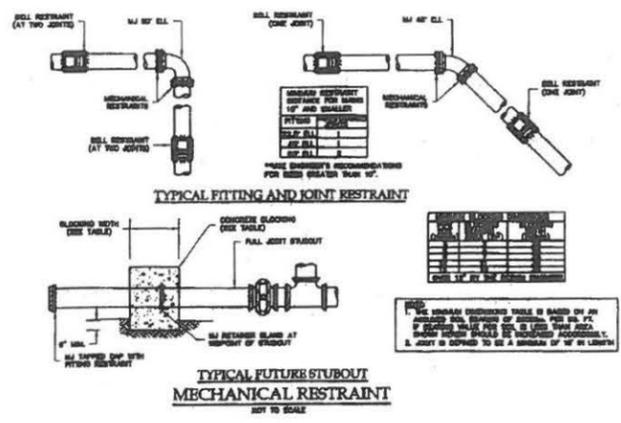
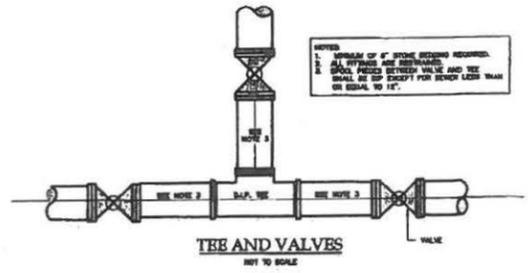
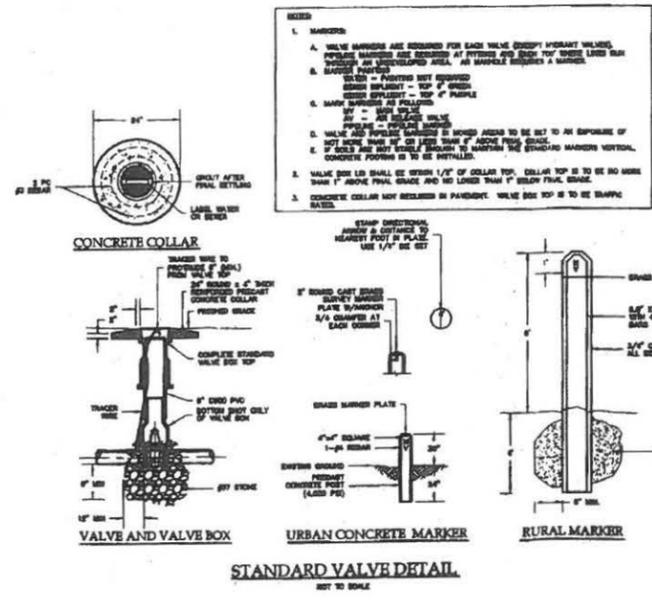
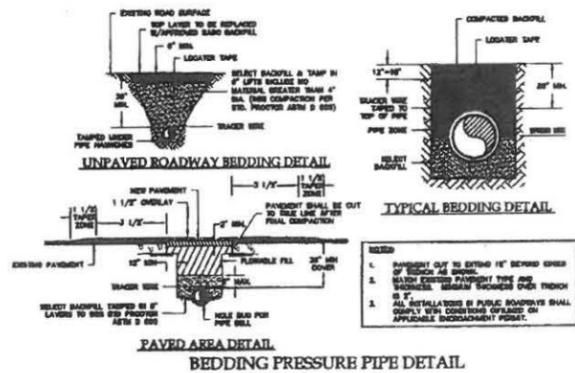
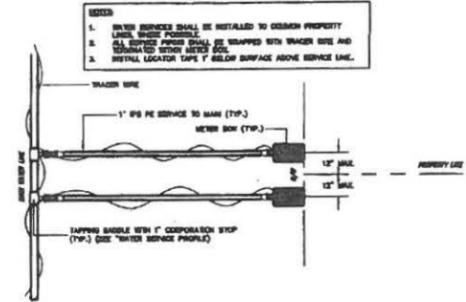
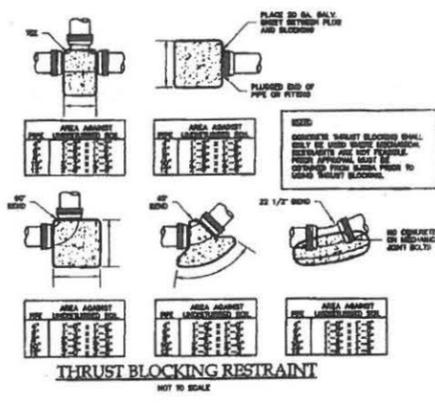
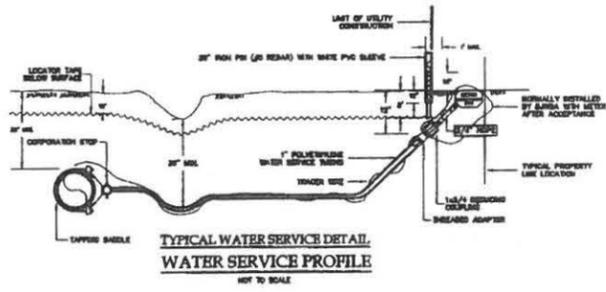
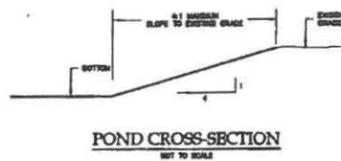
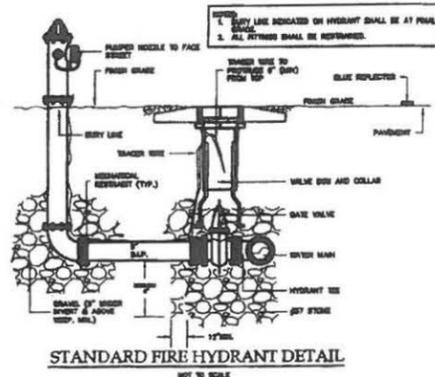
  
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NO.	DATE	DESCRIPTION
1		
2		
3		PRELIMINARY
4		NOT FOR CONSTRUCTION
5		
6		
7		
8		

**ACADEMY PARK SUBDIVISION**  
**FAIRFIELD ROAD**  
**BEAUFORT COUNTY, SC**  
**CAROLINA ENGINEERING CONSULTANTS, INC.**  
 843/322-0553  
 843/322-0556 (FAX)  
 WWW.CAROLINAENGINEERING.COM  
 PO BOX 294  
 BEAUFORT, SC 29501

PROJECT: 1796  
 DATE: 08/20/15  
 REVISED: 09/15/15  
 DRAWN BY: FLB  
 ENGINEER: JPA  
 SCALE: 1"=40'

**SITE DEVELOPMENT PLAN**  
**7**  
**OF 8**



**PRELIMINARY  
NOT FOR CONSTRUCTION**

PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
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8	

**ACADEMY PARK SUBDIVISION**  
**FAIRFIELD ROAD**  
**BEAUFORT COUNTY, SC**

**CAROLINA ENGINEERING CONSULTANTS, INC.**  
 843/322-0553  
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 PO BOX 294  
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PROJECT:	1796
DATE:	08/20/15
REVISED:	09/15/15
DRAWN BY:	FLB
ENGINEER:	JPA
SCALE:	NTS

**SITE  
DEVELOPMENT  
DETAILS**

**8**

OF 2

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April 23, 2015

Mr. Jeff Ackerman  
Carolina Engineering Consultants, Inc.  
PO Box 294  
Beaufort, SC 29901

RE: Academy Park Subdivision  
Archaeological Permit of Approval

Dear Jeff:

I am writing in response to your request for an archaeology review, as required in Section 106-2303 of the Beaufort County Zoning and Development Standards Ordinance, for the above referenced project.

An extensive examination of existing documentation has been conducted. The documents examined include the *Cartographic Survey of Historic Sites in Beaufort County, South Carolina; A Comprehensive Bibliography of South Carolina Archaeology*; copies on file with Beaufort County of the topographic maps located at the South Carolina Institute of Archaeology and Anthropology that identify all the recorded archaeological sites in Beaufort County; copies of the records of all the archaeological properties listed in the National Register of Historic Places in Beaufort County; and all other documentation maintained by the Beaufort County Planning Department regarding archaeological and historic resources.

Based on our records, it is the opinion of the Planning Office that any proposed development will have no effect on any archaeological resources listed in, or eligible for listing in, the National Register of Historic Places. Therefore I am authorized by the Planning Director to issue you an Archaeological Permit of Approval. **I remind you that this does not relieve you of your responsibilities under Section 106 of the National Historic Preservation Act of 1966, as amended, and that if any state or federal permits are required for this project the permitting agency may require an archaeological survey.**

We request that you cease work to notify this office immediately if archaeological or paleontological materials are encountered prior to or during construction. Archaeological remains consist of any materials one hundred years or older made, or altered, by man which remain from past historic or prehistoric times. Examples include pottery fragments, metal, wood, arrowheads, stone implements or tools, human burials, historic docks, structures, or non-recent vessel remains. Paleontological remains consist of prehistoric animal remains, original or fossilized, such as teeth, tusks, bone, or entire skeleton.

If I can be of further assistance please call me at (843) 255-2146.

Sincerely,

Ian D. Hill  
Historic Preservationist



April 21, 2015

Robert Sample  
Treehope Investments  
137 Sam Doyle Road  
St. Helena Island, SC 29920

Re: 26 Faculty & 29 Fairfield Road, Academy Estates, Lady's Island

Dear Mr. Sample:

As you are aware, First Command Bank serves as Trustee of the Thomas A Benes Irrevocable Administrative Trust and the Betty J. Benes Irrevocable Family Trust. Together, these two Trusts own the referenced property.

In accordance with your request, please consider this letter as First Command Bank's authorization to proceed with your due diligence regarding development plans of the subject property. It is our understanding that Beaufort County requires a letter on file from the owner permitting the purchaser of the land to proceed with development plans.

Should you have any questions or need any additional information or authorization from First Command Bank, please feel free to contact me by email at [daprothro@firstcommandbank.com](mailto:daprothro@firstcommandbank.com), or by telephone at 888-763-7603, extension 2636.

Very truly yours,

A handwritten signature in cursive script that reads 'Diane A. Prothro'.

Diane A. Prothro, EVP  
Wealth Management & Trust Services

DAP:dp



## Division A.2: Lady's Island Community Preservation District (LICP)

### Sections:

- A.2.10 Purpose
- A.2.20 Applicability
- A.2.30 District Boundaries
- A.2.40 Permitted Activities
- A.2.50 Conditional and Special Use Standards
- A.2.60 Development Standards

### **A.2.10 Purpose**

The purpose of the Lady's Island Community Preservation District (LICP) is to maintain or improve the livability and character of existing residential neighborhoods; to encourage infill of available lands; to provide a choice of housing types and to accommodate housing types which will relate well with existing neighborhood character, scale and density. The intent of the LICP is to guide residential development in such a manner as to encourage and plan for the availability of public services and infrastructure. Certain structures and uses serving governmental, religious or recreational needs of such areas are permitted by special use subject to restrictions and requirements intended to preserve and protect residential neighborhood. It is the express purpose of this district to exclude all commercial buildings and structures, whether operated for profit or otherwise, except home uses specifically provided for, if they conform to the provisions of this section. Multifamily and higher density development shall be located so that the provision of appropriate urban services will be physically and economically facilitated.

### **A.2.20 Applicability**

The LICP District requirements apply to all uses within the LICP boundaries. The Beaufort County Community Development Code shall apply to all development within the LICP District, unless expressly exempted or otherwise provided for in this section.

### **A.2.30 District Boundaries**

The LICP District standards apply only to the LICP. The delineation of areas, which fall under the LICP zoning designation, is outlined on the official zoning map of Beaufort County.

### **A.2.40 Permitted Activities**

The permitted uses are primarily residential. Limited nonresidential uses are allowed generally subject to the special use process. Uses not listed are prohibited. The following are descriptions of permitted uses, permitted accessory uses and structures for the LICP District:

**Division A.2: Lady's Island Community Preservation District (LICP)**

**Table A.3.40.A: Lady's Island Community Preservation Land Uses**

<b>Land Use</b>	<b>Use Definition</b>	<b>Use Permission</b>
<b>Residential</b>		
Single-family detached	Detached dwelling unit intended for only one family. Includes any one family dwelling unit, which complies with the Beaufort County Building Code.	C
Single-family cluster	Two or more single-family detached residential uses in a subdivision, or on an individual lot that include, as part of the subdivision or lot design, significant common open space that meets the standards in Article 2, Division 2.8.	C
Traditional Community Plan	See Article 2, Division 2.3 (Traditional Community Plans)	C
Multifamily	A building containing two or more dwelling units, specifically permitting duplexes, mansion apartments, and apartment houses.	C
Accessory dwelling unit	A second dwelling unit, clearly subordinate to the principal unit, either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete independent living facility. Maximum building size shall not exceed 50% of the principal unit's floor area.	C
Family compound	Form of traditional rural development which provides affordable housing for family members allowing additional family dwelling units on, and/or subdivisions of, a single lot owned by the same family for at least 50 years (see Article 2, Section 2.7.40).	C
Group home	Residential facility for nine or fewer mentally or physically handicapped persons providing care on a 24-hour basis and licensed by a state agency or department, or is under contract with a state agency or department, for that purpose.	C
Home occupation	A business, profession, occupation or trade located entirely within a residential dwelling, which does not change the essential character of the residential use.	C
Home business	A business operated out of a single-family residence and accessory structures that permits the employment of up to three unrelated individuals. This includes independent contractors operating from the facility. Farm workers are not included. Uses shall be limited to office and service types, carpentry, upholstery, woodworking, potteries, glasswork and other similar uses; wholesale or retail sales are prohibited on-premises.	C
<b>Offices and Services</b>		
Day care, family	A facility in a private home that is operated by one or more persons duly licensed or qualified to be licensed by the state for the purpose of providing child day care for one to not more than eight children at any one time, who are not relatives of the day care provider. (NAICS 62441)	P
<b>Recreation, Education, Safety, Public Assembly</b>		
Public services	These uses include emergency service, buildings, or garages, (e.g., ambulance, fire, police, rescue, and public works) or other garages or areas where vehicles are stored and dispatched. (NAICS 62191, 92212, 92216, see "Office" uses, below)	P
Religious establishments (large)	Establishments engaged in operating religious organizations, such as churches, religious temples and /or establishments primarily engaged in administering an organized religion or promoting religious activities with or without schools (except Sunday schools occupying no more than 50% of the floor area) as part of the complex and having 15,000 or greater square feet of floor area (NAICS 813110).	S

"P" indicates a Use that is Permitted By Right.

"C" indicates a Use that is Permitted with Conditions.

"S" indicates a Use that is Permitted as a Special Use.

"TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3

**Division A.2: Lady's Island Community Preservation District (LICP)**

**Table A.3.40.A: Lady's Island Community Preservation Land Uses (continued)**

Land Use	Use Definition	Use Permission
<b>Recreation, Education, Safety, Public Assembly (continued)</b>		
Religious establishments (small)	Establishments engaged in operating religious organizations, such as churches, religious temples and /or establishments primarily engaged in administering an organized religion or promoting religious activities with no schools (except Sunday schools occupying no more than 50% of the floor area) as part of the complex and having less than 15,000 square feet of floor area.	S
Local utility	Utility substations or transmission and local distribution facilities, including telephone, and all government-owned utilities. Not included are generation facilities, storage of combustibles, regional facilities, and landfills or mining operations. (NAICS 221122, 22121)	S
Outdoor recreation	<ol style="list-style-type: none"> <li>Active recreational activities and supporting services including, but not limited to: jogging, cycling, tot lots, playing fields, playgrounds, outdoor swimming pools, and tennis courts (NAICS 7113); fishing clubs; marinas.</li> <li>Passive recreational uses including, but not limited to: arboretums, wildlife sanctuaries, forests, areas for hiking, nature areas, and other passive recreation-oriented parks</li> <li>Picnic areas, garden plots, and beaches.</li> </ol>	C
Schools, neighborhood (elementary and middle school) and community (high schools)	Institutions of learning or instruction primarily catering to minors, whether public or private, which are licensed by either the county or the State of South Carolina. The definition includes nursery schools, kindergarten, elementary schools, middle schools, senior high schools or any special institution of learning under the jurisdiction of the state department of education catering to those age groups. This does not include charm schools, dancing schools, music schools or similar limited schools. (NAICS 6111)	S
<b>Infrastructure, Transportation, Communications</b>		
Commercial communications towers	A tower, pole or similar structure, which supports a telecommunications antenna, operated for commercial purposes above ground in a fixed location, freestanding or guyed, or atop a structure. This does not include television antennas or satellite dishes. Towers for radio or television station use are regulated as regional utilities.	S
<b>Temporary Uses</b>		
Construction staging or plant	A concrete or asphalt batch plant, or metal forming and cutting facility assembled on the site or located no more than one mile from the site where the construction of a particular road, infrastructure or building is to take place. Such facilities shall be removed within one year.	S
Contractor's office	Security guard buildings and structures, construction equipment sheds, contractor's trailers and similar uses incidental to a construction project. Limited sleeping and/or cooking facilities may also be permitted.	P
Model homes sales office	A dwelling unit or modular unit in a subdivision used as a sales office for that subdivision.	P
<b>Traditional Community Plan Uses</b>		
Single-Family attached	A structure containing one dwelling unit on a single lot and connected along a property line to another dwelling unit on an adjoining lot by a common wall or other integral part of the principal building such as a breezeway or carport.	TCP

"P" indicates a Use that is Permitted By Right.

"C" indicates a Use that is Permitted with Conditions.

"S" indicates a Use that is Permitted as a Special Use.

"TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3

**Division A.2: Lady's Island Community Preservation District (LICP)**

**Table A.3.40.A: Lady's Island Community Preservation Land Uses (continued)**

Land Use	Use Definition	Use Permission
<b>Traditional Community Plan Uses (continued)</b>		
Live/Work	An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: complete kitchen, living, and sleeping space and sanitary facilities in compliance with the Building Code, and working space reserved for and regularly used by one or more occupants of the unit. Workspace is limited to a maximum fifty percent (50%) of the structure and located on the first floor with living space located to the rear or above. Activities are limited to those uses permitted in the underlying Zone in which the Live/Work unit is located.	TCP
General Retail 3,500 SF or less	Stores and shops that sell and/or rent goods and merchandise to the general public. This category does not include "Open Air Retail," "Vehicle Sales and Rental," or "Gas Stations/Fuel Sales."	TCP
Gas Stations/Fuel Sales	An establishment where petroleum products are dispensed for retail sale. This use may include a retail convenience store and/or a single bay carwash. It does not include towing, vehicle body or engine repair (see "Vehicle Services"), or overnight vehicle storage.	TCP
Restaurant, Café, Coffee Shop	A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption; and establishments where customers are served food at their tables for on-premise consumption, which may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated. This use includes all mobile kitchens.	TCP
General Offices & Services: 3,500 SF or less	<ol style="list-style-type: none"> <li>1. Bank/Financial Services. Financial institutions, including, but not limited to: banks, credit agencies, investment companies, security and commodity exchanges, ATM facilities.</li> <li>2. Business Services. Establishments providing direct services to consumers, including, but not limited to: employment agencies, insurance agent offices, real estate offices, travel agencies, landscaping and tree removal companies, exterminators, carpet cleaners, and contractors' offices without exterior storage.</li> <li>3. Business Support Services. Establishments providing services to other businesses, including, but not limited to: computer rental and repair, copying, quick printing, mailing and mailbox services.</li> <li>4. Personal Services. Establishments providing non-medical services to individuals, including, but not limited to: barber and beauty shops, dry cleaners, small appliance repair, laundromats, massage therapists, pet grooming with no boarding, shoe repair shops, tanning salons, funeral homes. These uses may include incidental retail sales related to the services they provide.</li> <li>5. Professional and Administrative Services. Office-type facilities occupied by businesses or agencies that provide professional or government services, or are engaged in the production of intellectual property.</li> </ol>	TCP
Animal Services: Clinic/Hospital	An establishment used by a veterinarian where animals are treated. This use may include boarding and grooming as accessory uses.	TCP
Day Care: Commercial Center (9 or more clients)	A state-licensed facility that provides non-medical care and supervision for more than 8 adults or children, typically for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: nursery schools, preschools, after-school care facilities, and daycare centers.	TCP
Lodging: Bed & Breakfast (5 rooms or less)	The use of a single residential structure for commercial lodging purposes, with up to 5 guest rooms used for the lodging of transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and where the owner resides on the property as his/her principal place of residence.	TCP

"TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3

**Division A.2: Lady's Island Community Preservation District (LICP)**

<b>Table A.3.40.A: Lady's Island Community Preservation Land Uses (continued)</b>		
<b>Land Use</b>	<b>Use Definition</b>	<b>Use Permission</b>
<b>Traditional Community Plan Uses (continued)</b>		
Lodging: Bed & Breakfast (5 rooms or less)	The use of a single residential structure for commercial lodging purposes, with up to 5 guest rooms used for the purpose of lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and where the owner resides on the property as his/her principal place of residence.	TCP
Lodging: Inn (up to 24 rooms)	A building or group of buildings used as a commercial lodging establishment having up to 24 guest rooms providing lodging accommodations to the general public. This includes the use of any dwelling unit for lodging accommodations on a daily or weekly rate to the general public.	TCP
Medical Service: Clinics/Offices	See definition in Article 8, Table 3.1.70	TCP
Community Oriented Cultural Facility (less than 15,000 SF)	Public or non-profit facilities that provide educational and cultural experiences for the general public, examples of which include: aquariums, arboretums, art galleries, botanical gardens, libraries, museums, planetariums, civic centers and theaters predominantly used for live performances, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.	TCP
Community Residence (dorms, convents, assisted living, temporary shelters)	See definition in Article 8, Table 3.1.70	TCP

"TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3

**A.2.50 Conditional and Special Use Standards**

This section describes the standards governing conditional and special uses as designated in Table A.3.40.A of this division. These standards are in addition to other standards required elsewhere in the Beaufort County Community Development Code (CDC), but supersede the conditional, special use, and accessory use standards in Article 4 of the CDC.

**A. Local Utility**

1. Reports/studies required. All applications for this use shall include an Area Impact Assessment (A.1.30.B), Environmental Impact Assessment (A.1.30C), and an Archaeological and Historic Impact Assessment (A.1.30.E).
2. In considering an application for a special use permit, the zoning board of appeals shall consider the justification for the location of the proposed utility service and any alternative locations which may be available. Utility agencies shall submit service radii or other locational criteria that demonstrate the need to place facilities in this district.
3. Additional buffers. The required perimeter buffer shall be increased by ten feet along common boundaries with residential uses or zones.
4. Screening and buffering consistent with Article 5, Division 5.8 of the CDC shall be required, unless specifically modified as part of the approved conditional or special use permit.

5. The minimum lot size may be reduced as part of approval of the special use permit provided all setback and perimeter buffer requirements are met and all other dimensional requirements are achieved.
6. Outdoor storage of materials and equipment, except during construction of the utility facility, shall be prohibited, unless specifically requested and approved as part of the special use permit. Outdoor storage areas shall comply with the screening provisions contained in Article 5, Division 5.8 of the CDC.

**B. Outdoor Recreation**

1. Any outdoor activity area, swimming pool, or ball field or court, which adjoins a residential use, shall be landscaped in accordance with Article 5, Division 5.8 of the CDC.
2. Where nighttime lighting of such areas is proposed large evergreen trees shall be required in a location appropriate to screen adjoining residences. Any such nighttime lighting shall be constructed in accordance with the standards for a residential district contained in Article 5, Division 5.7 of the CDC. Exterior lighting shall be compatible with the surrounding neighborhood.
3. Additional buffers. The required perimeter buffer shall be increased by 30 feet along common boundaries with residential uses or zones.
4. Access shall be provided through frontage on an arterial or collector street, unless the DRT finds that access to an adjoining local street is safer, and provides improved design, benefiting the county.
5. Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking, and appearance. The scale, massing, and building design should be compatible with the surrounding neighborhood.
6. The hours of operation may be restricted through the special use permit.

**C. Religious Establishments (large)**

1. Reports/studies required. All applications for this use shall include a traffic impact analysis (Article 6, Division 6.3).
2. Access shall be provided through frontage on an arterial or collector street, unless the Director finds that access to an adjoining local street is safer, and provides improved design, benefitting the county.
3. It is the intent of this section to ensure that lots used for assembly and worship uses are large enough to accommodate future expansions, and to maintain the desired character of the surrounding community. Thus, a minimum lot size of at least ten acres shall be required.

**D. Religious Establishments (small)**

1. Reports/studies required. All applications for this use shall include a traffic impact analysis (Article 6, Division 6.3).
2. There shall be no minimum lot size.
3. Access shall be provided through frontage on an arterial or collector street, unless the Director finds that access to an adjoining local street is safer, and provides improved design, benefitting the county.

**E. Commercial Communications Towers**

1. Commercial communication towers are restricted to the expansion or replacement of an existing tower.
2. Commercial communication towers are subject to the standards listed in Article 4, Section 4.1.320.

**F. Home Uses:** Under certain unique circumstances, small-scaled nonresidential activity may be an appropriate use within residential areas. The standards and procedure for establishing such uses are intended to limit the scope and nature of such uses and insure compatibility with the adjoining properties.

**1. Home Occupation**

- a) Home occupations shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change its character as a residence. The use of colors, materials, construction, lighting, or other means inconsistent with a residential use shall be prohibited.
- b) There shall be no outside storage of goods, products, equipment, or other materials associated with the home occupation, nor shall these materials be stored inside an accessory structure. No toxic, explosive, flammable, radioactive, or other hazardous materials used in conjunction with the home occupation shall be used or stored on the site.
- c) The maximum floor area permitted for a home occupation shall be 25 percent of the finished floor area of the dwelling unit. Storage of goods or products shall not exceed 5 percent of the finished floor area.
- d) The street address of the home occupation may be used in advertisements.
- e) No sign may be placed on the property advertising the home occupation.
- f) The type and volume of traffic generated by a home occupation shall be consistent with the traffic generation characteristics of other dwellings in the area. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
- g) Additional parking is limited to two pervious parking spaces.
- h) The home occupation shall not involve the storage of commercial vehicles or the use of such vehicles for delivery of goods or material to or from the premises.

**2. Home Business**

- a) Home businesses shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change its character as a residence. The use of colors, materials, construction, lighting, or other means inconsistent with a residential use shall be prohibited.
- b) There shall be no outside storage of goods, products, equipment, or other materials associated with the home business.
- c) The type and volume of traffic generated by a home business shall be consistent with the traffic generation characteristics of other dwellings in the area.

**G. Schools**

1. Access. High schools, colleges and professional schools shall have frontage on a collector or arterial and shall be required to take access to such streets unless the

county engineer believes local streets are safer in the particular conditions of the site and roads.

2. Reports/studies required. All applications for this use shall include a community impact statement (A.1.30.A).

**H. Multifamily Uses**

1. Mansion apartments and apartment houses are limited to sites within one mile from the centerline of the intersection of Sea Island Parkway (US 21) and Sams Point Road.
2. All applications for this use shall include a community impact statement, which includes a statement from the applicant illustrating how the features and design of the planned project adds to the area sense of community.
3. Required perimeter buffers shall be increased by 15 feet in width.
4. Site design should create a sense of "community" which includes:
  - a. An internal vehicular circulation system reflective of grid system, as opposed to a looped system.
  - b. Buildings sited with front entrances and porches oriented towards streets, plazas and parks, rather than clustered around parking lots.
  - c. Parking lots located behind buildings or screened from view from internal streets, unless it is deemed appropriate to use a parking lot as a buffer from an arterial street.
  - d. Walkways that connect all buildings with parking areas, clubhouses, and sidewalks along adjoining streets, as well as neighboring stores offices, and transit stops.
  - e. Access to transit stops and neighborhood retail centers.
  - f. Providing a clear delineation between the public and private spaces within the development.
5. Landscaping, screening, setbacks, gradual transition of intensity or use type, and other site design approaches shall be used to create a transition between different types of off-site uses.

**I. Traditional Community Plans.**

1. Traditional Community Plans are limited to sites within two miles from the centerline of the intersection of Sea Island Parkway (US 21) and Sams Point Road. Traditional Community Plans in which more than 30 percent of the residential units are mansion apartments or apartment houses are limited to sites within one mile from the centerline of the intersection of Sea Island Parkway (US 21) and Sams Point Road.
2. Traditional Community Plans shall follow the standards of Article 2, Division 2.3.
3. Only Infill-scale and Neighborhood-scale Traditional Community Plans are permitted as defined in Article 2, Section 2.3.40.
4. Land uses are limited to those listed in Table A.2.40.A and shall be configured in the Traditional Community Plan according to Table 2.3.60 (Required Allocation Mix of Transect Zones).
4. Where located adjacent to single-family dwellings, the design and appearance of multifamily dwellings must have similar massing, height, roof pitch and

**Division A.2: Lady's Island Community Preservation District (LICP)**

architectural features. Multifamily uses shall be consistent with surrounding neighborhood character.

5. All applications for this use shall include a community impact statement, which includes a statement from the applicant illustrating how the features and design of the planned project adds to the area sense of community.

**J. Accessory Dwelling:** This use is limited to 50 percent of the floor area of the primary structure.

**K. Construction Staging or Plant**

1. Reports/studies required. All applications for this use shall include a community impact statement (A.1.30.A).
2. If any one adjoining land use or district is residential, hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. In all other instances, hours of operation shall be limited to 6:00 a.m. to 10:00 p.m.
3. Prior to receiving a development permit, the applicant shall provide a written agreement and advance surety in the amount of 100 percent of the estimated site restoration costs (to be determined by the Director) to ensure complete site restoration upon the project's conclusion.
4. Prior to receiving a development permit, the applicant shall provide a written agreement and advance surety in the amount of 100 percent of the estimated road restoration/replacement costs (to be determined by the county engineer) to ensure roads will be reconstructed to their original or improved condition upon the project's conclusion.

**A.2.60 Development Standards**

**Table A.2.60.A Open Space and Density Standards**

Residential Type	Minimum open space requirement (% of site area)	Density (per acre)		Wastewater Treatment	Minimum Site Area (acres)
		Max. Gross	Max. Net		
Single-family	20%	2.0	3.0	OS	1
Single-family Cluster	35%	2.2	3.2	OS	5
Duplex	35%	3.0	3.7	OS	5
Multifamily (mansion apartments and apartment houses)	45%	4.0	3.8	P	15
Traditional Community Plan	See Article 2, Section 2.3.80	3.5	n/a	P	See Article 2, Table 2.3.40
Other Permitted Uses	35%	n/a	n/a	OS	10,000 SF

**Division A.2: Lady's Island Community Preservation District (LICP)**

**Table A.2.60.B Lot and Building Standards**

Land Use	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Building Height
			Street	Side Yard	Rear Yard	
Single-family	10,890 SF	80 Feet	20 Feet	15 Feet	20 Feet	35 Feet
Single-family cluster	10,000 SF	80 Feet	20 Feet	15 Feet	20 Feet	35 Feet
Traditional Community Plan			See Article 2, Division 2.3			35 Feet
Duplex			See Article 5, Section 5.1.90			35 Feet
Mansion Apartment			See Article 5, Section 5.1.110			35 Feet
Apartment House			See Article 5, Section 5.1.120			35 Feet
Other Permitted Uses	n/a	n/a	20 Feet	20 Feet	20 Feet	35 Feet

**Table A.2.60.C Tree Standards<sup>1</sup>**

Land Use	Number of Landscape Canopy or Existing trees			
	Per Dwelling Unit	Per Lot	Trees per Acre of Open Space	Parking Spaces
Single-Family	2	n/a	5	n/a
Single-Family Cluster	1	n/a	5	1/10
Traditional Community Plan	1	n/a	5	1/10
Duplex	1	n/a	5	1/10
Mansion Apartment and Apartment House	1	n/a	5	1/10
Other Permitted Uses	n/a	6	8	1/10

<sup>1</sup>Street trees shall be spaced a minimum of 50 feet on center along adjoining right-of-way.

**Table A.2.60.D Perimeter Buffer Standards<sup>1</sup>**

Zoning District and Development Type	Buffer Width (feet) Adjoining Streets		Buffer Width (feet) Adjoining Districts					
	Local	Collector	NAC	EHB	PO	T2 R	T2 RN	PUD
Single-family Residential	20	20	n/a	n/a	n/a	25	n/a	n/a
Single-family Cluster	20	20	n/a	n/a	n/a	25	n/a	n/a
Traditional Community Plan	n/a	n/a	n/a	20	20	25	25	25
Duplex	20	20	n/a	n/a	n/a	25	n/a	n/a
Mansion Apartments and Apartment Houses	50	50	n/a	20	20	25	25	n/a
Other Permitted Uses	50	50	20	20	20	25	25	25

<sup>1</sup>All perimeter buffers shall conform to the plant requirements and opacity requirements of Perimeter Type "E" (Article 5, Division 5.8, Table 5.8.90.D)

## Frazier, Delores

---

**From:** Kinton, Colin  
**Sent:** Wednesday, December 02, 2015 4:29 PM  
**To:** Frazier, Delores  
**Subject:** RE: Academy Park Subdivision

Delores,

The proposed development is for 25 dwelling units (DU). If there is a second phase to include additional units, that should be addressed at this time.

Based on the *ITE Trip Generation Manual, 8<sup>th</sup> Edition, 2008*, 25 DU will result in approximately 27 new trips during the AM peak hour. Data indicates that 75% will be exiting and 25% entering; therefore, **20 new trips will be exiting the proposed development during the AM peak hour**. If we assume that 100% of these 20 new exiting trips will turn left from Fairfield onto Sam's Point Rd (no right turns or utilization of Shorts Landing Rd, Holly Hall Rd, or Miller Dr E) then the result will be 20 additional left-turning vehicles during the peak AM hour. This amounts to an average of **one additional left-turning vehicle every 3 minutes**.

Additionally, the planned construction of a roundabout at the Sam's Point/Brickyard/Holly Hall intersection in 2016 will likely attract additional vehicle trips to the roundabout and away from the Sam's Point/Fairfield intersection for homes to the east of Sam's Point Rd. The end result may be fewer vehicle trips along Fairfield Rd.

As previously communicated to one of the neighborhood representatives (who will be speaking at the Planning Commission meeting), Beaufort County's Traffic Impact Analysis Ordinance stipulates a study to be completed if 50 or more peak hour trips are anticipated. For single family homes, the threshold is a development with at least 44 homes.

Once the roundabout has been constructed and sufficient time has passed to allow vehicle traffic to adjust, we will conduct new counts at the Sam's Point/Fairfield intersection to determine if additional traffic control is warranted.

If parent drop-off/pick-up at the BA Pre-K school is creating an unsafe congestion issue, then BA should be contacted to resolve the issue and Fire/EMS should be contacted so that they will know to use an alternative route.

Colin Kinton, P.E.  
Beaufort County Transportation Engineering [ckinton@bcgov.net](mailto:ckinton@bcgov.net)  
Phone: (843) 255-2940  
Beaufort County, SC

*Please consider the environment before printing this email*

---

**From:** Frazier, Delores  
**Sent:** Wednesday, December 02, 2015 10:19 AM  
**To:** Kinton, Colin  
**Subject:** Academy Park Subdivision

Colin,

A number of residents of Academy Park Estates are appealing the SRT's decision to grant Conceptual Approval to Robert Sample's proposed 25-lot subdivision along Fairfield, Alumni, and Faculty roads on Lady's Island. Attached is an excerpt from their appeal application. Assertion #3 pertains to alleged traffic impacts of the project. The Planning Commission will hear this on Monday night. Will you email me a brief response to this?

Thanks,  
Delores



## MEMORANDUM

**TO:** Beaufort County Planning Commission  
**FROM:** Tony Criscitiello, Planning Director *T.C.*  
**DATE:** December 1, 2015  
**SUBJECT:** Zoning Map Amendment for 20  $\pm$  acres on the east side of S.C. Hwy. 170 (Okatie Hwy.), from T1 (Natural Preserve) to T2R (Rural)

---

### A. BACKGROUND:

**Case No.** ZMA-2015-14  
**Applicant/Owner:** Beaufort County  
**Property Location:** East side of S.C. Hwy 170 (Okatie Hwy.) at Pritcher Pt. Road  
**District/Map/Parcel:** R600-013-000-0061-0000 (20  $\pm$  Portion)  
**Property Size:** 97.7 acres  
**Future Land Use Designation:** Neighborhood/Mixed-Use  
**Current Zoning District:** T1 (Natural Preserve)  
**Proposed Zoning District:** T2R (Rural)

### B. SUMMARY OF REQUEST:

In 2012, the County purchased 97.7 acres adjacent to the Okatie River through the Beaufort County Rural and Critical Lands Preservation (RCLP) Program. This property had previously been known as Okatie Marsh PUD, which was approved in 2008 as a mixed-use development for 64,000 sq. ft. of commercial uses and 395 dwelling units (single- and multi-family). The PUD had not begun to develop when bought by the County. Upon adoption of the Community Development Code and new zoning maps in December, 2014, the property was zoned T1 (Natural Preserve) to recognize its status as a RCLP purchase.

In April 2015, County Council adopted a Resolution (2015/14 – see attached) that transferred 43.57 acres of county-owned property in the Chechessee area to the RCLP Program in exchange for 20 acres of this property in Okatie being made available for other general County purposes in addition to land preservation and passive park use. The County is seeking to rezone the 20 acres of this 97.7-acre parcel to T2R to allow the property to be used for a new Animal Services facility. No other uses for the property have been identified. The balance of the parcel (77.7 acres) will remain zoned T1.

C. **ANALYSIS:** Section 7.3.40 of the Community Development Code states that a zoning map amendment may be approved if the proposed amendment:

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

The property is designated Neighborhood/Mixed-Use on the Future Land Use Map, which reflects its previous PUD zoning. Passive parks and other government facilities are not incompatible with this designation.

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

The property can be developed in accordance with the CDC requirements for the T2R district.

**3. *Addresses a demonstrated community need.***

The rezoning of a portion of this site will allow the property to be used in a manner that serves the needs of Beaufort County for a new Animal Services facility.

**4. *Is required by changing conditions.***

(Not Applicable)

**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.***

The property is adjacent to the River End subdivision to the north, which is comprised of single-family homes on ¼-acre lots. To the south is the Osprey Point PUD, which is undeveloped but approved for 207,000 sq. ft. of commercial uses and 396 dwelling units that may be age-restricted. The proposed Animal Services facility will be built on the portion of the site at the intersection of S.C. Hwy. 170 and Pritcher Point Rd., across from the commercial component of Osprey Point and away from the River End subdivision. Any future development of the 20-ac. portion of the site will need to comply with the T2R requirements for allowable uses, setbacks, and buffers between abutting uses. Currently, all of the properties in the surrounding area that are not within PUDs are currently zoned either T1 (RCLP property) or T2.

**6. *Would not adversely impact nearby lands.***

See response to item #5.

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

The proposed rezoning will permit County facilities to be built on the portion of this property closest to S.C. Hwy. 170, across Pritcher Point Rd. from the planned commercial component of Osprey Point PUD. The remaining T1 portion of the site will be limited to preservation and/or passive park development. The rezoning will allow the development of a new Animal Services facility on a major arterial in the middle of the County.

**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.***

No adverse impacts to the environment are anticipated by this rezoning. The 77.7-ac. portion of the property adjacent to the Okatie River will remain zoned T1. County projects must meet all stormwater management and resource protection standards of the CDC.

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

Any development of this property will require staff review to ensure facilities are adequate to serve the use.

**D. STAFF RECOMMENDATION:**

After review of the guidelines set forth in Section 7.3.40 of the Community Development Code, staff recommends Approval of the rezoning request from T1 to T2R for a portion of R600-013-000-0061-0000 (20 ± acres).

**E. ATTACHMENTS:**

- Rezoning Application
- Zoning Map (existing and proposed)
- Resolution 2015/14

**BEAUFORT COUNTY, SOUTH CAROLINA  
PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)  
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION**

TO: Beaufort County Council

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

1. This is a request for a change in the (check as appropriate):     PUD Master Plan Change  
 Zoning Map Designation/Rezoning                                     Community Development Code Text

2. Give exact information to locate the property for which you propose a change:  
 Tax District Number: 600, Tax Map Number: 13, Parcel Number(s): 61 (20± acre portion)  
 Size of subject property: 97.7 Square Feet / Acres (circle one)  
 Location: East side of SC Hwy 170 (Okatie Hwy) at Pritchard Point Rd

3. How is this property presently zoned? (Check as appropriate)
- |   |   |   |
|---|---|---|
| <input type="checkbox"/> T4NC Neighborhood Center | <input type="checkbox"/> T2RC Rural Center                      | <input type="checkbox"/> C3 Neighborhood Mixed Use                    |
| <input type="checkbox"/> T4HC Hamlet Center       | <input type="checkbox"/> T2RN Rural Neighborhood                | <input type="checkbox"/> C4 Community Center Mixed Use                |
| <input type="checkbox"/> T4HCO Hamlet Center-Open | <input type="checkbox"/> T2RNO Rural Neighborhood Open          | <input type="checkbox"/> C5 Regional Center Mixed Use                 |
| <input type="checkbox"/> T4VC Village Center      | <input type="checkbox"/> T2R Rural                              | <input type="checkbox"/> S1 Industrial                                |
| <input type="checkbox"/> T3N Neighborhood         | <input checked="" type="checkbox"/> T1 Natural Preserve         | <input type="checkbox"/> Planned Unit Development/PUD (specify) _____ |
| <input type="checkbox"/> T3HN Hamlet Neighborhood | <input type="checkbox"/> Community Preservation (specify) _____ |   |
| <input type="checkbox"/> T3E Edge                 | (specify) _____   |   |

4. What new zoning do you propose for this property? T2 Rural (20± acre portion)  
 (Under Item 9 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change?  Yes     No Beaufort County  
 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.

6. If this request involves a proposed change in the Community Development Code (CDC) text, the section(s) affected are: \_\_\_\_\_  
 (Under Item 9 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply:
- |   |   |
|---|---|
| <input type="checkbox"/> MCAS-AO Airport Overlay District/MCAS          | <input type="checkbox"/> CFV Commercial Fishing Village     |
| <input type="checkbox"/> BC-AO Airport Overlay District/Beaufort County | <input type="checkbox"/> TDR Transfer of Development Rights |
| <input type="checkbox"/> CPO Cultural Protection                        | <input type="checkbox"/> PTO Place Type Overlay             |

8. The following sections of the Beaufort County Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
- Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
  - Division 7.3.40, Zoning map amendments (rezoning).
  - Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
  - Division 6.3, Traffic Impact Analysis (for PUDs) and Rezoning that will generate 50+ peak hour trips.
  - Division 7.3.50, Place Type Overlay (rezoning).

9. Explanation (continue on separate sheet if needed):

Rezoning 20± acre Portion to be used for a new Animal Services facility - Balance of 77.7 ~~acres~~ acres to remain zoned T1.

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

Signature of Owner (see Item 5 on page 1 of 1) Date 11/9/15  
Printed Name: Beaufort County Telephone Number: 843-255-2140  
Address: Po Drawer 12281  
Email: \_\_\_\_\_  
Agent (Name/Address/Phone/email): Anthony Criscitiello, Planning Director

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

**COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORK DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) -OR- THREE WORK DAYS AND THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.**

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

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.

FOR PLANNING DEPARTMENT USE ONLY:

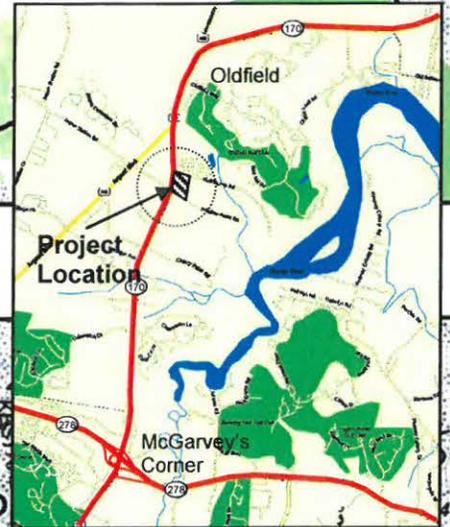
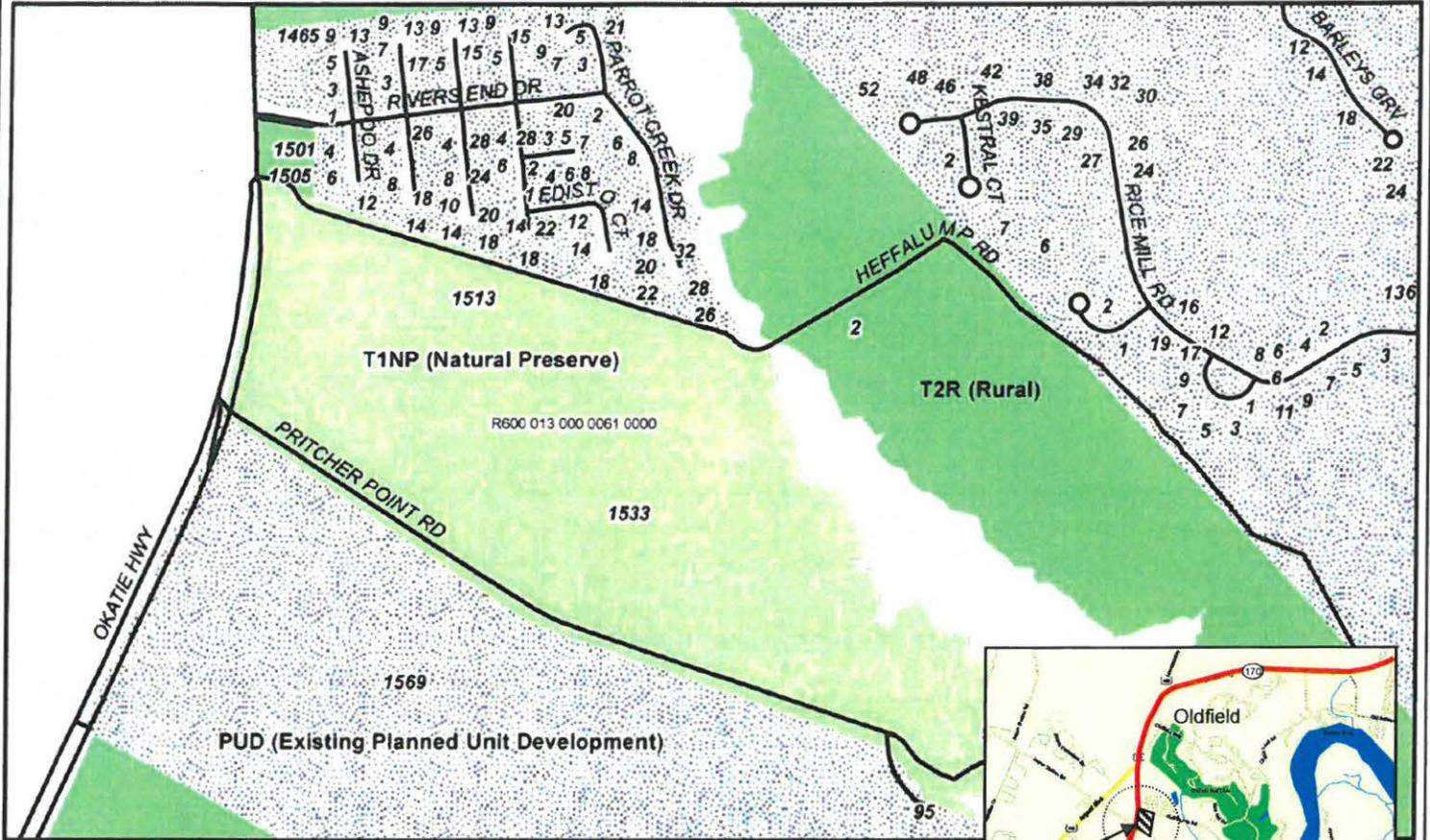
Date Application Received:  
(place received stamp below)

Date Posting Notice Issued: 11/24/15 [Signature]

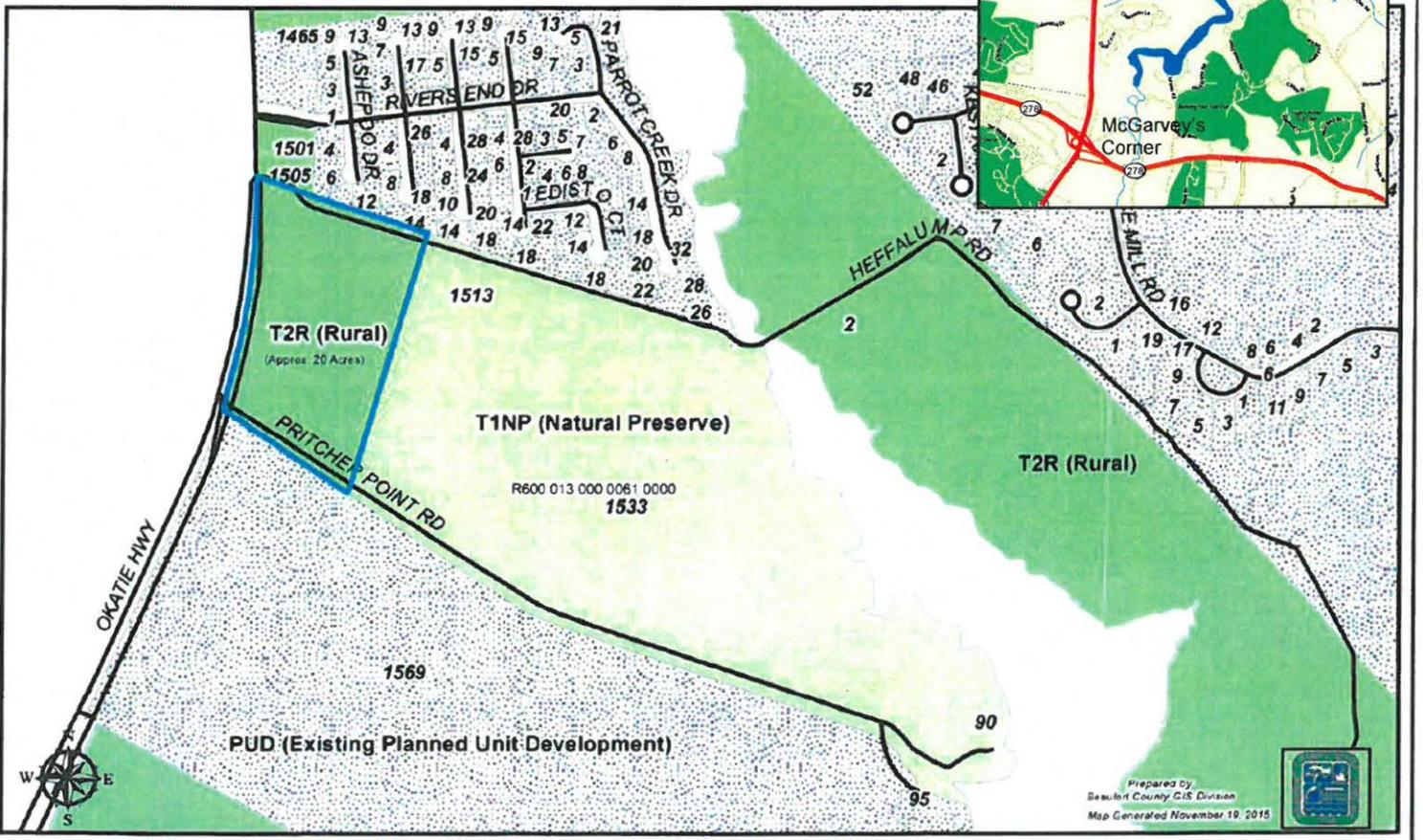
Application Fee Amount Received: N/A

Receipt No. for Application Fee:

# Current Zoning



# Proposed Zoning Change



RESOLUTION 2015 / 14

A RESOLUTION TRANSFERRING 43.57 ACRES OF PROPERTY LOCATED ON THE  
CHECHESSEE RIVER TO THE  
BEAUFORT COUNTY RURAL AND CRITICAL LANDS PROGRAM

**WHEREAS**, Beaufort County Council purchased 43.57 acres in the Chechessee area known more specifically as R600 010 000 001A 0000 ("Chechessee Property") by use of \$850,000.00 from the County's General Reserve Fund; and

**WHEREAS**, the County, through the Beaufort County Rural and Critical Lands Program, purchased 97.7 acres along S.C. Highway 170 known more specifically as R 600 013 000 0061 0000 ("170 Property"); and

**WHEREAS**, it has been determined by the Rural and Critical Lands Board that the Chechessee Property is located in a corridor with longstanding land protection and would further contribute to the Rural and Critical Lands Program accomplishments in the Chechessee watershed; and

**WHEREAS**, in order to ensure that the development limitations imposed by the Rural and Critical Lands Program are transferred and binding on the Chechessee Property, it is necessary for some form of legal consideration to be provided from the Rural and Critical Lands Program; and

**WHEREAS**, in order to provide for this legal consideration while not utilizing program funding that could otherwise go towards property acquisition or site development, it has been recommended by the Rural and Critical Lands Board that approximately 20 acres of the 170 Property nearest the highway and possessing the least amount of conservation value be subdivided from the remaining 77.7 acres as consideration for the Chechessee Property; and

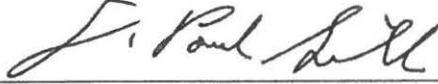
**WHEREAS**, the twenty acres to be subdivided from the 170 Property may only be used for other County purposes as would be appropriate for property purchased from the County's General Reserve Fund; and

**WHEREAS**, Beaufort County Council has determined that it is in its best interests to authorize the exchange of this 20 acres of the 170 Property as the consideration for the inclusion of the entire 43.57 acres of the Chechessee Property so as to further promote the mission of the Rural and Critical Lands Program.

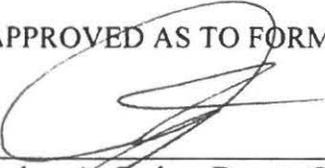
**NOW, THEREFORE, BE IT RESOLVED** by Beaufort County Council that it hereby declares that the entirety of the 43.57-acre Chechessee Property shall be included in the inventory of the Rural and Critical Lands Program and further, that the County Administrator is hereby authorized to take such action as is necessary to have 20 acres of the 170 Property subdivided for other general County purposes.

ADOPTED BY BEAUFORT COUNTY COUNCIL, BEAUFORT, SOUTH CAROLINA, ON THIS 13<sup>th</sup> DAY OF APRIL, 2015.

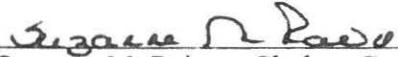
COUNTY COUNCIL OF BEAUFORT COUNTY

BY:   
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

  
Joshua A. Gruber, Deputy County Administrator  
Special Counsel

ATTEST:

  
Suzanne M. Rainey, Clerk to Council



COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**

Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Room 115  
Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

November 20, 2015

**RE: Notice of Public Meetings to Consider a Southern Beaufort County Map Amendment/Rezoning Request for R600 013 000 0061 0000 (20+/- Acre Portion, formerly known as Okatie Marsh Planned Unit Development/PUD; From T1 to T2-Rural; Owner/Applicant: Beaufort County.**

Dear Property Owner:

In accordance with the Beaufort County Community Development Code (CDC), Section 7.4.50, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a map amendment/rezoning proposal can be adopted. You are invited to attend the following meetings and public hearings to provide comment on the subject proposed map amendment in your neighborhood. This rezoning request is for the purpose of constructing a new Beaufort County Animal Shelter and Control Facility. A map of the property is on the back of this letter.

1. The Beaufort County Planning Commission (public hearing) – Monday, December 7, 2015, at 6:00 p.m. in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
2. The Natural Resources Committee of the County Council – Monday, January 4, 2016, at 2:00 p.m. in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
3. Beaufort County Council – generally meets second and fourth Mondays at 5:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please call (843) 255-2140 to verify the exact dates and locations.

Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case, please contact the Planning Department at (843) 255-2140.

Sincerely,

Anthony J. Criscitiello  
Planning Director

Attachment: Locational Map on back of letter

**PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST -- R600 13 61 (20+/- Acre Portion\*)**

<b>PIN</b>	<b>Owner</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
R600 13A 25	4 ASHEPOO ASSOCIATES LLC	61 WHITEOAKS CIR	BLUFFTON	SC	29910
R600 13A 122	ALTIZER HARRY G SHIRLEY L	POST OFFICE BOX 12	TILLMAN	SC	29943
R600 13A 49, 83, 90, 125	AMH 2015-1 BORROWER LLC	30601 AGOURA ROAD STE 200D	AGOURA HILLS	CA	91301-2148
R600 13A 141	ANDRADE FELISBERTO	3224 LONG VALLY ROAD	CHARLOTTE	NC	28270
R600 13A 20	ANTON ALEX F	14 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 143	BARKER NANCY F	2 ARCHERS CREEK COURT	BLUFFTON	SC	29910
R600 13A 61, 65 & 94	BEAUFORT COUNTY	100 RIBAUT ROAD	BEAUFORT	SC	29902
R600 13 60	BEAUFORT COUNTY OPEN LAND TRUST INC	POST OFFICE BOX 75	BEAUFORT	SC	29901
R600 13A 67	BEAUFORT-JASPER WATER & SEWER AUTHOR	6 SNAKE ROAD	OKATIE	SC	29909
R600 13A 57	BECKER KRIS JENNIFER	2 CHEEHAW DRIVE	BEAUFORT	SC	29909
R600 13 2	BENNETT JOHN J	218 DELOSS DRIVE	RIDGELAND	SC	29936
R600 13A 121	BLUFFTON RENTAL HOMES LLC	POST OFFICE BOX 2057	BEAUFORT	SC	29901
R600 13A 17	BRIDGERS MARY ALICE JUDY	20 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 132	BROCE JOSEPH A SANDRA H	16 EDISTO COURT	OKATIE	SC	29909
R600 13A 152	CALVERT MICHAEL E & RACHEL ANN	149 PICKETT CREEK LN	BLUFFTON	SC	29909
R600 13A 46	CONNOLLY GERARD M SHERRI L	26 CHEEHAW DRIVE	OKATIE	SC	29909
R600 13A 18	CRONIN HUGH KEVIN & RAQUELL JEANNE	18 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 124	CUBIAS GIOVANI & SHALA ARLENE	12 OTTER CREEK DRIVE	OKATIE	SC	29909
R600 13A 120	DALTON JAY F & JOHN F	4 OTTER CREEK DRIVE	OKATIE	SC	29909
R600 13A 164	DENNIS JASON J SAUNDRA G	16 PARROT CREEK DRIVE	OKATIE	SC	29909
R600 13A 81	DIEHL DAVID SARAH	6 CAPERS CREEK DRIVE	OKATIE	SC	29909
R600 13A 165	DOCTOR FATEMAH T	18 PARROT CREEK DRIVE	OKATIE	SC	29909
R600 13A 86	EADY WILLIE L MARGO O	16 CAPERS CREEK DRIVE	BLUFFTON	SC	29909
R600 13A 144	FAIRVIEW PARK INC % REBECCA D ALBRIG	5 HICKORY TRACE	BLUFFTON	SC	29910
R600 13A 123	FAIRVIEW PARKS INC % REBECCA D ALBRI	POST OFFICE BOX 2057	BEAUFORT	SC	29901
R600 13A 47	FENTON FOREST T III MARGARET H JTR	2886 JUNIPER LANE	DAVIE	FL	33330
R600 13A 162	FREDRIKSON ERIK C PHYLLIS L	12 PARROT CREEK DRIVE	OKATIE	SC	29909
R600 13A 50	GALIPEAU SHAWN LISA	16 CHEEHAW DRIVE	OKATIE	SC	29909
R600 13A 21	GLASS JAMES SCOTT	12 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 23	GOULDIE DAVID M	8 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 88	HAMILTON DANNY LEE SHEILA M	20 CAPERS CREEK DRIVE	OKATIE	SC	29909
R600 13A 92	HARBISON CHRISTIAN	28 CAPERS CREEK DRIVE	BLUFFTON	SC	29909

\*formerly known as Okatie Marsh PUD, on Hwy 170 between Heffalump and Pritchard Point Roads) from T1 to T2-Rural); Applicant: Beaufort County

**PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST -- R600 13 61 (20+/- Acre Portion\*)**

<b>PIN</b>	<b>Owner</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
R600 13A 54	HARDEE ELIZABETH M	8 CHEEHAW DRIVE	OKATIE	SC	29909
R600 13A 128	HARDIN JEFFREY S JENNI M	20 OTTER CREEK DRIVE	OKATIE	SC	29909
R600 13A 52	HARKNESS GEORGE C KATHIE R	12 CHEEHAW DRIVE	OKATIE	SC	29909
R600 13A 53	HAWKINS WILLIAM A CAROL M	10 CHEEHAW DRIVE	BLUFFTON	SC	29909
R600 13A 87	HELLSTROM JOHN C ROSANA E	18 CAPERS CREEK DRIVE	OKATIE	SC	29909
R600 13A 48	HILLS JACK D MARTHA B	20 CHEEHAW DRIVE	OKATIE	SC	29909
R600 13A 126	HOLLAND DENNIS A	16 OTTER CREEK DRIVE	OKATIE	SC	29909-3753
R600 13A 24	HOOD WILLIAM A VELMA D	6 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 89	HOYOS ROLANDO J NATALIA M	22 CAPERS CREEK DRIVE	OKATIE	SC	29909
R600 13A 146	JACKSON SANDRA L	663 SAMS POINT ROAD	BEAUFORT	SC	29907
R600 13A 131	JEFFERSON JENICE J WIGGINS ANDRE L	14 EDISTO COURT	OKATIE	SC	29909
R600 13A 35	JOHNSON OLIVER M TERESA D	1 CHEEHAW DRIVE	OKATIE	SC	29909
R600 13A 137	JONES PATTERSON SIMPSON & NEWTON P	POST OFFICE DRAWER 7049	HILTON HEAD ISLAND	SC	29938
R600 13A 142	KOTT ANTHONY R II & IVY M	1 EDISTO COURT	BLUFFTON	SC	29909
R600 13A 51	LAGUE BEATRICE R	14 CHEEHAW DRIVE	OKATIE	SC	29909
R600 13 6	LCP III LLC % J NATHAN DUGGINS III	POST OFFICE BOX 2888	GREENSBORO	NC	27402
R600 13A 84	LITCHFIELD STEPHEN SARAH	12 CAPERS CREEK DRIVE	OKATIE	SC	29909
R600 13A 134 & 140	LOPEZ MIGUEL	25 QUEENS WAY	BLUFFTON	SC	29910
R600 13A 135	MACKENZIE TIM J KELLI L	1913 JIMMYS ROAD	NEW BERN	NC	28560
R600 13A 166	MAHON RAYMOND PHILIP & MARY CATHERINE	20 PARROT CREEK DRIVE	OKATIE	SC	29909
R600 13 372	MALIND BLUFF DEVELOPMENT LLC	100 NORTH GREENS STREET, STE 600	GREENSBORO	NC	27401
R600 13A 127	MANSER FAMILY IRREVOCABLE TRUST	18 OTTER CREEK DRIVE	OKATIE	SC	29909
R600 13A 145	MCCLURE BRIAN P CARRIE J	6 ARCHERS CREEK COURT	OKATIE	SC	29909
R600 13A 133	MELTON JOSEPH WALLACE & ELIZABETH ANN	18 EDISTO COURT	OKATIE	SC	29909
R600 13A 138	MIDDLETON ANGELA D	9 EDISTO COURT	OKATIE	SC	29909
R600 13A 139	MITCHELL JONATHAN OZANICH MYLA J	7 EDISTO COURT	BLUFFTON	SC	29909
R600 13A 163	MITCHELL RICHARD M MARTIN SHIRLEY A	14 PARROT CREEK DRIVE	OKATIE	SC	29909
R600 13A 66	MOLANDE GROUP LTD	7555 JACKS LANE	CLAYTON	OH	45315
R600 13A 55	MUSE WILLIAM DAVID DONNA MARIE	6 CHEEHAW DRIVE	OKATIE	SC	29909
R600 13 2A, 3C & 5	OLSEN EDWIN R SUE SCHRANK	1 HEFFALUMP ROAD	OKATIE	SC	29909
R600 13A 96	RICHERT ROBERT S JOLYNN ETAL	1043 SNYDER DRIVE	LEESPORT	PA	19533-9000

\*formerly known as Okatie Marsh PUD, on Hwy 170 between Heffalump and Pritchard Point Roads) from T1 to T2-Rural); Applicant: Beaufort County

**PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST -- R600 13 61 (20+/- Acre Portion\*)**

<b>PIN</b>	<b>Owner</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>
R600 13A 16	SILCOX DONALD W MARY M	21 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 85	SIMS ERIC HAGA SANDRA C	703 KENSINGTON BLVD	BLUFFTON	SC	29910
R600 13A 91	SMERALDI MARK A HEGER MELISSA E J	26 CAPERS CREEK DRIVE	BLUFFTON	SC	29909
R600 13A 56	SOLOMON BARRY M	4 CHEEHAW DRIVE	OKATIE	SC	29909
R600 13A 22	STAPLES ROSS H	10 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 130	STRAWN EVELYN L	12 EDISTO COURT	OKATIE	SC	29909
R600 13A27	TAKACH DOUGLAS M LOU ANNE	1 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 28	TIGER JAYSON MCKINLAY & RUSANNE RYCHELLE	POST OFFICE BOX 47	BLUFFTON	SC	29910
R600 13A 19	TORBORG STEVEN G & PAMELA J	16 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 136	TORO JAIME RITA M	13 EDISTO COURT	OKATIE	SC	29909
R600 13A 82	VAN WILLIAM G LESLIE H	POST OFFICE BOX 5948	HILTON HEAD ISLAND	SC	29938
R600 13A 80	WAPLES KATHARINE M	4 CAPERS CREEK DRIVE	OKATIE	SC	29909
R600 13A 129	WATTERS JEFFREY ROBERT	22 OTTER CREEK DRIVE	BLUFFTON	SC	29909
R600 13A 26	WHITE KEVIN W & HEIDI LEE	2 ASHEPOO DRIVE	OKATIE	SC	29909
R600 13A 79	YOUMANS KEVIN ALEXANDER	2 CAPERS CREEK DRIVE	OKATIE	SC	29909

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