

PLANNING COMMISSION

Monday, October 1, 2012

6:00 p.m.

Council Chambers

Administration Building

100 Ribaut Road

Beaufort, South Carolina

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

1. COMMISSIONER'S WORKSHOP – 5:30 P.M.
Planning Office, Room 115, County Administration Building
2. REGULAR MEETING - 6:00 P.M.
Council Chambers
3. CALL TO ORDER – 6:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. REVIEW OF MINUTES
 - A. September 6, 2012
6. CHAIRMAN'S REPORT
7. PUBLIC COMMENT
8. PUBLIC COMMENT AND RECOMMENDATION
 - A. Southern Beaufort County Zoning Map Amendment / Rezoning Request for R601 031 000 0030 0000, R601 031 000 030A 0000, R601 031 000 1572 0000 and R619 031 000 0039 0000 (4 parcels totaling 65+/- acres at the southwest intersection of U.S. 278 and S.C. 46, across from Kittie's Crossing) from Light Industrial (LI) and Suburban (S) Zoning Districts to Commercial Regional (CR) Zoning District; Owners/Applicants: Georgia McCulloch (parcels 30 and 1572), Pahh Development LLC (parcel 30A), and S.C. Public Service Authority (parcel 39) ([backup](#))
 - B. Text Amendments to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, Article V, Section 106-1187(b) Multifamily residential-urban district (allows multifamily uses within one quarter (1/4) mile of existing multifamily uses) ([backup](#))
9. OTHER BUSINESS
 - A. Next Meeting – Thursday, November 1, 2012 at 6:00 p.m.
10. ADJOURNMENT





MEMORANDUM

TO: Beaufort County Planning Commission
FROM: Anthony Criscitiello, Planning & Development Director *Tc*
DATE: September 20, 2012
SUBJECT: Rezoning Request for 65 acres (4 parcels) at the intersection of U.S. 278 and S.C. 46 from Light Industrial (LI) and Suburban (S) Zoning Districts to Commercial Regional (CR) Zoning District

A. BACKGROUND:

Case No. ZMA-2012-03
Applicants/Owners: Georgia McCulloch (parcels 0030 & 1572)
Pahh Development LLC (parcel 030A)
S.C. Public Service Authority (parcel 0039)
Property Location: Intersection of U.S. 278 and S.C. 46
District/Map/Parcels: R601-031-0030, 030A, and 1572; R619-031-0039
Property Size: 65 acres (4 parcels)
Current Future Land Use Designation: Regional Commercial
Proposed Future Land Use Designation: No Change Proposed
Current Zoning District: R601-031-0030 (Light Industrial & Suburban)
R601-031-030A (Light Industrial)
R601-031-1572 (Light Industrial)
R619-031-0039 (Light Industrial)
Proposed Zoning District: Commercial Regional (CR)

B. SUMMARY OF REQUEST:

This request is to rezone these four parcels to Commercial Regional so they can be combined and developed as a retail shopping center.

C. ANALYSIS: Section 106-492 of the ZDSO states that a zoning map amendment may be approved if the weight of the findings describe and prove:

1. *The change is consistent with the County's Comprehensive Plan and the purposes of the ZDSO.*

The 2010 Beaufort County Comprehensive Plan designates these properties "Regional Commercial" (refer to the attached Future Land Use Map). Regional Commercial areas are intended to accommodate those commercial uses that, due to their size and scale, will attract shoppers and visitors from a large area of the county and beyond. Typical uses include "big box" retail stores, chain restaurants, and supporting retail. The Future Land Use Map for southern Beaufort County is a result of a cooperative effort between Beaufort County, the Town of Hilton Head Island and the Town of Bluffton to develop a joint land use plan to address future residential densities and land uses in southern Beaufort County.

Although these properties are within the Town of Bluffton's future annexation area outlined in their 2007 Comprehensive Plan, unlike the case in northern Beaufort County, the County does not have a formal agreement with the Town of Bluffton that states the County will not consider rezoning requests that are adjacent to the Town's boundaries. The requested Regional Commercial zoning district is the appropriate zoning to implement the County's Future Land Use designation of these properties; therefore, this request is consistent with the Comprehensive Plan and the purposes of the ZDSO.

2. *The change is consistent with the character of the neighborhood.*

The requested Regional Commercial zoning district is consistent with the character of adjoining development along U.S. 278 (Kitties Crossing to the east and Sheridan Park to the west).

3. *The extent to which the proposed zoning and use of the property are consistent with the zoning and use of nearby properties.*

The combined site is adjacent to the Town of Bluffton to the west (Sheridan Park and a portion of the Shultz PUD), the Crescent PUD to the north (a gated, residential community), commercial regional zoning to the east (Kitties Crossing), and suburban zoning to the south (a mix of residential and commercial uses). The proposed use of the property for a retail shopping center is compatible with the development pattern along this portion of U.S. 278.

4. *The suitability of the property for the uses to which it has been proposed.*

Combined, these properties are adjacent to U.S. 278, a six (6) lane principal arterial, and S.C. 46, a four (4) lane minor arterial. There is access to public water and sewer. The property does contain a significant wetland system (refer to the attached aerial map); however, there appears to be sufficient area to develop commercial uses on the site. The application notes that the majority of uplands are adjacent to the street frontage, thereby allowing for maximum preservation of wetlands when the site is developed. The application further notes that the combined site contains a power line right of way (the parcel owned by the S.C. Public Service Authority, one of the applicants), which does not allow for vertical construction, but which may allow for infrastructure improvements. This ROW could be used for a connector roadway and vehicle parking. Given these factors, it is determined that the combined site is suitable for development under the Regional Commercial zoning district.

5. *Allowable uses in the proposed district would not adversely affect nearby property.*

The Light Industrial district and the Commercial Regional (CR) district have similar floor area ratio (FAR) standards, which means that the total square footage of development allowed on the

combined site would be roughly the same whether the properties are rezoned or not. The primary difference is that the CR district allows intense commercial development that could have adverse impacts on the road network in the area. This is addressed under item 8 below. Specific development components will be reviewed by the Beaufort County/Town of Bluffton Joint Corridor Review Board, including architecture, lighting, and landscaped buffers along U.S. 278 and S.C. 46. The County's ZDSO requires a 100-ft buffer between retail development in a Commercial Regional zoning district and the adjacent Suburban district. Protection of the onsite forested wetlands will also provide screening to the west and south.

6. *The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.*

There are four separate parcels being considered for this rezoning. The largest (R601-31-30) and the parcel adjacent to U.S. 278 (R601-31-1572) are undeveloped. The middle parcel contains a power line. The smallest piece is a 5-acre tract fronting S.C. 46 that is developed and contains a light industrial printing business. Surrounding properties that are zoned Commercial Regional (e.g. Kitties Crossing and Kitties Landing) have been developed for some time.

7. *The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety and welfare provided by the restrictions.*

The public interest will be served by ensuring that development of this property is consistent with the Beaufort County Comprehensive Plan.

8. *A traffic impact analysis (TIA) indicates that the rezoning request to a higher intensity will not adversely impact the affected street network and infrastructure in the higher zoning classification.*

The TIA submitted with this rezoning request was reviewed by the County's Traffic & Transportation Engineer, who indicated support of the recommendations made in the report to mitigate the proposed development's impacts with the following notes:

1. Right-in/right-out access to US 278: This development has significant frontage along US 278; however, location of a new access is subject to the existing access management standards (1,500 ft spacing). Careful consideration should be placed on locating the proposed access to be within the guidelines given the constraints of the adjacent signalized intersection at SC 46 with an extensive right-turn lane.
2. Connectivity: As indicated in the study, it appears this development may have a negative impact on the existing Bluffton Parkway/SC 46 roundabout. Providing connectivity to Red Cedar will be significant in reducing impacts to the existing roundabout and reduction in overall vehicle miles of travel (VMT). Connectivity with the development of this tract has been planned since the *US 278 Short Term Needs Study* in 2001 and should be provided as an important mitigation measure for this proposed development. Lack of connectivity will place additional pressures on US 278 and SC 46.
3. Traffic signal installation at the development's primary access should be contingent on 50 percent build out of the development with an acceptable signal warrant analysis. From a review of the existing and projected volumes, it is clear that a signal will be necessary to provide for safe and efficient access at this location. It may be advantageous to install the signal poles (mast arms preferred for hurricane mitigation) at the onset of the

development construction with activation occurring once the development levels are sufficient.

4. Right-in/right-out access onto SC 46: The proposed access between the development's primary access and the existing US 278/SC 46 signal should be spaced approximately equal distance between the two intersections. The existing acceleration lane from US 278 is problematic and will need to be carefully coordinated with SCDOT. The proposed solution to extend the turn lane/acceleration lane across the frontage to the full access may be an acceptable solution but will need SCDOT's concurrence.

D. STAFF RECOMMENDATION:

After review of the guidelines set forth in Section 106-492 of the ZDSO, staff recommends approval of this rezoning request from Light Industrial (LI) and Suburban (S) Districts to a Commercial Regional District for the subject parcels.

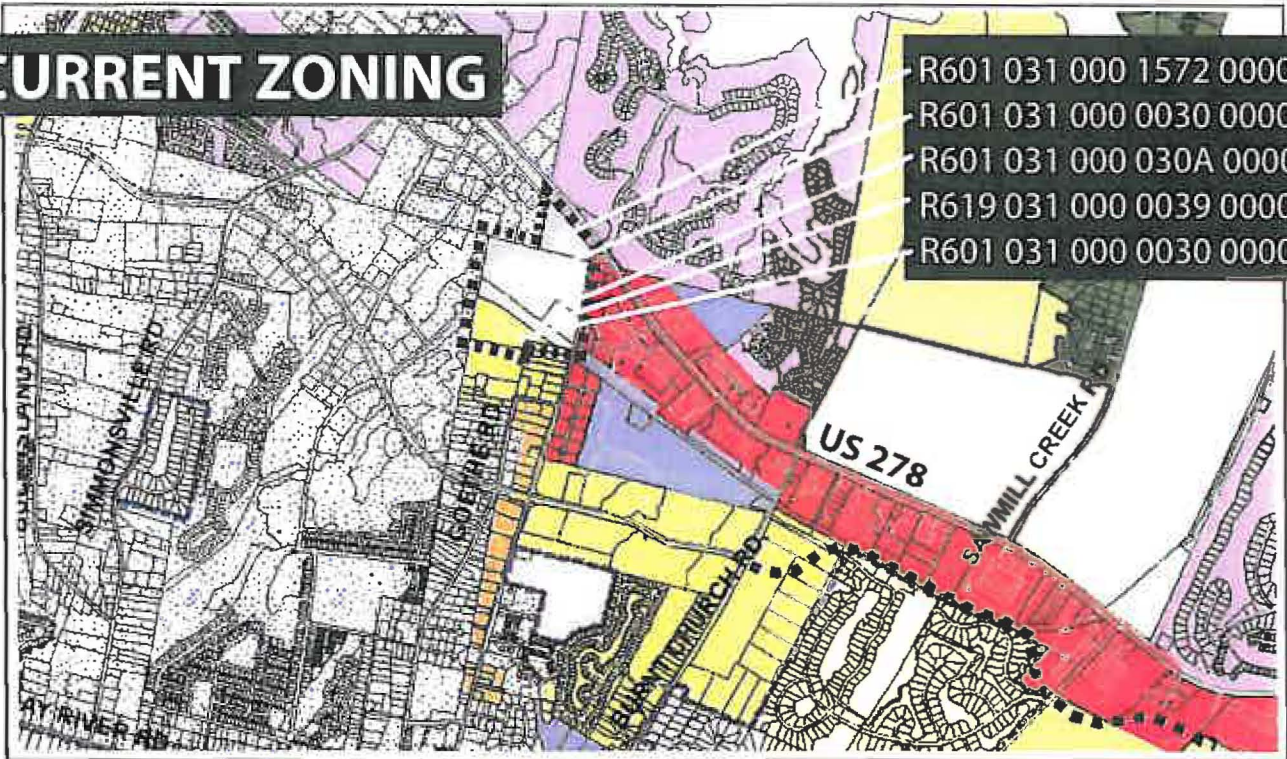
E. SUBCOMMITTEE RECOMMENDATION:

The Southern Beaufort County Subcommittee of the Planning Commission met on September 13, 2012. Members present: Diane Chmelik (Chair), Ed Riley and Parker Sutler. Staff present: Delores Frazier. Mr. Ryan Lyle of Andrews Engineering gave an overview of the request. Questions by Commissioners included whether the Town of Bluffton had been notified of the rezoning (they had) and whether the applicant agreed with the comments from the County's Traffic Engineer. Mr. Lyle stated that they hoped to get a right-in/right-out access on U.S. 278 at less than the 1,000 ft. spacing recommended by the County. Ms. Frazier stated that the rezoning request did not include approval of a specific site plan, and that the access issues would be resolved at a later date during site plan review. For this reason, the Traffic Engineer's comments were not listed as conditions in the Staff Recommendation. Mr. Joe Crowley asked whether the existing frontage road through Sheridan Park would be extended to this property. Mr. Lyle stated that this would be difficult due to significant wetlands on the site. Instead, connection to Red Cedar Road was planned. It was moved by Mr. Riley, seconded by Mr. Sutler, to recommend the Planning Commission approve the proposed rezoning. The motion passed unanimously.

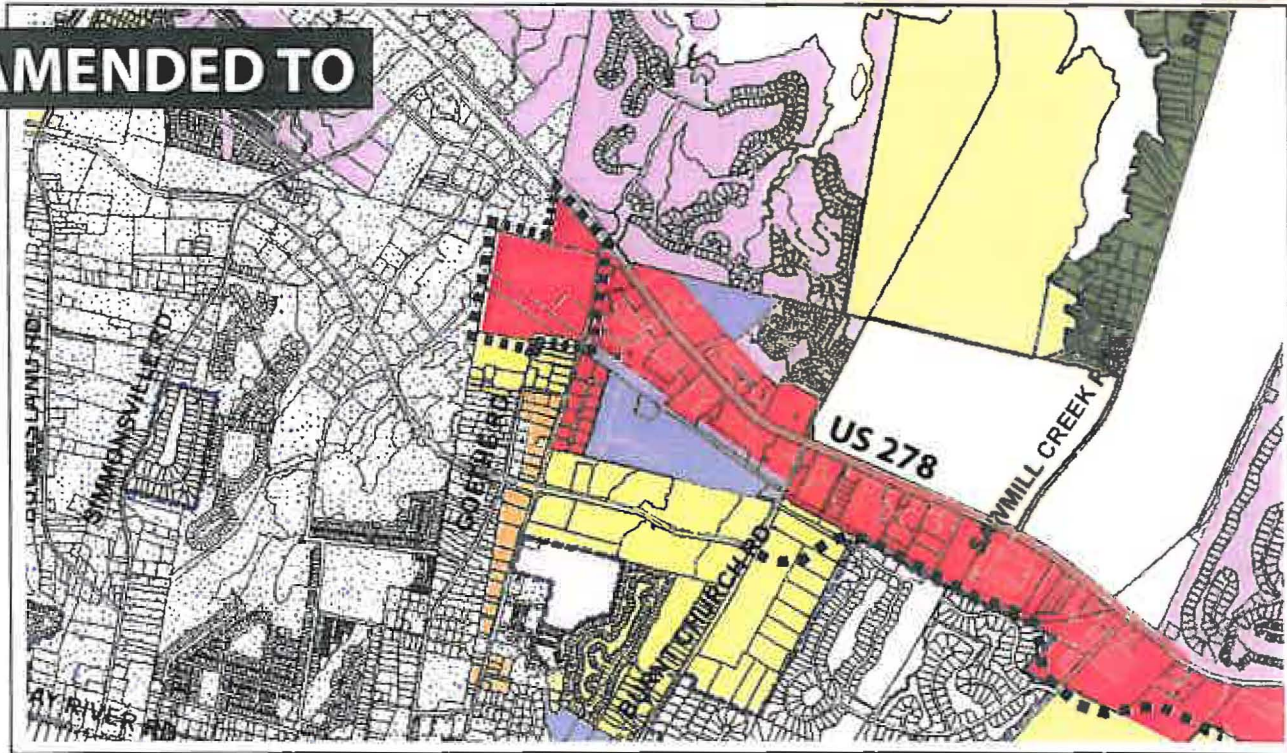
F. ATTACHMENTS:

- Zoning Map
- Future Land Use Map/Aerial Map
- Rezoning Applications

CURRENT ZONING













AMENDED TO



REZONING AMENDMENT

**From Light Industrial & Suburban
To Commercial Regional**

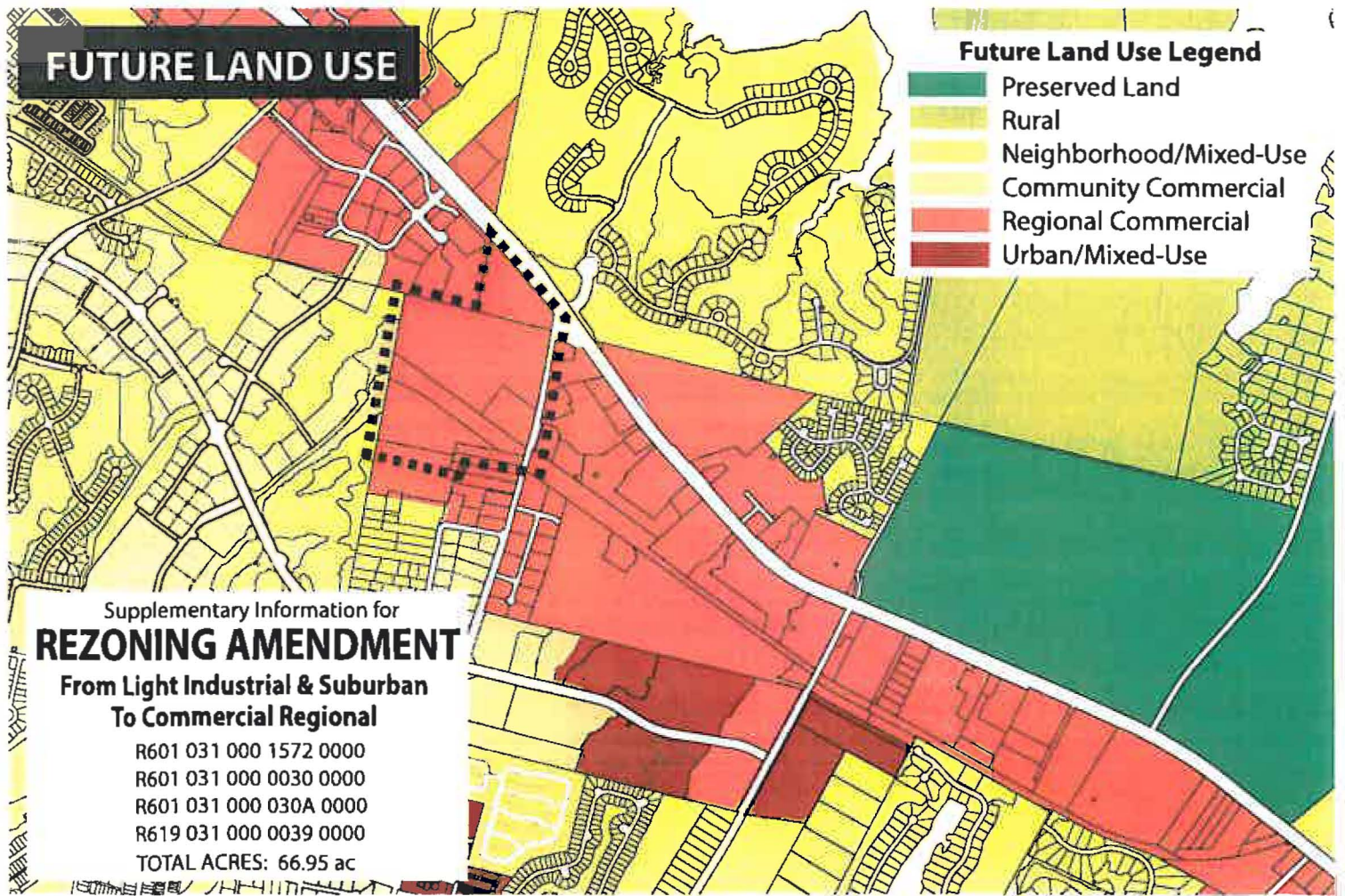
R601 031 000 1572 0000
 R601 031 000 0030 0000
 R601 031 000 030A 0000
 R619 031 000 0039 0000
TOTAL ACRES: 66.95 ac

-  Resource Conservation [RC]
-  Rural [R]
-  Rural Residential [R]
-  Community Preservation [CP]
-  Suburban [S]
-  Planned Unit Development [PUD]
-  Commercial Suburban [CS]
-  Commercial Regional [CR]
-  Urban [U]
-  Light Industrial [LI]
-  Town of Bluffton

AERIAL & WETLANDS



FUTURE LAND USE



Supplementary Information for
REZONING AMENDMENT
From Light Industrial & Suburban
To Commercial Regional

- R601 031 000 1572 0000
- R601 031 000 0030 0000
- R601 031 000 030A 0000
- R619 031 000 0039 0000
- TOTAL ACRES: 66.95 ac

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

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

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

2. Give exact information to locate the property for which you propose a change:
 Tax District Number: 601, Tax Map Number: 31, Parcel Number(s): 601-31-302 \$ 1572
 Size of subject property: ± 46,75 ac / ± 9.70 Square Feet / Acres (circle one)
 Location: Intersection of Hwy 278 and Hwy 416 (Southwest Quarter)

3. How is this property presently zoned? (Check as appropriate)
 Urban/U () Community Preservation/CP Light Industrial/LI
 Suburban/S () Commercial Regional/CR () Industrial Park/IP
 Rural/R () Commercial Suburban/CS () Transitional Overlay/TO
 Rural Residential/RR () Research & Development/RD () Resource Conservation/RC
 Planned Unit Development/PUD

4. What new zoning do you propose for this property? Commercial Regional (CR)
 (Under Item 10 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change? () Yes No
 Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: - N/A
 (Under Item 10 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply:
 AOD - Airport Overlay District () MD - Military Overlay District
 COD - Corridor Overlay District () RQ - River Quality Overlay District
 CPOD - Cultural Protection Overlay District

8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:
 a. Section 106-492, Standards for zoning map amendments.
 b. Section 106-493, Standards for zoning text amendments.

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

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

X Georgia J. McCulloch _____ 06-28-12 _____
Signature of Owner Date
Printed Name Georgia J. McCulloch Telephone Number 843-681-9291
Address: 4 Blue Heron Point Hilton Head, SC 29926

Email: N/A

Agent (Name, Address, Phone, email): Ryan Lyle, Andrews & Burgess Inc
40-A Shanklin Rd, Beaufort SC 29906
Ph: 843-466-0369 / Ryan@andrewsburgess.co

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC 106-402(D) OF THE BEAUFORT COUNTY ZDSC

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

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

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

FOR PLANNING DEPARTMENT USE ONLY.

Date Application Received:
(place received stamp below)

~~RECEIVED
JUL 24 2012
PLANNING DIVISION~~

RECEIVED
AUG 16 2012
PLANNING DIVISION

~~Date Posting Notice Used:~~

Application Fee Amount Received:

Receipt No. for Application Fee

Posting Notice will be made by Planning Staff

\$250.00

218024

Rev. 7/11

FILE NO: 2012-03 Initiated by: STAFF / OWNER
(Circle One)

BEAUFORT COUNTY, SOUTH CAROLINA
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() Zoning Map Designation/Rezoning () Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change:
Tax District Number: 601, Tax Map Number: 31, Parcel Number(s): 601-31-30A
Size of subject property: ± 5.00 ac Square Feet / (Acres) (circle one)
Location: Intersection of Hwy 278 and Hwy 46 (Southwest Quadrant)

3. How is this property presently zoned? (Check as appropriate)
() Urban/U () Community Preservation/CP () Light Industrial/LI
() Suburban/S () Commercial Regional/CR () Industrial Park/IP
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Signature of Owner: Jon P. Harrigan Date: 6/11/12
Printed Name: Jon P. Harrigan, Administrative Member Telephone Number: 412 391 3500
Address: 223 4th Ave, Suite 1800, Pittsburgh, PA 15222
Email: jharrigan@jenncom.com

Agent (Name/Address/Phone/email): David Bachelder w/ Charter I Commercial, Inc.
154 Fording Island Rd. (843) 837-4460
Hilton Head Is. SC 29926 david@charter1commercial.com

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

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FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Posting notice will be made by planning staff

Application Fee Amount Received: \$ 250.00

Receipt No. for Application Fee: 218020



Rev. 4/11

FILE NO: 2012-03 Initiated by: STAFF/OWNER
(Circle One)

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 Zoning Map Designation/Rezoning Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change:
Tax District Number: 619, Tax Map Number: 231, Parcel Number(s): 0039
Size of subject property: 5.1 Square Feet Acres (circle one)
Location: SWC Highway 273 and Highway 46

3. How is this property presently zoned? (Check as appropriate)
 Urban/U Community Preservation/CP Light Industrial/LI
 Suburban/S Commercial Regional/CR Industrial Park/IP
 Rural/R Commercial Suburban/CS Transitional Overlay/TO
 Rural Residential/RR Research & Development/RD Resource Conservation/RC
 Planned Unit Development/PUD

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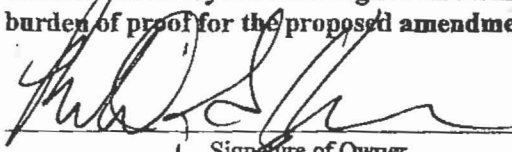
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x  _____ August 21, 2012 _____
Signature of Owner Date
Printed Name: Richard S Kizer Telephone Number: 843-761-8000, ext 4654
Address: 1 Riverwood Dr. Moncks Corner SC 29461
Email: rskizer@satec.cooper.com
Agent (Name/Address/Phone/email): _____

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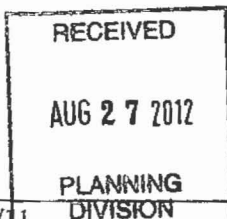
FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee: # 218026



Rev. 4/11

ZMA-03
FILE NO: 2012 // Initiated by: STAFF / OWNER
(Circle One)

PROPOSED ZONING/DEVELOPMENT STANDARDS ORDINANCE
ZONING MAP/TEXT AMENDMENT APPLICATION
RESPONSE TO ITEMS #8a & 9
BLUFFTON GATEWAY
LIGHT INDUSTRY AND SUBURBAN TO COMMERCIAL REGIONAL ZONING
PROJECT NO: 120018
JULY 20, 2012
Page 1 of 3

RESPONSE TO ITEMS #8a:

SECTION 106-492, STANDARDS FOR ZONING MAP AMENDMENTS

- 1.a *The proposed change is consistent with the County's comprehensive plan and the purposes of this chapter.* The proposed 65-acre project consists of combining 3 parcels which are zoned Suburban and Light Industry and developing a commercial retail shopping center. It is consistent with both the 1997 and 2010 comprehensive plan in that it illustrates these parcels as being commercially zoned on the Future Land Use Map 4-7. The property is adjacent to U.S. Highway 278, a six (6) lane major thoroughfare and Hwy 46, a four (4) lane major arterial roadway; the property has access to public water and sewer; BJWSA water mains provide adequate fire flows for commercial development; the property will be master planned for drainage and wetland impact/preservation; the property will provide a connector roadway providing an eventual connection between Hwy 46 and Sheridan Park.
- 1.b *The change is consistent with the character of the neighborhood.* It is consistent because the property to the east and west of the project are developed "commercial retail, regional" type uses (ex. Target Center, Kitties Crossing, Kitties Landing, and Sheridan Park). The adjoining property to the south is zoned Suburban currently and designated as Regional Commercial on the future land use map. The property north of Hwy 278 is a gated residential neighborhood and golf course. The highway buffers along Hwy 278 and the southern property line buffers minimize impacts to nearby residential uses.
- 1.c *The extent to which the proposed zoning and use of the property is consistent with the zoning and use of nearby properties.* Similar to the explanation given in 1.b the property is consistent with the zoning and uses of nearby properties which are Commercial Regional, Urban, Suburban and PUD's with commercial uses. The roadway frontage portions of the adjacent developments contain commercial uses. The project is bifurcated by a power line easement which does not allow for vertical construction but does allow for horizontal improvements such as access roadways, vehicle parking/storage and utility improvements in addition to its existing use as a utility corridor for power, gas, water, sewer and drainage. The power line rights of way and easements currently provide a service road for powerline maintenance which crosses wetlands. Utilization of the area for a connector roadway and vehicle parking is anticipated.
- 1.d *The suitability of the property for the uses to which it has been proposed.* The property is well suited for the commercial uses proposed. It is a corner parcel with frontage containing adequate utilities upon two highly travelled corridors. The surrounding uses are primarily commercial retail oriented. The majority of the uplands are adjacent to the street frontage allowing for maximum preservation of wetlands.

PROPOSED ZONING/DEVELOPMENT STANDARDS ORDINANCE
ZONING MAP/TEXT AMENDMENT APPLICATION
RESPONSE TO ITEM #8a & 9
BLUFFTON GATEWAY
LIGHT INDUSTRY AND SUBURBAN TO COMMERCIAL REGIONAL ZONING
PROJECT NO: 120018
JULY 20, 2012
Page 2 of 3

- 1.e *Allowable uses in the proposed district would not adversely affect nearby property.* The above discussions address the fact that the existing adjacent properties are zoned to accommodate commercial uses. The future land use map illustrates this project and adjacent parcels with commercial regional zoning.
- 1.f *The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.* The project consists of 3 separate tax parcels. The only developed parcel is the 5 acre "Mister Label" tract which is an existing light industrial use that has been in operation for roughly 40 years (1972). The remaining 60 acres of the project have never been developed. They have been zoned LI since the time that the adjacent properties were being developed roughly 16 years ago (Food Lion- 1996).
- 1.g *The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety, and welfare provided by the restrictions.* The current zoning of Light Industry is inconsistent with the adjacent land uses. The past and recent development pattern is more commercial oriented than industrial. The current LI zoning limits the square footage of the proposed commercial retail buildings footprints to 10,000sf, thereby limiting the projects development potential.
- 1.h *A traffic impact analysis (TIA) indicates that the rezoning request to a higher intensity will not adversely impact the affected street network and infrastructure in the higher zoning classification. A TIA shall be required and reviewed under one of the following circumstances:*
1. *The rezoning is based upon a particular project that generates more than 50 trips during the peak hour;*
 2. *the rezoning is based upon a more intensive zoning district, whereby the most intensive traffic generator will be considered; or*
 3. *The rezoning will change the existing level of service of the affected street.*
- See attached TIA.
2. Not applicable. The property in question is not transitional overlay.
- Sec. 106-493 – Not applicable. This is not a text amendment.

PROPOSED ZONING/DEVELOPMENT STANDARDS ORDINANCE
ZONING MAP/TEXT AMENDMENT APPLICATION
RESPONSE TO ITEM #8a & 9
BLUFFTON GATEWAY
LIGHT INDUSTRY AND SUBURBAN TO COMMERCIAL REGIONAL ZONING
PROJECT NO: 120018
JULY 20, 2012
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RESPONSE TO ITEMS #9: Explanation

This project involves development of a 65 acre parcel on the southwest quadrant of the Hwy 278 and Hwy 46 intersection. The upland portions along the street frontage will accommodate the construction of roughly 225,000sf of commercial retail buildings while preserving the majority of onsite wetlands and highway buffers. A powerline easement crosses the property which may accommodate an interconnecting roadway between Hwy 46 and Sheridan Park. A new traffic signal on Hwy 46 is planned the projects new main entrance across from the existing entrance to Kitties Crossing.

The existing Light Industry zoning limits the maximum building footprint size for commercial uses, thereby necessitating the need to rezone the property. Rezoning will maximize the development potential, similar to the adjacent developed properties. Beaufort County requested we review the surrounding land uses and gear our rezoning request accordingly, and not necessarily rezone the entire project Commercial Regional. In an effort to address the county's request, the following items provide the reasoning for requesting Commercial Regional zoning for the entire project:

1. **Zoning:** The property south of the project is currently a small manufactured home community zoned Suburban. The future land use map illustrates this property is planned for Commercial Regional or high intensity commercial development.
2. **Building Size Limitation:** The property south of the power line has many challenges and will likely be developed as a destination retail user or commercial service that can accept limited visibility and use disjointed parking. The project property south of the power line totals roughly 6.5 acres. Approximately 3 acres are wetlands leaving 3.5 acres of high ground in an irregular triangle shape. The value of the parcel is enhanced by placing a larger building on the upland and using the parking field under the power line. For this reason, the value is enhanced by the ability to construct a facility larger than the 10,000 square feet allowed under Commercial Suburban.
3. **Use:** There are several uses allowed in CR zoning that are not allowed in CS zoning. Some of these are consistent with the developed property on both sides of Highway 46 south toward Bluffton. We envision this parcel south of the power line to be developed consistent with the HD supply house in Kitties Landing, Ferguson Bath and Kitchen, an automotive related business, or other multi-tenant service or professional buildings that may be larger than 10,000 square feet.

TRAFFIC IMPACT AND ACCESS STUDY

PROPOSED BLUFFTON GATEWAY RETAIL CENTER
US 278 AT SC 46
BLUFFTON/BEAUFORT COUNTY, SOUTH CAROLINA

Prepared for:

Jaz Development, LLC
Roswell, GA

Submitted
July 2012



Michael R. Ryzdyk
7/12/12

Prepared by:

SRS Engineering, Inc.
801 Mohawk Drive
West Columbia, SC 29169

SRS Engineering, LLC
801 Mohawk Drive
West Columbia SC 29169

July 12, 2012

Mr. David Oliver, President
Jaz Development, LLC
595 E. Crosshill Road, Suite 700
Roswell, GA 30075

**RE: Traffic Impact and Access Study
Proposed Bluffton Gateway Center
Bluffton/Beaufort County, SC**

Dear Mr. Oliver:

As requested, SRS Engineering, LLC (SRS) has completed an assessment of the traffic impacts associated with the development of the new retail facility to be located along US 278, west of SC 46 in Bluffton, South Carolina. The following provides a summary of this study's findings.

PROJECT DESCRIPTION

The project site is located in the southwest quadrant of the US 278 at SC 46 intersection in Bluffton, South Carolina. The project proposal is to construct a new retail commercial center containing two anchors along with peripheral/support surrounding retail shops. Total square-footage (sf) of the facility is proposed at 221,667 sf. As scheduled, this project is planned to be constructed and occupied within a 4-year period (2016). **Figure 1** depicts the site location in relation to the regional roadway system.

As planned, direct access for the development will be provided via four access drives; one to/from US 278 being a limited movement right-in/right-out (RIRO) access and three to/from SC 46, two RIRO drives and one full movement access directly opposite Kitties Crossing. **Figure 2** depicts the current development plan proposal for the Bluffton Gateway development.

EXISTING CONDITIONS

A comprehensive field inventory of the project study area was conducted in June/July 2012. The field inventory included a collection of geometric data, traffic volumes and traffic control within the study area. The following sections detail the current traffic conditions and include a description of roadways/intersections serving the site and traffic flow in close proximity to the project.

Study Area Roadways

US 278 - is an east/west oriented principal arterial which provides a six-lane divided cross-section where directional through traffic is separated by a landscaped/grassed median. This roadway has a posted speed limit of 45 miles-per-hour (mph) and is under the jurisdiction of the SCDOT.

SC 46 - is a four-lane divided arterial with a north/south orientation. This roadway has a posted speed limit of 30 mph in the vicinity of the project site/US 278 and is under the jurisdiction of the SCDOT.

Study Area Intersections

As identified by County staff, five main intersections were required to be analyzed in order to determine project impact on the surrounding roadway. Two along US 278 (Sheridan Park and SC 46), two along SC 46 (Kitties Crossing and Bluffton Parkway) and the last intersection being Bluffton Parkway at Red Cedar Drive. **Figure 3** illustrates the geometrics and traffic control for the study area intersection and roadways.

Traffic Volumes

In order to determine the existing traffic volume flow patterns within the study area, manual turning movement counts were performed. Weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period turning movement specific counts were conducted at the above referenced study area intersections.

Summarized count sheets for the study area intersections are included in the Appendix of this report. **Figures 4a and 4b** depict the respective 2012 Existing AM and PM peak-hour traffic volumes at the study area intersections to be used for analytical purposes.

FUTURE CONDITIONS

The project is anticipated to be built-out over a four year period resulting in occupancy in late 2015/early 2016. As such, 2016 has been used for the future year analysis for purposes of this report.

Future No-Build Traffic Conditions

Planned Roadway Improvements

Based on discussions with County staff, there are no currently planned/funded roadway improvement projects that will be completed by the time this development is operational.

Background Development

Based on discussions with County staff, there are no approved development projects in the study area that will affect background traffic.

Annual Growth Rate

Based on the projection year of 2016, a 1½-percent annual growth rate has been utilized to project future conditions. The anticipated 2016 No-Build AM and PM peak-hour traffic volumes, which reflect the annual 1½-percent growth rate, are shown in **Figures 5a and 5b** following this report.

Site-Generated Traffic

Traffic volumes expected to be generated by the proposed project were forecasted using the Eighth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. Land-Use Code #820 (Shopping Center) was used to estimate the specific site-generated traffic. **Table 1** depicts the anticipated site-generated traffic.

Table 1
PROJECT TRIP-GENERATION SUMMARY¹
Bluffton Gateway

Time Period	221,667 sf Shopping Center (a)	25% Pass-by (b)	Total New Trips (a-b)
Weekday Daily	11,400	2,850	8,550
AM Peak-Hour			
Enter	135	22	113
<u>Exit</u>	<u>87</u>	<u>22</u>	<u>65</u>
Total	222	44	178
PM Peak-Hour			
Enter	531	133	398
<u>Exit</u>	<u>553</u>	<u>133</u>	<u>420</u>
Total	1,084	266	818

¹ ITE *Trip Generation* manual, 8th Ed. 2008, LUC 820 (Shopping Center).

As shown, the proposed development will be comprised of nearly a quarter of a million square-feet of commercial retail shopping center space. Using the ITE reference, the project can be expected to generate a total of 11,400 two-way daily trips of which a total of 222 trips (135 entering and 87 exiting) are expected during the AM peak-hour. During the PM peak-hour, a total of 1,084 trips (531 entering, 553 exiting) are expected.

A significant portion of vehicle trips generated by this type of land-use are attracted to the site from the traffic passing on the adjacent street, referred to as *pass-by* or *impulse* trips. Pass-by trips are trips made to the proposed development as intermediate stops on the way from an origin to a primary trip destination. It is important to note that pass-by trips do not reduce the amount of traffic generated by the site, and the "total trips" generated are expected to enter and exit the site no matter what percentage of pass-by trips is used. Pass-by trips are simply that portion of the site-generated traffic that are not a function of the land uses in the area, but are only a function of the type of use proposed on the site and the volume of traffic on the adjacent roadways. For this particular project, a *pass-by* reduction of 25-percent has been utilized.

Once the pass-by reduction was applied to the anticipated external trips, the proposed development can be expected to generate 8,550 *new* external trips on a weekday daily basis, of which a total of 178 *new* external trips (113 entering, 65 exiting) can be expected during the AM peak-hour. During PM peak-hour, a total of 818 *new* external trips (398 entering, 420 exiting) are expected.

Distribution Pattern

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns in the area as well as known residential areas within Bluffton/Beaufort County. The anticipated pattern is shown in **Table 2**. This distribution patterns has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersections illustrated in **Figures 6a and 6b**.

Table 2
TRIP DISTRIBUTION PATTERN
Bluffton Gateway

<u>Roadways</u>	<u>Direction To/From</u>	<u>Percent Enter/Exit</u>
US 278	East	25
	West	30
Bluffton Parkway	East	20
	West	10
SC 46	South	12
Kitties Crossing	East	3
	Total	100

Note: Based on the existing traffic patterns.

Future Build Traffic Conditions

The site-generated traffic, as depicted in Figures 6a and 6b, has been added to the respective 2016 No-Build traffic volumes shown in Figures 5a and 5b. This results in the peak-hour Build traffic volumes, which are graphically depicted in **Figures 7a and 7b** for the respective AM and PM peak hours. These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

TRAFFIC OPERATIONS

Analysis Methodology

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

Analysis Results

As part of this TIAS, capacity analyses have been performed at the study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in Table 3.

**Table 3
 LEVEL-OF-SERVICE SUMMARY¹
 Bluffton Gateway**

<u>Signalized Intersections</u>	Time Period	2012 EXISTING			2016 NO-BUILD			2016 BUILD		
		Delay ²	V/C ³	LOS ⁴	Delay	V/C	LOS	Delay	V/C	LOS
US 278 at SC 46	AM	25.4	0.59	C	26.8	0.63	C	28.8	0.65	C
	PM	32.5	0.68	C	34.2	0.74	C	47.2	0.86	D
Bluffton Parkway at Red Cedar Drive	AM	31.9	0.37	C	30.9	0.39	C	30.4	0.40	C
	PM	31.5	0.36	C	30.3	0.38	C	28.0	0.41	C
<u>Unsignalized Intersections</u>										
US 278 at Sheridan Park	AM	-	0.93	E	-	1.12	F	-	1.16	F
	PM	-	0.84	D	-	1.00	F	-	1.10	F
SC 46 at Kitties Crossing	AM	11.6	-	B	11.9	-	B	14.6	-	B
	PM	12.5	-	B	12.9	-	B	>500.0	-	F
SC 46 at Bluffton Parkway (Round-a-bout)	AM	-	0.86	B	-	0.92	B	-	0.96	B
	PM	-	1.02	E	-	1.09	E	-	1.30	F
US 278 at Site Access (RIRO)	AM	To be Constructed			To be Constructed			16.1	-	C
	PM	by Development			by Development			18.9	-	C
SC 46 at Northern Site Access (RIRO)	AM	To be Constructed			To be Constructed			9.3	-	A
	PM	by Development			by Development			11.3	-	B
SC 46 at Southern Site Access (RIRO)	AM	To be Constructed			To be Constructed			9.2	-	A
	PM	by Development			by Development			11.3	-	B

- 1 Calculations completed using the 2000 HCM methodology
- 2 Delay in seconds-per-vehicle
- 3 V/C = Volume-to-capacity ratio
- 3 LOS = Level-of-Service

GENERAL NOTES:

- 1 For unsignalized intersections, Delay is representative of critical movement/lane group/approach
- 2 For signalized intersections, Delay is representative of over-all average of all approaches

As shown in Table 3, under 2012 Existing traffic volume conditions, the two unsignalized study area intersections operate with capacity constraints. First the US 278 intersection with Sheridan Park operates poorly due to the left-turn from the major roadway approach (eastbound or westbound left-turn from US 278). These left-turn movements must cross the three opposing though lanes of US 278 and the right-turn entering Sheridan Park in order to enter the minor roadway. The second constraint is the round-a-bout for SC 46 at Bluffton Parkway which operates at a LOS E during the PM peak-hour.

Under 2016 No-Build traffic volume conditions, which account for the addition of a normal annual growth (1½-percent per-year) in traffic, operations will basically remain acceptable with only small increases in delay. Both the US 278 at Sheridan Park and SC 46 at Bluffton Parkway intersections will continue to operate poorly as they had under the Existing conditions scenario.

Under 2016 Build conditions, with the addition of traffic related to the proposed Bluffton Gateway retail project, the two off-site study area intersections of US 278 at Sheridan Park and SC 46 at Bluffton Parkway will continue to operate poorly. In addition, the SC 46 at Kitties Crossing, which will now have a fourth leg approach for the main site access; is anticipated to operate poorly during the PM peak-hour. All remaining intersections are anticipated to continue to operate at acceptable conditions.

The proposed site access drives are anticipated to operate acceptably with exception of the prior mentioned main access opposite Kitties Crossing. The remaining three drives all of which are planned to be right-in/right-out (RIRO) drives, of which one is planned along US 278 and two along SC 46 are anticipated to operate acceptably during both peak hours. The recommended geometry and traffic control for these access drives is detailed in the next section of this report.

MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. The following describes measures necessary to mitigate the project's impact.

US 278 Right-In/Right-Out (RIRO)

This access is to be located along US 278, approximately 850-feet west of SC 46 and 920-feet east of Sheridan Park. This will be the only access directly to/from US 278 and will be restricted to RIRO movements. The following describes the suggested geometry for this proposed access:

- **Northbound (Site Access) Approach:** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting the site. A triangle median may be installed to reinforce this access as a RIRO however the grassed median with US 278 will prohibit all left-turn movements at this access;
- **Eastbound US 278:** If feasible due to right-of-way or environmental constraints, construct a separate right-turn lane along US 278 in order to reduce impact to through traffic on US 278. Suggested length of this lane is 200-feet with a 180-foot taper;
- **Traffic Control:** Install STOP sign control for the site access approach.

SC 46 at Kitties Crossing/Main Site Access

This access is to be located along SC 46 and will align directly opposite the existing Kitties Crossing access resulting in a four-legged intersection. This will be the only full-movement access serving the development and as such will accommodate a significant volume of site-generated traffic entering and exiting the site. Recommended geometrics and traffic control is as follows:

- **Northbound (SC 46) Approach:** Widen SC 46 to provide a single left-turn lane entering the site. Currently SC 46 provides a raised concrete median which should be modified/removed to construct this left-turn lane. A lane length of 200-feet is suggested with a taper of 180-feet;
- **Southbound (SC 46) Approach:** A southbound right-turn lane entering the site is not formally warranted based on the SCDOT guidelines; but is suggested at this time. This lane should be constructed to the current terminus of the "merge lane" from US 278 resulting in a continuous right-turn/merge lane between US 278 and this intersection;

- **Eastbound (Site Access) Approach:** Construct new approach leg to create intersection. Provide a four-lane approach providing one inbound lane and three outbound lanes designated as a separate left-turn lane, a through lane and a separate right-turn lane. Directional traffic flow may be separated by a raised median if desired;
- **Westbound (Kitties Crossing) Approach:** Widen the existing approach to provide a separate left-turn lane and a shared through/right-turn lane. Alignment of this approach with the site access approach (opposing left-turn lanes and alignment of through movements) is required in order to maintain optimal operations;
- **Traffic Control:** Place intersection under multi-phased traffic signal control when warranted. The deciding factor will be the volume of left-turn traffic exiting the site orientated towards US 278 and will likely be warranted when the site is greater than 50-percent occupied.

Signalization of this intersection when warranted is anticipated to result in a LOS A during the AM peak-hour and a LOS C during the PM peak-hour.

SC 46 North RIRO

This access is to be located along SC 46, approximately 725-feet south of US 278 and 520-feet north of Kitties Crossing/main site access. This location would be within the acceleration lane for the right-turn from US 278 to southbound SC 46. In order to accommodate this access, it is suggested that the existing merge lane from US 278 (US 278 eastbound right-turn to SC 46 southbound) be extended south to the Kitties Crossing/site access intersection in order to provide a continuous right-turn lane between US 278 to the Kitties Crossing/site access intersection. This will effectively increase the current right-turn merge lane by approximately 550-feet and end as a separate right-turn lane at the Kitties Crossing/Site access intersection.

- **Eastbound (Site Access) Approach:** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting the site. A triangle median may be installed to reinforce this access as a RIRO however the median within SC 46 will prohibit all left-turn movements at this access.
- **Traffic Control:** Install STOP sign control for the site access approach.

It should be noted that a separate right-turn deceleration lane was reviewed and is not suggested due to the fact thought that this additional lane may compound between US 278 and this access.

SC 46 South RIRO

This access is to be located along SC 46, approximately 290-feet south of Kitties Crossing/main site access. This separation meets the SCDOT guidelines for location of a limited movement access. (The following describes the suggested geometry for this proposed access:

- **Eastbound (Site Access) Approach:** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting the site. A triangle median maybe installed to reinforce this access as a RIRO however the grassed median with SC 46 will prohibit all left-turn movements at this access;

- **Southbound SC 46:** Construct a separate right-turn lane along SC 46 in order to reduce impact to through traffic on SC 46. Suggested length of this lane is 100-feet with a 180-foot taper;
- **Traffic Control:** Initially install STOP sign control for the site access approach.

Sight Distance Considerations

All previously-cited access drive intersections should be designed/constructed to meet current applicable County/SCDOT standards and/or guidelines in terms of sight distance. It is assumed that this will be the responsibility of the project's civil engineer and will be depicted by the site plan/submittal information.

Off-Site Study Area Intersections

As shown in Table 3, the project has only a small impact on the adjacent off-site intersections along US 278 or SC 46 but is not the direct cause of the poor conditions which currently exist at both the US 278 at Sheridan Park intersection and SC 46 at Bluffton Parkway round-a-bout. The project is the direct cause at the SC 46 at Kitties Crossing intersection which will be mitigated by the suggested improvements defined in the prior section of this report.

Connectivity

The site development will be located in the southwest quadrant of the US 278 at SC 46 intersection and will not have direct access to/from the Bluffton Parkway. Indirect access to the Bluffton Parkway can be achieved by providing a new connector roadway to the west into either Sheridan Park or to the southwest to intersect with Red Cedar Drive. Either of these connections would allow site-generated traffic an indirect access to the Bluffton Parkway which would reduce the impact to the SC 46 at Bluffton Parkway intersection/round-a-bout.

This connection would require wetlands crossing i.e. permits to build across existing environment constraints however based on the current traffic infra-structure; it is likely best to connect to Red Cedar Drive if possible due to existing signalization with the Bluffton Parkway.

SUMMARY

SRS has completed a Traffic Impact Study relative to the development of a new retail center to be called Bluffton Crossing which will be located at the intersection of US 278 at SC 46 in Bluffton/Beaufort County, South Carolina. This project is a large scale mixed-use retail center which will provide two anchors with multiple supporting commercial used all of which are expected to be constructed and occupied by 2016.

As planned, the Bluffton Gateway project will provide a total of 221,667 sf of retail development which will be provided access via one limited movement drive to/from US 278, one full-movement drive to/from SC 46 opposite Kitties Crossing and two limited movement access drives to/from SC 46. In addition, connectivity to either the east to Sheridan Park or to the southwest to Red Cedar Drive has been suggested in order to provide indirect accessibility to/from the Bluffton Parkway.

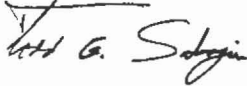
Recommendations have been made pertaining to the site access drives along both US 278 and SC 46 of which the main access drive opposite Kitties Crossing is suggested to be placed under traffic signal control when warrants are met. Over-all operations are generally acceptable with the project development

Mr. David Oliver
July 12, 2012
Page 9

in place with exception of the US 278 at Sheridan Park intersection and the SC 46 at Bluffton Parkway intersection both of which operate with capacity constraints under Existing conditions.

If you have any questions or comments regarding any information contained within this report, please contact me at (803) 361 3265.

Regards,



SRS ENGINEERING, LLC

Todd E. Salvagin

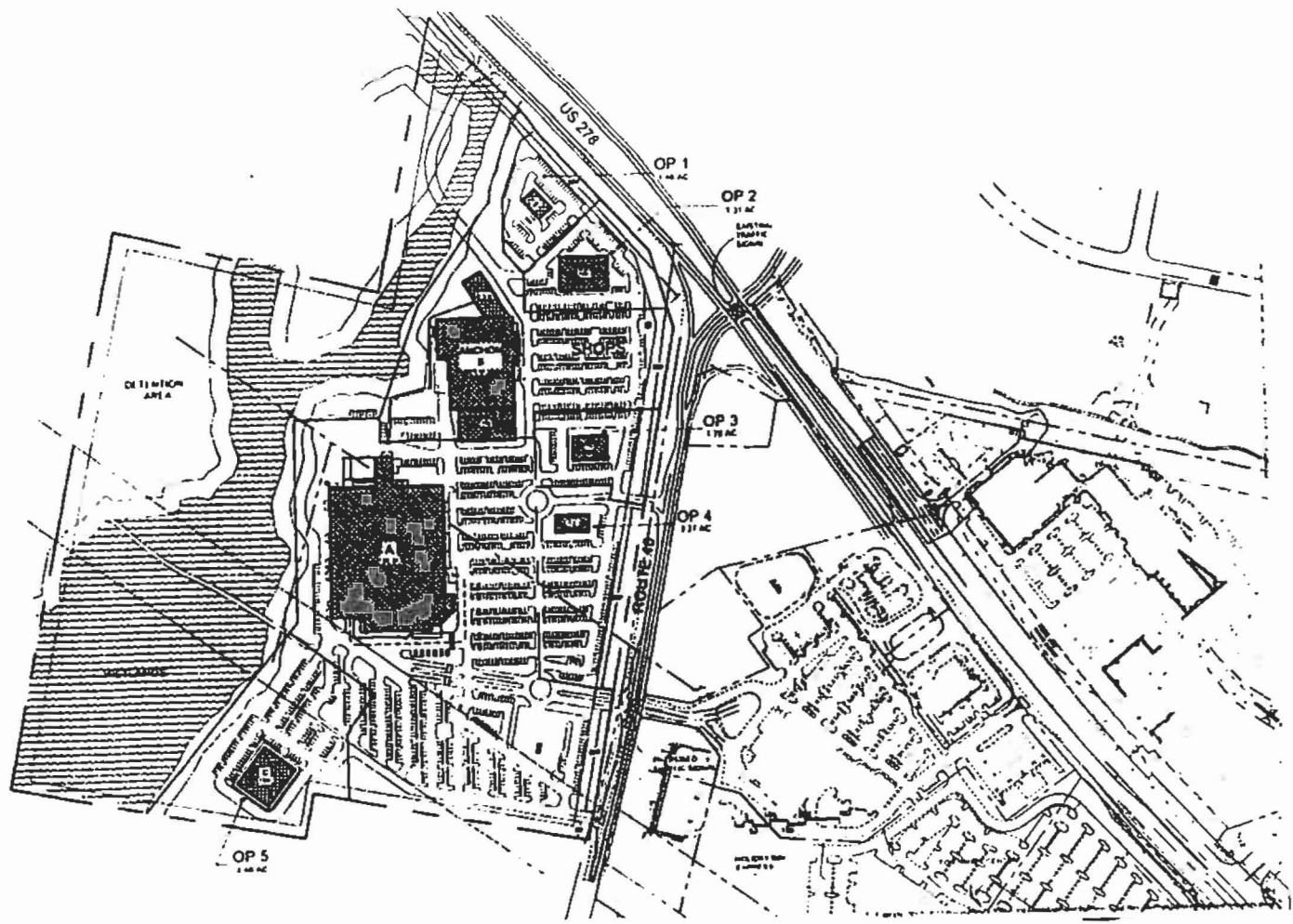
Principal

Attachments



Figure 1
SITE LOCATION MAP
 Bluffton Gateway
 Bluffton, SC





NOT TO
SCALE

Figure 2
PROPOSED SITE PLAN
Bluffton Gateway
Bluffton, SC

SRS
ENGINEERING
Traffic, Transportation, & Parking Consultants

PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST

for R601-31-30, -30A -1572 and R619-31-39 (portion abutting R601-31-30 30A)
from Light Industrial and Suburban Zoning to Commercial Regional

PIN	Owner1	MailingAdd	City	State	ZIP
R600 31D 43, R610 369 791	BEAUFORT COUNTY	POST OFFICE BOX 1228	BEAUFORT	SC	29902
R620 39 1240	BEAUFORT COUNTY TOWN OF BLUFFTON (TH	POST OFFICE BOX 1228	BEAUFORT	SC	29902
R610 31 992 & 994	BLUFFTON PARK COMMERCIAL ASSOCIATION	POST OFFICE BOX 22644	HILTON HEAD ISLAND	SC	29925
R610 31D 27	CAROLINA PARTNERS LLC	POST OFFICE BOX 165	DUBLIN	OH	43017
R600 32 358	CRESCENT PROPERTY OWNERS ASSOCIATION	POST OFFICE BOX 7431	HILTON HEAD ISLAND	SC	29938
R610 31 537, R610 31D 17	DIAMOND DEVELOPMENT P/S	POST OFFICE BOX 5917	HILTON HEAD ISLAND	SC	29938
R610 31 986	DUMLER PROPERTIES LLC	23 PLANTATION PARK DRIVE BLDG 200 SUITE	BLUFFTON	SC	29910
R610 31 536	FOXFIELD COMPANY (THE)	108 TRADERS CROSS SUITE 102	BLUFFTON	SC	29910
R601 31 1572	GEORGIA J MCCULLOCH GST EXEMPT TRUST	7 BLUE HERON POINT ROAD	HILTON HEAD ISLAND	SC	29926
R601 31 32 & 32A	GOETHE HOWELL DENNIS	14 GOETHE ROAD	BLUFFTON	SC	29910
R610 31D 16	KEENAN DEVELOPMENT LLC	23 SEA OLIVE	HILTON HEAD ISLAND	SC	29928
R610 31D 15	MATHESOYA MANAGEMENT CORPORATION	POST OFFICE BOX 6838	HILTON HEAD ISLAND	SC	29938
R601 31 310	MCCULLOCH GEORGIA J JOHNSON JOSEPHIN	7 BLUE HERON POINT ROAD	HILTON HEAD ISLAND	SC	29926
R601 31 30	MCCULLOCH GEORGIA J JOHNSON KENNETH	7 BLUE HERON POINT ROAD	HILTON HEAD ISLAND	SC	29926
R601 31 31A	MCGRAW ROY HAROLD	230 CHERRY POINT ROAD N	OKATIE	SC	29910
R601 31 166	NORTH BLUFFTON PROPERTIES LLC % PAUL	7 BERKELEY COURT	BLUFFTON	SC	29910
R601 31 32E	OQUINN LILLIAN GOETHE	1199 BARRACADA ROAD	WALTERBORO	SC	29488- 9201
R601 31 30A	PAHH DEVELOPMENT LLC	223 4TH AVENUE SUITE 1800	PITTSBURG	PA	15222
R601 31 199	RESORT SERVICES INC	POST OFFICE BOX 295	BLUFFTON	SC	29910
R618 31D 25	ROSE HILL PLANTATION DEVE CO LTD P/S	POST OFFICE BOX 5032	HILTON HEAD ISLAND	SC	29938
R610 31D 9	SC DEPARTMENT OF PUBLIC SAFETY	10311 WILSON BOULEVARD	BLYTHEWOOD	SC	29016
R619 31 39	SC PUBLIC SERVICE AUTHORITY	1 RIVERWOOD DRIVE	MONCK'S CORNER	SC	29461- 2642
R619 31 39	SC PUBLIC SERVICE AUTHORITY	1 RIVERWOOD DRIVE	MONCK'S CORNER	SC	29461- 2642
R601 31 176	SCOTT'S REAL PROPERTIES LLC	1462 JACKSON ROAD	AUGUSTA	GA	30909

PROPERTY OWNERS NOTIFIED OF MAP AMENDMENT/REZONING REQUEST

for R601-31-30, -30A -1572 and R619-31-39 (portion abutting R601-31-30 30A)

from Light Industrial and Suburban Zoning to Commercial Regional

PIN_	Owner1	MailingAdd	City	State	ZIP
R610 31D 13	SDI BEAUFORT LAND LLC	2528 SAM HOUSTON AVENUE	HUNTSVILLE	TX	77340
R601 31 42	SHAPIRO RENEE L	POST OFFICE BOX 2628	BLUFFTON	SC	29910
R600 31 134	SMITH ROSALIND G REX E MARK E RAY M	171 SAWMILL CREEK ROAD	BLUFFTON	SC	29910
R601 31 32B	SMITH ROSALIND G GOETHE REX E MARK E	171 SAWMILL CREEK ROAD	BLUFFTON	SC	29910
R600 32 216	SPE GO HOLDINGS INC	11700 GREAT OAKS WAY SUITE 320	ALPHARETTA	GA	30022
R601 31 196	STAFFORD 46 LLC C/O EASLEY MCCALED &	POST OFFICE BOX 98309	ATLANTA	GA	30359
R601 31 200	STAFFORD BLUFFTON LLC C/O EASLEY, MC	POST OFFICE BOX 98309	ATLANTA	GA	30359
R610 31 1095 & 1096	TOWN OF BLUFFTON BEAUFORT COUNTY	POST OFFICE BOX 386	BLUFFTON	SC	29910
R610 31 987	TWO DOORS LLC	POST OFFICE BOX 3710	BLUFFTON	SC	29910
R601 31 32C	WELLS ANDREA JANE COLE	POST OFFICE BOX 2491	BLUFFTON	SC	29910
R601 31 32D	WILSON JESSE MARION	90 RIDGE ROAD	CANDLER	NC	28715
R601 31 188	YI SUK HYON	POST OFFICE BOX 6299	HILTON HEAD ISLAND	SC	29938



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION

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

September 5, 2012

RE: Notice of Public Meetings to Consider a Southern Beaufort County Map Amendment/Rezoning Request for R601-031-000-0030-0000, R601-031-000-030A-0000, R601-031-000-1572-0000 and a portion of R619-031-000-0039-0000 that abuts R601-031-000-0030-0000 and R601-031-000-030A-0000 (totaling 66+ acres at the southeast corner of S.C. Highways 278 (Fording Island Road) and Bluffton Road, across from Kittie's Crossing; from Light Industrial (LI) and Suburban (S) Zoning District to Commercial Regional (CR) Zoning District; Applicant: Dale Malphrus

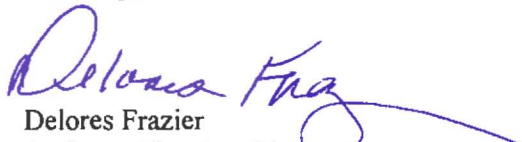
Dear Property Owner:

In accordance with the Beaufort County Zoning & Development Standards Ordinance, Section 106-402, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a rezoning proposal can be adopted. As an property owner within 500 feet of the properties being considered for rezoning, you are invited to attend the following meetings and public hearings to provide comment on the subject proposed map amendment/rezoning request in your neighborhood. A map of the property is on the back of this letter.

1. The **Southern Beaufort County Subcommittee** of the Beaufort County Planning Commission – Thursday, September 13, 2012 at 5:30 p.m. at the Rotary Community Center of the Oscar Frazier Community Park, 11 Recreation Court, Bluffton, SC. Directions are attached.
2. The **Beaufort County Planning Commission** (public hearing) – Monday, October 1, 2012, 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.
3. The **Natural Resources Committee** of the County Council – Thursday, November 1, 2012 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.
4. **Beaufort County Council** – generally meets second and fourth Mondays at 5:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please call (843) 255-2140 to verify the exact dates and locations.

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

Sincerely,


Delores Frazier
Assistant Planning Director

Attachment: Map Showing Current and Proposed Zonings



MEMORANDUM

To: Beaufort County Planning Commission
From: Tony Criscitiello, Planning Director *T.C.*
Subject: Amendment to the ZDSO
Date: September 24, 2012

ZDSO Section – Sec. 106-1187. Multifamily Residential

Summary of Proposed Amendment – This amendment would eliminate the minimum one-quarter mile spacing requirement for multifamily uses in Urban zoning districts and instead require these uses to meet the same standard for multifamily developments in the Suburban zoning district; i.e., that they be compatible with the surrounding neighborhood

Proposed changes are shown as underlined for additions and ~~strike-through~~ for deletions.

Sec. 106-1187. Multifamily residential.

(a) *Commercial suburban district.* In reviewing the site plan for multifamily residential use in a commercial suburban district, it shall be determined that the shape of the parcel, orientation of the buildings, and provision for pedestrians makes the multifamily project a suitable use for the particular site in question. See the exemption for affordable housing in section 106-2103.

(b) *Urban district.* In the urban district multifamily residential uses ~~shall only be permitted with a minimum spacing of one quarter mile between multifamily developments~~ shall be compatible with the surrounding neighborhood character in size, scale and architecture. No more than 40 dwelling units shall be constructed in any building. No more than 200 units shall be constructed as part of a single development.

(c) *Suburban district.* In the suburban district multifamily uses shall be compatible with surrounding neighborhood character in size, scale and architecture. The traffic impact analysis shall indicate required improvements, where applicable.

(d) *Reports/studies required.* All applications for this use shall include a community impact statement.

Justification –

Multifamily developments are permitted as limited uses within the Urban, Suburban and Commercial Suburban zoning districts. Within the Suburban and Commercial Suburban districts, the limited standards require that a multifamily project be designed to be compatible with the surrounding area. That is not the case in the Urban district, which, instead, establishes a separation requirement between multifamily developments.

The locations of the County's Urban districts are shown on the attached maps. Generally, Urban districts are located in proximity to commercial areas and are intended to provide for higher density development, including multifamily (up to 15 dwelling units per acre), to provide affordable housing options.

The Affordable Housing Chapter of the Beaufort County Comprehensive Plan (2012) notes that one barrier to the creation of affordable housing is the shortage of land zoned for higher density apartment development in the unincorporated county, particularly along key transportation corridors. One of the policies of this chapter of Plan is that "Affordable housing should be located in areas that are accessible to employment, services and public transportation."

The one-quarter separation requirement between multifamily developments in the Urban district creates a barrier to providing more housing choices near shopping and employment centers. Staff recommends that this requirement be deleted and, instead, require that multifamily developments in these districts be compatible with the surrounding area.

**Southern Beaufort County
Zoning Map
Approved by Beaufort County, GA**

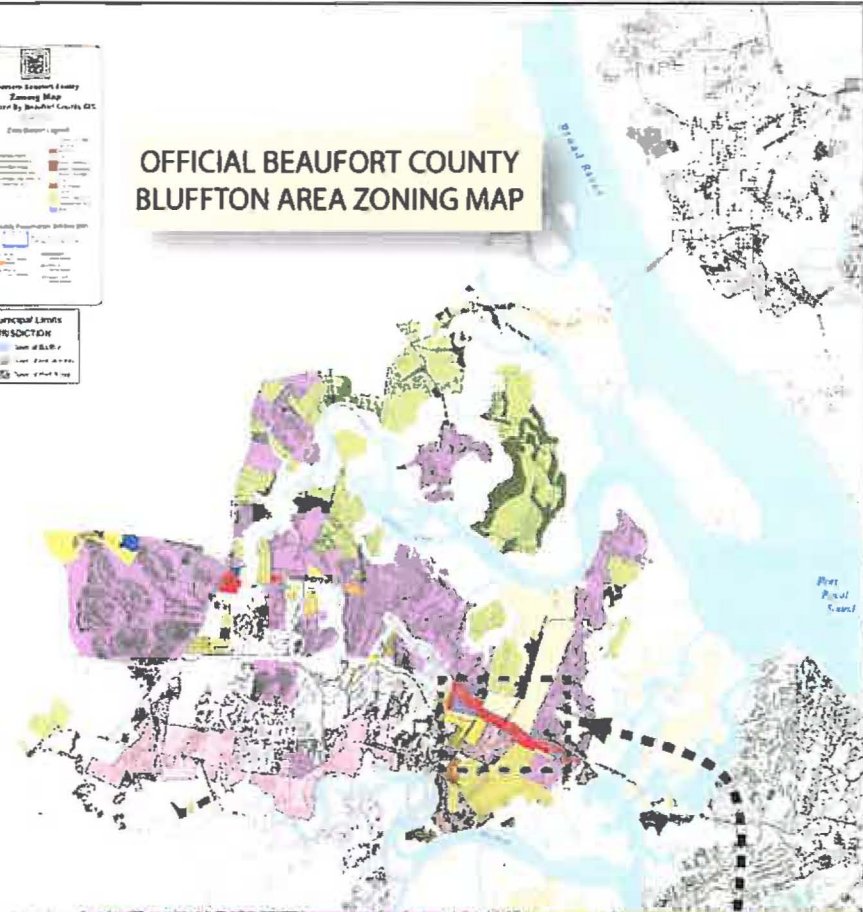
Zoning District Legend

- Resource Conservation
- Rural
- Rural Residential
- Suburban
- Community Preservation
- Planned Unit Development
- Commercial Suburban
- Urban
- Commercial Regional
- Industrial Park
- Light Industry
- Military

Municipal Limits Jurisdiction

- City of Bluffton
- Town of Bluffton
- Other

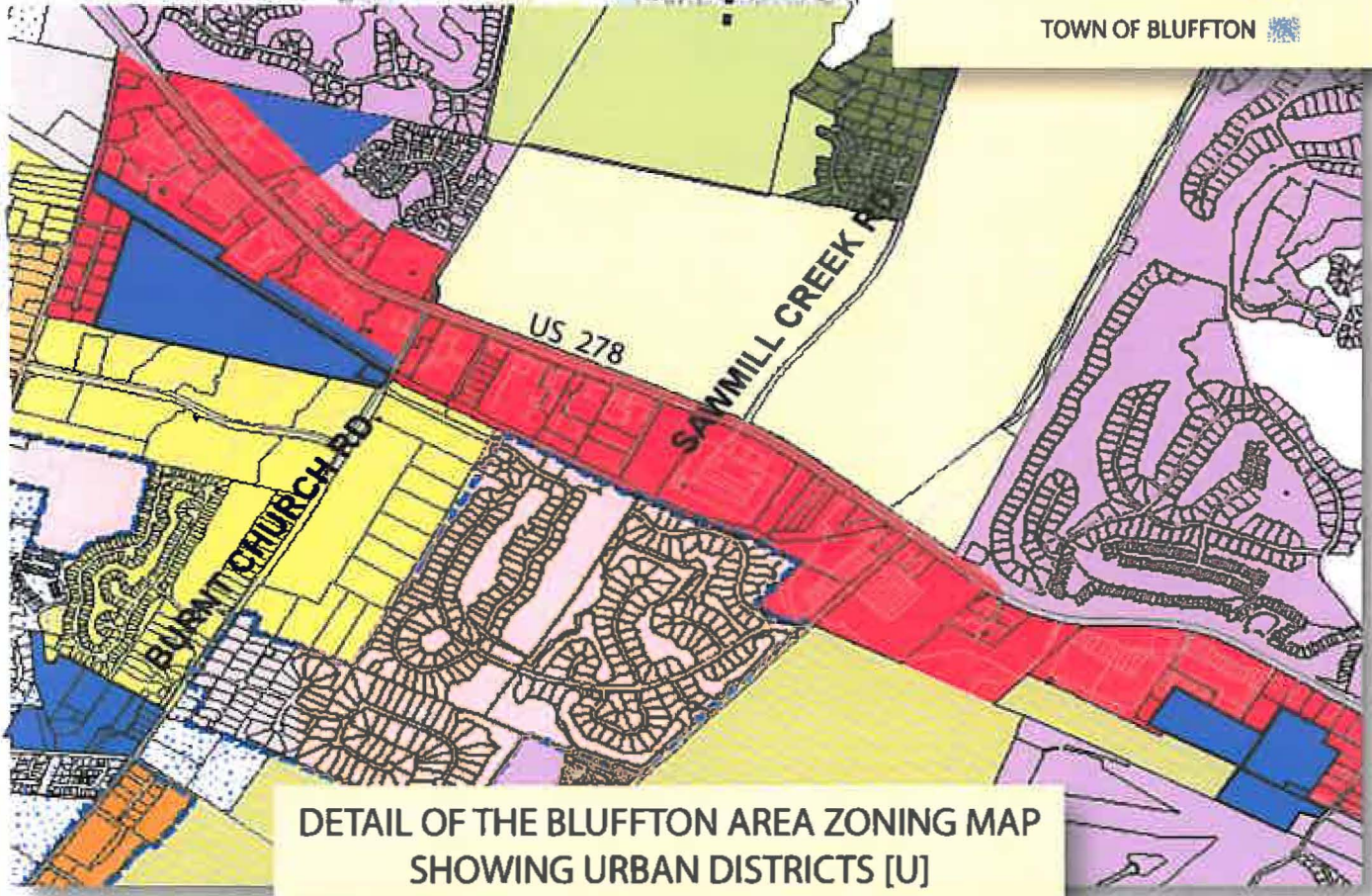
**OFFICIAL BEAUFORT COUNTY
BLUFFTON AREA ZONING MAP**



Southern Beaufort County
 URBAN acres = 162.63 ac
 URBAN acres not developed = 111.63. ac

LEGEND

- RESOURCE CONSERVATION
- RURAL
- RURAL RESIDENTIAL
- SUBURBAN
- COMMUNITY PRESERVATION
- PLANNED UNIT DEVELOPMENT
- COMMERCIAL SUBURBAN
- URBAN
- COMMERCIAL REGIONAL
- INDUSTRIAL PARK
- LIGHT INDUSTRY
- MILITARY
- TOWN OF BLUFFTON

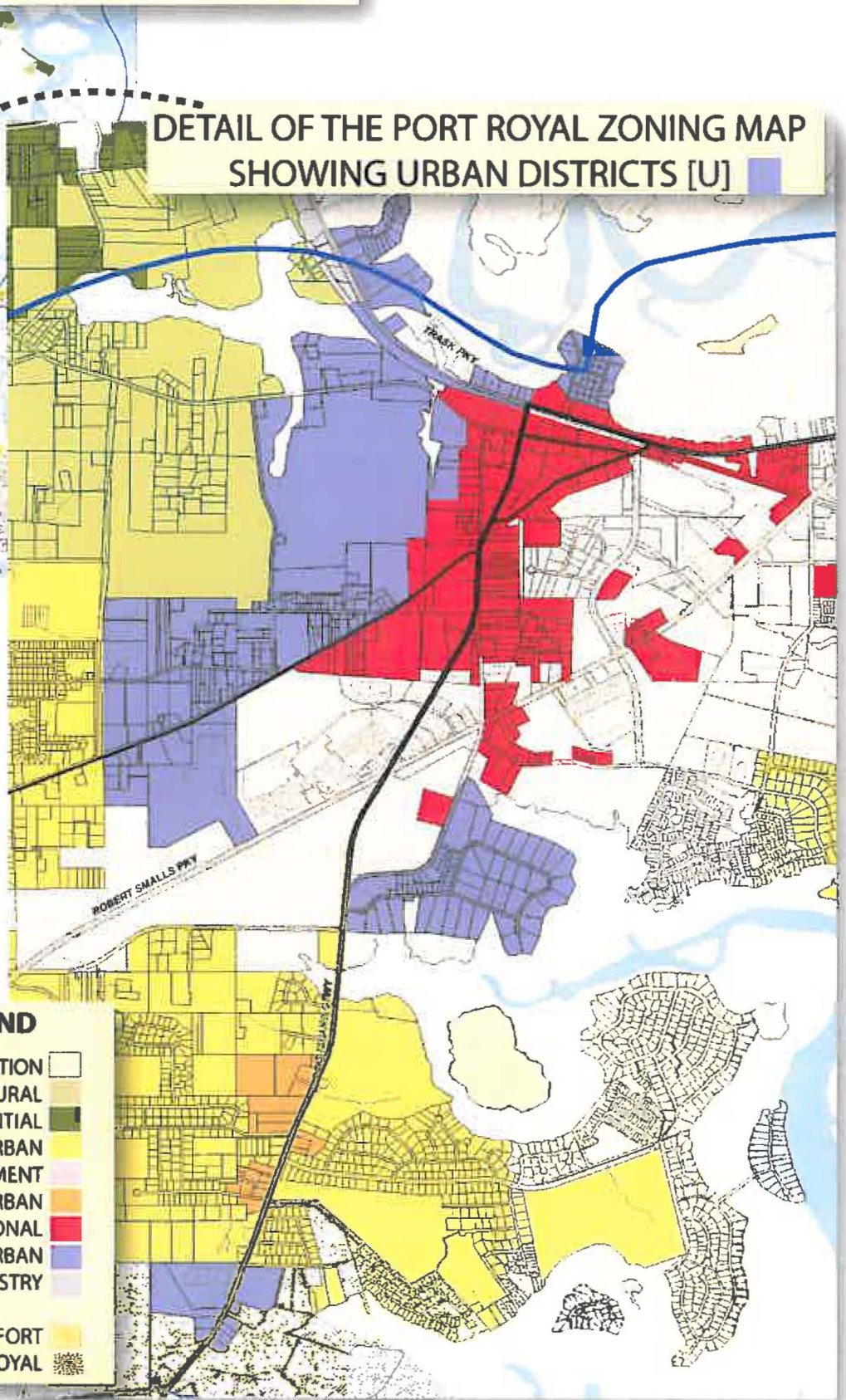
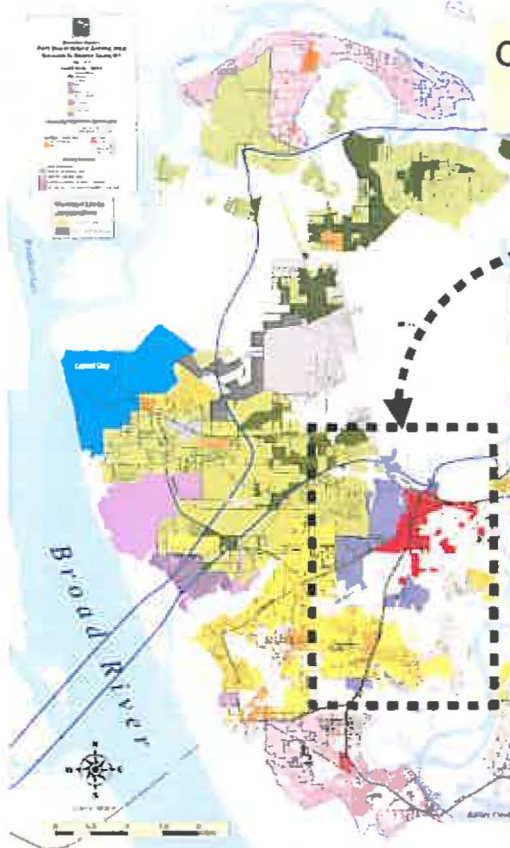


**DETAIL OF THE BLUFFTON AREA ZONING MAP
SHOWING URBAN DISTRICTS [U]**

Delineation of URBAN Districts south of the Broad River for the

**OFFICIAL BEAUFORT COUNTY
PORT ROYAL ZONING MAP**

**DETAIL OF THE PORT ROYAL ZONING MAP
SHOWING URBAN DISTRICTS [U]**



Northern Beaufort County
 URBAN acres = 777.4 ac
 URBAN acres not developed = 219. ac

LEGEND

- RESOURCE CONSERVATION
- RURAL
- RURAL RESIDENTIAL
- SUBURBAN
- PLANNED UNIT DEVELOPMENT
- COMMERCIAL SUBURBAN
- COMMERCIAL REGIONAL
- URBAN
- LIGHT INDUSTRY
- CITY OF BEAUFORT
- TOWN OF PORT ROYAL

Delineation of URBAN Districts north of the Broad River for the

ZDSO TEXT AMENDMENT- OCTOBER 2012