



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

Monday, December 4, 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 SEPTEMBER 7, 2017 ([backup](#))
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT ON NON-AGENDA ITEMS
8. TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), SECTION 1.3.50 (EXEMPTIONS) (TO EXEMPT EXISTING DIRT ROADS PAVED AS PART OF THE COUNTY'S DIRT ROAD PAVING PROGRAM FROM THE STANDARDS OF THE CDC) APPLICANT: BEAUFORT COUNTY PUBLIC FACILITIES COMMITTEE AND COMMUNITY DEVELOPMENT STAFF ([backup](#))
9. LADY'S ISLAND ZONING MAP AMENDMENT/REZONING REQUEST FOR R200 019 000 013A 0000 (0.21 ACRES AT 391 SEA ISLAND PARKWAY) FROM T2-R (RURAL) TO T2-RC (RURAL CENTER); OWNER: CAVU HOLDINGS, LLC/ APPLICANT: STAFF (TO CORRECT A MAPPING ERROR) ([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 Regular Planning Commission Meeting: Thursday, January 4, 2018, 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 Thursday, September 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
Ms. Caroline Fermin Mr. Jason Hinchler Mr. Ed Pappas

Member Absent: Mr. Harold Mitchell; Vacancies: St. Helena Island (Mr. Marque Fireall) and Southern Beaufort County (Mr. Eric Walsnovich)

Staff Present:

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

CALL TO ORDER: Chairman Robert Semmler called the meeting to order at approximately 6:05 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 August 7, 2017 minutes.
Motion: Mr. Ed Pappas made the motion, and Ms. Diane Chmelik seconded the motion, **to accept the minutes.** The motion **carried (FOR: Chmelik, Fermin, Hinchler, Pappas, Semmler, and Stewart; ABSENT: Mitchell; VACANCIES: St. Helena Island and Southern Beaufort County (Walsnovich) and Fireall).**

CHAIRMAN'S REPORT: Mr. Semmler commented on Hurricanes Harvey and Irma. Mr. Semmler noted that there are two vacancies on the Commission that County Council must fill. He noted he would like a full Commission, but is awaited appointments from County Council.

PUBLIC COMMENT on non-agenda items: No comment was offered.

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

Mr. Criscitiello briefed the Commission and noted his research regarding aquaponics. There has been a decline in farming and this concept may reverse that trend in Beaufort County. He contemplated the reasoning adding the use to one district that the applicant requested versus all other districts where agriculture was allowed. Staff concurred with the applicant and felt it was beneficial to broaden the requested text amendment to all districts that allow agriculture uses. Staff has included the special use approval and other areas of changes. The special use was recommended so that the applicants would go before the Zoning Board of Appeals to weigh their individual applications. He noted that excavation of the ground was prohibited to prevent any mining applications under this proposed amendment.

Applicant's Comment: Mr. Ed Krebs, the applicant, noted that when he spoke to the Planning staff, they had no idea what was aquaponics. He gave kudos to the deeply researched staff report supporting his request. He noted his property was in Pritchardville in T3-Edge zoning that was allowed a greenhouse garden, but disallowed aquaculture (fish growing). He noted his handout to the Commissioners. He

noted the traditional ways of raising fish was in outdoor ponds. He would be raising koi, not tilapia, in his aquaponics system. He mentioned that his wife was a biologist and a naturalist, so would not support outdoor fish ponds. His system would be an all-natural, completely organic system, where he would feed the fish—no fertilizer, no chemicals, no pesticides, and no herbicides. The system will produce 120,000 heads of lettuce a year and 100 koi each month that will grow in the system for a year. They will have a store where they will sell their lettuce and koi, and have a small classroom for people to view and learn about the aquaponics system—especially children and college level students. The investment is slightly under \$400,000 and will employ three people. He was looking for something that was lightweight.

Discussion by Commission included determining the regulatory authority for aquaponics systems (*Mr. Krebs stated that his research indicated Clemson Extension had the authority.*), the types of fish allowed in aquaponics (*Mr. Krebs noted that catfish, koi, brim, tilapia, etc.; but processing fish would involve another authority.*), acknowledging aquaponics systems elsewhere (*Mr. Krebs noted Hawaii and Midwest, with Hawaii being outdoors because the weather is mild. As a commercial entity, being outdoors would not work because there would be a 5-month season. Technically outdoors would work, but practically you would not cover your investment in such a short season. The greenhouse system would require 4 months before the first lettuce can be harvested.*), clarifying the site requirements involving greenhouses rather than outdoors (*Mr. Krebs noted that 10-20 acres of farmland equates to 80,000 square feet of greenhouse for aquaponics.*), agreeing with the staff for a controlled environment on this innovative process, and concern with private fish pond verbiage confusing for one who wants decorative fish pond (*Mr. Criscitiello noted that this concern would be related to the next text amendment.*).

Public Comment: None were received

Motion: Mr. Randolph Stewart made a motion, and Ms. Caroline Fermin seconded the motion, to **recommend to County Council approval of 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, as a special use and with the other recommendation by staff.** Further discussion included clarification of the motion. The motion **carried (FOR: Chmelik, Fermin, Hincer, Pappas, Semmler, and Stewart; ABSENT: Mitchell; VACANCIES: St. Helena Island and Southern Beaufort County (Walsnovich) and Fireall)**

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
Mr. Merchant briefed the Commission with the current requirements. He noted the proposed requirements included a 1-acre private fish pond on a minimum 3-acre lot, with slope and noise standards. The proposed text amendment is restricted to a 1-acre pond to prevent mining activity where dirt is removed from the property for resale. He gave the rationale for the staff including all the T3 Zoning Districts in this text amendment. Staff recommended approval with the additional requirements including all the T3 zoning districts, a truck routing plan, and returning the road to the standard it was prior to hauling the dirt off the property. He noted that this is not aquaculture which is restricted to the T2 Zoning Districts.

Discussion by Commission included clarifying fish ponds for personal use, concern that this would exclude those in smaller lots from building a small personal fish pond for aesthetics, concern that a small water feature would be denied for smaller lots, clarifying the difference between a fish pond and a stormwater pond, clarifying the staff's goal to limit land mining, concern with the cleanliness of 1-acre pond—especially algae bloom, safety concern for trucks on the roads during school hours, and adding a requirement to prevent algae bloom in such ponds.

Applicant's Comment: Mr. David Karlyk of Carolina Engineering, is a representative of the applicant (Mr. Humphries) and the owner of the property—Mr. Trey Smith, noted that Mr. Smith owns and lives on

the property (behind Bi-Lo in Shell Point) with his family. He is trying to encourage his 4 sons to be involved with nature. His sons currently fish out of the drainage pond behind the Medical Center. Mr. Smith has 8 acres and he realizes the pond would attract wildlife—birds, fish, etc.; however, his children will not have to leave his property to fish. His property is surrounded by a County park and undeveloped property currently owned by the bank, so he is not impacting any of his neighbors. Mr. Karlyk noted that wet detention ponds are promoted by the County drainage standards to treat fecal coliform. He also noted he lives in the Telfair subdivision where there are several drainage ponds that have existed for 15-18 years, that are without algae blooms. Mr. Karlyk sees this as a benefit to Mr. Smith's property, not a detriment.

Commission discussion included clarifying whether the applicant could ask for a special use (*Mr. Merchant said the Code specifically does not allow such application since the applicant's property is in the T3-Neighborhood zone.*), concern that such hauling of dirt should be regulated, clarifying that a 12-foot deep 1-acre pond did not involve a lot of dirt, querying the number of properties in the Shell Point area near Shell Point Park that would be able to take advantage of this text amendment considering it must be a 3-acre or larger property (*Mr. Merchant noted that very few lots will be involved.*), consider changing the start time trucks can operate from 7:00 a.m. to 9:00 a.m. in residential area or wherever school children must wait for school buses, recommending a provision to take the Clemson Extension Master Pond Management classes where proper safety and safeguards are taught, and belief that such a provision would not be used by property owners of a 1-acre pond.

Public Comment: None were received

Motion: Mr. Jason Hincer made a motion, and Mr. Robert Semmler seconded the motion, to **recommend approval to County Council on the Text Amendments to the Beaufort County Community Development Code (CDC): Article 4, Section 4.2.20 General Standards and Limitations, T3-Neighborhood that will allow private fish ponds with the conditions recommended by the staff.** Further discussion included not including the requirement for pond management training, and staff providing clarification on private fish ponds for personal use. The motion failed (**FOR: Chmelik and Hincer; AGAINST: Fermin, Pappas, Semmler, and Stewart; ABSENT: Mitchell; VACANCIES: St. Helena Island and Southern Beaufort County (Walsnovich) and Fireall**)

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: MR. JOSH TILLER

Mr. Merchant briefed the Commission that there are two Planned Unit Development (PUD) amendments coming forward (*for consideration by the Commission*) that are next door to each other and very much related. In relation to Okatie Elementary School, Osprey Point is to the north and River Oaks is to the east. He gave the history of Okatie Village, originally zoned rural, that was formed by three individual Planned Unit Developments (PUDS)—Okatie Marsh, Osprey Point, and River Oaks in 2008. The County, through the Rural & Critical Land Preservation Program, purchased Okatie Marsh (97 acres with *potentially* 325 dwelling units) in 2011 with a conservation easement and restriction to passive recreation use. In 2014 Osprey Point requested a significant amendment with an age-restricted single-family subdivision and it was approved by County Council. The current applicant is proposing a different connection to River Oaks PUD thereby removing a traffic circle, a reduction of open space by 1-1/2 acres due to the reconfiguration of lots, and removing the age-restricted requirement that would have impacts on traffic and the neighboring Okatie Elementary School. Staff recommends approval with the following conditions:

- encourage a cross access/internal trip connection through Osprey Point to the commercial area for River Oaks rather than using Cherry Point Road/Highway 170,
- removing the proposed right-in/right out from Highway 170 to the commercial area as recommended by the County Traffic Engineer since it does not meet the Access Management Plan for Highway 170, and

- providing a new Traffic Impact Analysis (TIA) with the combined impact of both Osprey Point and River Oaks since the TIA presented with the application did not take into account the current traffic conditions nor was the new regional traffic model used.

Additionally, since 700 single-family lots (with both Osprey Point and River Oaks) with the removal of the age-restricted requirement are involved, the school district would like to analyze the data to see the impact on Okatie Elementary before providing their comments.

Discussion by Commission included desiring a TIA clarification to include all development on Highway 170, including Jasper County; concern with Highway 170 capacity and expansion financing (*Mr. Criscitiello noted that payment would be made by the developer, per the Code.*); clarification on when the School Board could provide their input (*Mr. Merchant noted that the school district analysis would be available within one month.*); the Commission's options in relation to this request, and querying which zoning districts allow 30-foot wide lots (*Mr. Merchant state he would discuss that when the River Oaks PUD request occurred.*).

Applicant's Comments:

1. Mr. Lewis Hammet, a local Bluffton-Hilton Head attorney for 35 years and a representative for the applicant, stated he was involved with these properties since their inception. He noted that all the studies were done on the three properties and any nearby properties that may develop to make sure the road system and stormwater system were adequate to handle to proposed population. When the economy declined, Okatie Marsh and River Oaks went into bankruptcy. Okatie Marsh was purchased by the County. He explained that a national builder had wanted to build an age-restricted community in 2014. He gave the history of the PUDs. He noted that a lot of the students at Okatie Elementary School did not live near the school. He noted a new builder is interested in Osprey Point. Mr. Hammet noted that an Osprey Point connector road would be built for River Oaks to reach the commercial area of Osprey Point. He noted that more homes are allowed than what is being asked for with the current applications. River Oaks can develop 330 single-family units without age-restriction. Neither PUDs are vested under the current Code. The original design was for all to access the school. The developer is prepared to build a park on the Okatie Marsh PUD (currently owned by the County). He noted that the right-in/right-out is necessary since there will be a safety feature for a possible police/fire station/library use and he would not like that removed. The roads were designed for traffic at the build-out level. Mr. Hammet believes that the old model was more restrictive than the current one, so having another TIA would be costly and take 4 months or so. He believes that the traffic system is more than adequate. He acknowledges that this development will pay toward the traffic enhancements on Highway 170. Mr. Hammet noted that the developer/owner is subject to stricter environmental requirements than the Code. The developer envisions working people living in this community and enjoying the amenities—commercial area, park, and school. The developer has tripled the affordable housing units required. He thinks that this community is what Beaufort County purports to want.

Mr. Semmler noted that the school board had not offered its comments on the amendments.

2. Mr. Josh Tiller, representing the applicant, noted his history with the PUDs. There are only two changes: removal of the age restriction and a reduction of dwelling units allowed. He noted that there was another connection for River Oaks residents to access through Osprey Point rather than going on Cherry Point Road. He noted that there is a 13-acre area delineated for the park that the developer will build and maintain (on County property—Okatie Marsh).

Discussion by Commissioners included a clarification on the units being front-loaded garages in the proposed amendment (*Mr. Tiller said that the 45-foot lots had been eliminated, all other lots are front-loaded as in the previous PUD.*), preferring another circle connecting River Oaks to Osprey Point, concern whether workforce housing would be clustered together or spread around the development (*Mr. Hammet noted that 15 were committed originally; a total of 45 units are proposed for Osprey Point and*

River Oaks, but are not specifically assigned to one or both PUDs.); and concern for signalization on Highway 170 for Cherry Point and Pritchard Roads.

Public Comment:

1. Ms. Kathy Scott, a resident on Cherry Point Road, noted that there were no major changes on this development. Will the developer have to get approval removing the age-restricted requirement on residents? She noted she has been with around since the onset of these PUDs. There is a big difference between a family and age-restrictive population.
2. Mr. Troy Davis, a property owner on Cherry Point Road but a Georgia resident, asked why the two projects that were so closely linked could not be presented together. (*Mr. Semmler noted that there were individual PUDs. Mr. Criscitiello gave the history of the Okatie Village concept.*) Mr. Davis noted that the difference between an age restricted and a family community. He believes the traffic and other impacts would be quadrupled.

Further Commission discussion included the lack of municipalities' comments for the Planning Commission decision making, concern with the growth on the Highway 170 corridor, delaying the Commission recommendation for a month, and desiring a current TIA and school data before making a Commission recommendation.

Motion: Mr. Diane Chmelik made a motion, and Mr. Ed Pappas seconded the motion, **to postpone a Commission decision for a month in anticipation of receiving a new TIA and the school board data.** Further discussion included a clarification of the motion. The motion **carried (FOR: Chmelik, Fermin, Hincer, Pappas, Semmler, and Stewart; ABSENT: Mitchell; VACANCIES: St. Helena Island (Fireall) and Southern Beaufort County (Walsnovich).**

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: MR. JOSH TILLER

Mr. Merchant briefed the Commission, noting the information concerns similar to Osprey Point. He gave the location and history of the River Oaks PUD which consisted of nursing home beds, cottages, etc. The applicant is asking to turn a senior village into a single-family development. Lots are 30-foot and 40-foot wide, with front-loaded garages. The existing Code allows such lots in T4-Hamlet and T4-Neighborhood Districts. The Town of Port Royal has such lot sizes but with rear-loaded garages. A development near Pritchard Elementary has 35-foot wide lots. The existing code would not permit such proposed lot sizes. Staff suggested using the Code to come up with a better neighborhood. Staff noted that 45 affordable housing units are being proposed. There are issues regarding the school district and the paving of Cherry Point Road for access to the River Oaks PUD. If the development is targeted to families with children, there are safety concerns. Staff is recommending denial, strongly urging that the applicant use the Code for a revised plan.

Discussion by Commission included concern with tiny homes fitting into the proposed lots, desiring more connectivity, and believing a postponement would be beneficial for the applicant to use Code for a revised plan.

Applicant's Comment: Mr. Josh Tiller, the applicant's representative, noted that the original proposal for Okatie Marsh was not age-restricted, and the River Oaks PUD density is reduced from the original PUD. The property is adjacent to the Okatie Elementary School and walkability has been afforded for the school children. The lot sizes are equal to the New Riverside development in Jasper County. The proposal has reconnected both Osprey Point and River Oaks developments, and the stormwater conditions still exist. He stated that affordability is lost with alleys. To soften the driveways, open spaces have been added at terminuses with pocket parks and walking trails around the lagoons.

Further Commission discussion included disagreeing with front-loaded garages, suggesting shared driveways; desiring inputs from the municipalities and the school district, and desiring a new traffic impact analysis (TIA).

Public Comment: Ms. Kathy Scott, a resident at Cherry Point Road, noted that reduced units of a different type of community should be considered. She is speaking for a number of her neighbors who are workers preparing to evacuate the area (with the approaching Hurricane Irma). The Cherry Point Road contains former fish-camps. She has lived there for 35 years. In the past, the community came out in droves, when the PUDs were originally formed. They questioned the environmental controls. She noted that the original concept of cottages and senior living was now being changed to a single-family development. She read from her prepared notes that the general consensus is why pour good money after bad. The Okatie River continues to be polluted, and is monitored at Camp St. Mary's. There's no recovery in sight. The main culprit is the stormwater washout from the developments. She noted traffic concerns, especially during evacuations. She has a compromise—the Cherry Point residents will live with the elimination of an access road on Cherry Point Road. When construction traffic occurs, she urges having daily monitoring of the roads. This will provide the residents with the security that they desire.

Further Commission discussion included not agreeing with the proposed lot density.

Motion: Mr. Ed Pappas made a motion, and Ms. Diane Chmelik seconded the motion, **to postpone a Commission decision for a month, like the Osprey Point PUD, in anticipation of receiving a new TIA and the school board data.** Further discussion included clarification of the motion. The motion **carried (FOR: Chmelik, Fermin, Hincer, Pappas, Semmler, and Stewart; ABSENT: Mitchell; VACANCIES: St. Helena Island (Fireall) and Southern Beaufort County (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: Ms. Caroline Fermin made the motion, and Mr. Jason Hincer seconded the motion, **to adjourn the meeting.** The motion **carried (FOR: Chmelik, Fermin, Hincer, Pappas, Semmler, and Stewart; ABSENT: Mitchell; VACANCIES: St. Helena Island (Fireall) and Southern Beaufort County (Walsnovich).** Mr. Semmler adjourned the meeting at approximately 8:25 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 September 7, 2017, Planning Commission meeting is:
http://beaufort.granicus.com/MediaPlayer.php?view_id=3&clip_id=3420



MEMORANDUM

To: Beaufort County Planning Commission

From: Anthony J. Criscitiello, Community Development Director

Subject: Text Amendment to Beaufort County Community Development Code (CDC), Article 1, Section 1.3.50 (Exemptions) To Exempt Existing Dirt Roads Paved as Part of the County's Dirt Road Paving Program from the Standards of the CDC.

Date: August 31, 2017

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2017-16

Applicant: Beaufort County Staff

Proposed Text Change: Text Amendment to Beaufort County Community Development Code (CDC), Article 1, Section 1.3.50 (Exemptions) To Exempt Existing Dirt Roads Paved as Part of the County's Dirt Road Paving Program from the Standards of the CDC.

B. SUMMARY OF REQUEST:

Beaufort County Staff is requesting an amendment to Article 1, Section 1.3.50 of the Community Development Code (CDC) to make the paving of dirt roads exempt from the standards of the CDC. The aim of this amendment is maximize the fiscal efficiency of the County's dirt road paving program and assuring that a maximum amount of roads can be paved with the limited funds that are available, serving as many residents as possible.

This request was initiated with a memorandum from staff to the Public Facilities Committee of County Council (see attached) outlining the arguments for exempting County road projects not only from the standards of the CDC, but also NPDES (stormwater) permitting process and the County's Stormwater BMP manual. The Public Facilities Committee met on October 23, 2017. The Committee agreed with the memo and requested that staff initiate the necessary amendments to the CDC and stormwater ordinances to provide the exemption for dirt road paving.

Subsequently, the County's Stormwater Management Utility Board met on November 15 and reviewed the requested exemptions. The Board commented that they were not comfortable with having a different set of standards for road paving projects initiated by the County versus those undertaken by private property owners. Therefore the proposed amendment provides some exemptions for road paving projects for private roads undertaken and funded by the private sector.

C. ATTACHMENTS:

- Proposed changes to the CDC
- Memorandum to Public Facilities Committee

I.3.50 Exemptions

- A. The provisions of this Development Code shall not require formal subdivision of land as a result of actions taken by the State of South Carolina and its political subdivisions to acquire land or interests in land for public right-of-way and easements.
- B. County Council, public utilities, or County agencies may be exempt from the provisions of this Development Code when an emergency exists such that it is impossible to submit to the normal procedures and standards of this Development Code and quick and instant action is necessary to secure the public health, safety, or welfare. The County Council shall ratify such exemption after the fact at its next regularly scheduled meeting, and shall base its ratification on specified findings of fact related to the emergency involved.
- C. A public utility or public infrastructure installation (water, sewer, roads, gas, stormwater, telephone, cable, etc.) is exempt from the standards of this Development Code, except:
 - 1. Thoroughfare standards, in Division 2.9 (Thoroughfare Standards);
 - 2. Wetland standards, in Section 5.11.30 (Tidal Wetlands), and Section 5.11.40 (Non-Tidal Wetlands);
 - 3. River Buffer standards, in Section 5.11.60 (River Buffer);
 - 4. Tree Protection standards, in Section 5.11.90 (Tree Protection);
 - 5. Stormwater management standards, in Section 5.12.30 (Stormwater Standards);
 - 6. Utility standards, in Section 4.1.210 (Regional (Major) Utility);
 - 7. Wireless communication facilities standards, in Section 4.1.320 (Wireless Communications Facility).
 - 8. Historic Preservation standards, in Division 5.10 (Historic Preservation).
- D. The Department of Defense shall be exempt from the standards of this Development Code.
- E. The paving of dirt roads are deemed not to constitute “development” and shall be exempt from the standards of this Development Code if the action meets one of the following conditions:
 - 1. Existing County maintained dirt roads which are improved and/or paved as part of Beaufort County’s Dirt Road Paving Program as set forth in Beaufort County Policy Statement 15 and Policy Statement 17;
 - 2. Private dirt roads with adequate existing Stormwater conveyance systems where the project is not related to a pending or proposed development of adjacent land, and the proposed paving meets the Thoroughfare Construction Specifications in Section 2.9.80

MEMORANDUM

TO: Beaufort County Council
Public Facilities Committee Chairman Stu Rodman
Joshua Gruber, Interim County Administrator 

FROM: Robert McFee, Division Director of Construction, Engineering and Facilities
Eric Larson, Division Director for Environmental Engineering & Land Management
Anthony Criscitiello, Community Development Director

SUBJ: **Contract #50 Road Paving, Development, and Stormwater**

DATE: October 5, 2017

There has been some debate regarding the dirt road paving program and its compliance with adopted Beaufort county ordinances, specifically related to the Community Development Code road assemblies and Stormwater Management requirements.

Community Development Code

It should be noted that from a local historical perspective, this program has never sought to secure development permits, but has complied with the appropriate NPDES provisions.

In reviewing Section 1.3.10 of the Community Development Code (CDC), it clearly states that the code applies to “.. the *development* of all land within unincorporated Beaufort County”. Further, section 1.3.20 confirms the code “shall apply to *development* by the County or its agencies and departments”.

Article 10, section 10.1.40 of the CDC defines what constitutes *development*:

“Development. This term includes the following:

- *All construction, modification, or use of any lot, parcel, building or structure.*
- *All disturbances of land surfaces of 10,000 square feet or greater, including removal of vegetation, excavation, filling, and grading.*
- *Any subdivision of a parcel or tract of land into two or more lots, parcels, or pieces for the purpose, whether immediate or future, of sale or transfer of title.”*

Using this definition, the second bullet point would apply to the paving of dirt roads and place this activity under the jurisdiction of the CDC.

However, another way to interpret development that falls under the jurisdiction of the CDC is to look at the definition of a major land development in section 7.2.60. This section defines a major land development Plan as:

- (1) “Non-residential development of more than 5,000 square feet of gross floor area;
- (2) The addition of 5,000 square feet or 30 percent or more of the original building of a non-residential development which results in a building larger than 5,000 square feet; or
- (3) Apartment or multi-family development of six dwelling units or more.”

Using this interpretation, the paving of dirt roads would not fall under the jurisdiction of the CDC.

As to the applicability of the Thoroughfare Standards in Article 2: Multi-lot and Single lot Community Scale Development, section 2.1.10—Purpose and Intent, states that “This Article then provides standards for laying out blocks, lots, open space set-asides, and thoroughfares within each community type. This ensures that new communities are both contextual and appropriately integrated with their surroundings”. This purpose and intent statement can be interpreted that the standards within Article 2 only apply to the creation of new lots, streets, and blocks.

However, Section 2.9.20 of the CDC that deals with the applicability of the County’s thoroughfare standards states that the “thoroughfare standards are applicable for the transformation of existing thoroughfares and the creation of new thoroughfares in any areas within the conventional and transect zones.” The phrase, “transformation of existing thoroughfares” can be interpreted to apply to the paving of dirt roads.

Given the historic precedent of not requiring the paving of dirt roads to follow local development standards and conflicting language in the Community Development Code, it can be interpreted that the CDC is not designed or intended to act as a rule for the narrow practice of the county dirt road paving program.

Stormwater Management

With respect to the NPDES/Stormwater Ordinance and MS4 aspects of the road paving program, the requirements for regulated small MS4s, the requirements for small construction activity (primarily activity disturbing between 1 and 5 acres of land) are not detailed in the Phase II regulation. Rather, the requirements are left to the discretion of the NPDES permitting authority when it develops the small construction activity permit. (see <https://www3.epa.gov/npdes/pubs/comguide.pdf>).

Beaufort County Code of Ordinances Chapter 99-106 defines developed land as “property altered from its natural state by construction or installation of improvements such as buildings, structures, or other impervious surfaces, or by other alteration of the property that results in a meaningful change in the hydrology of the property during and following rainfall events”. Further in Chapter 99-203 it states that development is “All project construction, modification, or use of any lot, parcel, building, or structure on land and on water.” The Beaufort County Manual for Stormwater Best Management and Design Practices (the BMP Manual) provides guidance in Section 2.1.1.1 stating “All development that creates runoff and/or discharge may adversely impact water quality in county streams, lakes and tidal waterbodies. Therefore, all proposed development and redevelopment shall be required to submit a Drainage Plan to show compliance with the peak attenuation, water quality, volume and construction pollution control requirements in this manual...”. It is also noteworthy that the Stormwater ordinance and BMP Manual do not distinguish between development and re-development, applying that re-development is simply yet another alteration of the property and therefore also categorized as development.

In the design process, commonly accepted engineering practices would assign a runoff coefficient to all surfaces. Paved surfaces such as asphalt or concrete would be given a higher runoff value than an exposed dirt surface, even if the surface was a compacted dirt road. The issue is that in theory, paving does increase runoff. It is hard to deny that paving a road is an improved alteration of the land, hence the basis for categorizing dirt road paving as “development”.

However, it must be noted that public and private roadways are exempt from the collection of stormwater fees. This exemption is based on the premise that most infrastructure belonging to the Beaufort County MS4 consists of roadside ditches and pipes within the roadway and that charging the community for the runoff created by the road is simply a pass through charge resulting in higher rates and therefore unnecessary.

In the case of using a rural cross section in dirt road paving, it should be understood that the paving of a dirt road has benefits to water quality by establishing grass shoulders and ditches, reducing the sediment load and improving our ability to properly maintain the drainage system.

In actual practice for the dirt road paving program, when filing the NPDES permit, our practice has been to classify the *entire grading area* as 'disturbed limits'. This hyper-conservative approach has been adopted by engineers to avoid the discussion with regulatory staff over what, exactly, the disturbed area really is. However, it is not at all unreasonable to assert a dirt road which is regularly graded is **already in a disturbed state and remains so as long as it is dirt**. Paving the roadway and establishing vegetated shoulders and ditches therefore stabilizes the disturbed area reducing sediment / pollutant loading and reduction in runoff rate and volume.

If this obvious condition is recognized, the adjustment in disturbed area is insignificant and it more properly reflects the *de minimus* impact of the improvement. In addition, these roadway improvements do not alter the hydrology of the property in meaningful way even if the difference in runoff coefficients would indicate otherwise. In fact, it is suggested that paving the road improves the hydrologic performance of the rights-of-ways.

Conclusion

Based on the interpretation of existing codes related to community development and stormwater management, this information supports the recommendation that the dirt road paving program be exempt from the provisions of the CDC and Stormwater ordinance.



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 Planning Director
DATE: November 21, 2017
SUBJECT: Lady's Island Zoning Map Amendment for R200 019 000 013A 0000 (0.21 Acres at 391 Sea Island Parkway) from T2-R (Rural) to T2-RC (Rural Center)

A. BACKGROUND:

Case No. ZMA-2017-15
Owner/Applicant: CAVU Holdings, LLC/ Applicant - Staff
Property Location: Located in the Eustis Community on Lady's Island on the north side of Sea Island Parkway at the corner of Hudson Drive
District/Map/Parcel: R200 010 000 0022 0000
Property Size: 0.21 acres
Future Land Use: Neighborhood/Mixed-Use
Current Zoning District: T2 Rural
Proposed Zoning District: T2 Rural Center

The Community Development Department is requesting the correction of an error in the official zoning map. The subject property is located at 391 Sea Island Parkway (R200 019 000 013A 0000) on Lady's Island. The Department believes that the property was intended to be zoned T2 Rural Center, but the Community Development Code zoning map indicates it as being zoned T2 Rural.

The parcel is 0.21 acres and was formerly the home of Broad Marsh Animal Hospital, and before that Sea Island Tile and Marble. The 1,500 square foot commercial building on the property was constructed in 1980. Under the Zoning and Development Standards Ordinance (ZDSO), the property was zoned Rural Business specifically because it contained a commercial use located in a non-residential building. The purpose of the Rural Business district was to recognize existing concentrations of non-residential uses within small rural communities and allow for small-scale commercial and light industrial uses that serve the surrounding rural region. When Beaufort County adopted the Community Development Code in 2014, the County intended that all parcels that were originally zoned Rural Business under the ZDSO would be mapped T2 Rural Center in the CDC. This intent is clearly stated in the CDC under Article 1, Section 1.6.20, Table 1.6.20.A.

Attached are the zoning maps for this property under the ZDSO and the CDC. Also attached is the provision in Article 1 of the CDC that state the County's intent to transition properties zoned Rural Business.

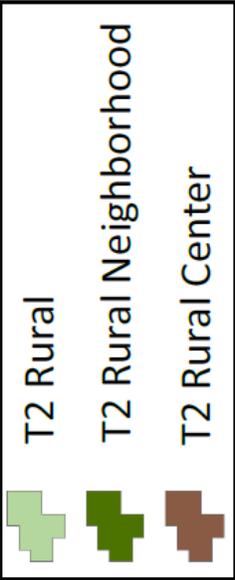
METROPOLITAN PLANNING COMMISSION RECOMMENDATION: On November 20, 2017, the Metropolitan Planning Commission reviewed the proposed amendment. Tim Rentz, Bill Harris, Joe DeVito, Judy Alling, Caroline Fermin, and Robert Semmler were in attendance. Mr. Robert Merchant, Beaufort County Long-range Planner, gave the project background. Mr. Rentz motioned and Mr. Semmler seconded to recommend to the County Planning Commission approval of the proposed amendment. The motion passed unanimously.

ATTACHMENTS

- A. Zoning Map under Zoning and Development Standards Ordinance (ZDSO)
- B. Zoning Map under Community Development Code (CDC)
- C. Article 1, Section 1.6.20 of the Community Development Code



Attachment B: Zoning of 391 Sea Island Parkway under the Community Development Code



Attachment C: Article 1, Section 1.6.20 of the Community Development Code

1.6.20 Transition to New Zones

- A. On December 8, 2014, land zoned with a zone classification from the previous *Beaufort County Zoning and Development Standards Ordinance* shall be translated to one or more of the zone classifications in this Development Code as set forth in Article 3 (Specific to Zones). Table 1.6.20.A (Zone Transition Table) summarizes the translation of the zones used in the previous ordinance to the zones used in this Development Code. Zones have been transitioned to transect zones where physical characteristics encourage rural and/or walkable environments. Zones have been transitioned to conventional (non-transect) zones where physical characteristics maintain auto-oriented environments, and the transition to walkable environments will be more gradual. In some cases, former zones have transitioned to multiple zones.

Table 1.6.20.A: Zone Transition Table	
Zone In Former Code	Zone in Community Development Code
Transitions to Transect Zones	
RC Resource Conservation	T1 Natural Preserve
R Rural/R-TO Rural with Transitional Overlay	T2 Rural, T2 Rural-Low, T2 Rural Neighborhood Open
RR Rural Residential/RR-TO Rural Residential with Transitional Overlay	T2 Rural, T2 Rural Neighborhood, T2 Rural Center, T3 Edge
RB Rural Business	T2 Rural Center
CP Community Preservation	See Table 1.6.20.B
U Urban	C3 Neighborhood Mixed-Use, T3 Hamlet Neighborhood, T3 Neighborhood, T4 Hamlet Center, T4 Neighborhood Center
RD Research and Development	T4 Hamlet Center Open



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 *T.C.*
DATE: October 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. This is the second time that the Osprey Point PUD is being requested to be revised. The PUD was originally approved in 2008. In 2014, Beaufort County Council approved a significant revision to the original PUD, changing it from a mixed-use, traditional community to a gated, age-restricted residential community (see item C below).

With this current PUD amendment, the most significant change is removing the age restrictions and gates on the residential portion of the development. There are also changes in the road network that improve access from SC 170 into the site and access between this PUD and River Oaks to the south. The 2014 PUD had a mix of lot sizes ranging from 45 to 60 feet wide. This proposal only has 53 foot wide lots. There is also a small increase in total open space from 45.8 acres to 49 acres (39% to 41%).

Changes from September 7 Planning Commission Meeting: The applicant made some moderate revisions to the PUD master plan since the September 7 meeting. These revisions are due in part to changes in the wetland delineations and a change in the proposed homebuilder to the Pulte Group. The following is a summary of the revisions:

- There is a second vehicular access point to the north south connector road that separates the commercial and residential portions of the PUD.
- All of the lots are now 53" x 120" where the September plan had a mixture of 53 and 60 foot wide lots.
- The amenity center was moved from the marshfront to the center of the development.

- With the exception of the amenity center and a small green toward the eastern end of the site, open spaces and lagoons are located behind houses rather than fronting streets.
- There is improved connectivity between this PUD and River Oaks with no proposed gate and more direct means of egress.
- The Master Plan no longer identifies a 13 acre County park north of this site on the marsh that would be managed by Mailind Bluff (Osprey Point).
- The total number of workforce housing units to be supplied in the Osprey Point and River Oaks PUDs has been reduced from 45 to 40.

C. PROJECT HISTORY: It is important to understand that although the Osprey Point PUD has around since 2008, major revisions were made to the master plan in 2014 that set the pattern of development that is being presented with this current request.

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.

D. TRANSPORTATION ISSUES:

- **Updated Traffic Impact Analysis (TIA) Ordinance Needed:** At the September 7, 2017 meeting, the Planning Commission requested that the applicant provide a new Traffic Impact Analysis (TIA) that accounted for the combined impacts of the Osprey Point and River Oaks PUDs. The revised TIA needs to look at existing traffic volumes and utilize the Lowcountry Regional Model. The applicant has stated that the revised TIA is underway but not complete due to a backlog of work at CDM Smith, the consultant charged with running the traffic model. Therefore the results of the TIA are not available to the Planning Commission for this review.

- **SC 170 Access:** 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.

E. 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. The School District has been given copies of the two revised PUDs and has expressed concerns about not having excess capacity to address the potential increase in the number of students in southern Beaufort County. Okatie Elementary School is currently at capacity. The School District has also expressed concerns about the need for a second means of vehicular access to the elementary school. The proposed master plan addresses this concern by providing a stub from the traffic circle that would allow a connection to the school district property located south of the PUD. The master plan also provides a potential pedestrian connection to the school.

F. STORMWATER: The County's Stormwater Manager reviewed the revised PUD and drainage plan and stated that the concept that the applicant has submitted is acceptable. However, the revised PUD document needs to clearly incorporate the County's existing Stormwater BMP Manual and any revisions that are made in the future. When the original PUD was approved in 2008, the County did not have volume control standards in place. The project's location on the Okatie River makes it crucial that it follow the latest standards and practices for stormwater management. The Okatie River is an impaired waterway and is currently protected by a set of Total Maximum Daily Load (TMDL) regulations to ensure its continued or improved health in the future.

G. STAFF RECOMMENDATION: Staff **recommends approval** with the following conditions:

- 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.
- The revised PUD document needs to clearly incorporate the County's existing Stormwater BMP Manual and any revisions that are made in the future.
- 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. Any recommended improvements resulting from the findings of the TIA need to be incorporated into the PUD document before approval by County Council.
- The revised PUD Master Plan needs to indicate the 13 acre park located directly north of the site that will be managed by Malind Bluff (Osprey Point).

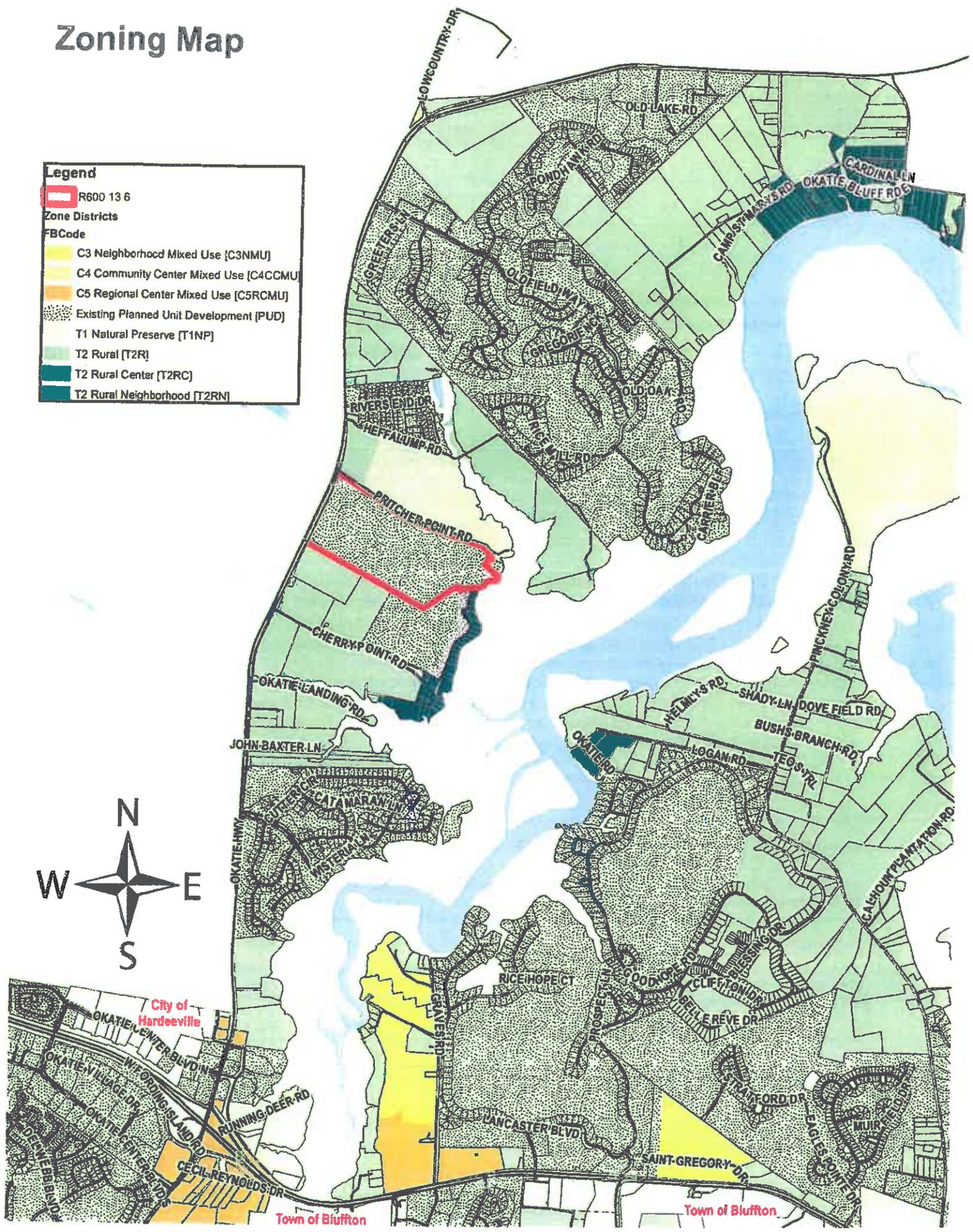
H. ATTACHMENTS:

- 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 6
- 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

Town of Bluffton

Town of Bluffton

COMBINED NARRATIVE
(Revised October 16, 2017)
OSPREY POINT AND RIVER OAKS
AT OKATIE VILLAGE
AMENDMENT REQUESTS

RECEIVED
OCT 16 2017
Community
Development Dept.

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 396 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. A new minimum commitment of 40 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. Added a second vehicular access point to the Connector Road.
 - c. Allowed use for family housing restored. (Previously changed to age restricted).
 - d. 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.



Memorandum

To: Josh Tiller, PLA, ASLA, J.K. Tiller Associates, Inc.

From: Jennifer Bihl, PE, PTOE

Date: October 16, 2017

Re: *Status of Traffic Impact Analysis for Osprey Point (Malind Bluff) PUD and River Oaks (Malind Pointe) PUD*

The Traffic Impact Analysis (TIA) associated with the updates to the Osprey Point (Malind Bluff) PUD and the River Oaks (Malind Pointe) PUD is in process. The updated to the PUD land uses result in 685 single family units and 212,700 square feet of commercial space (office and retail). The latest master plans for these two PUDs are attached. The PUD is located in Beaufort County, SC on the east side of SC 170, near Pritcher Point Road and Cherry Point Road.

Peak hour intersection turning movement counts including vehicular, pedestrians, and heavy vehicle traffic were performed in October 2017 from 7:00 AM to 9:00 AM and from 2:00 PM to 6:00 PM at the following intersections:

- SC 170 at SC 140
- Argent Boulevard at Jasper Station Road/Short Cut Road
- SC 170 at Pritcher Point Road/Short Cut Road
- SC 170 at Red Oaks Drive
- SC 170 at Pearlstine Drive/Cherry Point Road
- SC 170 at Schinger Avenue
- SC 170 at River Walk Boulevard
- SC 170 at Tidewatch Drive

Background traffic volumes on the roadway network are being developed in coordination with Lowcountry Council of Governments using the Lowcountry Travel Demand Model to project the project trip distribution along with development of projected total traffic volumes in the surrounding study area.

RECEIVED

OCT 16 2017

**Community
Development Dept.**



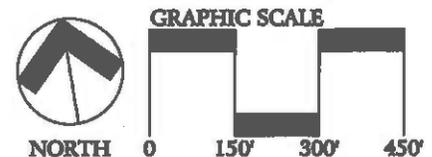
LOT YEILD: 315

-  30' X 110'
-  40' X 110'

Total Acres: +/-61.21

Residential Density: 5.14 DU/AC

Open Space: 26.26 AC (42.90%)



PREPARED FOR:
VILLAGE PARK HOMES, LLC

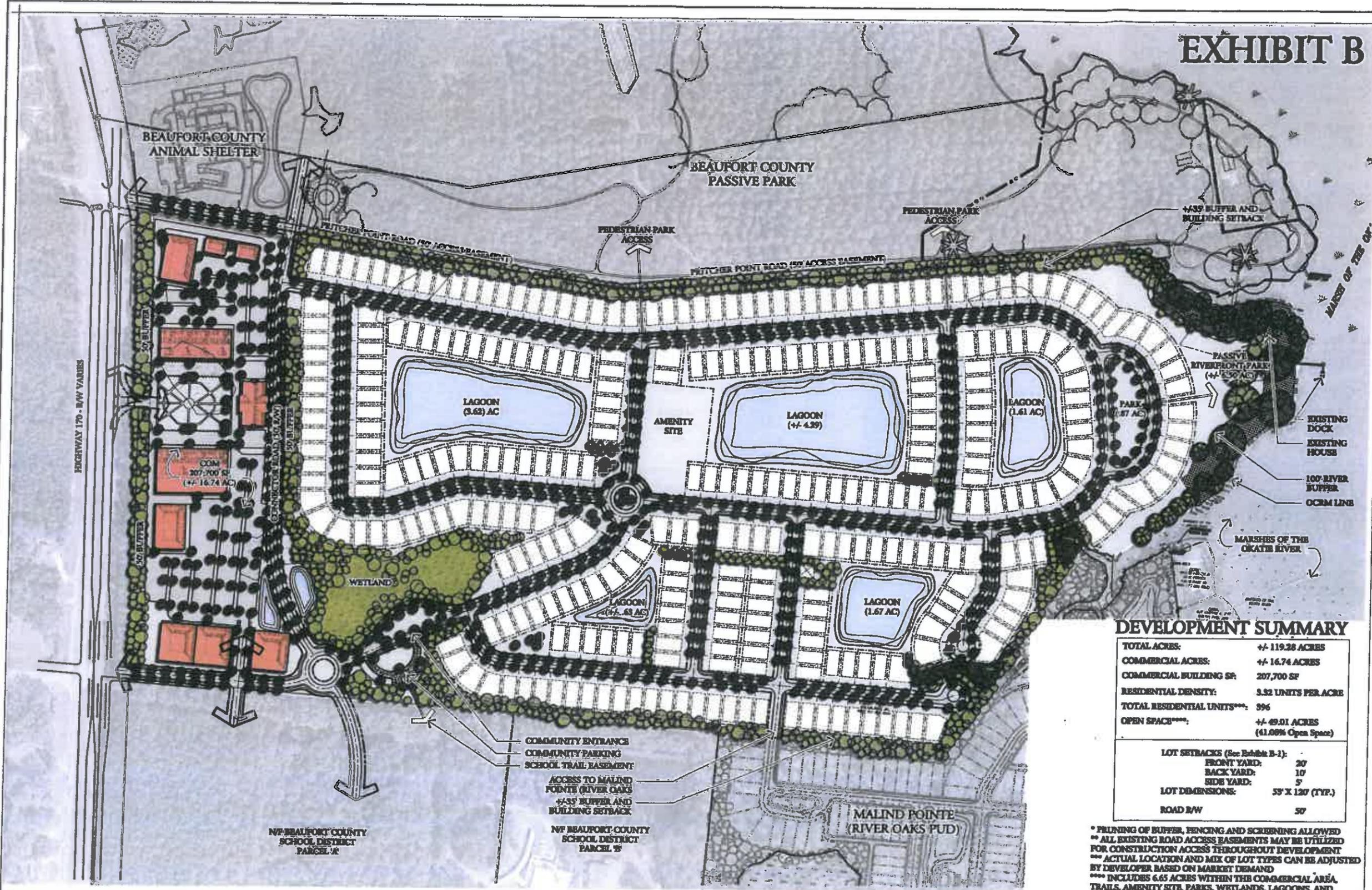
PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND CLEARING LANDSCAPE ARCHITECTURE
1115 SUFFOLK ROAD 10155 FIVE FIVE
WYOMING, MISSISSIPPI 39208 WYOMING, MISSISSIPPI 39208

RIVER OAKS (MALIND POINTE)
AMENDED MASTER PLAN
 BEAUFORT COUNTY, SOUTH CAROLINA
 OCTOBER 16, 2017

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 NARRATIVE DESCRIPTORS 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 (REGARDING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

T:\Projects\2017\201708-01\RiverOaks\Map\RiverOaks_Tiller_PlanSet.dwg, Thursday, 10/16/2017, 9:10:00 AM

EXHIBIT B



DEVELOPMENT SUMMARY

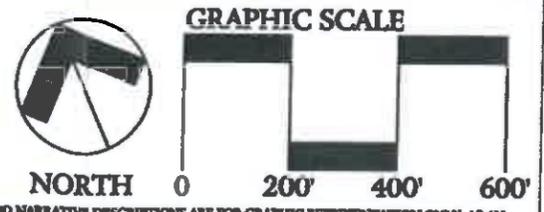
TOTAL ACRES:	+/- 119.28 ACRES
COMMERCIAL ACRES:	+/- 16.74 ACRES
COMMERCIAL BUILDING SF:	207,700 SF
RESIDENTIAL DENSITY:	3.52 UNITS PER ACRE
TOTAL RESIDENTIAL UNITS****:	396
OPEN SPACE****:	+/- 49.01 ACRES (41.00% Open Space)
LOT SETBACKS (See Exhibit B-1):	
FRONT YARD:	20'
BACK YARD:	10'
SIDE YARD:	5'
LOT DIMENSIONS:	55' X 120' (TYP.)
ROAD B/W	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 6.65 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, AMENITY SITE, PARKS, WETLANDS, LAGOONS, AND OTHER NON-BUILDABLE AREAS.

PREPARED FOR:
PULTE GROUP

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 1701 PINEHURST COLONY ROAD SUITE 101 BLUFFTON, SC 29910
 803.862.8888

OSPREY POINT (MALIND BLUFF) AMENDED MASTER PLAN BEAUFORT COUNTY, SOUTH CAROLINA OCTOBER 16, 2017



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: 201731-01

Lisa Sulka
Mayor

Larry Toomer
Mayor Pro Tempore

Marc Orlando
Town Manager



Council Members

Fred Hamilton
Dan Wood
Harry Lutz

Kimberly Chapman
Town Clerk

September 20, 2017

Anthony Criscitiello (email to tonyc@bcgov.net)
Beaufort County Planning Director
100 Ribault Road, Room 115
PO Drawer 1228
Beaufort, SC 29901-1228

RE: Proposed Planned Unit Development Master Plan Amendment for
R600-013-000-0006 (Osprey Point Malind Bluff)

Mr. Criscitiello:

Thank you for submitting a copy of the application materials for the Proposed Master Plan Amendment for Osprey Point for comments. In the spirit of the Southern Beaufort County Regional Plan's (SBCRP) implementation strategies, Town Staff has taken the opportunity to review the information.

Since the proposed changes do not change the density or the permitted uses, the changes are unlikely to have a regional impact on the Town of Bluffton and are outside of the scope of the Regional Plan. However, due to the proposed removal of the age restrictions, the recommendations and approval from the Beaufort County School District should be taken into consideration.

The Town of Bluffton staff supports Beaufort County's staff recommended conditions concerning the traffic management and the requirement to conduct a Traffic Impact Analysis. Because of the location of the proposed development, adjacent to the Okatie River, we request that best practices are used to minimize any negative impacts on the surrounding watershed and river.

I would like to request that you forward me subsequent staff reports and any supplemental information that is received after this letter to my email at hcolin@townofbluffton.com or via standard mail to Town Hall for additional review and consideration.

*Theodore D. Washington Municipal Building
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone (843) 706-4500 Fax (843) 757-6720
www.townofbluffton.sc.gov*

Sincerely,



Heather L. Colin, AICP
Director of Growth Management
hcolin@townofbluffton.com
Office (843)706-4592
Mobile (843)540-6946

Cc: Marc Orlando, ICMA-CM, Town Manager
Mayor and Town Council

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928
(843) 341-4600 Fax (843) 842-7728
www.hiltonheadislandsc.gov

David Bennett
Mayor

Kim W. Likins
Mayor ProTem

Council Members

David Ames
Marc A. Grant
William D. Harkins
Thomas W. Lennox
John J. McCann

Stephen G. Riley
Town Manager

September 15, 2017

Tony Criscitiello
Planning Director
100 Ribaut Road
Beaufort, SC 29901

RE: Osprey Point and River Oaks PUD Master Plan Amendments

Dear Tony:

Thank you for submitting a copy of the application materials for the Osprey Point and River Oaks PUD master plan amendments to the Town of Hilton Head Island. In the spirit of the Southern Beaufort County Regional Plan's (SCBRP) implementation strategies, Town Staff has taken the opportunity to review the information and make the following comments:

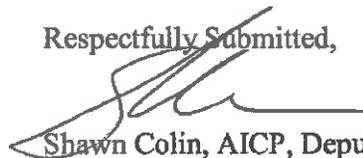
Removing the age restrictions on the Osprey Point PUD and developing the River Oaks PUD as a single-family development will significantly change projected traffic impacts. Town staff agrees that a Traffic Impact Analysis (TIA) using existing traffic volumes and the Lowcountry Regional model should be required to ensure adequate access management.

These amendments will have a significant impact on area schools, particularly Okatie Elementary School. The review of the proposed amendments should be coordinated with the Beaufort County School District's Facilities-Planning and Construction Department.

These comments are provided to for your consideration and review.

Again, thanks for the opportunity to provide input.

Respectfully Submitted,



Shawn Colin, AICP, Deputy Director of Community Development



September 5, 2017

Mr. Tony Criscitiello
Beaufort County Planning Division
Post Office Drawer 1228
Beaufort, SC 29901-1228

Re: Proposed Planned Unit Development Master Plan Amendments for Osprey Point (Malind Bluff) and River Oaks (Malind Pointe)

Dear Mr. Criscitiello,

I am writing this memo regarding the Proposed Planned Unit Development Master Plan Amendments for Osprey Point (Malind Bluff) and River Oaks (Malind Pointe). Due to the potential overcrowding of schools in the Bluffton area, the Beaufort County School District has been reviewing development submittals more closely. I understand from the notification letter that there will be a Planning Commission review on September 7, 2017. At this time, I do not believe that Beaufort County School Board has enough information to give a support letter due to the impacts of a development of this size on the District. I would like to request addition time for the Beaufort County School District to review this submittal and to discuss with the Board the potential impact the development could have on Okatie Elementary, the Bluffton area and the overall Beaufort County School District. While the Beaufort County School District is a proponent of economic growth and free enterprise, this residential development has the potential to increase student population, dictating the need for additional facility capacity and staff resources. The combined amendments to the Osprey Point and Cherry Point PUDs is for a 711-home single family development with no age restrictions. In my opinion, this type of development would attract families with school age children. Presently the School District does not have the capacity to handle additional school children in the Bluffton area.

I noted that in the Staff Report that Staff Recommendations included a more comprehensive traffic study. Because Okatie Elementary has existing traffic challenges, I would request the County incorporate a traffic study of the school into any traffic study.

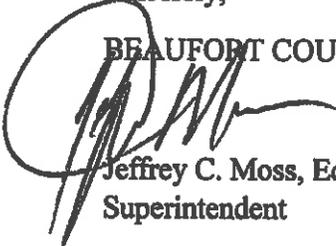
Mr. Tony Criscitiello
Beaufort County Planning Division

Page -2-
September 5, 2017

As solutions are developed, work with District staff to ensure that the school's traffic needs are met. These traffic challenges limit the ability of the School Board to plan to expand the capacity of Okatie Elementary. I look forward to working with the County and developers on solutions to these growth problems in the Bluffton area.

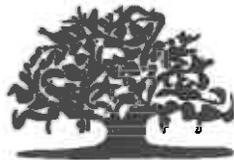
Sincerely,

BEAUFORT COUNTY SCHOOL DISTRICT



Jeffrey C. Moss, Ed.D
Superintendent

Re: Rob Merchant, Beaufort County
Drew Davis, Beaufort County School District
Tony Crosby, Beaufort County School District
Carol Crutchfield, Beaufort County School District



**COASTAL
CONSERVATION
LEAGUE**

September 7, 2017

Staff and Members of the Planning Commission,

Please accept these comments regarding Southern Beaufort County Map and PUD Master Plan amendments for Osprey Village (R00 013 000 0006 0000) and River Oaks (R600 013 000 008C 0000), collectively known as Malind Pointe. The comments below address the 182 acres in total, unless otherwise noted.

Our comments are preliminary in nature and their hope is to spur questions and further conversation and scrutiny to allow for the best development possible at this location. We have concerns about the map and PUD amendments as presented in three main categories.

1. **Stormwater:** The Okatie River headwaters are east of the property and any development here will have significant impact to the headwaters of the Okatie. The river's declining health has been well documented and studied, and the Okatie is currently protected by a set of Total Maximum Daily Load (TMDL) regulations to ensure its continued or improved health in the future. If we set the expectation that the health of the Okatie River headwaters is important, the stormwater systems and development nearby need to meet those expectations in their design, capture and treatment of stormwater and/or failure to generate stormwater in the first place. Development of this nature inevitably generates stormwater, so how it is addressed must be of the highest quality or development should be rearranged, rights transferred or reduced to reduce the volume generated. The PUD amendment lists changes and says *"All stormwater, environmental and related standards continue, including commitment to stormwater quality testing."* The design of the stormwater lagoons is similar through the years as well. We question what advances in land use design or stormwater engineering that have taken place over the past 10 years from when this PUD was first approved can be implemented to reduce the development's impact on the Okatie River. The county has built up its stormwater program and had lessons learned along the way it may be able to share. Similarly, there may be best practices from elsewhere that should change the design of the ponds. It is a little surprising to see virtually no change from a 2008 PUD to a 2017 submission with respect to stormwater given the research and investment that has taken place in this field over the same time period. We encourage the planning commission to study this issue further, consult with the county stormwater managers and other experts in the field to better protect the Okatie.



2. **Land:** Although they can be helpful, improved stormwater improvements alone may not improve the overall water quality in the Okatie. In fact, the best indicator of water quality is the land use and extent of development in the watershed. The only aquatic systems that will retain the full range of species and ecological functions will be those where less than ten percent of the watershed is impervious. (Schueller & Holland, 2000). Within Beaufort County, we should strive to maintain watersheds at or below that threshold by concentrating density in village and town centers, protected land along the vulnerable edge. To date, Beaufort County has protected 16 parcels and over 700 acres on the Okatie River; thus the County has an interest in what development takes place alongside the River. The PUD in 2008 resulted in zoning that would not be possible with the community development code alone; the PUD process created a bypass for the comprehensive plan and base zoning guidelines. Approving amendments today is an opportunity to promote development that is better aligned with the comprehensive plan for growth. To be clear, we do not believe low-density suburban sprawl development with a monoculture of single family homes generating single-occupancy vehicle trips is the viable alternative but rather that the planning commission and staff should seek to engage the developer to consider the ways a true village area can be knit together with surrounding development.
3. **Connected transportation:** We appreciate the amendment's attempt to reconnect neighborhoods with returned pedestrian access points. We encourage full implementation of a street grid throughout the development and onto Highway 170. More options to access the neighborhood and navigate within will increase internal trip capture and not overcrowd neighborhood streets.

Thank you for taking our comments into account during your review. We apologize we cannot be present in person but look forward to continuing this thoughtful conversation.

Respectfully submitted,
Kate Schaefer
South Coast Office Director
Coastal Conservation League

**PROPERTY OWNERS NOTIFIED OF OSPREY POINT (MALIND BLUFF)
 PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT REQUEST)
 R600 013 000 0006 0000 (119.90 acres east of Highway 170, Okatie, SC)**

PIN	Owner	Mailing Address	City	State	ZIP
R600 13 6	LCP III LLC % J NATHAN DUGGINS III	POST OFFICE BOX 2888	GREENSBORO	NC	27402
R600 13 8C	BBII HOLDING COMPANY LLC	145 E 74TH STREET	NEW YORK	NY	10021
R600 13 43	BOULINEAU CHRISTOPHER	282 CHERRY POINT ROAD NORTH	OKATIE	SC	29909
R600 13 61	BEAUFORT COUNTY	POST OFFICE BOX 1228	BEAUFORT	SC	29901
R600 13 6A, 6B & 6C	FORTON WILLIAM P & JULIE M	POST OFFICE BOX 2135	BLUFFTON	SC	29910
R600 13 104 & 105	BEAUFORT COUNTY SCHOOL DISTRICT	POST OFFICE DRAWER 309	BEAUFORT	SC	29901-0309
R600 13 372	MALIND BLUFF DEVELOPMENT LLC	100 NORTH GREENS STREET, SUITE 600	GREENSBORO	NC	27401



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

COPY

November 15, 2017

RE: **THIRD REVISION** - Notice of Public Meetings to Consider a Southern Beaufort County Map Amendment / Osprey Point (Malind Bluff) PUD master plan change for R600 013 000 006 0000 (119.90 acres east of highway 170, Okatie); Owner/Applicant: LCP III, LLC / Mr. J. Nathan Duggins, Agent: Mr. Josh Tiller

Dear Property Owner:

In accordance with the Beaufort County Community Development Code, Section 7.4.50, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a map amendment/rezoning request can be adopted. You are cordially invited to provide comment at these meetings and public hearings on the subject proposed map amendment in your neighborhood. A map of the property is on the back of this letter.

1. The **Beaufort County Planning Commission** (public hearing) – **Monday, December 4, 2017**, at 6:00 p.m. in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort SC.
2. The **Natural Resources Committee** of Beaufort County Council – **Monday, December 18, 2017**, at 2:00 p.m. in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
3. **Beaufort County Council** – generally meets second and fourth Mondays at 6:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please call (843) 255-2140 to verify the exact dates and locations.

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

Sincerely,

Anthony J. Criscitiello
Community Development Director

Attachment: Map on back of letter



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 *T.C.*
DATE: October 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

A. 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. 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. 124 of the lots will be 4,400 square feet (40' x 110'); and the remaining 191 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. The revised master plan provides a network of pedestrian sidewalks with a connection to the property line of Okatie Elementary. The lots along the perimeter of the property are proposed to be 4,400 square feet and be accessed from the front. The remaining lots will be 3,300 square feet and will be accessed by alleys. The applicant is proposing to develop 45 affordable housing units in the combined Osprey Point and River Oaks PUDs.

Changes from September 7 Planning Commission Meeting: The applicant revised the plan to address some of concerns of the Planning Commission. They reconfigured the master plan to provide for a more traditional pattern of streets and blocks. In the original plan, all of the 315 lots were accessed from the street. In the revised plan, 60% of the lots are accessed from the rear via alleys. The open spaces were largely reconfigured to be surrounded by streets rather than located at the rear of the lots. While these revisions are improvements on the previously submitted master plan, it should be noted that the total number of workforce housing units to be supplied in the combined PUDs has been reduced from 45 to 40.

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.

- B. CONSISTENCY WITH ZDSO PUD STANDARDS:** The Zoning and Development Standards Ordinance 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. The revised master plan addresses some of these features. The plan provides for a system of streets and blocks with a network of sidewalks and pathways. Three of the stormwater ponds also function as usable civic space that are accessible to community residents by being located on streets rather than in the interior of blocks. The plan also makes a provision for affordable housing.
- C. 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.

- D. STORMWATER:** The County's Stormwater Manager reviewed the revised PUD and drainage plan and stated that the concept that the applicant has submitted is acceptable. However, the revised PUD document needs to clearly incorporate the County's existing Stormwater BMP Manual and any revisions that are made in the future. When the original PUD was approved in 2008, the County did not have volume control standards in place. The project's location on the Okatie River makes it crucial that it follow the latest standards and practices for stormwater management. The Okatie River is an impaired waterway and is currently protected by a set of Total Maximum Daily Load (TMDL) regulations to ensure its continued or improved health in the future.
- E. CONSISTENCY WITH THE COMMUNITY DEVELOPMENT CODE (CDC):**
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.
- F. TRANSPORTATION ISSUES:**

- **Updated Traffic Impact Analysis (TIA) Ordinance Needed:** At the September 7, 2017 meeting, the Planning Commission requested that the applicant provide a new Traffic Impact Analysis (TIA) that accounted for the combined impacts of the Osprey Point and River Oaks PUDs. The revised TIA needs to look at existing traffic volumes and utilize the Lowcountry Regional Model. The applicant has stated that the revised TIA is underway but not complete due to a backlog of work at CDM Smith, the consultant charged with running the traffic model. Therefore the results of the TIA are not available to the Planning Commission for this review.
- **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. The School District has been given copies of the two revised PUDs and has expressed concerns about not having excess capacity to address the potential increase in the number of students in southern Beaufort County.

H. RECOMMENDATION: Staff **recommends conditional approval** of the application for the following conditions:

- The revised PUD document needs to clearly incorporate the County's existing Stormwater BMP Manual and any revisions that are made in the future.
- 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. Any recommended improvements resulting from the findings of the TIA need to be incorporated into the PUD document before approval by County Council.

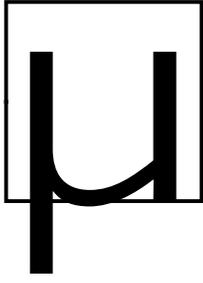
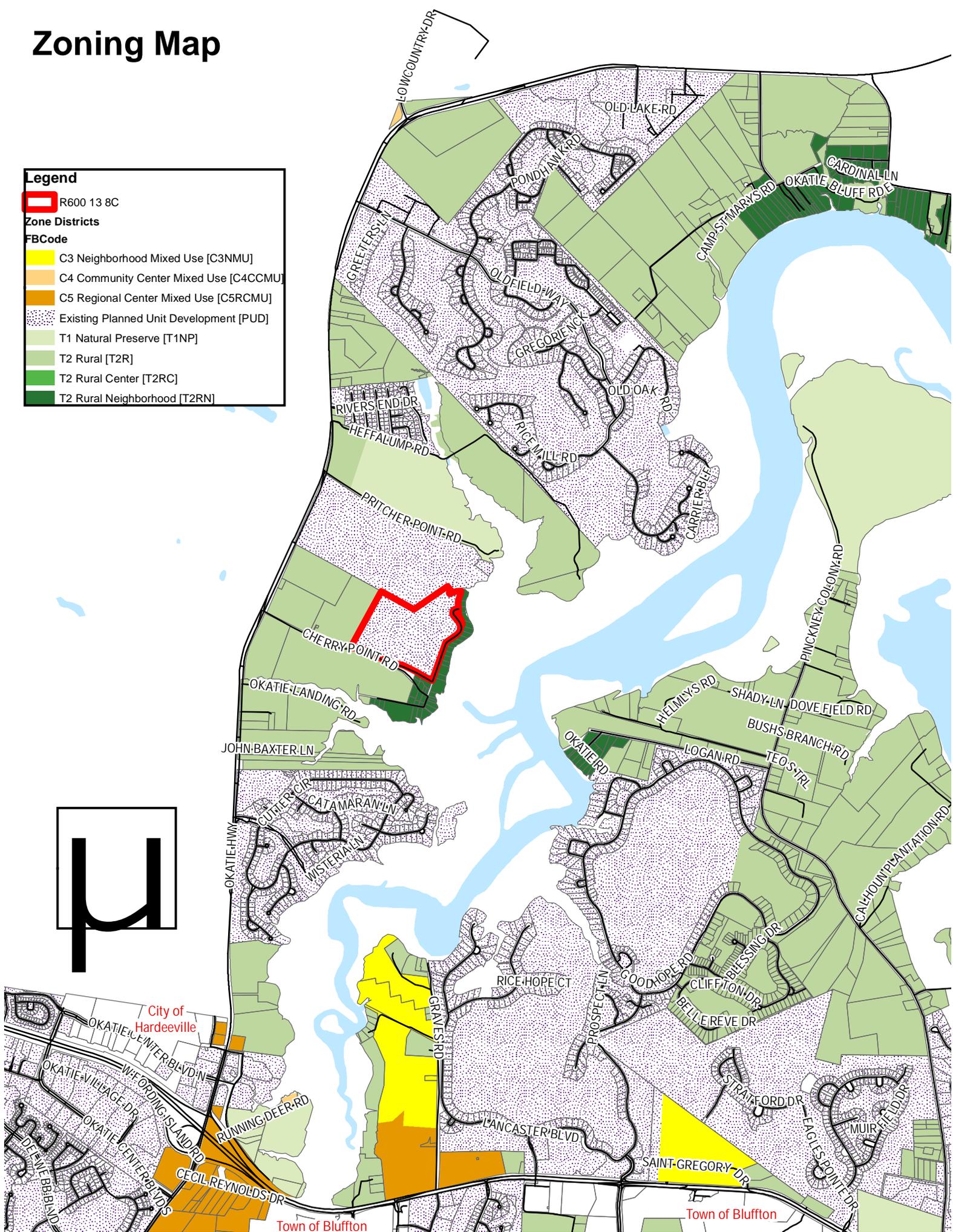
I. ATTACHMENTS:

- 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 N
Okatie Village Dr
Okatie Center Blvd S
W. Fording Island Rd
Running Deer Rd
Cecil Reynolds Dr

Town of Bluffton

Town of Bluffton

OCT 16 2017

Community
Development Dept.

COMBINED NARRATIVE
(Revised October 16, 2017)
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 396 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. A new minimum commitment of 40 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. The 30' and 40' Lot layout reflects single family uses, which was allowed previously, but previous layout reflected an expected retirement center. See Exhibits B-1 and B-2 for lot building placement details.
 - 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 builder has agreed to increase the commitment to affordable/workforce housing in the two communities (under the Development Agreement).
 - e. As requested by Staff and the Planning Commission, the Master Plan has been updated to include alleyways on all 30' lots. In addition, these 30' Lots will be "zero" lot line (Z-Lots), which maximizes private open space within the lots. (See Exhibit B-1)
 - f. 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.



Memorandum

To: Josh Tiller, PLA, ASLA, J.K. Tiller Associates, Inc.

From: Jennifer Bihl, PE, PTOE

Date: October 16, 2017

Re: *Status of Traffic Impact Analysis for Osprey Point (Malind Bluff) PUD and River Oaks (Malind Pointe) PUD*

The Traffic Impact Analysis (TIA) associated with the updates to the Osprey Point (Malind Bluff) PUD and the River Oaks (Malind Pointe) PUD is in process. The updated to the PUD land uses result in 685 single family units and 212,700 square feet of commercial space (office and retail). The latest master plans for these two PUDs are attached. The PUD is located in Beaufort County, SC on the east side of SC 170, near Pritcher Point Road and Cherry Point Road.

Peak hour intersection turning movement counts including vehicular, pedestrians, and heavy vehicle traffic were performed in October 2017 from 7:00 AM to 9:00 AM and from 2:00 PM to 6:00 PM at the following intersections:

- SC 170 at SC 140
- Argent Boulevard at Jasper Station Road/Short Cut Road
- SC 170 at Pritcher Point Road/Short Cut Road
- SC 170 at Red Oaks Drive
- SC 170 at Pearlstine Drive/Cherry Point Road
- SC 170 at Schinger Avenue
- SC 170 at River Walk Boulevard
- SC 170 at Tidewatch Drive

Background traffic volumes on the roadway network are being developed in coordination with Lowcountry Council of Governments using the Lowcountry Travel Demand Model to project the project trip distribution along with development of projected total traffic volumes in the surrounding study area.



LOT YEILD: 315

-  30' X 110'
-  40' X 110'

Total Acres: +/-61.21

Residential Density: 5.14 DU/AC

Open Space: 26.26 AC (42.90%)



NORTH

GRAPHIC SCALE



0 150' 300' 450'

PREPARED FOR:
VILLAGE PARK HOMES, LLC

PREPARED BY:

J. K. TILLER ASSOCIATES, INC.



LAND PLANNING 101 BLOUNT ROAD SUITE 2100 BLUFFTON SC 29910
LANDSCAPE ARCHITECTURE 101 BLOUNT ROAD SUITE 2100 BLUFFTON SC 29910

RIVER OAKS (MALIND POINTE) AMENDED MASTER PLAN

BEAUFORT COUNTY, SOUTH CAROLINA

OCTOBER 16, 2017

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 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.



LOT YIELD: 315

30' X 110'

40' X 110'

Total Acres: +/-61.21

Residential Density: 5.14 DU/AC

Open Space: 26.26 AC (42.90%)

PREPARED FOR:
VILLAGE PARK HOMES, LLC



PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING AND ARCHITECTURE
1111 BRISTOL ROAD
SUITE 100
WYOMING, DE 19781

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE SCENARIOS WERE COLLECTED 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 BOUNDARIES AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SET LOCATIONS AND IDENTIFY 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.

PROJECT Number: 201708-01

RIVER OAKS (MALIND POINTE) AMENDED MASTER PLAN

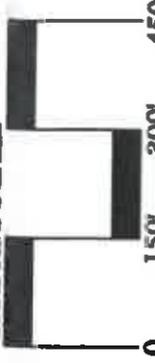
BEAUFORT COUNTY, SOUTH CAROLINA

OCTOBER 16, 2017



NORTH 0 150' 300' 450'

GRAPHIC SCALE



Lisa Sulka
Mayor

Larry Toomer
Mayor Pro Tempore

Marc Orlando
Town Manager



Council Members

Fred Hamilton
Dan Wood
Harry Lutz

Kimberly Chapman
Town Clerk

September 20, 2017

Anthony Criscitiello (email to tonyc@bcgov.net)
Beaufort County Planning Director
100 Ribault Road, Room 115
PO Drawer 1228
Beaufort, SC 29901-1228

RE: Proposed Planned Unit Development Master Plan Amendment for
R600-013-000-008C (River Oaks PUD)

Mr. Criscitiello:

Thank you for submitting a copy of the application materials for the Proposed Master Plan Amendment for the River Oaks PUD for comments. In the spirit of the Southern Beaufort County Regional Plan's (SBCRP) implementation strategies, Town Staff has taken the opportunity to review the information.

Although the applicant refers to the density as a simple conversion, the conversion of a mixed independent living development to a single family subdivision may result in an overall increase in the number of units. The use conversion from a mix of assisted living units to single family subdivision will result in an increase in the average daily trips and school aged children. This may have a regional impact on the Town of Bluffton in terms of increased traffic as well as an increased need for school facilities. It is important that prior to any approval of this request, the recommendations and the approval from Beaufort County School District is taken into consideration and the requirements in Beaufort County's Access Management Plan are adhered to.

Overall, Town of Bluffton staff supports the recommendation of denial based on the reasons stated in the staff report dated August 31, 2017. We are generally supportive of the inclusion of workforce and affordable housing units, as long as the overall development meets the requirements in Beaufort County's Community Development Code and Comprehensive Plan.

*Theodore D. Washington Municipal Building
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone (843) 706-4500 Fax (843) 757-6720
www.townofbluffton.sc.gov*

Many of the other concerns addressed by Beaufort County Planning Staff in the staff report are site plan related in terms of internal access, lot size and open space. Although these items are important to the overall development, they would not have a regional impact on the Town and are outside of the scope of the regional plan implementation committee.

I would like to request that you forward me subsequent staff reports and any supplemental information that is received after this letter to my email at hcolin@townofbluffton.com or via standard mail to Town Hall for additional review and consideration.

Sincerely,



Heather L. Colin, AICP
Director of Growth Management
hcolin@townofbluffton.com
Office (843)706-4592
Mobile (843)540-6946

Cc: Marc Orlando, ICMA-CM, Town Manager
Mayor and Town Council

**PROPERTY OWNERS NOTIFIED OF RIVER OAKS (MALIND POINTE)
 PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT REQUEST
 R600 013 000 008C 0000 (+/- 63.54 acres east of Highway 170, Okatie SC)**

PIN	Owner1	Mailing Address	City	State	ZIP
R600 13 8C	BBI HOLDING COMPANY LLC	145 E 74TH STREET	NEW YORK	NY	10021
R600 13 104	BEAUFORT COUNTY SCHOOL DISTRICT	POST OFFICE BOX 309	BEAUFORT	SC	29901
R600 13 42	BECHTOLD KERRY	19823 SE 123 STREET	ISSAQUAH	WA	98027
R600 13 30	BECKER GINA LYNCH LYNCH WILLIAM CHAR	503 NESLO LANE	LAKELAND	FL	33813
R600 13 8I	BOLLIN WILLIAM H	23 BIG OAK STREET	HILTON HEAD ISLAND	SC	29926
R600 13 8M	BOOKER JULIE K	222 CHERRY POINT ROAD NORTH	OKATIE	SC	29909
R600 13 43	BOULINEAU CHRISTOPHER	282 CHERRY POINT ROAD NORTH	OKATIE	SC	29909
R600 13 31	CIRINCIONE GLORIA A TRUSTEE (GLOR	95 SKIDAWAY ISLAND PARK ROAD APT 433	SAVANNAH	GA	31411
R600 13 8N	COLCOCK TISCH	128 CHERRY POINT ROAD	OKATIE	SC	29909
R600 13 25 & 25A	DAVIS EATHEN D LOIS A	303 E CREGOR STREET	BLOOMINGDALE	GA	31302-1903
R600 13 8L	DAVIS TROY D	POST OFFICE BOX 1217	POOLER	GA	31322
R600 13 41	DUBOIS JEAN-LOUIS S & VIRGINIA A	POST OFFICE BOX 5234	HILTON HEAD ISLAND	SC	29938
R600 13 34	DUGGAN CYNTHIA MARHOFFER & JOE	254 CHERRY POINT ROAD NORTH	OKATIE	SC	29909
R600 13 35	DUGGAN JOSEPH B	254 CHERRY POINT ROAD NORTH	OKATIE	SC	29909
R600 13 6A, 6B & 6C	FORTON WILLIAM P & JULIE M	POST OFFICE BOX 2135	BLUFFTON	SC	29910
R600 13 37	GRIFFIN WILLIAM P	13 BOW CIRCLE	HILTON HEAD ISLAND	SC	29928
R600 13 8B & 8H	KIRKLAND JOHN E	123 CHERRY POINT ROAD SOUTH	OKATIE	SC	29909
R600 13 8E	LASETER LAURA ELIZEY	146 CHERRY POINT ROAD	OKATIE	SC	29909
R600 13 6	LCP III LLC % J NATHAN DUGGINS III	POST OFFICE BOX 2888	GREENSBORO	NC	27402
R600 13 8F	LEE JUDITH DIANNE	800 DORSET ROAD	PT WENTWORTH	GA	31407
R600 13 8J & 27	MCGRAW HAL & MARCY	230 CHERRY POINT ROAD NORTH	OKATIE	SC	29909
R600 13 38	PAYNE JOHN P LINDA	30 TORRINGTON LANE	BLUFFTON	SC	29910
R600 13 8K & 50	PREACHER JAMES E	165 CHERRY POINT ROAD	BEAUFORT	SC	29902
R600 13 23 & 115	SCOTT FAMILY REVOC LIV TRUST	139 CHERRY POINT ROAD	OKATIE	SC	29909
R600 13 8G	SECRETARY OF VETERANS AFFAIRS	1801 ASSEMBLY STREET	COLUMBIA	SC	29201
R600 13 40	SHEAFFER LOUISE B	274 NORTH CHERRY POINT ROAD	BLUFFTON	SC	29909
R600 13 33	STRAIT BENJAMIN W	POST OFFICE BOX 2186	BLUFFTON	SC	29910
R600 13 8A & 26	WHITAKER FAMILY TRUST (THE)	214 CHRISTY ROAD	SAVANNAH	GA	31410
R600 13 39	WOLFE V MICHELE	210 FIFTH AVE UNIT 22	BELMAR	NJ	07719
R600 13 36	YOCCO WILLIAM M NANCY H	17 BIG OAK STREET	HILTON HEAD ISLAND	SC	29926



COUNTY COUNCIL OF BEAUFORT COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

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

COPY

November 15, 2017

RE: **THIRD REVISION** - Notice of Public Meetings to Consider a Southern Beaufort County Map Amendment / River Oaks (Malind Pointe) PUD master plan change for R600 013 000 006 008C 0000 (+/- 63.54 acres east of highway 170, Okatie); Owner/Applicant: BBI Holding / Mr. Roger L. Saunders; Agent: Mr. Josh Tiller

Dear Property Owner:

In accordance with the Beaufort County Community Development Code, Section 7.4.50, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a map amendment/rezoning request can be adopted. You are cordially invited to provide comment at these meetings and public hearings on the subject proposed map amendment in your neighborhood. A map of the property is on the back of this letter.

1. The **Beaufort County Planning Commission** (public hearing) – **Monday, December 4, 2017**, at 6:00 p.m. in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort SC.
2. The **Natural Resources Committee** of Beaufort County Council – **Monday, December 18, 2017**, at 2:00 p.m. in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
3. **Beaufort County Council** – generally meets second and fourth Mondays at 6:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please call (843) 255-2140 to verify the exact dates and locations.

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

Sincerely,

Anthony J. Criscitiello
Community Development Director

Attachment: Map on back of letter