



COUNTY COUNCIL OF BEAUFORT COUNTY

Community Development Department

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

Thursday, September 7, 2017

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.
Community Development 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 MEETING MINUTES FOR AUGUST 7, 2017 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.70 LAND USE DEFINITIONS, AGRICULTURE (TO ADD THE AQUAPONICS USE TO AGRICULTURE AND CROP HARVESTING LAND USE TYPE); APPLICANT: EDWARD D. KREBS ([backup](#))
9. TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC): ARTICLE 4, SECTION 4.2.20 GENERAL STANDARDS AND LIMITATIONS, T3-NEIGHBORHOOD (TO ALLOW PRIVATE FISH PONDS); APPLICANT: GREG HUMPHRIES ([backup](#))
10. SOUTHERN BEAUFORT COUNTY MAP AMENDMENT / OSPREY POINT (MALIND BLUFF) PUD MASTER PLAN AMENDMENT REQUEST FOR R600 013 000 0006 0000 (119.90 ACRES EAST OF HIGHWAY 170, OKATIE); OWNER / APPLICANT: LCP III, LLC / MR. J. NATHAN DUGGINS, AGENT: JOSH TILLER ([backup](#))
11. SOUTHERN BEAUFORT COUNTY MAP AMENDMENT / RIVER OAKS (MALIND POINTE) PUD MASTER PLAN AMENDMENT REQUEST FOR R600 013 000 008C 0000 (+/- 63.54ACRES EAST OF HIGHWAY 170, OKATIE); OWNER / APPLICANT: BBI HOLDING / MR. ROGER L. SAUNDERS; AGENT: JOSH TILLER ([backup](#))



12. NEW/OTHER BUSINESS:

- A. New/Other Business
- B. Next Scheduled Special Planning Commission Meeting: Tuesday, September 12, 2017. at 5:30 p.m. in Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina
- C. Next Scheduled Regular Planning Commission Meeting: Monday, October 2, 2017, at 6:00 p.m. at 6:00 p.m. in Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, South Carolina

13. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
ADMINISTRATION BUILDING, 100 RIBAUT ROAD
POST OFFICE DRAWER 1228, BEAUFORT, SOUTH CAROLINA 29901-1228
Phone: 843-255-2410 / FAX: 843-255-9432

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Monday, August 7, 2017, 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. Jason Hincer Mr. Harold Mitchell Mr. Ed Pappas
Mr. Eric Walsnovich

Member Absent: Ms. Caroline Fermin and Mr. Marque Fireall

Staff Present:

Mr. Anthony Criscitiello, Planning Director
Ms. Barbara Childs, Administrative Assistant to the Planning Director
Mr. Christopher Inglese, County Deputy Staff Attorney

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:05 p.m.

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.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the July 6, 2017 minutes.
Motion: Ms. Diane Chmelik made the motion, and Mr. Ed Pappas seconded the motion, **to accept the minutes, with a minor correction on the first page under Chairman’s Report—replacing “his” with “the”.** The motion **carried (FOR: Chmelik, Hincer, Mitchell, Pappas, Semmler, Stewart, and Walsnovich; ABSENT: Fermin and Fireall).**

CHAIRMAN’S REPORT: Mr. Semmler had no report to offer.

PUBLIC COMMENT on non-agenda items:

1. Ms. Kate Schaefer of the Coastal Conservation League (CCL) handed out the *Designing a Future for Lady’s Island* report to the Commissioners. She stated that CCL and the Sea Island Corridor Coalition partnered together on the report and the report is on-line at <http://www.designingladysisland.com>. She noted the history of the Lady’s Island community forum on land use that was held about five months ago where the area citizens could come together with their concerns and comments without having to address them individually to each of the multi-jurisdictional entities involved in the area. Ms. Schaefer noted the goals of the forum were met as evidenced by the number of attendees. The report noted that the attendees were energized and that 97% of the polled citizens indicated that they wanted to be involved again. Public involvement is important. Based on the feedback from the forum, five summary principles were developed that were summarized in the report--inspired land use, connected transportation, enhancing the rural character on the edge of Lady’s Island,

meaningful public involvement, and transparency in the public process. She asked that the Commission provide feedback to the CCL, to keep the website iterative and collaborative.

2. Mr. Chuck Newton of the Sea Island Corridor Coalition elaborated on Ms. Schaefer's comments. He noted that about 500 people attended the forum. This was a genuine attempt to articulate and understand the community concerns. The forum organizers work diligently in a professional and contributory way in land use. He stated that the County was looking for a consultant to do a Lady's Island Area Plan, that the Coalition support with a caveat that fresh solutions be recommended, rather than rehashing older solutions that really haven't worked. Mr. Newton also noted that the last two of the five principles were tantamount, especially full transparency. He hoped that the Plan would mimic the City of Beaufort's Code review process where all comments were summarized for the public to view on-line—he congratulated the City on transparency in that process. The community needs to be engaged meaningfully, not artificially. It does not good to ask the public what it thinks after the decisions have been made. We know what people want to see, based on the responses from the forum.
3. Ms. Kate Schaefer of the Coastal Conservation League spoke on an air and water quality concern—plastic bags. She noted that the topic will be discussed by County Council. She handed out material to the Commission. She noted that sea turtles love jellyfish; however, when the turtles ingest plastic thinking it's jellyfish, then problems occur. She noted that Folly Beach and the Isle of Palms have passed a plastic bag ordinance, and that Hilton Head Island was considering a plastic bag ban. It is worth it that every jurisdiction consider the same conversation—i.e. ban plastic bags, charge a fee for use of plastic bags, etc. Think of the abundance of plastic bags—the use and disposal of them. Disposal of the plastic bags hinder recycling machines. She encouraged using the recycling plastic bag bins at retail stores. The Sea Grant Consortium studied the effort to capture the plastic bags. She noted that Ms. Rikki Parker, her CCL colleague, is proficient in this topic.

Commission discussion included what was expected of the Commission (*Ms. Schaefer noted that hers was an informational presentation with awareness of the issue.*); an inquiry on the feedback from local grocers (*Ms. Schaefer noted that Ms. Parker has received positive feedback from the Northern Beaufort grocers to offer paper/recyclable instead of plastic bags; when conversation involved charging fees for plastic bags, the query was where the fees would end up. Ms. Schaefer noted that a Hilton Head Chamber of Commerce indicated 71% of those businesses surveyed supported a ban on plastic bags. She noted plastic bag bans in the state of California, Folly Beach, and Tybee Island.*); noting plastic bag exceptions such as dry cleaning, newspaper, medical related, etc.; noting that plastics includes Styrofoam; noting that Seattle has a 10-cent fee for plastic bags; and noting that the same information would be presented at the August 22nd Natural Resources Committee meeting.

LADY'S ISLAND CORRIDOR STUDY (APPLICANT: COMMUNITY DEVELOPMENT STAFF)

Mr. Criscitiello briefed the Commission that the Metropolitan Planning Commission recommended approval of the study. Mr. Criscitiello noted in the audience to provide support were the City of Beaufort Planning Director Libby Anderson and County Transportation Engineer Colin Kinton. Mr. Kinton provided comments on the Stantec Report (Lady's Island Corridor Study). Mr. Criscitiello noted that the City of Beaufort has adopted a resolution to

support the Stantec Report. Similarly, a resolution will be going to Beaufort County Council to support the Stantec Report, with the Planning Commission recommendation. Mr. Criscitiello noted that the Planning Commission will see this Study again because it will amend the County Comprehensive Plan—the Priority Investment and the Transportation Elements. The Report has prioritized and included the estimated funding costs for each of nine proposed projects totaling \$28 million. He noted that some projects are interdependent, and must be accompanied or preceded by other projects. He noted that collectively speaking the projects make sense. Mr. Criscitiello noted that Mr. Kinton was available to answer any questions regarding the nine proposed projects in the Study.

Discussion by Commission included the project priorities totaling \$28.8 million; stating confidence in the Stantec study; clarification on the multitude of funding sources; noting that projected future needs were included in the study; concern with the next steps so that the study will not sit in the archives gathering dust; concern with updating the study data as time progresses; and concern with who would take ownership of the study (*Mr. Criscitiello noted that the Planning Commission and staff of each affected government jurisdiction would take ownership of the study and related ordinances. He also noted that staff is proposing to develop a Lady's Island Plan to be incorporated in the Beaufort County Comprehensive Plan.*).

Public Comment:

1. Mr. Chuck Newton speaking on behalf of the Sea Island Corridor Coalition stated that they supported the study and its recommendations. The City responded well to traffic concerns. The County responded equally well regarding funding the study. Our concern was that no new major roads are built nor existing thoroughfares widened. New roads mean more development. We are concerned with the cost (\$28 million) during a time when resources are scarce. It's a question of priority, not resources. Please act positively on passing this Study to County Council to get it moving. We don't expect immediate results. The plan will occur over a number of years, but the community expects something to happen soon.
2. Ms. Libby Anderson, City of Beaufort Planning Director, offered no comment, when called upon by Mr. Semmler.
3. Mr. Colin Kinton, County Traffic Engineer, offered no comment, when called upon by Mr. Semmler.

Motion: Mr. Jason Hinchler made a motion, and Mr. Ed Pappas seconded the motion, **to favorably forward to County Council for adoption by resolution the Lady's Island Corridor Study (Stantec Report), and to incorporate the Study into the Beaufort County Comprehensive Plan.** Further discussion included clarification of the motion. The motion carried (**FOR: Chmelik, Hinchler, Mitchell, Pappas, Semmler, and Stewart; ABSENT: Fermin and Fireall; ABSTAIN: Walsnovich**).

NEW BUSINESS: None were discussed.

OTHER BUSINESS: Next Planning Commission Meetings:

1. The next scheduled regular Planning Commission meeting is Thursday, September 7, 2017, at 6:00 p.m. in the Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort, SC.

2. A Special Planning Commission meeting is scheduled for August 15, 2017, at 5:30 p.m. in the Executive Conference Room, County Administration Building, 100 Ribaut Road, Beaufort, SC.

ADJOURNMENT: Motion: Mr. Hincer made the motion, and Mr. Pappas seconded the motion, **to adjourn the meeting.** The motion **carried (FOR: Chmelik, Hincer, Mitchell, Pappas, Semmler, Stewart, and Walsnovich; ABSENT: Fermin and Fireall).** Mr. Semmler adjourned the meeting at approximately 7:04 p.m.

SUBMITTED BY:

Barbara Childs, Administrative Assistant to the Planning Director

Robert Semmler, Beaufort County Planning Commission Chairman

APPROVED: September 7, 2017

*Note: The video link of the August 7, 2017, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3363*



MEMORANDUM

To: Beaufort County Planning Commission
From: Anthony Criscitiello, Beaufort County Community Development Director
Subject: Amendment to the Beaufort County Community Development Code
Date: August 30, 2017

A. BACKGROUND:

Case No. ZTA 2017-12
Applicant: E. D. Krebs III
Proposed Text Change: Amendment to Add “Aquaponics” in the Section 3.1.70 Agriculture and Crop Harvesting Land Use Type

B. SUMMARY OF REQUEST:

The proposed amendment would change the Land Use definitions in Table of 3.1.70, Section 1, Agriculture and Crop Harvesting, to add “Aquaponics” in the definition for Agriculture and Crop Harvesting land use type. The term “Aquaponics” refers to a farming technique that is organic in nature using an ultra-low water use process involving fish in tanks in conjunction with floating rafts with vegetables, usually leaf lettuce.

The fish are fed organic food and water from the fish tanks; and then, the by-product is circulated through a bed of expanded clay particles where a beneficial bacterium removes the impurities. The water continues from there into float beds where the roots of the plants are immersed under the foam floats that hold up the leafy parts of the plants. The plants use the nutrients in the water to grow to maturity and the water is then pumped back into the fish tanks where the process continues its cycle all over again.

The entire process is housed in an enclosed greenhouse to protect from outside contamination. Typically there is no need for fertilizers, pesticides, or herbicides. Other than the initial load of water at start-up, no water changes are required. Excavation of the land area of the parcel is not permitted with this technique of farming.

C. ANALYSIS:

Sec. 7.7.30(C). Code Text Amendment Review Standards. The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

1. Is consistent with the goals, objectives, and policies of the Comprehensive Plan;

The proposed amendment is consistent with preserving and enhancing agriculture as a way of life in Beaufort County and is vital to maintaining the county’s economic and demographic diversity by providing economic opportunities to rural residents and landowners, reducing the pressures of sprawl, providing a source of local fresh produce, and retaining the traditions and characteristics that make

this region unique (Culture Resource Element, page 6-11). Also, as a cottage industry, farmers should be encouraged to produce food items not only for farmers' markets and grocery outlets, but also for local and regional restaurants as well as schools, hospitals, or other institutional cafeterias. (Economic Development Element, page 7-21).

Finally, the way the food is produced and transported has an impact on the environment and energy consumption. The term "food miles" refers to the distance that food travels from the farm on which it is produced to the kitchen in which it is prepared. Food travels between 1,500 to 2,500 miles every time that it is delivered to the consumer. (Energy Element, page 9-16)

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

The proposed change does not conflict with other provisions of the Development Code or Code of Ordinances.

3. Is required by changed conditions;

Not Applicable.

4. Addresses a demonstrated community need;

The Cultural Resources Element of the Comprehensive Plan notes a continuous decline in the number of farms and the land in acreage dedicated to farming activities. The means and methods to improve farming activities in Beaufort County should be pursued in order to arrest the overall decline in farming as an important way of life. Also, an innovation in farming like aquaponics is an intriguing possibility that should not be hindered by regulatory barriers to farming.

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

This amendment is consistent and would promote agriculture and crop harvesting in zoning districts that allow agriculture and crop harvesting as a permitted use. Those districts can be found in the Community Development Code in Table 3.1.60 Consolidated Use Table and include T1N, T2R, T2RL, T2RN, T2RNO, T3RC, and T3E.

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

See responses to Items 4 and 5 above.

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

Aquaponics is essentially the combination of aquaculture and hydroponics. Both aquaculture and hydroponics have limitations—hydroponics requires expensive nutrients to feed the plants, and also requires periodic flushing of the systems which can lead to waste disposal issues. Re-circulating aquaculture water needs to have excess nutrients removed from the system; normally this means that a percentage of the water is removed, generally on a daily basis.

Aquaponics is a bio-integrated system that links recirculating aquaculture with hydroponic vegetable, flower, and/or herb production. Recent advances by researchers and growers have turned aquaponics into sustainable food production model.

D. STAFF RECOMMENDATION:

After review of the standards set forth in Section 7.7.30(C) of the Community Development Code, staff **recommends Special Use Approval with the following conditions:** (new language **underscored**):

1. Aquaponics may be permitted in all districts that allow agriculture and crop harvesting as a special use with compliance with accessory use standards to be reviewed and approved by the Staff Review Team and the Zoning Board of Appeals.
2. The following language is proposed for Table 4.1.340 Aquaponics
 - A. An operational plan shall be submitted that indicates that this use will result in no adverse impacts on neighboring properties including noise and odors.
 - B. The principle product of aquaponics shall be vegetables with fish available from time to time as a bi-product.
 - C. All standards that apply to the zoning districts which allow Agriculture and Crop Harvesting shall be followed, and aquaponics may be an accessory use on the site.
 - D. The entire aquaponics process shall take place inside an enclosed greenhouse to protect from outside contaminants, and the need for pesticides or herbicides is to be avoided.
 - E. No excavation of the ground to create the potential of sand mining shall be allowed in the pursuit of an aquaponics zoning permit.

E. ATTACHMENTS:

- Proposed Ordinance Amendments
- Application

Table 3.1.60. Consolidated Use Table

Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
AGRICULTURE																		
1. Agriculture & Crop Harvesting	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	--	--	--
2. <u>Aquaponics</u>	<u>S</u>								<u>S</u>									
3. Agricultural Support Services	--	P	P	P	P	P	--	--	--	--	P	P	P	--	TCP	P	P	P
4. Animal Production	--	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--
5. Animal Production: Factory Farming	--	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
6. Seasonal Farmworker Housing	--	C	C	C	C	C	C	--	--	--	--	--	--	--	C	--	--	--
7. Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Commercial Stables	--	C	C	C	C	C	--	--	--	--	--	--	--	--	C	--	--	--

Table 3.1.70 Land Use Definitions

AGRICULTURE	
This category is intended to encompass land uses connected with a business or activity involving farming, animal production, forestry, and other businesses serving primarily agricultural needs.	
Land Use Type	Definition
1. Agriculture and Crop Harvesting	A nursery, orchard, or farm, greater than 10,000 SF, primarily engaged in the growth and harvesting of fruits, nuts, vegetables, plants, or sod. The premises may include agricultural accessory structures, plant nurseries, and secondary retail or wholesale sales.
2. <u>Aquaponics</u>	<u>The symbiotic use of plants and fish in single environment where the fish thrive off of the plant waste and the plants absorb the fish waste as fertilizer. Both the fish and the plants are harvested.</u>
3. Agricultural Support Services	Nursery, orchard, forestry, or farm supply and support services including, but not limited to: equipment dealers, support uses for agricultural, harvesting, and/or animal production, seasonal packing sheds, etc.
4. Animal Production	The raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use or consumption, including, but not limited to: cattle, pigs, sheep, goats, fish (aquaculture), bees, rabbits, and poultry. This does not include "Factory Farming" operations.
5. Animal Production: Factory Farming	The raising, breeding, feeding, and/or keeping of livestock (typically cows, pigs, turkeys, or chickens) in confinement at high stocking density for the purpose of commercially producing meat, milk, or eggs for human consumption.
6. Seasonal Farmworker Housing	Housing located on farmland for temporary occupancy during seasonal farming activity.
7. Forestry	Perpetual management, harvesting, replanting, and enhancement of forest resources for ultimate sale or use of wood products, subject to S.C. Forestry Commission BMPs.
8. Commercial Stables	Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar purpose.

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4.1.340 Aquaponics

Aquaponics shall comply with the following:

- A. An operational plan shall be submitted that indicates that this use will result in no adverse impacts on neighboring properties including noise and odors.
- B. The principle product of aquaponics shall be vegetables with fish available from time to time as a bi-product.
- C. All standards that apply to the zoning districts which allow Agriculture and Crop Harvesting shall be followed, and aquaponics may be an accessory use on the site.
- D. The entire aquaponics process shall take place inside an enclosed greenhouse to protect from outside contaminants, and the need for pesticides or herbicides is to be avoided.
- E. No excavation of the ground to create the potential of sand mining shall be allowed in the pursuit of an aquaponics zoning permit.

E. TI Allowed Uses

Land Use Type ¹	Specific Use Regulations	TI
Agricultural		
Agriculture & Crop Harvesting		P
Aquaponics	4.1.340	S
Forestry		P
Residential		
Dwelling: Single Family Detached Unit		P
Dwelling: Group Home		P
Home Office	4.2.90	C
Recreation, Education, Safety , Public Assembly		
Park, Playground, Outdoor Recreation Areas	2.8	P
Recreation Facility: Campground	4.1.190	S
Ecotourism	4.1.330	S

Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

H. T2R Allowed Uses

Land Use Type ¹	Specific Use Regulations	T2R	T2RL
Agricultural			
Agriculture & Crop Harvesting		P	P
Aquaponics	4.1.430	S	S
Agricultural Support Services		P	P
Animal Production	4.1.30	C	---
Animal Production: Factory Farming	4.1.30	S	---
Seasonal Farmworker Housing	4.1.90	C	C
Forestry		P	P
Commercial Stables	4.1.50	C	C
Residential			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Family Compound	2.7.40	C	C
Dwelling: Group Home		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	---
Cottage Industry	4.2.40	C	---
Retail & Restaurants			
General Retail 3,500 SF or less	4.1.120	C	---
Gas Station/Fuel Sales	4.1.100	S	---
Offices & Services			
Animal Services: Kennel	4.1.40	C	---
Day Care: Family Home (up to 8 clients)		P	P
Lodging: Bed & Breakfast (5 rooms or less)	7.2.130	S	S
Lodging: Inn (up to 24 rooms)	7.2.130	S	---

Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Land Use Type ¹	Specific Use Regulations	T2R	T2RL
Recreation, Education, Safety, Public Assembly			
Community Public Safety Facility		P	P
Institutional Care Facility	7.2.130	S	---
Detention Facility	7.2.130	S	---
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C	---
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	S	---
Park, Playground, Outdoor Recreation Areas	2.8	P	P
Recreation Facility: Commercial Outdoor	4.1.200	S	---
Recreation Facility: Golf Course		P	---
Recreation Facility: Campground	4.1.190	C	---
Ecotourism	4.1.330	C	---
Infrastructure, Transportation, Communications			
Airport, Aviation Services	7.2.130	S	---
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Waste Management: Community Waste Collection & Recycling	4.1.290	C	---
Waste Management: Regional Waste Transfer & Recycling	4.1.300	S	---
Waste Management: Regional Waste Disposal & Resource Recovery	4.1.310	S	---
Wireless Communications Facility	4.1.320	S	S
Industrial			
Mining & Resource Extraction	4.1.160	S	S

H. T2RN Allowed Uses

Land Use Type ¹	Specific Use Regulations	T2RN	T2RNO
Agricultural			
Agriculture & Crop Harvesting		P	P
Aquaponics	4.1.430	S	S
Agricultural Support Services		P	P
Animal Production	4.1.30	C	C
Seasonal Farmworker Housing	4.1.90	C	C
Forestry		P	P
Commercial Stables	4.1.50	C	C
Residential			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Family Compound	2.7.40	C	C
Dwelling: Group Home		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	C
Cottage Industry	4.2.40	C	C
Live/Work		---	P
Retail & Restaurants			
General Retail 3,500 SF or less		---	P
Restaurant, Café, Coffee Shop		---	P

Land Use Type ¹	Specific Use Regulations	T2RN	T2RNO
Offices & Services			
General Offices & Services 3,500 SF or less		---	P
Day Care: Family Home (Up to 8 clients)		P	P
Day Care: Commercial Center (9 or more clients)	4.1.60	---	C
Lodging: Bed & Breakfast (5 rooms or less)		---	P
Medical Offices: Clinics/Offices		---	P
Recreation, Education, Safety, Public Assembly			
Community Public Safety Facility		P	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	4.1.150	C	C
Park, Playground, Outdoor Recreation Areas		P	P
Ecotourism	4.1.330	C	C
Infrastructure, Transportation, Communications			
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Wireless Communication Facility	4.1.320	S	S

Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

G. T2RC Allowed Uses

Land Use Type ¹	Specific Use Regulations	T2R C	Land Use Type ¹	Specific Use Regulations	T2R C
Agricultural			Recreation, Education, Safety, Public Assembly		
Agriculture & Crop Harvesting		P	Community Oriented Cultural Facility (less than 15,000 SF)		P
Aquaponics	4.1.430	S	Community Oriented Cultural Facility (greater than 15,000 SF)	7.2.130	S
Agricultural Support Services		P	Community Public Safety Facility		P
Animal Production	4.1.30	C	Institutional Care Facility	7.2.130	S
Seasonal Farmworker Housing	4.1.90	C	Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Forestry		P	Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Commercial Stables	4.1.50	C	Park, Playground, Outdoor Recreation Areas		P
Residential			Recreation Facility: Community-Based		P
Dwelling: Single Family Detached Unit		P	Ecotourism	4.1.330	C
Dwelling: Accessory Unit	4.2.30	C	School: Public or Private	7.2.130	S
Dwelling: Family Compound	2.7.40	C	School: Specialized Training/Studio	7.2.130	S
Dwelling: Group Home		P	School: College or University	7.2.130	S
Community Residence (dorms, Convents, assisted living, temporary shelters)		P	Infrastructure, Transportation, Communications		
Home Office	4.2.90	C	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Home Business	4.2.80	C	Parking Facility, Public or Commercial		P
Cottage Industry	4.2.40	C	Transportation, Terminal	7.2.130	S
Retail & Restaurants			Waste Management: Community	4.1.290	C
General Retail 25,000 SF or less		P	Waste Collection & Recycling		
Bar, Tavern, Nightclub		P	Wireless Communications Facility	4.1.320	S
Gas Station/Fuel Sales	4.1.100	C	Industrial		
Open Air Retail		P	Manufacturing, Processing, and Packaging - Light (less than 15,000 SF)	4.1.140	C
Restaurant, Café, Coffee Shop		P	Outdoor Maintenance / Storage Yard	4.1.180	C
Vehicle Sales and Rental: Light	4.1.260	C	Warehousing	4.1.280	C
Offices & Services			Wholesaling and Distribution	4.1.280	C
General Offices & Services <10,000 SF		P			
General Offices & Services: with Drive-Through Facilities	4.1.70	C			
Animal Services: Clinic/Hospital		P			
Animal Services: Kennel	4.1.40	C			
Day Care: Family Home (up to 8 Clients)		P			
Day Care: Commercial Center (9 or more clients)	4.1.60	C			
Lodging: Bed & Breakfast (5 rooms or less)		P			
Lodging: Inn (up to 24 rooms)		P			
Medical Service: Clinics/Offices		P			
Vehicle Services: Minor Maintenance And Repair	4.1.270	C			
Vehicle Services: Major Maintenance And Repair	4.1.270	C			

Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

G. T3 E Allowed Uses

Land Use Type ¹	Specific Use Regulations	T3E
Agricultural		
Agriculture & Crop Harvesting		P
<u>Aquaponics</u>	4.1.430	S
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Residential		
Dwelling: Single Family Detached Unit		P
Dwelling: Accessory Unit	4.2.30	C
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home		P
Community Residence (dorms, convents, assisted living, temporary shelters)		P
Home Office	4.2.90	C
Home Business	4.2.80	C

Land Use Type ¹	Specific Use Regulations	T3E
Offices & Services		
Day Care: Family Home (up to 8 clients)		P
Lodging: Bed & Breakfast (5 rooms or less)		P
Recreation, Education, Safety, Public Assembly		
Meeting Facility/Place of Worship (Less than 15,000SF)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	S

Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

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

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

AUG 10 2017
PLANNING
DIVISION

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: _____, Tax Map Number: _____, Parcel Number(s): _____
Size of subject property: _____ Square Feet / Acres (circle one)
Location: _____

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	<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 type="checkbox"/> T1 Natural Preserve	<input type="checkbox"/> Planned Unit Development/PUD (name) _____
<input checked="" type="checkbox"/> T3HN Hamlet Neighborhood	<input type="checkbox"/> Community Preservation (specify) _____	
<input checked="" type="checkbox"/> T3E Edge		

4. What new zoning do you propose for this property? _____
(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
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 text, the section(s) affected are: Sec. 3.1.70
(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"/> MD Military Overlay District
<input type="checkbox"/> BC-AO Airport Overlay District/Beaufort County	<input type="checkbox"/> RQ River Quality Overlay District
<input type="checkbox"/> CPO Cultural Protection	<input type="checkbox"/> TDR Transfer of Development Rights
<input type="checkbox"/> CFV Commercial Fishing Village	

8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
 - b. Division 7.3.40, Zoning map amendments (rezoning).
 - c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
 - d. Division 6.3, Traffic Impact Analysis (for PUDs)

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

SHEET ATTACHED

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]

8/9/17

Signature of Owner (see Item 5 on page 1 of 2)

Date

Printed

Name:

E. D. KEEBS III

Telephone

Number:

843-384-1096

Address:

179 GIBBET ROAD - BUFFON, SC 29910

Email:

EDK @ SOLARFARMS OF AMERICA .COM

Agent (Name/Address/Phone/email): _____

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR 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:

Application Fee Amount Received:

Receipt No. for Application Fee:

Edward D. Krebs

30 Lake View Court
Bluffton, SC 29910
843-384-1096

The following refers to Zone T3 Edge

We are requesting a text change to one section of the land use definition (3.1.70, section 1 - Agriculture and Crop Harvesting).

This section (section 1) does not include a new farming method referred to as "Aquaponics". Aquaponics is an organic, ultra-low water use farming system that uses fish in tanks in conjunction with floating rafts with vegetables, usually leaf lettuce. The fish are fed organic food and the water from the fish tanks is circulated through a bed of expanded clay particles where beneficial bacteria removes impurities. The water continues from there into the float beds where the roots of the plants are immersed under foam floats that hold up the leafy parts. The plants use the nutrients in the water to grow and the water is then pumped back into the fish tanks where the process continues its cycle over again.

The entire process takes place inside an enclosed greenhouse to protect from outside contaminants, therefore there is no need for fertilizer, pesticides or herbicides. Other than the initial load of water at start-up, no water changes are required. Only 2% of the water is lost and most of that is taken up by the plants.

Section 3 of 3.1.70 Animal Production, states that raising fish via aquaculture is not allowed in Zone T3 Edge, but does not mention raising fish as part of the aquaponic production of vegetables.

"Aquaculture" is generally thought of as fish farms, employing large ponds in the ground with dikes between and water wheels to circulate and aerate. These ponds require draining to harvest and need to dry out to kill off pathogens, produced by too many fish in one place, between stocking. This process uses large quantities of water and land. Aquaculture's product is fish, Aquaponics product is vegetables with small amounts of fish available from time to time.

Therefore, we ask that you insert the word "Aquaponics" in section 1 in order to allow this type of modern, organic farming in Zone T3Edge.

Sincerely,


Ed Krebs



MEMORANDUM

To: Beaufort County Planning Commission
From: Anthony J. Criscitiello, Community Development Director *T.c.*
Subject: Amendment to Article 4, Section 4.2.20 of the Community Development Code to Allow Private Fish Ponds in the T3 Neighborhood District
Date: August 31, 2017

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2017-13
Applicant: Greg Humphries
Proposed Text Change: Text Amendment to the Beaufort County Community Development Code (CDC): Article 4, Section 4.2.20 General Standards and Limitations, T3 Neighborhood (to allow private fish ponds).

B. SUMMARY OF REQUEST:

The Community Development Code allows private fish ponds of one acre or less as an accessory use to a residential dwelling in the T2 districts and C3-Neighborhood Mixed-Use. The applicant is requesting to allow private fish ponds in the T3 Neighborhood District as well.

Where private fish ponds are permitted, Article 4, Section 4.2.200 places specific restrictions on their size and location:

- The minimum lot size where a fish pond can be located is 3 acres.
- Fish ponds can be no greater than 1 acre in size.
- Ponds shall be setback a minimum of 100 feet from the OCRM critical line, if applicable; and
- Ponds shall be excavated no deeper than 12 feet from existing grade with safe edges (minimum slope of 1:5 to a depth of three feet).

In addition, there are specific requirements that apply to the excavation process. Excavation activities are limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday, and maximum noise at the property line cannot exceed 65 decibels. There are restrictions on hauling fill dirt through residential neighborhoods with the property owner responsible for damage to roads caused by truck traffic related to the excavation of the pond. If fill dirt leaves the site or is sold, the property owner shall submit a valid mining permit issued by the appropriate state agency at the time of application for a private fish pond.

C. ANALYSIS: Sec. 7.7.30(C). Code Text Amendment Review Standards. The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

1. **Is consistent with the goals, objectives, and policies of the Comprehensive Plan:** The issue of private fish ponds is not directly addressed in the Comprehensive Plan.
2. **Is not in conflict with any provision of this Development Code or the Code of Ordinances:** See item #5.
3. **Is required by changed conditions:** Not applicable.
4. **Addresses a demonstrated community need:** Not applicable
5. **Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County:**
The T3 Neighborhood District is intended to provide moderate density residential development within walking distance to transit and commercial areas. For this reason, the district has a *maximum* lot size of 20,000 square feet. The required minimum lot size would limit private ponds to lots of record of 3 acres or greater. This restriction would limit any adverse impacts on the intent of the T3 Neighborhood district. Additionally, the restrictions placed on the excavation of the pond and the removal of dirt should address adverse impacts to neighboring properties.
6. **Would result in a logical and orderly development pattern:** See item #5.
7. **Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:** It is staff's opinion that the natural resource protection, stormwater and performance standards in the CDC will minimize impacts to the environment.

D. RECOMMENDATION: Staff recommends approval with the following conditions:

- Private fish ponds should be permitted in all T3 districts (see attachment).
- Since this amendment may result in a greater number of fish ponds in residential areas, the conditions in Section 4.2.200 should be strengthened to require a truck routing plan and greater safeguards if roadways are damaged. The following language is proposed for 4.2.200.I:

I. Truck Routing Plan. A truck routing plan shall be submitted that ensures that truck traffic through residential areas is avoided or mitigated to the extent practicable. Any roads brought to sub-standard condition due to work on the site as determined by SCDOT and/or the County must be brought up to standard. At a minimum, a road must be returned to its initial condition.

E. ATTACHMENTS:

- Application
- Proposed changes to the CDC

Table 4.2.20A: Table of Permitted Accessory Uses

Accessory Use/ Structure Type	Additional Requirements	T1 N	T2R T2RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
Accessory / Secondary Dwelling Unit	4.2.30	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Cottage Industry	4.2.40	--	P	--	P	P	--	--	--	--	--	--	--	--	--	--	--
Fences and Walls	4.2.50	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Sales (Indoor)	4.2.60	--	P	--	P	P	--	--	--	P	P	P	P	--	P	P	P
Freestanding Accessory Structure (includes Garages and Sheds)	4.2.20.E	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Guest House	4.2.70	--	P	P	P	P	P	P	--	--	--	--	--	P	--	--	--
Home Business	4.2.80	P	P	P	P	P	--	--	P	P	P	P	P	P	--	--	--
Home Office	4.2.90	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Outdoor Display (as an Accessory Use)	4.2.100	--	--	--	P	P	--	--	--	--	P	P	P	--	P	P	--
Outdoor Storage (as an Accessory Use)	4.2.110	--	--	--	--	P	--	--	--	--	--	P	P	--	P	P	P
Private Fish Ponds	4.2.200	--	P	P	P	P	P	P	P	--	--	--	--	P	--	--	--
Private Stables	4.2.120	--	P	P	P	--	--	--	--	--	--	--	--	P	--	--	--
Satellite Dish Antenna	4.2.130	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Security Quarters	4.2.140	--	--	--	--	P	--	--	--	--	P	P	P	--	P	P	P
Small Wind Energy System	4.2.150	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	P
Solar Energy Equipment	4.2.160	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pools, Hot Tubs, and Ornamental Ponds and Pools	4.2.170	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Waste Receptacles and Refuse Collection Areas	4.2.180	--	P	P	P	P	--	--	P	P	P	P	P	P	P	P	P
Water/Marine-Oriented Facilities	4.2.190	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P=Permitted Subject to the Additional Requirements --=Not Allowed

4.2.200 Private Fish Ponds

A Private Fish Pond shall comply with the following standards:

- A. **Zones Allowed.** Private fish ponds shall be permitted as an accessory use to a principal residential dwelling unit in accordance with Table 4.2.20 (Table of Permitted Accessory Uses).
- B. **Size/Area.**
 - 1. Ponds are permitted to be excavated on lots a minimum of three acres in size.
 - 2. Ponds shall be no larger than one acre in size.
- C. **Setbacks.** All excavation activities shall meet all setbacks applicable to the principal structure, except that these activities shall be set back a minimum of 100 feet from the OCRM critical line, if applicable.
- D. **Maximum Depth of Excavation.** Ponds shall be excavated no deeper than 12 feet from existing grade.
- E. **Safe Edges.** Safe edges shall be provided for any excavation on the site to prevent accidents. Safe edges shall require a long shelf with a slope a minimum of 1:5 to a depth of three feet.
- F. **Engineer's Report Required for Disturbance Greater than 10,000 Square Feet.** Any private pond excavation resulting in a land disturbance of 10,000 sq. ft. or greater shall provide a certified engineer's report ensuring that drainage and runoff do not adversely impact the property or surrounding properties.
- G. **Hours of Operation.** Excavation activities are limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday.
- H. **Noise.** Maximum noise at the property line shall not exceed 65 decibels.
- I. **Truck Routing Plan Haul Route.** ~~The hauling of fill dirt through existing residential areas should be avoided, or the shortest route should be utilized. The property owner shall be responsible for damage to roads caused by truck traffic related to the excavation of the pond.~~ A truck routing plan shall be submitted that ensures that truck traffic through residential areas is avoided or mitigated to the extent practicable. Any roads brought to sub-standard condition due to work on the site as determined by SCDOT and/or the County must be brought up to standard. At a minimum, a road must be returned to its initial condition.
- J. **State Permit Required if Fill Dirt Leaves the Site or is Sold.** If fill dirt leaves the site or is sold, the property owner shall submit a valid mining permit issued by the appropriate state agency at the time of application for a private fish pond.

9. Explanation (continue on separate sheet if needed): APPLICANT IS REQUESTING A
TEXT AMENDMENT TO ALLOW A PRIVATE FISH POND TO BE
CONSTRUCTED IN T3N ZONING.

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 2) Eric Humphries Date 2/11/17
Printed Name: Eric Humphries Telephone Number: 843-816-8103
Address: 1850 Ribaut Rd Fort Royal SC 29935
Email: lowcoast@embargo.com
Agent (Name/Address/Phone/email): _____

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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:

Application Fee Amount Received:

Receipt No. for Application Fee:



CAROLINA ENGINEERING
CONSULTANTS, INC.

P.O. Box 294
Beaufort, SC 29901

(843) 322-0553
(843) 322-0556 Fax

August 9, 2017

Mrs. Delores Frazier
Beaufort County Planning Dept
PO Drawer 1228
Beaufort SC 29901-1228

RE: Text Amendment for Private Fish
Pond in T3N Zoning
615 Broad River Drive
Shell Point
Job No. 2066

Dear Delores:

In support of our request for a Text Amendment to allow a Private Fish Pond in T3N zoning, please find enclosed the following:

1. The \$250 Application fee
2. One (1) copy of the Text Amendment Application
3. One (1) copy of the Conceptual Pond Plan

Mr. Trey Smith (the owner of the 8.5 acres at 615 Broad River Blvd.) and I met with the County Staff on July 19th to discuss the possibility of Mr. Smith being able to dig a 1.0 acre private fish pond on his property. We were informed at the meeting that a Text Amendment in the Beaufort County Community Development Code would be required in order for Mr. Smith to dig his pond. Mr. Smith, his wife, and his four (4) sons currently live in a house on the property.

The Beaufort County Community Development Code currently allows private fish ponds as an accessory use to a principal residential dwelling unit in several zoning districts, as long as the property is at least 3.0 acres in size and the pond is no larger than 1.0 acres in size. Mr. Smith's property meets all of the criteria except for its zoning. His property is currently zoned T3N.

Mr. Smith's property is currently bordered by Beaufort County parks to the North, East and West and undeveloped property to the South. It would not be a detriment to the adjacent property owners or his community, and it would give his sons a place to fish and enjoy nature and wildlife on the property where they live.

Mrs. Delores Frazier
August 9, 2017
Page Two

We are requesting the County's review and approval of our request to dig a 1.0 acre private fish pond in the T3N zoning district. If you have any questions or require any additional information to complete your review, please feel free to give me a call at our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DKK', is written over the word 'Sincerely,'.

David R. Karlyk, PE
Carolina Engineering Consultants, Inc.



COUNTY COUNCIL OF BEAUFORT COUNTY
Community Development Department
Beaufort County Government Robert Smalls Complex
Administration Building, 100 Ribaut Road
Post Office Drawer 1228, Beaufort, South Carolina 29901-1228

TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Beaufort County Community Development Director
DATE: August 31, 2017
SUBJECT: **Osprey Point Planned Unit Development (PUD) Master Plan Amendment**

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2017-10
Owner: LCP III, LLC (J. Nathan Duggins, III)
Applicant: Joshua Tiller, J.K. Tiller and Associates
Property Location: On the east side of Okatie Highway (SC 170) at the intersection of Pritcher Point Road.
District/Map/Parcel: R603-013-000-0006-0000
Property Size: 119.9 acres

B. SUMMARY OF REQUEST: The applicant is requesting revisions to the Osprey Point PUD. This amendment is being sought in conjunction with revisions to the River Oaks PUD located to the south of this site. The following is a summary of the requested revisions to the Osprey Point PUD:

- The revised master plan eliminates a road connection that went from the traffic circle on the southeast corner of the site and connected to the River Oaks PUD. This connection is being replaced with a controlled access between the PUDs on an internal north-south street.
- The revised master plan reduces the total open space from 45.8 acres to 44.4 acres (39% to 37%).
- The revised PUD lifts the age restrictions on the residential portion of the development.

Original PUD: The original Osprey Point PUD was approved by County Council in 2008 in conjunction with two adjoining PUDs – Okatie Marsh PUD to the north and River Oaks PUD to the south. This action amended the zoning of a total of 284 acres and increased the allowable density nine-fold. The combined PUDs featured an integrated street network, a mix of land uses and housing types, and a system of pathways, sidewalks and bike lanes. County Council eventually supported the zoning change because they determined that these features made the community economically sustainable and provided enough internal trip capture to reduce the development's impact on SC 170. Since the adoption of the original PUD, in 2012 Okatie Marsh (395 dwelling units, 97.7 acres) was purchased through the Rural and Critical Lands Program.

2014 Amendment: In 2014, County Council approved a revision to the Osprey Point PUD. The following is a summary of the revisions:

- The number of approved dwelling units was reduced from 527 to 396.

- The residential portion of the PUD was age restricted and gated.
- The original master plan called for a mix of housing types – 213 townhouses, 110 multi-family units, and 204 single-family detached units. The amendment eliminated the mix of housing types creating primarily single-family detached units.
- The original master plan had a fully integrated street network and three north-south connector roads. The amended master plan has one north-south connector road and a single road serving the residential portion of the PUD, and one road connecting to the River Oaks PUD.
- There was a minor reduction in allowable commercial square footage from 207,700 square feet to 190,000 square feet.

C. TRANSPORTATION ISSUES: The applicant has submitted a letter from Bihl Engineering that essentially compares the amount of approved development per the three 2008 PUDs (Okatie Marsh, Osprey Point, and River Oaks) to the amended Osprey Point and River Oaks PUDs. Based on these comparisons, there is a 3,084 reduction in total daily trips from 21,774 to 18,690. Staff has some concerns about this assessment. The original Traffic Impact Analysis (TIA) was conducted in 2007 using current traffic volumes for that time and the County’s TransCAD Travel Demand Model which was replaced by the Lowcountry Regional Model in 2014. Also, the current PUDs consist of an age restricted 396-unit single-family subdivision, 190,000 square feet of commercial, 264 independent and assisted senior housing units, and a 66-bed nursing home. The proposed amendments will change this to 711 single-family houses with no age restrictions. This is the land use change that needs to be assessed by the TIA.

Additionally, Osprey Point’s frontage on SC 170 is only approximately 1,600 feet. Per the Access Management Ordinance for SC 170 in the Community Development Code, access for development of up to 2,000 ft of frontage is limited to 2 locations. The proposed 3 locations across the 1,600 ft would be in violation of the ordinance. The Beaufort County Traffic Engineer recommends that the right-in/right-out access located between the two full access locations be eliminated.

D. POTENTIAL SCHOOL IMPACTS: The combined amendments to the Osprey Point and Cherry Point PUDs may have significant implications on the number of potential students. Both existing PUDs have age restrictions and therefore would have little to no impacts. The proposed amendments would result in the creation of 711 single-family dwelling units with no age restrictions. Staff will be meeting with the School District’s Facilities-Planning and Construction Department and will provide the Planning Commission with their comments at the September 7 meeting.

E. STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

- In order to encourage more internal trip capture for residents of the River Oaks PUD, the applicant should consider a minor reconfiguration of the internal roads to allow more direct access across the Osprey Point development for residents of the River Oaks PUD to the proposed commercial area along SC 170. This could be provided by connecting the east-west closest to the southern property line across the lagoon to the road that connects to River Oaks.
- The right-in/right-out intersection with SC 170 should be eliminated to bring the PUD into compliance with the County’s access management standards for SC 170.
- A Traffic Impact Analysis (TIA) needs to be conducted for the combined impacts of the Osprey Point and River Oaks PUDs. This TIA needs to look at existing traffic volumes and utilize the Lowcountry Regional Model.

F. ATTACHMENTS:

- Locational Map
- Application with backup documentation, including TIA
- List of Property Owners Notified of Request
- Notification Letter to Property Owners

RECEIVED

AUG 01 2017

PLANNING DIVISION

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

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

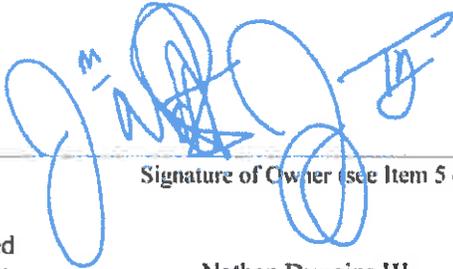
- 1. This is a request for a change in the (check as appropriate): (X) PUD Master Plan Change
() Zoning Map Designation/Rezoning () Community Development Code Text
2. Give exact information to locate the property for which you propose a change:
Tax District Number: _____, Tax Map Number: _____, Parcel Number(s): R600 013 000 0006 0000
Size of subject property: 119.90 AC Square Feet / Acres (circle one)
Location: Okatie: East of HWY 170 and South of Pritcher Point Rd.
3. How is this property presently zoned? (Check as appropriate)
() T4NC Neighborhood Center () T2RC Rural Center () C3 Neighborhood Mixed Use
() T4HC Hamlet Center () T2RN Rural Neighborhood () C4 Community Center Mixed Use
() T4HCO Hamlet Center () T2RNO Rural Neighborhood Open () C5 Regional Center Mixed Use
() T4VC Village Center () T2R Rural () S1 Industrial
() T3N Neighborhood () T1 Natural Preserve (X) Planned Unit Development/PUD
() T3HN Hamlet Neighborhood () Community Preservation (name) Okatie Village (Malind Bluff)
() T3E Edge (specify) _____
4. What new zoning do you propose for this property? Amended PUD
(Under Item 9 explain the reason(s) for your rezoning request.)
5. Do you own all of the property proposed for this zoning change? (X) Yes () No
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 text, the section(s) affected are: N/A
(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:
() MCAS-AO Airport Overlay District/MCAS () MD Military Overlay District
() BC-AO Airport Overlay District/Beaufort County () RQ River Quality Overlay District
() CPO Cultural Protection () TDR Transfer of Development Rights
() CFV Commercial Fishing Village
8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
b. Division 7.3.40, Zoning map amendments (rezoning).
c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
d. Division 6.3, Traffic Impact Analysis (for PUDs)

Handwritten note: Pritcher Point PUD Amendment Request

Handwritten number: 17618

9. Explanation (continue on separate sheet if needed): See attached PUD Amendment
Narrative _____

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)

7.17.2017

Date

Printed
Name:

Nathan Duggins III

Telephone
Number: 336-271-5246

Address: PO Box 2888 Greensboro, NC 27402

Email: NDuggins@tuggleduggins.com

Agent (Name/Address/Phone/email): Josh Tiller/181 Bluffton Rd. STE 201, Bluffton, SC

29910/843-815-4800 / josh@jktiller.com

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR 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:

Application Fee Amount Received:

Receipt No. for Application Fee:

COMBINED NARRATIVE

OSPREY POINT AND RIVER OAKS AT OKATIE VILLAGE AMENDMENT REQUESTS

Introduction

Okatie Village originally consisted of Okatie Marsh PUD, Osprey Point PUD, and River Oaks PUD, each passed by Beaufort County Council as separate parts of a coordinated whole in 2008. Each was passed with its separate, but coordinated, Development Agreement at the same time, following over two years of active planning and negotiations.

The dream of Okatie Village was a mixed-use community, where kids could walk or be driven to the elementary school (without entering Highway 170), families could shop at the Neighborhood Commercial Village, park facilities were to be available to all, and an historic Workforce Housing requirement would make it possible for average income, working families to be part of the community. Environmental controls were the highest in the County, to protect the river and marsh, with required water quality testing.

The dream evaporated during the Great Recession. Nothing was built or developed on any of the three properties. Okatie Marsh went bankrupt and was purchased by the County for open space. River Oaks went bankrupt next and was sold by the bank, with an uncertain future. Osprey Point came in to Beaufort County for an amendment to its PUD and Development Agreement in 2014, attempting to salvage something with a prospective development partner. The 2014 Osprey Point plan envisioned an age restricted and gated community. That plan also failed to move forward, after approval, due to high projected lot costs.

A new vision has emerged for a new, coordinated development that seeks to restore much of the original vision of Okatie Village, while competing successfully in the current market. Osprey Point has a new Second Amended PUD, and River Oaks comes forward with a coordinated First Amendment to its PUD. The details of each proposal are contained in the respective submittals which accompany this Narrative. To lend context to the proposals, this Narrative summarizes the allowed development within Okatie Village in 2008, followed by the allowed development in 2014 (at the time of the Osprey Point First Amendment), and finally, a brief summary of allowed development within Okatie Village under these current proposals.

The requested changes that are specific to the **Osprey Point PUD and Master Plan** only are listed and justified in the final section of this narrative.

The Original Okatie Village Plan (2008)

The original Okatie Village included Okatie Marsh (with 395 allowed homes and 64,800 square feet of commercial), Osprey Point (with 527 allowed homes and 207,700 square feet of Village Commercial), and River Oaks (with 330 allowed retirement cottages, apartments and condos, with nursing and other facilities). Of the combined total of 1,250 homes, 922 homes allowed families, with the remainder being age restricted within River Oaks.

Complete traffic, environmental, and economic studies were performed at the time. The traffic and road improvements were designed to accommodate these larger expected populations, and the storm water and other environmental features were designed to accommodate these loads. In fact, at the request of Planning Staff, these studies included projected development of nearby properties, to ensure that the Okatie Village communities could function and the designed systems were adequate. It should be noted that the enclosed traffic letter (Exhibit H) also includes densities projected for the adjacent properties.

Only the River Oaks retirement PUD was envisioned to be gated, so that all family residences within both Okatie Marsh and Osprey Point could reach, through internal roads and paths, both the nearby school site and the planned Village Commercial area off Highway 170. The original developers of both Osprey Point and Okatie Marsh made historic commitments to include affordable, workforce housing for at least some of the product types, but not for single family housing.

Okatie Village Plan in 2014

The years from the original 2008 approvals of Okatie Village communities, through 2013, were very dark times. As stated above, Okatie Marsh failed completely and was purchased by Beaufort County for open space. River Oaks, the proposed retirement community, foundered and was in bankruptcy and foreclosure. Osprey Point was the last standing of the three communities, but no development had taken place and disaster was on its horizon as well. A national builder sought the Osprey Point property for an age restricted, gated community. Many months were spent in negotiations with Beaufort County, and finally the First Amendment to Osprey Point Development Agreement and PUD was passed in late 2014. But alas, internal negotiations and projected lot cost overruns doomed the new Osprey Point direction. No development took place and the proposed national builder moved on.

With the passage of the Osprey Point First Amendment in 2014, the original vision for Okatie Village was all but lost. Okatie Marsh was gone, and its potential for 395 homes was down to zero. River Oaks was in bankruptcy, with no one stepping up to develop the retirement

center at that location. Osprey Point was down to 396 potential residents (from its 527 original approval). All of the anticipated homes within Osprey Point were to be age restricted homes, with no provision for families to interact with the schools or the planned Village Commercial area. The loss of much of the residential density darkened the possibility of the Village Commercial area ever being built as envisioned, and doomed its future to a highway strip center.

The new 2014 commitment of Osprey Point to develop a minimum of 15 affordable homes became a somewhat hollow commitment, with no houses being built at all, at any price range.

New Okatie Village Plan of 2017

Against this background, the owners of Osprey Point and River Oaks have joined forces to present a new coordinated plan, which revives much of the original Okatie Village dream. All homes in both communities will now allow families.

Even more importantly, the two communities have pledged to allow cross access to one another, so that all residents can reach the schools and all residents can reach the Village Commercial area. Total residential density for Osprey Point remains at 396, and River Oaks density is forecast at 315 homes. The Village Commercial density remains at 207,700, but now has a chance to thrive as part of an active, family oriented community.

One of the best features of the revived Okatie Village vision is an increased commitment to affordable, workforce housing. At present, before these amendments, the requirement for all of Okatie Village (if it develops as expected as single family) is 15 affordable homes. The new development partner has stepped up this commitment, and increased it by three-fold. A new minimum commitment of 45 affordable workforce homes within Okatie Village has been added. This important pledge will allow working families, teachers, police, fire fighters and others to buy homes in a beautiful new community.

The official documents for the First Amendment to River Oaks PUD, and the Second Amendment to Osprey Point PUD, are attached to this Narrative. The plans are explained in greater detail, along with the justifications for changes, in the body of these documents. The Owners, the prospective developer, and all team members will stand ready to answer any questions that arise in the process.

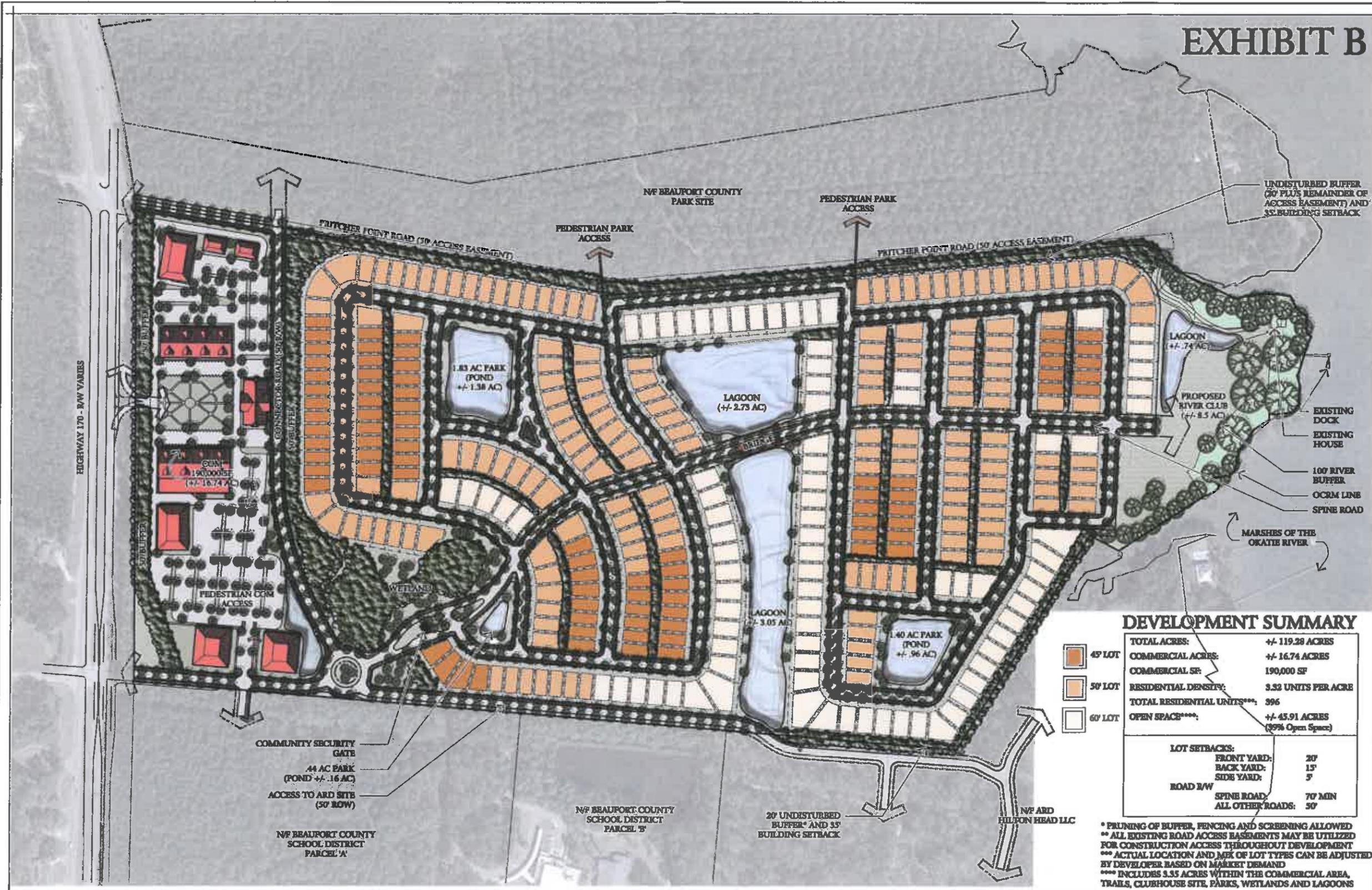
We urge all Beaufort County residents, and of course, Members of Council, to review these requests carefully, and approve this revived vision for Okatie Village.

LIST OF PROPOSED PUD CHANGES

OSPREY POINT AT OKATIE VILLAGE PUD (Second Amendment)

1. Only a few changes to the PUD and Master Plan, many of which are a restoration of the original agreement:
2. Changes:
 - a. Master Plan and Trail Plan- Changes to the approved layout to reflect restored direct interconnectivity with adjoining River Oaks (Vehicular, Bike and Pedestrian), so all can reach schools, village commercial, Highway 170, and the planned 13 Acre Park. This change removes the parallel road easement along the southern property line of Osprey Point that connected River Oaks to Highway 170 and the Commercial area of Osprey Point. In the previous Amendment, there was no commitment to build a road, just a provision to provide the easement. The change restores the original interconnectivity between Osprey Point and River Oaks by use of roads already obligated for construction. – No change in density or development and design standards from approved 1st Amendment.
 - b. Allowed use for family housing restored. (Previously changed to age restricted).
 - c. All other items in Second Amendment relate to the Development Agreement issues. All stormwater, environmental and related standards continue, including commitment to stormwater quality testing.

EXHIBIT B



DEVELOPMENT SUMMARY

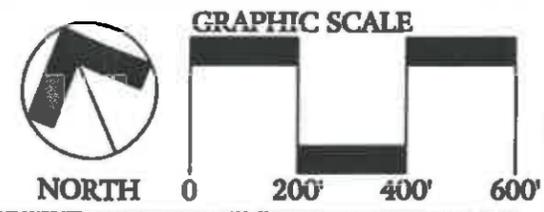
TOTAL ACRES:	+/- 119.28 ACRES
COMMERCIAL ACRES:	+/- 16.74 ACRES
COMMERCIAL SF:	190,000 SF
RESIDENTIAL DENSITY:	3.52 UNITS PER ACRE
TOTAL RESIDENTIAL UNITS***:	396
OPEN SPACE****:	+/- 45.91 ACRES (39% Open Space)
LOT SETBACKS:	
FRONT YARD:	20'
BACK YARD:	15'
SIDE YARD:	5'
ROAD R/W	
SPINE ROAD:	70' MIN
ALL OTHER ROADS:	50'

* PRUNING OF BUFFER, FENCING AND SCREENING ALLOWED
 ** ALL EXISTING ROAD ACCESS EASEMENTS MAY BE UTILIZED FOR CONSTRUCTION ACCESS THROUGHOUT DEVELOPMENT
 *** ACTUAL LOCATION AND MEQ OF LOT TYPES CAN BE ADJUSTED BY DEVELOPER BASED ON MARKET DEMAND
 **** INCLUDES 3.55 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, CLUBHOUSE SITE, PARKS, WETLANDS AND LAGOONS

PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 7501 PINCKNEY COUNTRY ROAD SUITE 161 BLUFFTON, SC 29909
 TEL: 843.864.0000 FAX: 843.864.0001

OSPREY POINT (MALIND BLUFF) AMENDED MASTER PLAN BEAUFORT COUNTY, SOUTH CAROLINA July 29, 2014



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. JCT Job Number: 201405-01

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EXHIBIT B



DEVELOPMENT SUMMARY

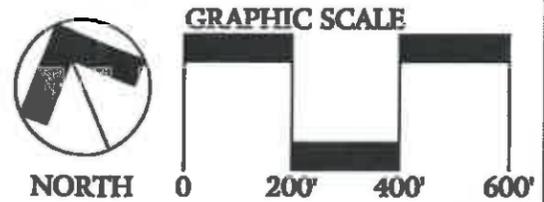
TOTAL ACRES:	+/- 119.28 ACRES
COMMERCIAL ACRES:	+/- 16.74 ACRES
COMMERCIAL SF:	190,000 SF
RESIDENTIAL DENSITY:	3.32 UNITS PER ACRE
TOTAL RESIDENTIAL UNITS***:	396
OPEN SPACE****:	+/- 44.44 ACRES (37% Open Space)
LOT SETBACKS:	
FRONT YARD:	20'
BACK YARD:	15'
SIDE YARD:	5'
ROAD R/W ROADS:	
	50'

* PRUNING OF BUFFER, FENCING AND SCREENING ALLOWED
 ** ALL EXISTING ROAD ACCESS EASEMENTS MAY BE UTILIZED FOR CONSTRUCTION ACCESS THROUGHOUT DEVELOPMENT
 *** ACTUAL LOCATION AND MIX OF LOT TYPES CAN BE ADJUSTED BY DEVELOPER BASED ON MARKET DEMAND
 **** INCLUDES 3.35 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, CLUBHOUSE SITE, PARKS, WETLANDS, LAGOONS, AND OTHER NON-BUILDABLE AREAS.

PREPARED FOR:
COLLEGRO INVESTMENTS

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 100 VINCENNY COLONY ROAD SUITE 101 BLOFFTON, SC 29909
 Phone: 803.664.4400 Fax: 803.664.4400

OSPREY POINT (MALIND BLUFF) AMENDED MASTER PLAN BEAUFORT COUNTY, SOUTH CAROLINA AUGUST 9, 2017



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EXHIBIT C



TRAILS AND OPEN SPACE SUMMARY

TOTAL ACRES:	+/- 119.28 ACRES
COMMERCIAL OPEN SPACE:	+/- 3.35 ACRES (20%)
RESIDENTIAL OPEN SPACE:	+/- 41.09 ACRES
TOTAL TRAILS:	+/- 36,688 LF (+/- 6.95 MI)
TOTAL OPEN SPACE**:	+/- 44.44 ACRES
PERCENT OPEN SPACE:	+/- 37%

POTENTIAL OPEN SPACE AMENITY USES:
 Fishing, Wildlife Viewing, Interpretive Nature Trails,
 Jogging/Walking Trails, Bike Trails, Jr. Olympic Pool,
 Picnic Parks, Fire Pits, Fishing Docks, Fishing
 Boardwalks, Kayak/Canoe Storage and Launch, Bocce
 Ball, Tennis, Pickle Ball, Tot Lot, Dog Park, Walkable
 Access to COM and Future County Park

** PRUNING OF BUFFERS, FENCING AND SCREENING ALLOWED
 ** INCLUDES 3.35 ACRES WITHIN THE COMMERCIAL AREA, TRAILS,
 PROPOSED RIVER CLUB BTR, PARKS, WETLANDS, LAGOONS, AND
 OTHER NON-BUILDABLE AREAS

 PROPOSED MULTI-PURPOSE
 PEDESTRIAN TRAIL (TYP.)

PREPARED FOR:
COLLEGRO INVESTMENTS

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 NEW BRICKENRY COLONY ROAD SUITE 101 - BLUFFTON, SC 29915
 803.852.4000 jkt@jktllc.com 803.852.4000

OSPREY POINT (MALIND BLUFF) TRAILS AND OPEN SPACE PLAN

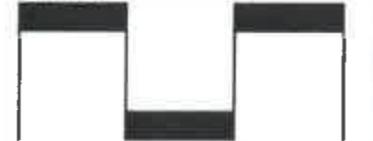
BEAUFORT COUNTY, SOUTH CAROLINA

AUGUST 9, 2017



NORTH

GRAPHIC SCALE



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. JKT Job Number: 201408-01

Exhibit D

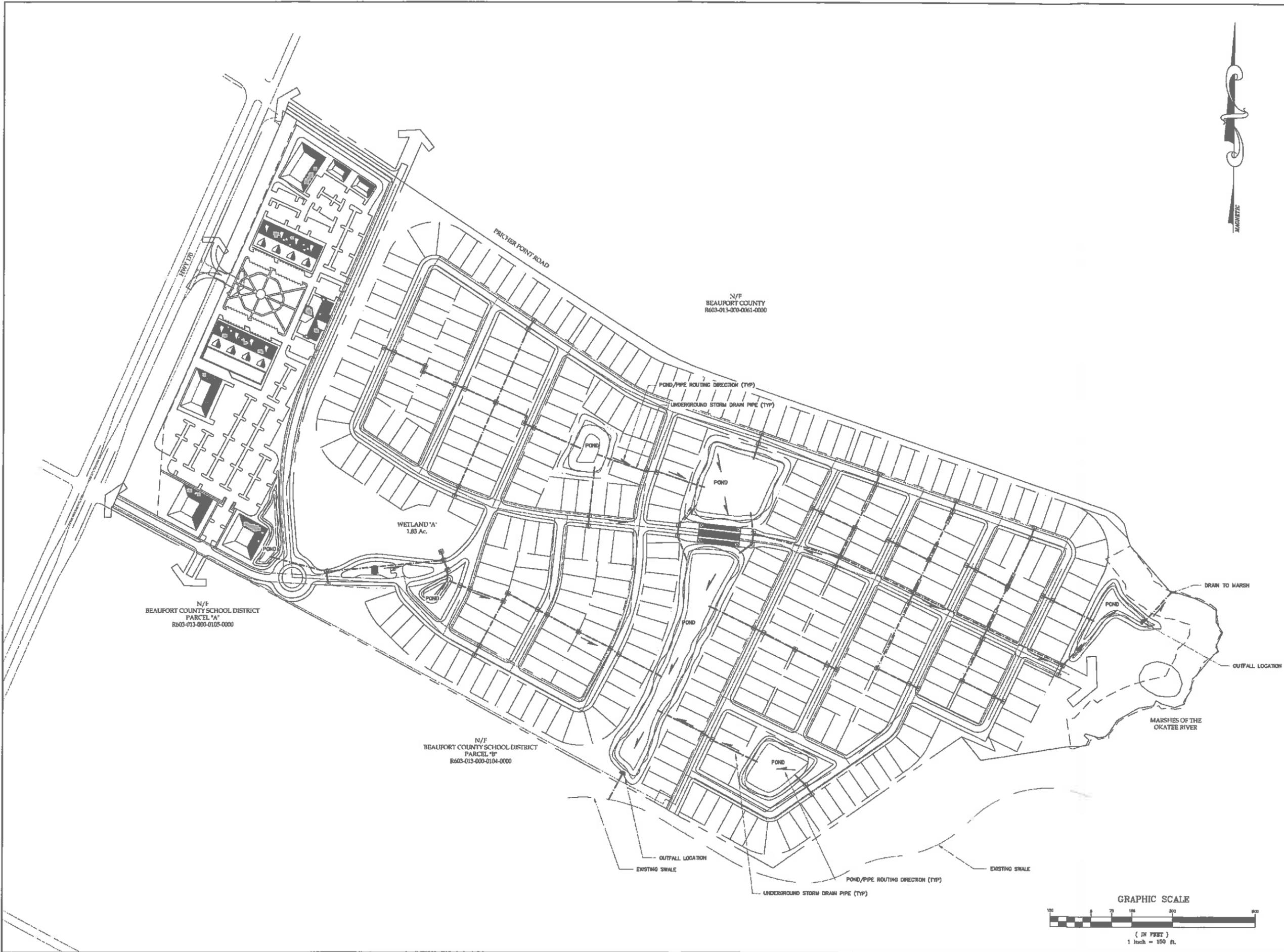
DEVELOPMENT SCHEDULE

Development of the Property is expected to occur over the five (5) year term of the Agreement, with the sequence and timing of development activity to be dictated largely by market conditions. The following estimate of expected activity is hereby included, to be updated by Owner as the development evolves over the term:

<u>Type of Development</u>	<u>Year(s) of Commencement / Completion</u>				
	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>
Commercial (Sq. Ft.)		45,000	30,000	75,000	62,700
Residential, Single Family (1)	74	74	74	74	74
Residential, Multifamily (2)	--				
Affordable / Workforce Housing (3)	--				
Park -- % To Be Completed	--	100%	--	--	--
Multi-Purpose Trail & Pathways -- % To Be Completed	--	25%	30%	30%	15%
Public Safety Site Transfer -- % To Be Completed	--	100%	--	--	--

- (1) 370 single family units are forecast to remain to be built at the end of five years.
- (2) none planned.
- (3) River Oaks Schedule

As stated in the Development Agreement, Section VI, actual development may occur more rapidly or less rapidly, based on market conditions and final product mix.



ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION. THE DESIGN AND IDEAS PRESENTED IN THESE DRAWINGS ARE THE PROPERTY OF SAID ENGINEER. THE INFORMATION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PLAN REVISIONS	
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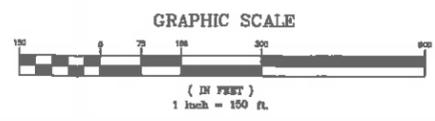
MAYLIND BLUFF & MAYLIND POINT
 HWY 170
 BEAUFORT COUNTY, SC

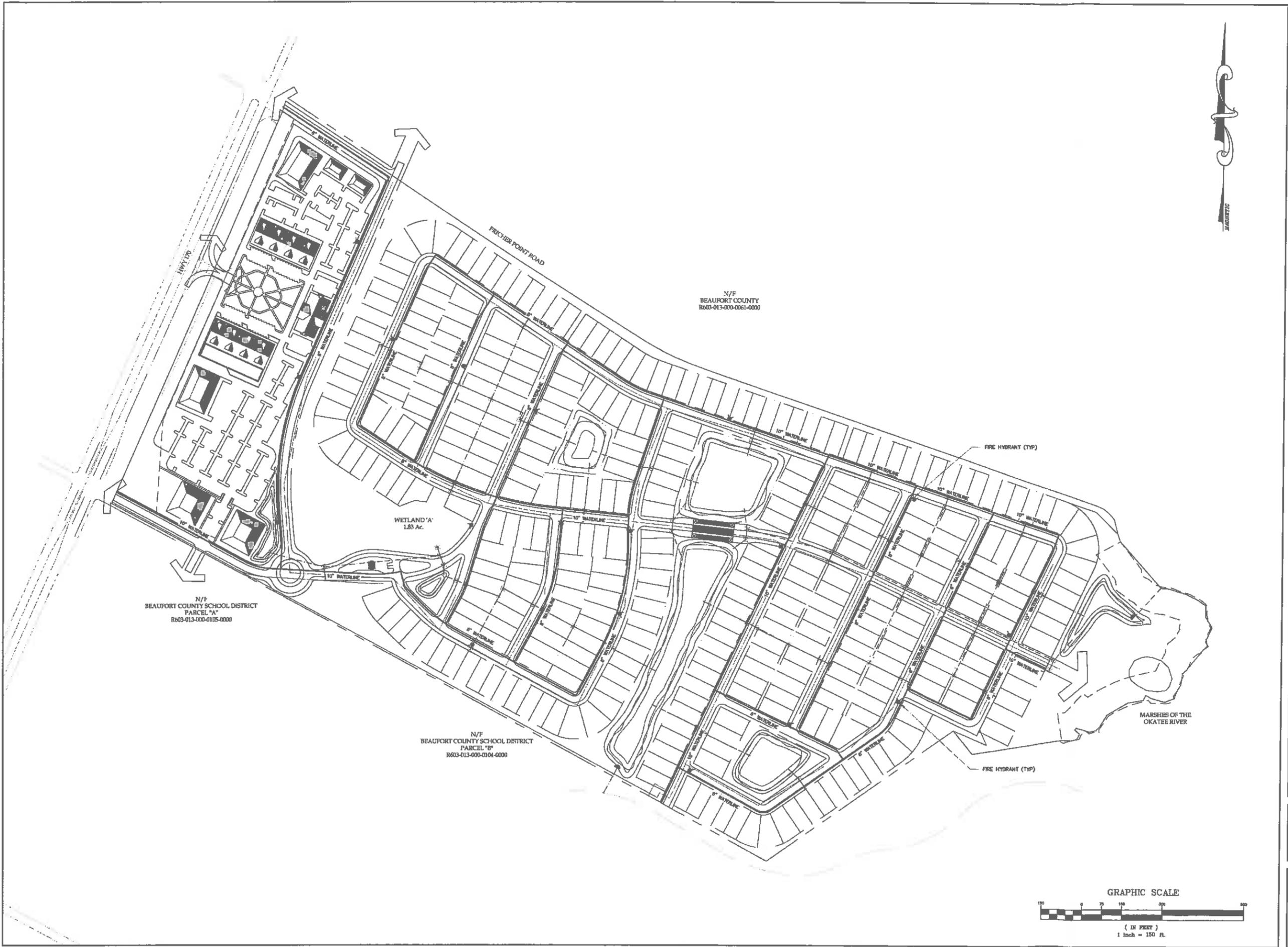
CAROLINA ENGINEERING CONSULTANTS, INC.
 843/722-0553
 843/722-0556 (FAX)
 WWW.CAROLINAENGINEERING.COM
 PO BOX 294
 BEAUFORT, SC 29901

PROJECT: 1659
 DATE: 06/19/14
 REVISED: 06/14/17
 DRAWN BY: TAB
 ENGINEER: JPA
 SCALE: 1"=150'

DRAINAGE EXHIBIT

1
 OF 1







 ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION.

 THE DESIGN AND IDEAS PRESENTED IN THESE

 DRAWINGS ARE THE PROPERTY OF SAID ENGINEER. THIS

 INFORMATION IS STRICTLY PROHIBITED WITHOUT THE

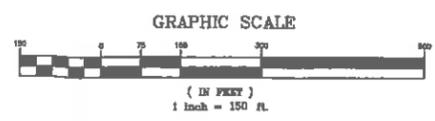
 WRITTEN CONSENT OF THE ENGINEER.

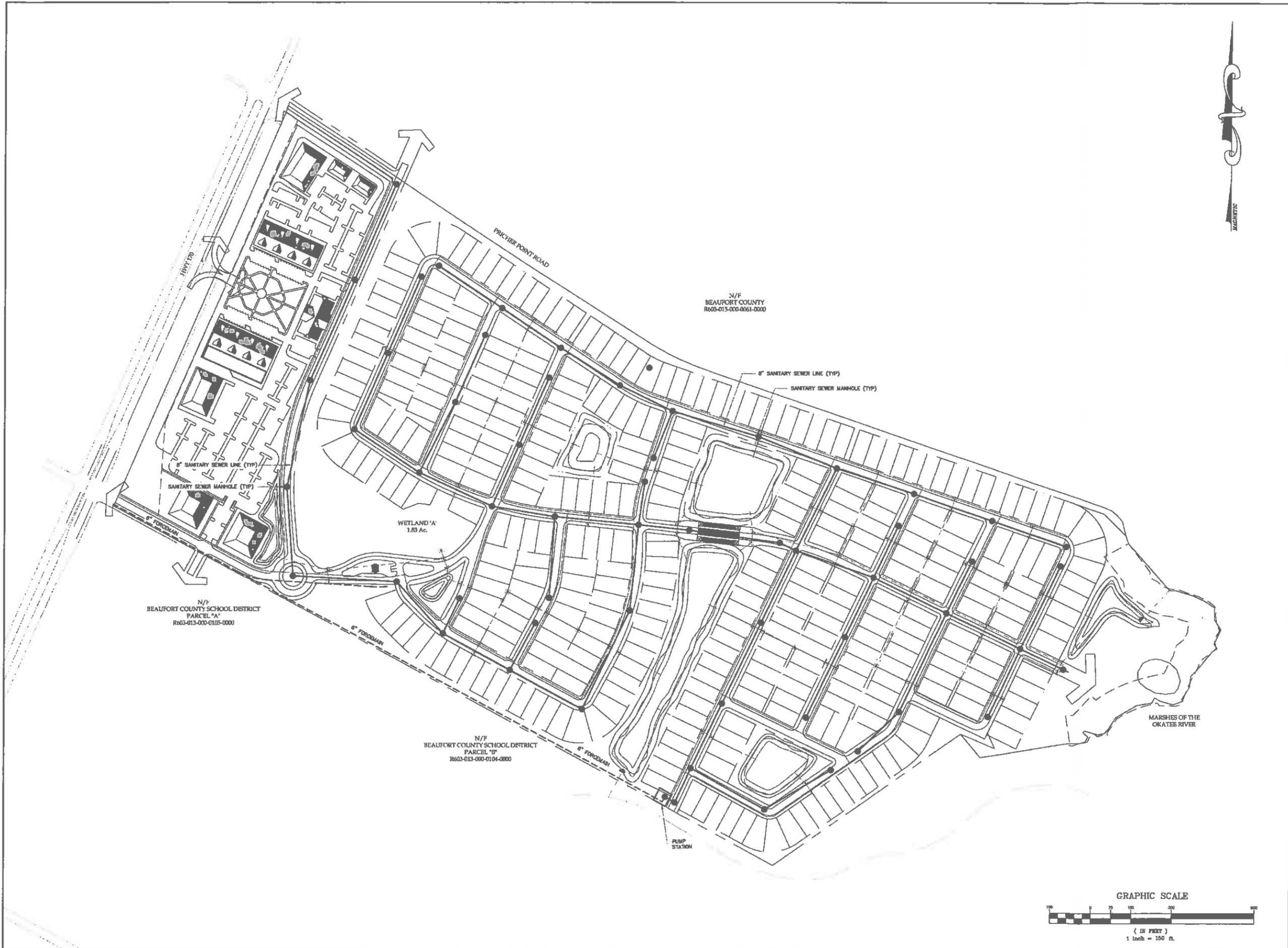
PLAN REVISIONS	
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MAYLIND BLUFF & MAYLIND POINT
 HWY 170
 BEAUFORT COUNTY, SC
CAROLINA ENGINEERING CONSULTANTS, INC.
 PO BOX 294
 BEAUFORT, SC 29901
 843/732-0853
 WWW.CAROLINAENGINEERING.COM
 843/732-0556 (FAX)

PROJECT:	1659
DATE:	06/19/14
REVISED:	06/14/17
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=150'

WATER EXHIBIT
1
 OF 1







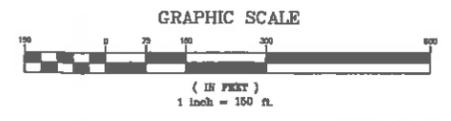
 ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION. THE DESIGNS AND IDEAS PRESENTED IN THESE DRAWINGS ARE THE PROPERTY OF SAID ENGINEER. THESE PLANS OR THE INFORMATION IS STRICTLY CONFIDENTIAL AND NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

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MAYLIND BLUFF & MAYLIND POINT
 HWY 170
 BEAUFORT COUNTY, SC
CAROLINA ENGINEERING CONSULTANTS, INC.
 PO BOX 284
 BEAUFORT, SC 29901
 843/222-0853
 843/222-0556 (FAX)
 WWW.CAROLINAENGINEERING.COM

PROJECT:	1659
DATE:	06/19/14
REVISED:	06/14/17
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=150'

SANITARY SEWER EXHIBIT
1
 OF 1





Memorandum

To: Richard Schwartz, Village Park Homes

From: Jennifer Bihl, PE, PTOE

Date: July 16, 2017

Re: *Traffic Impact and Access Summary for Okatie Village Planned Unit Development*

This memorandum documents the traffic intensity for the original Planned Unit Development (PUD) and the proposed changes to the PUD as a part of this update. The PUD is located in Beaufort County, SC on the east side of SC 170, near Pritcher Point Road and Cherry Point Road. A graphic of the proposed changes is shown in **Figure 1**.

The original PUD plan (11/20/07) included of approximately 272,500 square feet (sf) of commercial space (204,375 sf of retail and 68,125 sf of office space), 636 single-family detached units, 316 single-family attached units, and 388 multi-family apartment units.

The proposed updated PUD plan includes approximately 190,000 sf of commercial space (142,500 sf of retail and 47,500 sf of office space), 861 single-family detached units, 103 single-family attached units, and 165 multi-family apartment units. This is an overall reduction of units and square footage as well as a reduction in each area of the PUD.

Trip Generation

The traffic generation potential of the existing/currently allowed development and proposed development was determined using trip generation published in Institute of Transportation Engineers' (ITE) *Trip Generation, Ninth Edition*. **Table 1** shows a comparison of the projected trips for the original uses and the updated uses. Note that the gross trips are shown below to be conservative and do not include internal capture or pass-by trips.

As shown in **Table 1**, the proposed updated PUD plan uses are projected to generate 1,048 gross trips during the AM peak hour (391 in and 657 out) and 1,791 gross trips during the PM peak hour (958 in and 833 out). Compared to the original PUD uses, the proposed updated PUD uses result in 113 fewer AM peak hour trips and 271 fewer PM peak hour trips with lower entering and exiting trips for each time period. The gross daily trips are also projected to be reduced by 3,084 trips.

Site Access

The access plan for the site is not planned to be changed as a part of this update. The PUD has four access points along SC 170. The detailed analysis associated with these access points was not performed, however, it is expected that this will be performed during the site plan process. However, since all parcels have a lower intensity than the original plan, it is expected that the original PUD analysis is considered conservative and overall impacts are expected to be lower than the original PUD.



Table 1: Trip Generation								
Land Use and Intensity	ITE Land Use Code	Daily	AM Peak Hour			PM Peak Hour		
		Total	Total	In	Out	Total	In	Out
Original PUD Uses								
636 Single-Family Detached Units	210	5,761	455	114	341	555	350	205
316 Residential Condominium/Townhouse Units	230	1,750	130	22	108	154	103	51
388 Apartments	220	2,475	194	39	155	231	150	81
204,375 sf Retail	820	10,807	241	149	92	967	464	503
68,125 sf Office	710	981	141	124	17	155	26	129
Gross Trips		21,774	1,161	448	713	2,062	1,093	969
Updated PUD Uses								
861 Single-Family Detached Units	210	7,612	612	153	459	729	459	270
103 Residential Condominium/Townhouse Units	230	660	53	9	44	62	42	20
165 Apartments	220	1,123	85	17	68	108	70	38
142,500 sf Retail	820	8,549	193	120	73	760	365	395
47,500 sf Office	710	746	105	92	13	132	22	110
Gross Trips		18,690	1,048	391	657	1,791	958	833
Difference		-3,084	-113	-57	-56	-271	-135	-136

OKATIE VILLAGE COMPOSITE PLAN DEVELOPMENT SUMMARY

OKATIE VILLAGE PUD MASTER PLAN (Okatie Marsh, Osprey Point, River Oaks and Other Parcels)

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: +443.59 ACRES
 COMMERCIAL SF: +4572,900 SF
 TOTAL DWELLING UNITS: 676 UNITS
 SINGLE-FAMILY DETACHED: 664 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDOS: 516 UNITS
 MULTI-FAMILY/APARTMENTS: 388 UNITS
 DENSITY: 3.02 UNITS/AC
 OPEN SPACE: 191.47 AC = 43.2 %

OKATIE MARSH PUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: +4101.3 ACRES
 COMMERCIAL SF: +444,000 SF
 TOTAL DWELLING UNITS: 393 UNITS
 SINGLE-FAMILY DETACHED: 384 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDOS: N/A UNITS
 MULTI-FAMILY/APARTMENTS: 10 UNITS
 DENSITY: 3.89 UNITS/AC
 OPEN SPACE: 34.77 AC = 8.5 %

OSPREY POINT PUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: +1119.25 ACRES
 COMMERCIAL SF: +287,700 SF
 TOTAL DWELLING UNITS: 375 UNITS
 SINGLE-FAMILY DETACHED: 284 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDOS: 215 UNITS
 MULTI-FAMILY/APARTMENTS: 110 UNITS
 DENSITY: 4.41 UNITS/AC
 OPEN SPACE: 40.80 AC = 36.5 %

RIVER OAKS PUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: +441.21 ACRES
 COMMERCIAL SF: N/A
 TOTAL DWELLING UNITS: 330 UNITS
 DENSITY: 5.99 UNITS/AC
 OPEN SPACE: 28.60 AC = 6.5 %

OTHER PARCELS (Includes Existing Elementary School, Future Middle School, and Future Development)

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: +4144.22 ACRES
 COMMERCIAL SF: N/A
 TOTAL DWELLING UNITS: 418 UNITS
 SINGLE-FAMILY DETACHED: 165 UNITS
 SINGLE-FAMILY ATTACHED: 103 UNITS
 MULTI-FAMILY/APARTMENTS: 150 UNITS
 DENSITY: 2.98 UNITS/AC
 OPEN SPACE: 87.2 AC = 60.0 %



PREPARED FOR:
 Village Park Homes & Callego Investments
 LAND PLANNING:

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 ENGINEERING
 1000 W. BAYVIEW BLVD., SUITE 100
 BEAUFORT, NC 28516
 TEL: 252.738.1111
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OKATIE VILLAGE COMPOSITE PLAN

BEAUFORT COUNTY, SOUTH CAROLINA
 JUNE 21, 2017



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE CONDITIONS WERE OBTAINED FROM A VARIETY OF SOURCES AND INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GENERAL REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND UNDERSTANDING AND NOT FOR LEGAL REPRESENTATION AS TO EXACT BOUNDARIES OR LOCATION. I. C. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY ACCURACY OR ERROR IN THIS PLAN. DIMENSIONS AND LOCATIONS SHOWN ARE BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT. DIMENSIONS AND LOCATIONS SHOWN ARE NOT GUARANTEED TO BE EXACT. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF J. K. TILLER ASSOCIATES, INC.

OKATIE VILLAGE COMPOSITE PLAN DEVELOPMENT SUMMARY

OKATIE VILLAGE PUD MASTER PLAN (Okatie Marsh, Osprey Point, River Oaks and Other Parcels)

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 4,423.98 ACRES
 COMMERCIAL SF: 4,972,900 SF
 TOTAL DWELLING UNITS: 1,139 UNITS
 SINGLE-FAMILY DETACHED: 684 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 316 UNITS
 MULTI-FAMILY APARTMENTS: 588 UNITS
 DENSITY: 3.00 UNITS/AC
 OPEN SPACE: 19.47 AC = 44.9 %

PROPOSED DENSITY SUMMARY

OVERALL ACREAGE: 4,423.98 ACRES
 COMMERCIAL SF: 19,000 SF
 TOTAL DWELLING UNITS: 1,139 UNITS
 SINGLE-FAMILY DETACHED: 105 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 105 UNITS
 MULTI-FAMILY APARTMENTS: 2.65 UNITS/AC
 DENSITY: 4.25 UNITS/AC = 60.5 %
 OPEN SPACE: 4.25 AC = 9.6 %

OKATIE MARSH PUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 4,401.3 ACRES
 COMMERCIAL SF: 4,464,800 SF
 TOTAL DWELLING UNITS: 395 UNITS
 SINGLE-FAMILY DETACHED: N/A
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: N/A
 MULTI-FAMILY APARTMENTS: N/A
 DENSITY: N/A
 OPEN SPACE: 34.77 AC = 34.3 %

PROPOSED DENSITY SUMMARY

OVERALL ACREAGE: 4,401.3 ACRES
 COMMERCIAL SF: N/A
 TOTAL DWELLING UNITS: N/A
 SINGLE-FAMILY DETACHED: N/A
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: N/A
 MULTI-FAMILY APARTMENTS: N/A
 DENSITY: N/A
 OPEN SPACE: 4,401.3 AC = 97 %

OSPREY POINT PUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 4,119.35 ACRES
 COMMERCIAL SF: 4,287,700 SF
 TOTAL DWELLING UNITS: 396 UNITS
 SINGLE-FAMILY DETACHED: 204 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 219 UNITS
 MULTI-FAMILY APARTMENTS: 4.41 UNITS/AC
 DENSITY: 4.41 UNITS/AC
 OPEN SPACE: 40.00 AC = 34.2 %

PROPOSED DENSITY SUMMARY

OVERALL ACREAGE: 4,119.35 ACRES
 COMMERCIAL SF: 19,000 SF
 TOTAL DWELLING UNITS: 396 UNITS
 SINGLE-FAMILY DETACHED: N/A
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: N/A
 MULTI-FAMILY APARTMENTS: N/A
 DENSITY: 3.32 UNITS/AC
 OPEN SPACE: 44.64 AC = 37 %

RIVER OAKS PUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 4,461.31 ACRES
 COMMERCIAL SF: N/A
 TOTAL DWELLING UNITS: 315 UNITS
 SINGLE-FAMILY DETACHED: 215 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 100 UNITS
 MULTI-FAMILY APARTMENTS: N/A
 DENSITY: N/A
 OPEN SPACE: 28.00 AC = 46.4 %

PROPOSED DENSITY SUMMARY

OVERALL ACREAGE: 4,461.31 ACRES
 COMMERCIAL SF: N/A
 TOTAL DWELLING UNITS: 315 UNITS
 SINGLE-FAMILY DETACHED: N/A
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: N/A
 MULTI-FAMILY APARTMENTS: N/A
 DENSITY: 27.64 AC = 61.1 %
 OPEN SPACE: N/A

OTHER PARCELS (Includes Existing Elementary School, Future Middle School, and Future Development)

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 4,144.32 ACRES
 COMMERCIAL SF: N/A
 TOTAL DWELLING UNITS: 105 UNITS
 SINGLE-FAMILY DETACHED: 105 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: N/A
 MULTI-FAMILY APARTMENTS: N/A
 DENSITY: N/A
 OPEN SPACE: 87.5 AC = 80.70 %

PROPOSED DENSITY SUMMARY

OVERALL ACREAGE: 4,144.32 ACRES
 COMMERCIAL SF: N/A
 TOTAL DWELLING UNITS: 105 UNITS
 SINGLE-FAMILY DETACHED: 105 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: N/A
 MULTI-FAMILY APARTMENTS: N/A
 DENSITY: N/A
 OPEN SPACE: 87.5 AC = 80.70 %



OKATIE VILLAGE COMPOSITE PLAN BEAUFORT COUNTY, SOUTH CAROLINA

JUNE 21, 2017

PREPARED FOR:
 Village Park Homes & Collegio Investments
 LAND PLANNING:

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 WWW.JKTILLER.COM

CIVIL CONSULTANT:
 Carolina
 Engineering
 & Construction, Inc.

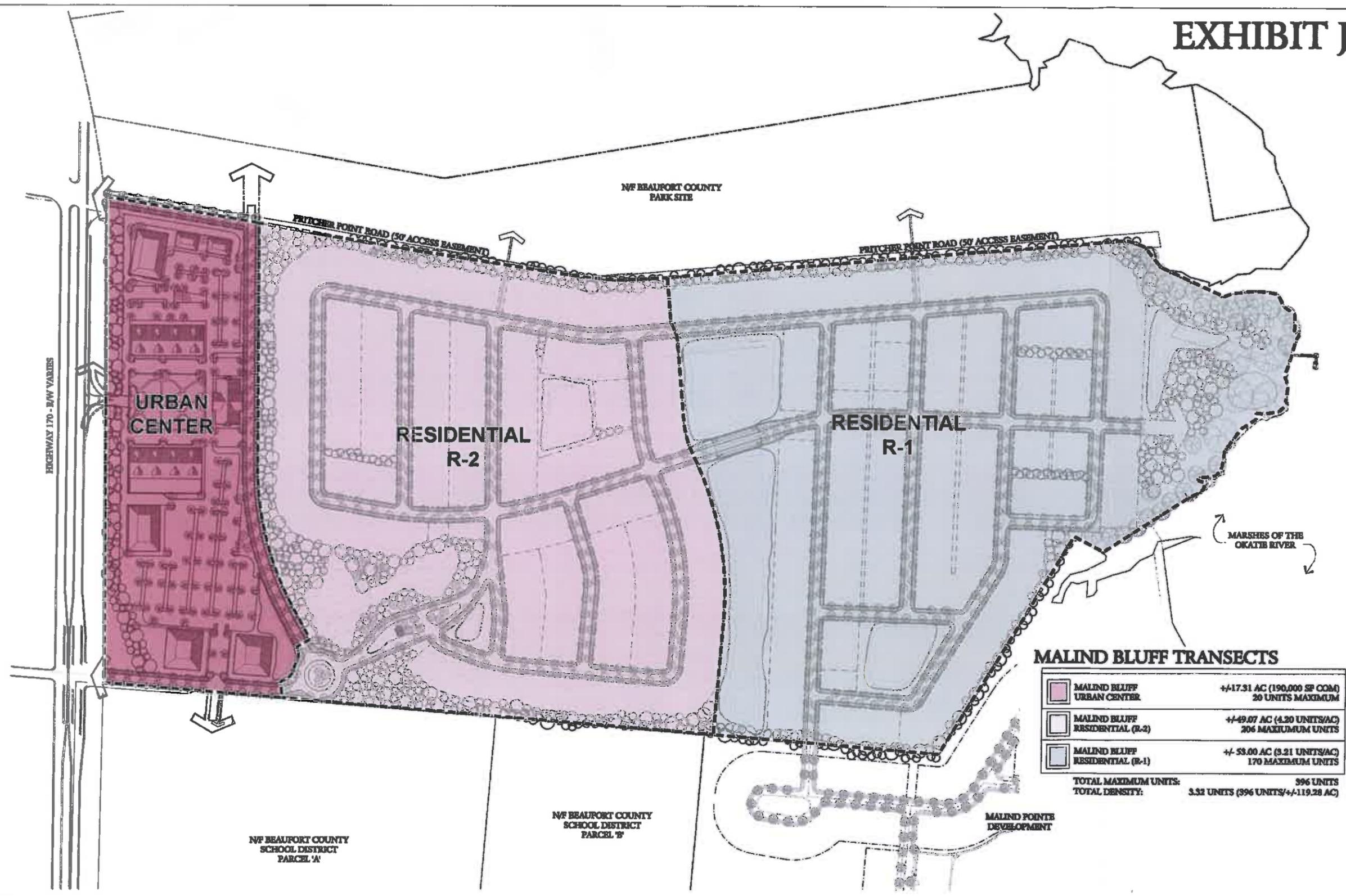


NORTH



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EXHIBIT J



PREPARED FOR:
COLLEGRO INVESTMENTS

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
200 FINGERBERRY COLONY ROAD SUITE 101 SLOTTSPON SC 29925
Tel: 803.252.0000 Fax: 803.252.0002

OSPREY POINT (MALIND BLUFF) TRANSECT MAP

BEAUFORT COUNTY, SOUTH CAROLINA

July 5, 2017



GRAPHIC SCALE



NORTH 0 200' 400' 600'

T:\Projects\2017\10-10\DWG\Map\Plan.dwg, Tracetool, TITLE: 7/5/2017 2:01:57 PM

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COUNTY COUNCIL OF BEAUFORT COUNTY
Community Development Department
Beaufort County Government Robert Smalls Complex
Administration Building, 100 Ribaut Road
Post Office Drawer 1228, Beaufort, South Carolina 29901-1228

TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Beaufort County Community Development Director
DATE: August 31, 2017
SUBJECT: **River Oaks Planned Unit Development (PUD) Master Plan Amendment**

STAFF REPORT:

A. BACKGROUND:

Case No. ZMA-2017-11
Owner: BBII Holding Company, LLC (Roger L. Saunders)
Applicant: Joshua Tiller, J.K. Tiller and Associates
Property Location: Located in the Okatie area on Cherry Point Road approximately 2,000 feet from SC 170
District/Map/Parcel: R603-013-000-008C-0000
Property Size: 63.5 acres

B. SUMMARY OF REQUEST: The River Oaks PUD is located in the Okatie area on Cherry Point Road approximately 2,000 feet from SC 170. The property is immediately to the East of the Okatie Elementary school and south of the Osprey Point PUD.

Existing PUD: The River Oaks PUD sits on 63.5 acres and was designed to accommodate seniors (65 or older) with a combination of independent and assisted living quarters and a nursing home. The PUD consists of 118 cottages for independent living, 146 apartment units for independent and assisted living, and 66 nursing home beds. The original River Oaks PUD was approved by County Council in 2008 in conjunction with two adjoining PUDs – Osprey Point and Okatie Marsh. This action amended the zoning of a total of 284 acres and increased the allowable density nine-fold. The combined PUDs featured an integrated street network, a mix of land uses and housing types, and a system of pathways, sidewalks and bike lanes. County Council eventually supported the zoning change because they determined that these features made the community economically sustainable and provided enough internal trip capture to reduce the development's impact on SC 170. Since the adoption of the original PUD, in 2012 Okatie Marsh (395 dwelling units, 97.7 acres) was purchased through the Rural and Critical Lands Program.

Requested Amendment: The applicant is requesting to amend the PUD by changing it from a senior village to a single-family subdivision. The revised master plan consists of 315 single-family houses. 119 of the lots will be 4,400 square feet (40' x 110'); and the remaining 196 lots will be 3,300 square feet (30' x 110'). The main entrance of the subdivision is off Cherry Point Road. The PUD proposes a connection to the Osprey Point PUD via a gated access that may restrict cross access after dark. The revised master plan provides a network of pedestrian sidewalks with a connection to the property line of Okatie Elementary. The applicant is proposing to develop 45 affordable housing units in the combined Osprey Point and River Oaks PUDs.

- C. CONSISTENCY WITH ZDSO PUD STANDARDS:** The Community Development Code states the purpose of PUDs is to implement the Comprehensive Plan by allowing flexibility that would result in improved design, character, and quality while preserving natural and scenic features. Innovative features may include preservation of open space and natural areas; greenways, sidewalks, and other bike/pedestrian features; enhanced landscaping and deeper buffers; vehicular and pedestrian connectivity; provision of affordable housing; dedication of public parks and community facilities; mitigating adverse impacts on neighboring properties, and burying utilities.

Of the above cited innovative features, the proposed affordable housing is the only aspect of this PUD that exceeds what would be required with a standard zoning district. The revised River Oaks master plan is essentially a conventional single-family residential subdivision. The only thing that the PUD affords the applicant is greater density (5.2 dwelling units per acre) than what would otherwise be permitted if the property was simply zoned C3 Neighborhood Mixed-Use (2.6 dwelling units per acre). The only zoning district that would permit lot sizes as small as 4,400 and 3,300 square feet is T4 Hamlet Center. This district would require smaller blocks, alleys, adequate sidewalks, on-street parking, porches, and some residential design standards. Therefore, the proposed revised PUD would result in a reduction of design, character, and quality than what could be achieved with standard districts from the Community Development Code.

- D. CONSISTENCY WITH THE COMPREHENSIVE PLAN:** The future land use designation for the River Oaks PUD is Neighborhood Mixed-Use. This district calls for new development to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. The maximum gross residential density is approximately two dwelling units per acre. Residential areas are to have a network of sidewalks and trails to link the development to retail, employment, and schools. The Plan allows for some density bonuses for the creation of affordable housing.

The River Oaks PUD is also designated as a village in the Place Type Overlay District which calls for clusters of residential neighborhoods of sufficient intensity to support a central, mixed-use environment. Villages are meant to be organized within an interconnected network of streets and blocks in multiple pedestrian sheds. They include areas where one has the opportunity to walk, bike, or ride transit to work, to fulfill daily shopping needs (such as groceries), and to access other amenities within close proximity.

- E. CONSISTENCY WITH THE COMMUNITY DEVELOPMENT CODE (CDC):**

Consistency with Conventional Zones: The proposed PUD could not be achieved with conventional districts from the CDC. The highest density that could be achieved with a conventional zoning district (C3 Neighborhood Mixed-Use) for a single-family subdivision is 2.6 dwelling units per acre with a 10,890-square foot minimum lot size and 70-foot minimum lot width.

Consistency with Transect Zones: The Community Development Code provides transect zones to foster the creation of walkable communities with density and character ranging from the most rural (T1) to the most urban (T4). The only districts that would allow lots this small are T4 Hamlet Center and T4 Neighborhood Center. The proposed PUD does not meet the requirements of these districts.

- **Location of property is not appropriate for T4:** Both the T4 Neighborhood Center and T4 Hamlet Center districts are intended to be located at the center of the community and have a mix of uses. For the combined Osprey Point/River Oaks PUDs, this location should be in the area designated for commercial along SC 170.

- **Alleys:** The CDC requires alleys and rear parking for streets where the average lot width is 55 feet wide or less. This requirement is meant to promote walkability by reducing conflicts between vehicles and pedestrians. These conflicts have the potential to increase with greater density.
- **Street Design:** In addition to alleys, the streets would be required to have sidewalks on both sides and provisions for on-street parking. The proposed PUD amendment has sidewalks on one side of the street with no provision for on-street parking.
- **House Configuration and Design:** Houses in the T4 districts would be required to engage the street with a front porch being the dominant feature.

F. TRANSPORTATION ISSUES:

- **Updated Traffic Impact Analysis (TIA) Ordinance Needed:** The applicant has submitted a letter from Bihl Engineering that essentially compares the amount of approved development per the three 2008 PUDs (Okatie Marsh, Osprey Point, and River Oaks) to the amended Osprey Point and River Oaks PUDs. Based on these comparisons, there is a 3,084 reduction in total daily trips from 21,774 to 18,690. Staff has some concerns about this assessment. The original Traffic Impact Analysis was conducted in 2007 using current traffic volumes for that time and the County's TransCAD Travel Demand Model which was replaced by the Lowcountry Regional Model in 2014. Also, the current PUDs consist of an age-restricted 396-unit single-family subdivision, 190,000 square feet of commercial, 264 independent and assisted senior housing units, and a 66-bed nursing home. The proposed amendments will change this to 711 single-family houses with no age restrictions. This is the land use change that needs to be assessed by the TIA.
- **Paving of Cherry Point Road:** Approximately 1,300 feet of Cherry Point Road would need to be paved in order to accommodate this PUD.

G. POTENTIAL SCHOOL IMPACTS: The combined amendments to the Osprey Point and Cherry Point PUDs may have significant implications on the number of potential students. Both existing PUDs have age restrictions and therefore would have little to no impacts. The proposed amendments would result in the creation of 711 single-family dwelling units with no age restrictions. Staff will be meeting with the School District's Facilities-Planning and Construction Department and will provide the Planning Commission with their comments at the September 7 meeting.

H. RECOMMENDATION: Staff recommends denial of the application for the following reasons:

- The proposed amendment does not meet the basic criteria for PUDs as outlined in the ZDSO. Other than the provision of some workforce housing, the only thing that the PUD affords the applicant is density (5.2 du per acre) that is double what would otherwise be permitted if the property was simply zoned C3 Neighborhood Mixed-Use (2.6 du per acre), the conventional district best suited to implement the future land use plan in the Comprehensive Plan.
- The lots are much smaller than what the County allows for conventional subdivisions. The Community Development Code makes provisions for residential lots smaller than 5,000 square feet in its higher transect zones. However, with this increased density come requirements for alleys and rear access, sidewalks on both sides of the street, on-street parking, and houses addressing the street. These requirements are not simply aesthetic, but have a major functional

component of separating vehicular and pedestrian movement and providing areas for parking in a high density environment. The proximity of this PUD to Okatie Elementary and the proposed price point of the houses may attract a large number of school age children, making the issue of pedestrian safety all the more important.

- A Traffic Impact Analysis (TIA) needs to be conducted for the combined impacts of the Osprey Point and River Oaks PUDs. This TIA needs to look at existing traffic volumes and utilize the Lowcountry Regional Model.

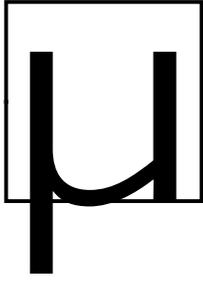
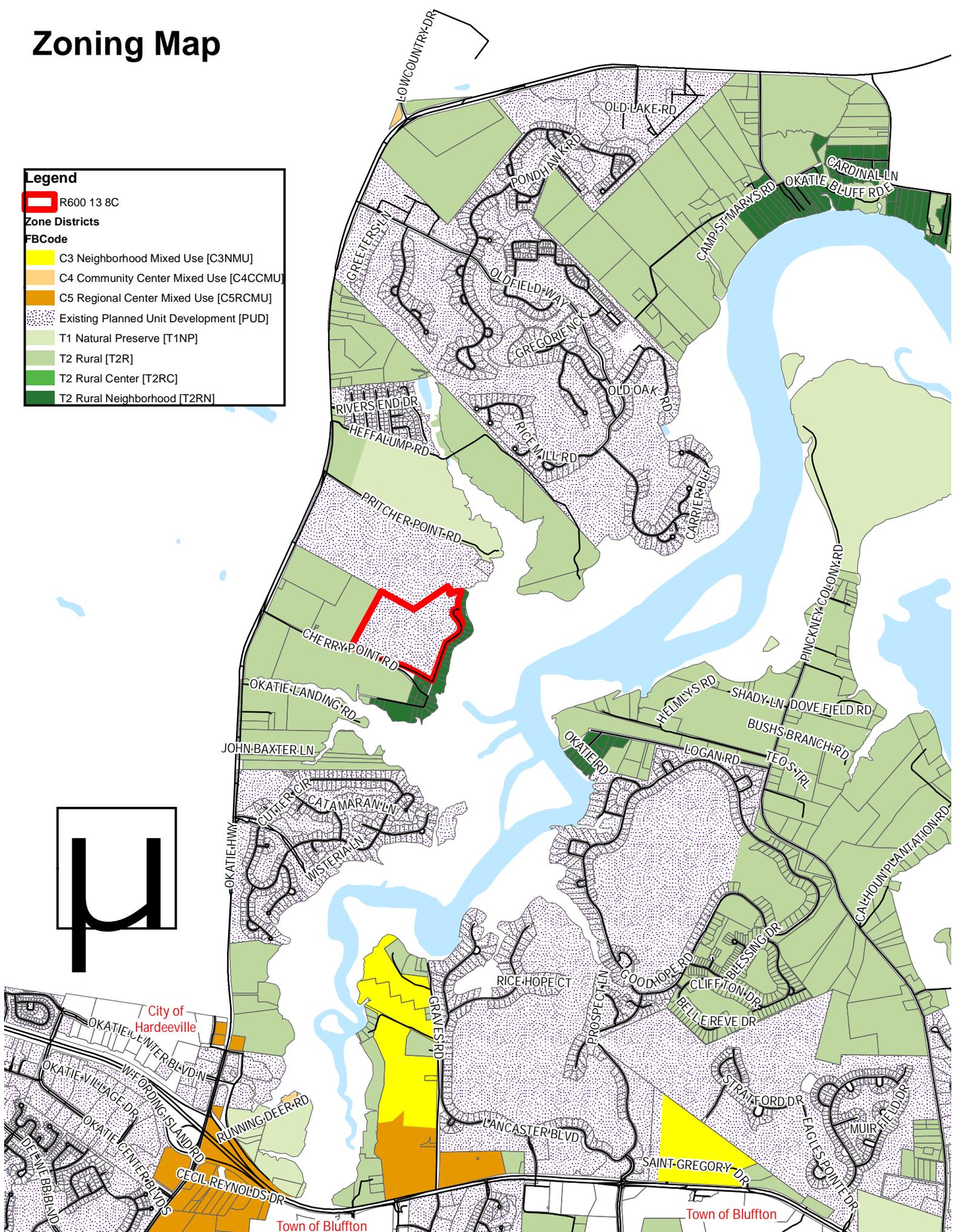
I. ATTACHMENTS:

- Locational Map
- Application with backup documentation, including TIA
- List of Property Owners Notified of Request
- Notification Letter to Property Owners

Zoning Map

Legend

- R600 13 8C
- Zone Districts**
- FBCode**
- C3 Neighborhood Mixed Use [C3NMU]
- C4 Community Center Mixed Use [C4CCMU]
- C5 Regional Center Mixed Use [C5RCMU]
- Existing Planned Unit Development [PUD]
- T1 Natural Preserve [T1NP]
- T2 Rural [T2R]
- T2 Rural Center [T2RC]
- T2 Rural Neighborhood [T2RN]



City of Hardeeville

Okatie Center Blvd
Okatie Village Dr
Okatie Center Blvd
W. Fording Island Rd
De Me Blvd
Running Deer Rd
Cecil Reynolds Dr

Town of Bluffton

Town of Bluffton

RECEIVED

AUG 01 2017

PLANNING DIVISION

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

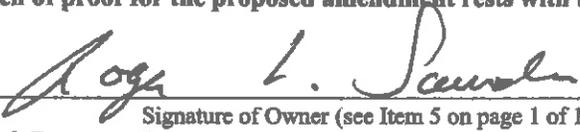
TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) 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 (X) Community Development Code Text
2. Give exact information to locate the property for which you propose a change: Tax District Number: Tax Map Number: Parcel Number(s): R600 013 000 008C 0000 Size of subject property: +/- 63.54 Acres Square Feet / Acres (circle one) Location: Cherry Point Road, East of HWY 170 in Okatie (River Oaks PUD)
3. How is this property presently zoned? (Check as appropriate) () T4NC Neighborhood Center () T2RC Rural Center () C3 Neighborhood Mixed Use () T4HC Hamlet Center () T2RN Rural Neighborhood () C4 Community Center Mixed Use () T4HCO Hamlet Center () T2RNO Rural Neighborhood Open () C5 Regional Center Mixed Use () T4VC Village Center () T2R Rural () S1 Industrial () T3N Neighborhood () T1 Natural Preserve (X) Planned Unit Development/PUD () T3HN Hamlet Neighborhood () Community Preservation (name) () T3E Edge (specify)
4. What new zoning do you propose for this property? Amendment to the River Oaks PUD (Under Item 9 explain the reason(s) for your rezoning request.)
5. Do you own all of the property proposed for this zoning change? (X) Yes () No 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 text, the section(s) affected are: N/A (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: () MCAS-AO Airport Overlay District/MCAS () MD Military Overlay District () BC-AO Airport Overlay District/Beaufort County () RQ River Quality Overlay District () CPO Cultural Protection () TDR Transfer of Development Rights () CFV Commercial Fishing Village
8. The following sections of the Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form: a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments. b. Division 7.3.40, Zoning map amendments (rezoning). c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014 d. Division 6.3, Traffic Impact Analysis (for PUDs)

9. Explanation (continue on separate sheet if needed): See attached River Oaks (Malind Pointe) PUD
Amendment Narrative

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

Printed Roger L. Saunders Telephone
Name: BBII Holding Company LLC Number: 212-772-1178

Address: 106 Mariomi Road, New Canaan, CT 06840

Email: roger@cedarhillholdings.com

Agent (Name/Address/Phone/email): Josh K. Tiller/181 Bluffton Road, STE 203, Bluffton, SC 29910
843-815-4800

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORKING DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR 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:

Application Fee Amount Received:

Receipt No. for Application Fee:

COMBINED NARRATIVE

OSPREY POINT AND RIVER OAKS AT OKATIE VILLAGE AMENDMENT REQUESTS

Introduction

Okatie Village originally consisted of Okatie Marsh PUD, Osprey Point PUD, and River Oaks PUD, each passed by Beaufort County Council as separate parts of a coordinated whole in 2008. Each was passed with its separate, but coordinated, Development Agreement at the same time, following over two years of active planning and negotiations.

The dream of Okatie Village was a mixed-use community, where kids could walk or be driven to the elementary school (without entering Highway 170), families could shop at the Neighborhood Commercial Village, park facilities were to be available to all, and an historic Workforce Housing requirement would make it possible for average income, working families to be part of the community. Environmental controls were the highest in the County, to protect the river and marsh, with required water quality testing.

The dream evaporated during the Great Recession. Nothing was built or developed on any of the three properties. Okatie Marsh went bankrupt and was purchased by the County for open space. River Oaks went bankrupt next and was sold by the bank, with an uncertain future. Osprey Point came in to Beaufort County for an amendment to its PUD and Development Agreement in 2014, attempting to salvage something with a prospective development partner. The 2014 Osprey Point plan envisioned an age restricted and gated community. That plan also failed to move forward, after approval, due to high projected lot costs.

A new vision has emerged for a new, coordinated development that seeks to restore much of the original vision of Okatie Village, while competing successfully in the current market. Osprey Point has a new Second Amended PUD, and River Oaks comes forward with a coordinated First Amendment to its PUD. The details of each proposal are contained in the respective submittals which accompany this Narrative. To lend context to the proposals, this Narrative summarizes the allowed development within Okatie Village in 2008, followed by the allowed development in 2014 (at the time of the Osprey Point First Amendment), and finally, a brief summary of allowed development within Okatie Village under these current proposals.

The requested changes that are specific to the **River Oaks PUD and Master Plan** only are listed and justified in the final section of this narrative.

The Original Okatie Village Plan (2008)

The original Okatie Village included Okatie Marsh (with 395 allowed homes and 64,800 square feet of commercial), Osprey Point (with 527 allowed homes and 207,700 square feet of Village Commercial), and River Oaks (with 330 allowed retirement cottages, apartments and condos, with nursing and other facilities). Of the combined total of 1,250 homes, 922 homes allowed families, with the remainder being age restricted within River Oaks.

Complete traffic, environmental, and economic studies were performed at the time. The traffic and road improvements were designed to accommodate these larger expected populations, and the storm water and other environmental features were designed to accommodate these loads. In fact, at the request of Planning Staff, these studies included projected development of nearby properties, to ensure that the Okatie Village communities could function and the designed systems were adequate. It should be noted that the enclosed traffic letter (Exhibit H) also includes densities projected for the adjacent properties.

Only the River Oaks retirement PUD was envisioned to be gated, so that all family residences within both Okatie Marsh and Osprey Point could reach, through internal roads and paths, both the nearby school site and the planned Village Commercial area off Highway 170. The original developers of both Osprey Point and Okatie Marsh made historic commitments to include affordable, workforce housing for at least some of the product types, but not for single family housing.

Okatie Village Plan in 2014

The years from the original 2008 approvals of Okatie Village communities, through 2013, were very dark times. As stated above, Okatie Marsh failed completely and was purchased by Beaufort County for open space. River Oaks, the proposed retirement community, foundered and was in bankruptcy and foreclosure. Osprey Point was the last standing of the three communities, but no development had taken place and disaster was on its horizon as well. A national builder sought the Osprey Point property for an age restricted, gated community. Many months were spent in negotiations with Beaufort County, and finally the First Amendment to Osprey Point Development Agreement and PUD was passed in late 2014. But alas, internal negotiations and projected lot cost overruns doomed the new Osprey Point direction. No development took place and the proposed national builder moved on.

With the passage of the Osprey Point First Amendment in 2014, the original vision for Okatie Village was all but lost. Okatie Marsh was gone, and its potential for 395 homes was down to zero. River Oaks was in bankruptcy, with no one stepping up to develop the retirement

center at that location. Osprey Point was down to 396 potential residents (from its 527 original approval). All of the anticipated homes within Osprey Point were to be age restricted homes, with no provision for families to interact with the schools or the planned Village Commercial area. The loss of much of the residential density darkened the possibility of the Village Commercial area ever being built as envisioned, and doomed its future to a highway strip center.

The new 2014 commitment of Osprey Point to develop a minimum of 15 affordable homes became a somewhat hollow commitment, with no houses being built at all, at any price range.

New Okatie Village Plan of 2017

Against this background, the owners of Osprey Point and River Oaks have joined forces to present a new coordinated plan, which revives much of the original Okatie Village dream. All homes in both communities will now allow families.

Even more importantly, the two communities have pledged to allow cross access to one another, so that all residents can reach the schools and all residents can reach the Village Commercial area. Total residential density for Osprey Point remains at 396, and River Oaks density is forecast at 315 homes. The Village Commercial density remains at 207,700, but now has a chance to thrive as part of an active, family oriented community.

One of the best features of the revived Okatie Village vision is an increased commitment to affordable, workforce housing. At present, before these amendments, the requirement for all of Okatie Village (if it develops as expected as single family) is 15 affordable homes. The new development partner has stepped up this commitment, and increased it by three-fold. A new minimum commitment of 45 affordable workforce homes within Okatie Village has been added. This important pledge will allow working families, teachers, police, fire fighters and others to buy homes in a beautiful new community.

The official documents for the First Amendment to River Oaks PUD, and the Second Amendment to Osprey Point PUD, are attached to this Narrative. The plans are explained in greater detail, along with the justifications for changes, in the body of these documents. The Owners, the prospective developer, and all team members will stand ready to answer any questions that arise in the process.

We urge all Beaufort County residents, and of course, Members of Council, to review these requests carefully, and approve this revived vision for Okatie Village.

LIST OF PROPOSED PUD CHANGES
RIVER OAKS AT OKATIE VILLAGE PUD

1. Changes:
 - a. Master Plan and Trail Plan reflect new direction as a family oriented community, including restored interconnectivity with Osprey Point, so all residents in both communities can reach schools, village commercial, and the 13 Acre park (by internal connections).
 - b. Lot layout reflects single family uses, which was allowed previously, but previous layout reflected an expected retirement center.
 - c. Density reduction from 330 units to 315 units.
 - d. Design and development standards adjusted to match the standards in the adjacent Osprey Point neighborhood, to accommodate more affordable, single family product. The same builder is involved with both communities, and has agreed to triple the commitment to affordable/workforce housing in the two communities (under the Development Agreement).
 - e. All stormwater, environmental and related standards continue, including the commitment to stormwater quality testing.
2. All other items in the First Amendment to the River Oaks PUD and Development Agreement relate to Development Agreement issues.

EXHIBIT B



LOT YIELD: 315

30' X 110'

40' X 110'

Total Acres: +/-61.21

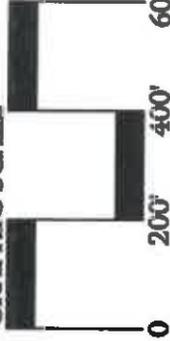
Residential Density: 5.23 DU/AC

Open Space: 27.64 AC (45.15 %)



NORTH 0 200' 400' 600'

GRAPHIC SCALE



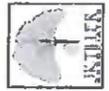
**RIVER OAKS (MALIND POINTE)
AMENDED MASTER PLAN
BEAUFORT COUNTY, SOUTH CAROLINA**

AUGUST 9, 2017

**PREPARED FOR:
VILLAGE PARK HOMES, LLC**

PREPARED BY:

J. K. TILLER ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1000 W. BROADWAY, SUITE 100
BEAUFORT, SOUTH CAROLINA 29516



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE OBTAINED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND MARKETABLE INTERESTS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATUS OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

JOB NO. NUMBER 201709-01



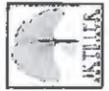
TRAILS AND OPEN SPACE
INTERNAL SIDEWALKS
PARKS

Total Acres: +/-61.21
Residential Density: 5.23 DU/AC
Open Space*: 27.64 AC (45.15 %)

*THE OPEN SPACES INCLUDE GARDENS, NATURAL AREAS, BUFFERS, STORMWATER AMENITIES, TRAILS AND OTHER NON-BUILDABLE LAND.

PREPARED FOR:
VILLAGE PARK HOMES, LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 1000 W. MARKET STREET SUITE 2000 BEAUFORT, NC 28516
 WWW.JKTILLER.COM



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JKT Job Number: 201709-01



NORTH 0 200' 400' 600'

GRAPHIC SCALE



RIVER OAKS (MALIND POINTE)
TRAILS AND OPEN SPACE PLAN

BEAUFORT COUNTY, SOUTH CAROLINA

AUGUST 9, 2017

Exhibit D

DEVELOPMENT SCHEDULE MALIND POINT (RIVER OAKS)

Development of the Property is expected to occur over the five (5) year term of the Agreement, with the sequence and timing of development activity to be dictated largely by market conditions. The following estimate of expected activity is hereby included, to be updated by Owner as the development evolves over the term:

<u>Type of Development</u>	<u>Year(s) of Commencement / Completion</u>				
	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>
Residential, Single Family (1)	50	50	50	50	50
Affordable / Workforce Housing (3)	-- 15	15	15	15	15
Park -- % To Be Completed	--	100%	--	--	--
Multi-Purpose Trail & Pathways -- % To Be Completed	--	25%	30%	30%	15%

- (1) 300 single family units are forecast to remain to be built at the end of six years.
- (2) none planned.
- (3) River Oaks Schedule

As stated in the Development Agreement, Section VI, actual development may occur more rapidly or less rapidly, based on market conditions and final product mix.



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CAROLINA ENGINEERING CONSULTANTS, INC. No. 00284

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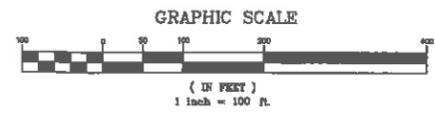
RIVER OAKS
CHERRY POINT ROAD
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
 PO BOX 294
 BEAUFORT, SC 29901
 WWW.CAROLINAENGINEERING.COM
 843/922-0555
 843/922-0556 (FAX)

PROJECT:	1659
DATE:	06/13/17
REVISED:	06/13/17
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=100'

DRAINAGE EXHIBIT

1
OF 1





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CAROLINA ENGINEERING CONSULTANTS INC. BEAUFORT, SC

PLAN REVISIONS	
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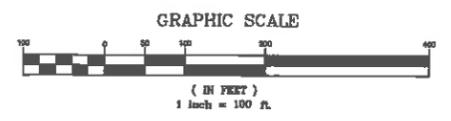
RIVER OAKS
CHERRY POINT ROAD
BEAUFORT COUNTY, SC

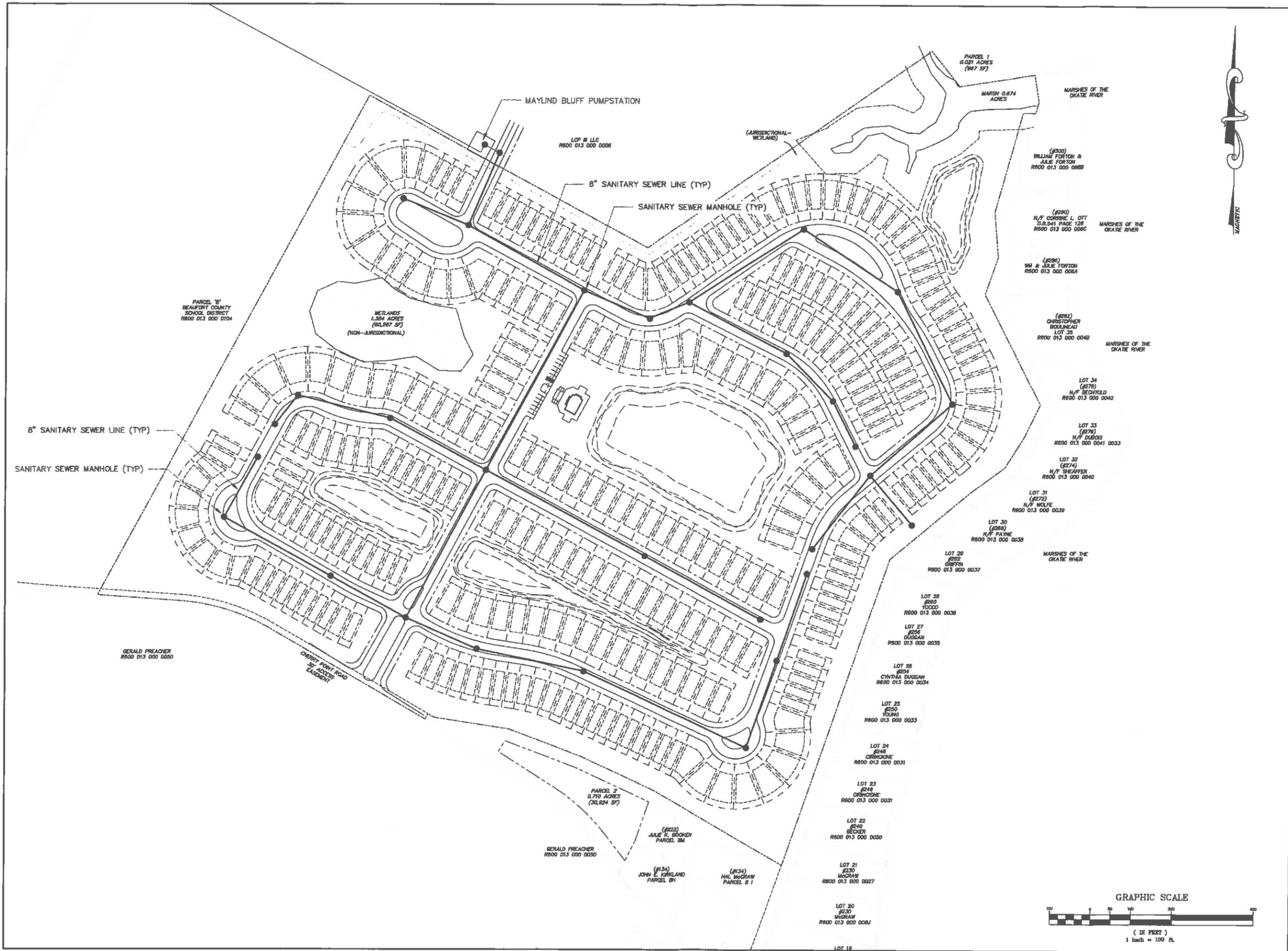
CAROLINA ENGINEERING CONSULTANTS, INC.
 943/322-0553
 943/322-0556 (FAX)
 WWW.CAROLINAENGINEERING.COM
 PO BOX 284
 BEAUFORT, SC 29901

PROJECT:	1659
DATE:	06/13/17
REVISED:	06/13/17
DRAWN BY:	TAB
ENGINEER:	JFA
SCALE:	1"=100'

WATER EXHIBIT

1
OF 1





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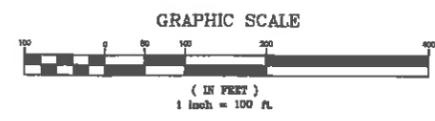
RIVER OAKS
CHERRY POINT ROAD
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
 943/322-0553
 943/322-0556 (FAX)
 WWW.CAROLINAENGINEERING.COM
 P.O. BOX 294
 BEAUFORT, SC 29901

PROJECT:	2061
DATE:	06/13/17
REVISED:	07/07/17
DRAWN BY:	TAB
ENGINEER:	JFA
SCALE:	1"=100'

SANITARY SEWER
EXHIBIT

1
OF 1





Memorandum

To: Richard Schwartz, Village Park Homes

From: Jennifer Bihl, PE, PTOE

Date: July 16, 2017

Re: *Traffic Impact and Access Summary for Okatie Village Planned Unit Development*

This memorandum documents the traffic intensity for the original Planned Unit Development (PUD) and the proposed changes to the PUD as a part of this update. The PUD is located in Beaufort County, SC on the east side of SC 170, near Pritcher Point Road and Cherry Point Road. A graphic of the proposed changes is shown in Figure 1.

The original PUD plan (11/20/07) included of approximately 272,500 square feet (sf) of commercial space (204,375 sf of retail and 68,125 sf of office space), 636 single-family detached units, 316 single-family attached units, and 388 multi-family apartment units.

The proposed updated PUD plan includes approximately 190,000 sf of commercial space (142,500 sf of retail and 47,500 sf of office space), 861 single-family detached units, 103 single-family attached units, and 165 multi-family apartment units. This is an overall reduction of units and square footage as well as a reduction in each area of the PUD.

Trip Generation

The traffic generation potential of the existing/currently allowed development and proposed development was determined using trip generation published in Institute of Transportation Engineers' (ITE) *Trip Generation, Ninth Edition*. Table 1 shows a comparison of the projected trips for the original uses and the updated uses. Note that the gross trips are shown below to be conservative and do not include internal capture or pass-by trips.

As shown in Table 1, the proposed updated PUD plan uses are projected to generate 1,048 gross trips during the AM peak hour (391 in and 657 out) and 1,791 gross trips during the PM peak hour (958 in and 833 out). Compared to the original PUD uses, the proposed updated PUD uses result in 113 fewer AM peak hour trips and 271 fewer PM peak hour trips with lower entering and exiting trips for each time period. The gross daily trips are also projected to be reduced by 3,084 trips.

Site Access

The access plan for the site is not planned to be changed as a part of this update. The PUD has four access points along SC 170. The detailed analysis associated with these access points was not performed, however, it is expected that this will be performed during the site plan process. However, since all parcels have a lower intensity than the original plan, it is expected that the original PUD analysis is considered conservative and overall impacts are expected to be lower than the original PUD.



Table 1: Trip Generation								
Land Use and Intensity	ITE Land Use Code	Daily	AM Peak Hour		PM Peak Hour			
		Total	Total	In	Out	Total	In	Out
Original PUD Uses								
636 Single-Family Detached Units	210	5,761	455	114	341	555	350	205
316 Residential Condominium/Townhouse Units	230	1,750	130	22	108	154	103	51
388 Apartments	220	2,475	194	39	155	231	150	81
204,375 sf Retail	820	10,807	241	149	92	967	464	503
68,125 sf Office	710	981	141	124	17	155	26	129
Gross Trips		21,774	1,161	448	713	2,062	1,093	969
Updated PUD Uses								
861 Single-Family Detached Units	210	7,612	612	153	459	729	459	270
103 Residential Condominium/Townhouse Units	230	660	53	9	44	62	42	20
165 Apartments	220	1,123	85	17	68	108	70	38
142,500 sf Retail	820	8,549	193	120	73	760	365	395
47,500 sf Office	710	746	105	92	13	132	22	110
Gross Trips		18,690	1,048	391	657	1,791	958	833
Difference		-3,084	-113	-57	-56	-271	-135	-136

OKATIE VILLAGE COMPOSITE PLAN DEVELOPMENT SUMMARY

OKATIE VILLAGE PUD MASTER PLAN (Okatie Marsh, Osprey Point, River Oaks and Other Parcels)

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 44,425.98 ACRES
 COMMERCIAL SR: 4,277,500 SF
 TOTAL DWELLING UNITS: 1,100 UNITS
 SINGLE-FAMILY DETACHED: 654 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 314 UNITS
 MULTI-FAMILY/APARTMENTS: 388 UNITS
 DENSITY: 3.02 UNITS/AC
 OPEN SPACE: 191.47 AC = 44.9 %

OKATIE MARSH PUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 44,101.9 ACRES
 COMMERCIAL SR: 4,464,800 SF
 TOTAL DWELLING UNITS: 395 UNITS
 SINGLE-FAMILY DETACHED: 267 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 78 UNITS
 MULTI-FAMILY/APARTMENTS: 50 UNITS
 DENSITY: 3.89 UNITS/AC
 OPEN SPACE: 34.77 AC = 84.3 %

OSPREY POINT PUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 44,119.55 ACRES
 COMMERCIAL SR: 4,207,700 SF
 TOTAL DWELLING UNITS: 1,100 UNITS
 SINGLE-FAMILY DETACHED: 654 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 213 UNITS
 MULTI-FAMILY/APARTMENTS: 110 UNITS
 DENSITY: 4.41 UNITS/AC
 OPEN SPACE: 40.00 AC = 54.2 %

RIVER OAKS PUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 44,491.21 ACRES
 COMMERCIAL SR: N/A
 TOTAL DWELLING UNITS: 390 UNITS
 DENSITY: 5.59 UNITS/AC
 OPEN SPACE: 28.40 AC = 46.4 %

OTHER PARCELS (Includes Existing Elementary School, Future Middle School, and Future Development)

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 44,444.29 ACRES
 COMMERCIAL SR: 176,000 SF
 TOTAL DWELLING UNITS: 418 UNITS
 SINGLE-FAMILY DETACHED: 165 UNITS
 SINGLE-FAMILY ATTACHED: 150 UNITS
 MULTI-FAMILY/APARTMENTS: 203 UNITS
 DENSITY: 5.14 UNITS/AC
 OPEN SPACE: 87.2 AC = 68.0 %



OKATIE VILLAGE COMPOSITE PLAN

BEAUFORT COUNTY, SOUTH CAROLINA
 JUNE 21, 2017

PREPARED FOR:
 Village Park Homes & Callegro Investments
 LAND PLANNING:

J. K. TILLER ASSOCIATES, INC.
 1000 W. BROADWAY, SUITE 200
 CHARLOTTE, NC 28202
 TEL: 704.333.1111 FAX: 704.333.1112
 WWW.JKTILLER.COM

CIVIL CONSULTANT:
 Carolina
 Engineering
 ITC Consultants, Inc.



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OKATIE VILLAGE COMPOSITE PLAN DEVELOPMENT SUMMARY

OKATIE VILLAGE FUD MASTER PLAN (Okatie Marsh, Osprey Point, River Oaks and Other Parcels)

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 44,261.08 ACRES
 COMMERCIAL SR: 4,272,360 SF
 TOTAL DWELLING UNITS: 1670 UNITS
 SINGLE-FAMILY DETACHED: 665 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 316 UNITS
 MULTIFAMILY/APARTMENTS: 689 UNITS
 DENSITY: 19.17 AC = 44.9 %
 OPEN SPACE:

PROPOSED DENSITY SUMMARY

OVERALL ACREAGE: 44,261.08 ACRES
 COMMERCIAL SR: 4,272,360 SF
 TOTAL DWELLING UNITS: 1129 UNITS
 SINGLE-FAMILY DETACHED: 641 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 165 UNITS
 MULTIFAMILY/APARTMENTS: 323 UNITS
 DENSITY: 47.27 AC = 60.5 %
 OPEN SPACE:

OKATIE MARSH FUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 44,101.5 ACRES
 COMMERCIAL SR: 4,548,000 SF
 TOTAL DWELLING UNITS: 992 UNITS
 SINGLE-FAMILY DETACHED: 397 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 294 UNITS
 MULTIFAMILY/APARTMENTS: 299 UNITS
 DENSITY: 3.89 UNITS/AC
 OPEN SPACE: 34.77 AC = 54.5 %

PROPOSED DENSITY SUMMARY

OVERALL ACREAGE: 44,101.5 ACRES
 COMMERCIAL SR: N/A
 TOTAL DWELLING UNITS: N/A
 SINGLE-FAMILY DETACHED: N/A
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: N/A
 MULTIFAMILY/APARTMENTS: N/A
 DENSITY: N/A
 OPEN SPACE: 47.963 AC = 97 %

OSPREY POINT FUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 44,192.5 ACRES
 COMMERCIAL SR: 4,272,360 SF
 TOTAL DWELLING UNITS: 327 UNITS
 SINGLE-FAMILY DETACHED: 204 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 213 UNITS
 MULTIFAMILY/APARTMENTS: 110 UNITS
 DENSITY: 4.01 UNITS/AC
 OPEN SPACE: 40.89 AC = 54.2 %

PROPOSED DENSITY SUMMARY

OVERALL ACREAGE: 44,192.5 ACRES
 COMMERCIAL SR: 4,272,360 SF
 TOTAL DWELLING UNITS: 594 UNITS
 SINGLE-FAMILY DETACHED: 381 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 15 UNITS
 MULTIFAMILY/APARTMENTS: 323 UNITS
 DENSITY: 4.49 AC = 31 %
 OPEN SPACE:

RIVER OAKS FUD

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 44,412.1 ACRES
 COMMERCIAL SR: N/A
 TOTAL DWELLING UNITS: 330 UNITS
 SINGLE-FAMILY DETACHED: 239 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 28.69 AC = 46.4 %
 OPEN SPACE:

PROPOSED DENSITY SUMMARY

OVERALL ACREAGE: 44,412.1 ACRES
 COMMERCIAL SR: N/A
 TOTAL DWELLING UNITS: 315 UNITS
 SINGLE-FAMILY DETACHED: 215 UNITS
 SINGLE-FAMILY ATTACHED/VILLAGE CONDO: 27.69 AC = 48.1 %
 OPEN SPACE:

OTHER PARCELS (Includes Existing Elementary School, Future Middle School, and Future Development)

ORIGINAL DENSITY SUMMARY

OVERALL ACREAGE: 44,444.22 ACRES
 COMMERCIAL SR: N/A
 TOTAL DWELLING UNITS: 418 UNITS
 SINGLE-FAMILY DETACHED: 165 UNITS
 SINGLE-FAMILY ATTACHED: 108 UNITS
 MULTIFAMILY/APARTMENTS: 230 UNITS
 DENSITY: 2.30 UNITS/AC
 OPEN SPACE: 37.3 AC = 60.70 %

PROPOSED DENSITY SUMMARY

OVERALL ACREAGE: 44,444.22 ACRES
 COMMERCIAL SR: N/A
 TOTAL DWELLING UNITS: 418 UNITS
 SINGLE-FAMILY DETACHED: 165 UNITS
 SINGLE-FAMILY ATTACHED: 108 UNITS
 MULTIFAMILY/APARTMENTS: 230 UNITS
 DENSITY: 2.30 UNITS/AC
 OPEN SPACE: 37.3 AC = 60.70 %

OKATIE VILLAGE COMPOSITE PLAN

BEAUFORT COUNTY, SOUTH CAROLINA
JUNE 21, 2017

PREPARED FOR:
Village Park Homes & College Investments
LAND PLANNING:

J. K. TILLER ASSOCIATES, INC.
1000 UNIVERSITY DRIVE, SUITE 200
COLUMBIA, SOUTH CAROLINA 29916
TEL: 803.733.1111 FAX: 803.733.1112

CIVIL CONSULTANT:
Columbia
Engineering
Consultants, Inc.



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