



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

**Chairman**

ED PAPPAS

**Vice Chair**

CECILY MCMILLAN

**Commission Members**

PETE COOK

JON HENNEY

EUGENE MEYERS

GLENN MILLER

GAIL MURRAY

DANIEL RIEDEL

DENNIS ROSS

**Interim County Administrator**

JOHN ROBINSON

**Staff Support**

ROBERT MERCHANT

**Administration Building**

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

**Contact**

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Beaufort, South Carolina 29901-1228

(843) 255-2140

[www.beaufortcountysc.gov](http://www.beaufortcountysc.gov)

# Planning Commission Agenda

Thursday, January 4, 2024 at 6:00 PM

Council Chambers

County Administration Building, 100 Ribaut Road, Beaufort, SC

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

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

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## ACTION ITEMS

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7. **ZONING MAP AMENDMENT/REZONING REQUEST** FOR 86.16 ACRES (R100 028 000 0264 0000) LOCATED AT 98 JENNINGS ROAD FROM T2 RURAL (T2R) TO C3 NEIGHBORHOOD MIXED USE (C3NMU).

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## DISCUSSION ITEMS

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8. CHAIRMAN'S REPORT
9. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY  
**Beaufort County Planning and Zoning Department**  
Beaufort County Government Robert Smalls Complex  
Physical: Administration Building, Room 115 100 Ribaut Road  
Mailing: Post Office Drawer 1228, Beaufort, SC 29901-1228  
Phone: 843-255-2140

The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in the Executive Conference Room on Monday, November 6, 2023 at 6:00 p.m.

**MEMBERS PRESENT:**

Mr. Ed Pappas, Chairman  
Mr. Pete Cook  
Mr. Jon Henney  
Mr. Gene Meyers  
Mr. Glenn Miller  
Ms. Gail Murray  
Mr. Dan Riedel  
Mr. Dennis Ross

**MEMBERS ABSENT:**

Ms. Cecily McMillan, Vice Chair

**STAFF PRESENT:**

Mr. Rob Merchant, Planning and Zoning Director  
Mrs. Chris DiJulio-Cook, Project & Development Coordinator  
Ms. Kristen Forbus, Long Range Planner

**CALL TO ORDER:** Chairman Ed Pappas called the meeting to order at 6:01 p.m.

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

**REVIEW OF MEETING MINUTES:** The September 7, 2023 minutes were approved with no objections.

**CITIZEN COMMENTS:** Mr. Pappas asked if there were any non-agenda related citizen comments, there were none.

**PRESENTATION:**

John DeLoache, Senior Staff Attorney of SC Association of Counties, spoke about recent state legislation and court cases that impact local government planning, particularly relating to providing workforce housing and land use planning guidelines. He provided booklets and supplements and covered some of the materials within them.

**CHAIRMAN’S REPORT**

Chairman Pappas welcomed the new commissioners, Pete Cook and Gene Meyers and introduced Councilmember Alice Howard, the Planning Commission’s Liaison to County Council. He also reiterated there would not be a December Planning Commission meeting. He’s hoping the Chairman of the Green Space Advisory Committee will be able to come to a meeting in 2024 and give a presentation.

**ADJOURNMENT:** Chairman Pappas adjourned the meeting at 7:12 p.m.

**SUBMITTED BY:** Chris DiJulio-Cook  
Project & Development Coordinator

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Ed Pappas  
Beaufort County Planning Commission Chairman

Date: \_\_\_\_\_



# MEMORANDUM

**TO:** Beaufort County Planning Commission

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

**DATE:** December 20, 2023

**SUBJECT:** ZONING MAP AMENDMENT/REZONING REQUEST FOR 86.16 ACRES (R100 028 000 0264 0000) LOCATED AT 98 JENNINGS ROAD FROM T2 RURAL (T2R) TO C3 NEIGHBORHOOD MIXED USE (C3NMU)

## STAFF REPORT:

### A. BACKGROUND:

<b>Case No.</b>	CDPA-000032-2023
<b>Owner:</b>	Claire Nitze
<b>Agent:</b>	Josh Tiller
<b>Property Location:</b>	98 Jennings Road
<b>District/Map/Parcel:</b>	R100 028 000 0264 0000
<b>Property Size:</b>	86.16 Acres
<b>Current Future Land Use Designation:</b>	Neighborhood/ Mixed-Use (Hamlet Place Type)
<b>Current Zoning District:</b>	T2 Rural
<b>Proposed Zoning District:</b>	C3 Neighborhood Mixed-Use

**B. SUMMARY OF REQUEST:** The applicant is requesting to rezone an undeveloped parcel of 86.16 acres. The request is to accommodate 184 single-family detached homes. The current zoning of the property is T2R which would only permit approximately 28 houses. The surrounding lands are either undeveloped or comprised of single-family dwelling units; on the other side of Jennings Road is Battery Creek High School.

**C. EXISTING ZONING:** The lot is currently zoned T2 Rural (T2R), which permits residential development at a density of one dwelling unit per three acres. T2 Rural also permits very

limited non-residential uses. A portion of this parcel is located in Noise Zone 1 which requires notification to the Marine Corps Air Station.

- D. PROPOSED ZONING:** The CDC defines the Neighborhood Mixed Use district as “The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access.” Businesses such as a Park, Gas Station, Golf Course, and Major Utility are some of the permitted/conditional uses. While it is the developer’s intent to develop 184 single-family houses, the proposed 86.16 acres of C3 zoning could yield the following:

Gross Density	
Single-Family Detached	2.6 d.u./acre
Single-Family Attached/Duplex	2.6 d.u./acre
Multi-Family Unit	12 d.u./acre, Maximum of 80 Dwelling units
Traditional Community Plan	3.5 d.u./acre <sup>2</sup>
Floor Area Ratio	
Non-residential buildings	0.18 max.

- E. TRAFFIC IMPACT ANALYSIS (TIA):** According to Section 6.3.20.D of the CDC, “An application for a rezoning shall include a TIA where the particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.” Beaufort County Office of Engineering has reviewed and agrees with the land use code utilized, resultant trip generation, and intersections to be studied in the Traffic Impact Analysis (TIA) Memorandum for 98 Jennings Road. However, to account for residents traveling north and south for work and east for shopping during the weekdays, the following intersections would require study as well: Joe Frazier at Broad River Road, Parris Island Gateway at County Shed Road, Broad River Road at WK Alston Drive (WK Alston is within a quarter mile of this site and provides direct access to Beaufort Station, which is a regionally significant commercial development), Broad River at Glaze Drive, Ramsey Road at Glaze Drive (Glaze drive is a highly probable cut-through street for this development), and Parris Island Gateway at Broad River Road. In addition, we agree with the trip assignments assumed for the development, for the most part, but we believe that the demand for commuters heading to Bluffton and Hilton Head for work holds more

weight than what is currently being assigned at Broad River Road and Jennings Road. In light of this, the applicant will be required to amend his/her memorandum to include this trip assignment adjustment and the intersections stated before final development approval.

**F. ZONING MAP AMENDMENT REVIEW STANDARDS:** In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

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

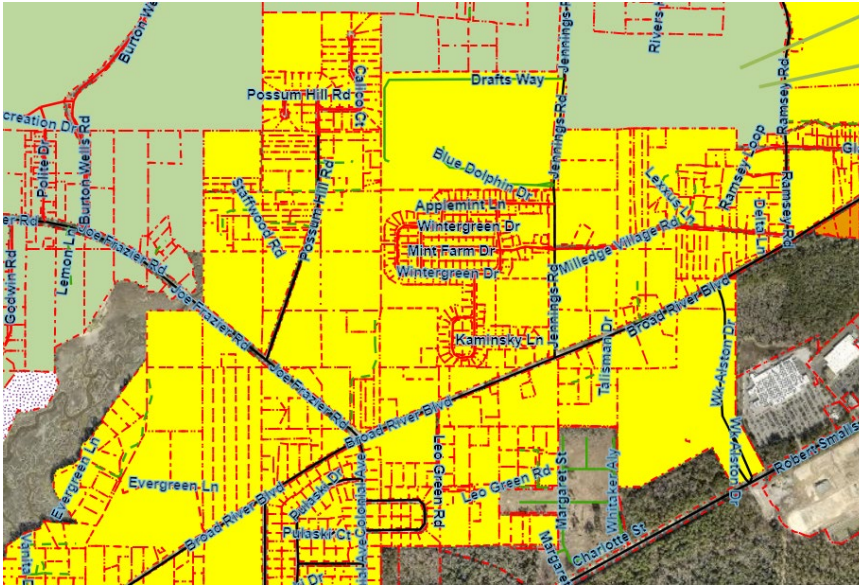
While the proposed C3 Zoning District is one of the districts that implements this future land use designation, the Comprehensive Plan identifies this particular site as a Hamlet Place Type. This means that the Place Type Overlay provision should be used when this property is upzoned. Hamlets are typically larger and more intense than rural crossroads and are often located at the edge of the rural and urban condition. A hamlet often has a small, pedestrian-oriented main street with surrounding and supporting residential fabric that is scaled to the size of a pedestrian shed. The main street and surrounding residential fabric transitions quickly into agricultural uses and/or the natural environment. A historic example of a hamlet includes the original settlement of Bluffton along Calhoun Street.

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

To be consistent with the Comprehensive Plan, the Play Type Overlay provision should be used to upzone this property.

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

The requested rezoning is not considered a community necessity due to the existence of ample undeveloped land zoned C3 (shown in yellow below) in the area and the more suitable prospect of implementing a Place Type Overlay. These factors collectively illustrate that the proposed rezoning does not align with the community's immediate needs or long-term development objectives.



**4. Is required by changed conditions;**

See 3

**5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;**

Much of the existing land use patterns in the immediate vicinity of this site consist of vacant land and low density residential. However, immediately west of the site is Battery Creek High School and Mint Farms, a moderate density residential subdivision.

**6. Would not adversely affect nearby lands;**

The proposed rezoning could significantly impact nearby lands in several aspects. Firstly, it may strain the capacity of the existing two-lane roads due to increased traffic from the additional housing units. Secondly, there might be potential stress on water and sewer capacities with the introduction of a larger number of residences. Lastly, the shift to 70-foot-wide minimum lots could clash with the surrounding rural land, potentially altering the area's character and development pattern.

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

See 5 and 6

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

Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

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

The School District has been notified. There is a concern in this general area that existing water and sewer lines and other sewer infrastructure may not be adequately sized to serve a development of this size without significant upgrades. It has yet to be verified that the capacity is adequate to serve additional development that would occur from this rezoning. The developer will be responsible for covering any required enhancements or expansions to water and sewer capacities resulting from the proposed project.

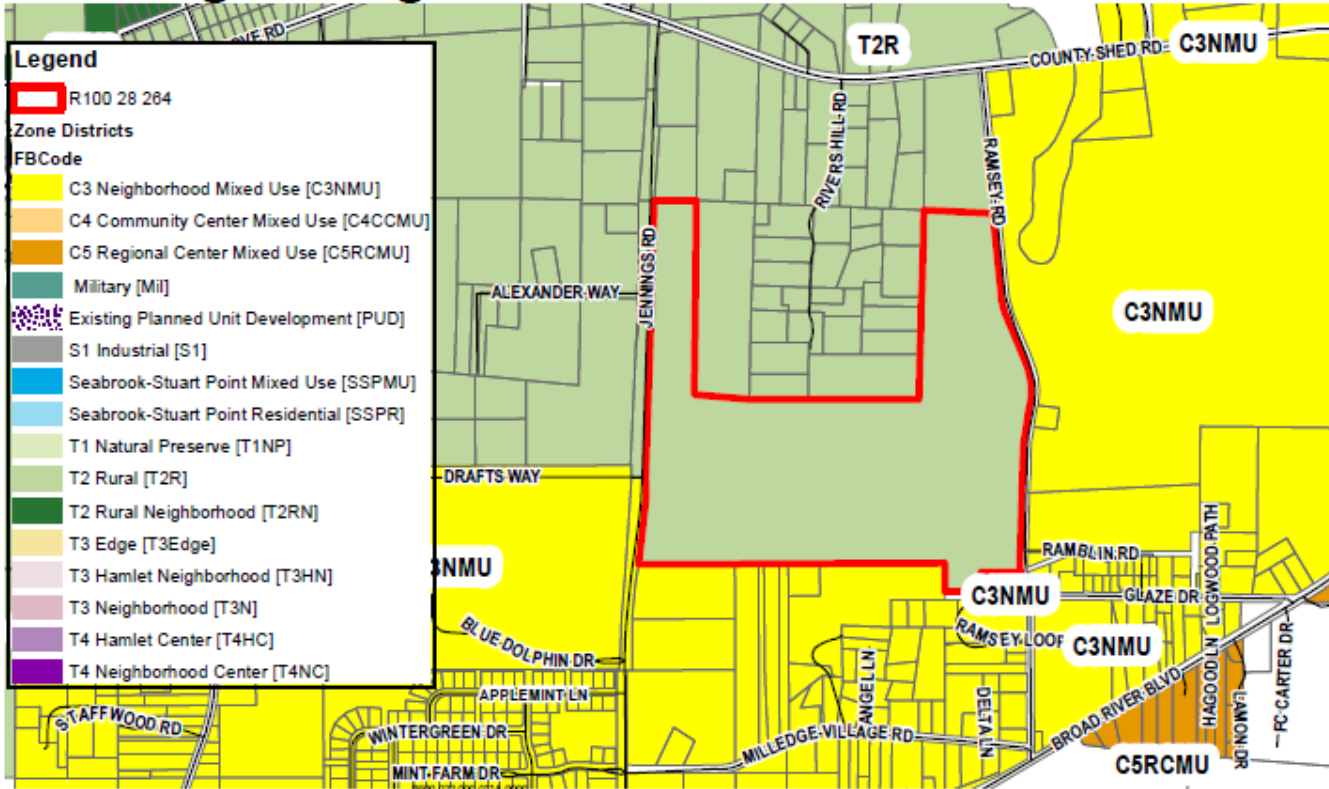
**G. STAFF RECOMMENDATION:** Staff recommends denial. Primarily, the proposed rezoning does not align with the established guidelines outlined in the comprehensive plan. The plan specifically recommends for a Hamlet Place Type Overlay, a framework that aims to ensure orderly and walkable development within the area, which is important especially in areas where a school is present. Furthermore, it's crucial to note that there exists a notable abundance of undeveloped properties currently zoned as C3 in the vicinity. Granting the requested rezoning could set a precedent that may lead to inconsistent development and utilization of the area.

**H. ATTACHMENTS**

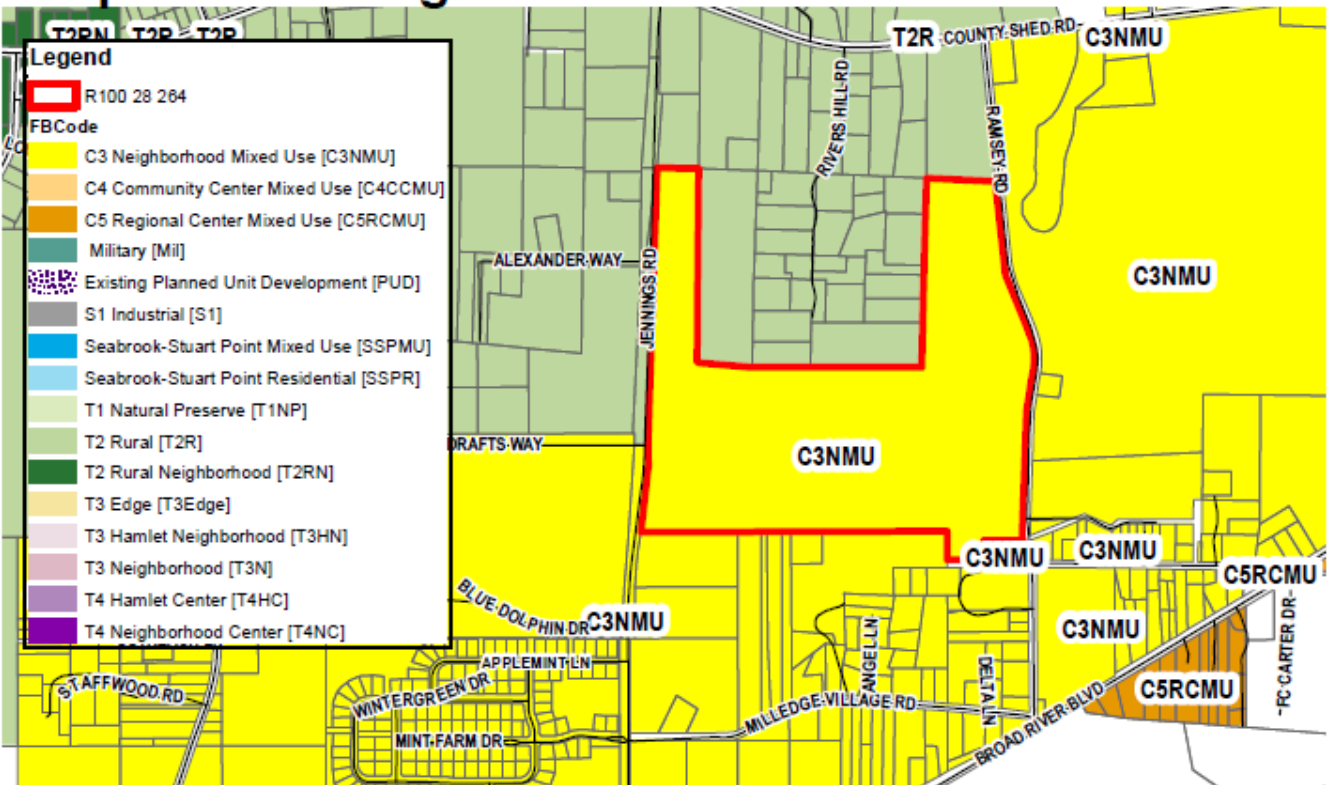
- Zoning Map (existing and proposed)
- Application and TIA



# Existing Zoning



# Proposed Zoning





Beaufort County, SC, Community Development Code Map/Text Amendment Application  
Page 2 of 2

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

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

CLAIRE NITZE 11/21/2023  
Signature of Owner (see Item 5 on page 1 of 2) Date

Printed Name: CLAIRE NITZE Telephone Number: 646-456-8999

Address: 216 Carroll Street, Brooklyn, NY 11231

Email: \_\_\_\_\_

Agent (Name/Address/Phone/email): JOSH K. TILLER, PLA, ASLA  
J.K. TILLER ASSOCIATES, INC.  
181 BLUFFTON RD, STE B104, BLUFFTON, SC 29910  
JOSH@JKTILLER.COM - 843-815-4900

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

***SUBMISSION OF APPLICATION. ALL APPLICATIONS SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY DEPARTMENT. NO APPLICATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY THE REQUIRED FEE. APPLICATIONS RECEIVED BEFORE 12:00 P.M. SHALL BE DATED THE SAME WORKING DAY. APPLICATIONS RECEIVED AFTER 12:00 P.M. SHALL BE DATED THE NEXT WORKING DAY.***

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

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

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

**FOR PLANNING DEPARTMENT USE ONLY:**

Date Application Received: \_\_\_\_\_ Date Posting Notice Issued: \_\_\_\_\_  
(place received stamp below) Application Fee Amount Received: \_\_\_\_\_  
Receipt No. for Application Fee: \_\_\_\_\_



**ZONING MAP AMENDMENT NARRATIVE  
FOR  
A REQUEST FOR REVIEW OF APPLICATION FOR THE ZONING MAP AMENDMENT  
BY  
Ramsey Farm LP  
(Claire Nitze)  
CONCERNING  
98 Jennings Rd  
(R100 028 000 0264 0000)  
BEAUFORT COUNTY, SOUTH CAROLINA**

This project narrative is submitted to the Beaufort County Planning Department as a portion of an application for Zoning Map Amendment of the Ramsey Farm LP's ("Owner") property at 98 Jennings Road, currently zoned Rural T2R. This narrative is submitted to the Beaufort County Planning Commission and the Beaufort County Council to explain the request and describe how the Application meets the criteria of the Section 7.3.40 of the Community Development Code ("CDC") and to explain the reason(s) for the zoning request as required by the Application for rezoning.

**I. NARRATIVE**

**a. Introduction, Background, and Request**

The Property located at 98 Jennings Road is an approximately 86.16 acre parcel of real property identified by Beaufort County Tax map number R100 028 000 0264 0000, ("Property"), currently zoned Rural Neighborhood (T2R), located within the unincorporated Beaufort County and bounded to the south by several vacant and residential parcels that are zoned Neighborhood Mixed-Use (C3NMU), to east by Ramsey Road, to the west by Jennings Road, and to the north several parcels zoned Rural (T2R). The property is accessed from both Ramsey and Jennings Roads.

The existing 86.16 acre property has been used to farm planted pines over the years. Of the 86.16 acres, approximately 15.59 acres are wetlands, the largest of which occupies the southeast corner of the property.

The property owner is seeking a rezoning to Neighborhood Mixed-use (C3NMU), aligning with the current C3NMU zoning of adjacent parcels to the southwest, south, and east. This proposal is in line with the Comprehensive Plan's Future

Land Use Map, designating the area as Neighborhood Mixed-Use, consistent with the existing zoning of neighboring properties to the north and west of the parcel. The expansion of mixed-use development is intended to diversify commercial and residential options, fostering a centralized development that bolsters employment opportunities while preserving the rural character of northern Beaufort County.

Furthermore, there is a likelihood that the property will be developed for single-family residential use, catering to the housing needs of Marine Corps Air Station families by offering entry-level housing options.

The Owner submits this Application requesting the approval of:

- i. An amendment to the County’s Zoning Map designating the Property with the zoning district of Neighborhood Mixed-use (C3NMU) with land uses described listed in the CDC Division 3.3.30.G and shown below.

Land Use Type	Specific Use Regulations	C3
<b>Agricultural</b>		
Agriculture & Crop Harvesting		P
Agricultural Support Services	<a href="#">2.3</a>	TCP
Seasonal Farmworker Housing	<a href="#">4.1.90</a>	C
Forestry		P
Commercial Stables	<a href="#">4.1.50</a>	C
<b>Residential</b>		
Dwelling: Single-Family Detached Unit		P
Dwelling: Single-Family Attached Unit		P
Dwelling: Two-Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	<a href="#">4.1.170</a>	C
Dwelling: Group Home		P
Dwelling: Family Compound	<a href="#">2.7.40</a>	C



Land Use Type <sup>1</sup>	Specific Use Regulations	C3
Community Residence (dorms, convents, assisted living, temporary shelters)	<a href="#">2.3</a>	TCP
Home Office	<a href="#">4.2.90</a>	C
Home Business	<a href="#">4.2.80</a>	C
Live/Work	<a href="#">2.3</a>	TCP
Manufactured Home Community	<a href="#">4.1.130</a>	C
<b>Retail &amp; Restaurants</b>		
General Retail 3,500 SF or less	<a href="#">2.3</a>	TCP
Gas Station/Fuel Sales	<a href="#">4.1.100</a>	C
Restaurant, Café, Coffee Shop	<a href="#">2.3</a>	TCP
<b>Offices &amp; Services</b>		
General Offices & Services 3,500 SF or less	<a href="#">4.1.110</a>	C
Animal Services: Clinic/Hospital	<a href="#">2.3</a>	TCP
Day Care: Family Home (up to 8 clients>		P
Day Care: Commercial Center (9 or more clients)	<a href="#">2.3</a>	TCP
Lodging: Short-Term Housing Rental (STHR)	<a href="#">4.1.360</a>	S
Lodging: Inn (up to 24 rooms)	<a href="#">2.3</a>	TCP
Medical Service: Clinics/Offices	<a href="#">2.3</a>	TCP
<b>Recreation, Education, Safety, Public Assembly</b>		
Community Oriented Cultural Facility (less than 15,000 SF)	<a href="#">2.3</a>	TCP

Land Use Type	Specific Use Regulations	C3
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	<a href="#">4.1.150</a>	C
Meeting Facility/Place of Worship (15,000 SF or greater)	<a href="#">4.1.150</a>	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	<a href="#">7.2.130</a>	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	<a href="#">4.1.210</a>	C
Wireless Communications Facility	<a href="#">4.1.320</a>	S
Key		
P Permitted Use		
C Conditional Use		
S Special Use Permit Required		
TCP Permitted only as part of a Traditional Community Plan under the requirements in <a href="#">Division 2.3</a>		
— Use Not Allowed		
End Notes		
¹A definition of each listed use type is in Table <a href="#">3.1.70</a> Land Use Definitions.		

## II. REZONING CRITERIA

- a. Applicability. The current zoning for the Property is Rural Neighborhood (T2R). The proposed amendment requests designating the Neighborhood Mixed-use (C3NMU). The Owner submits that it is appropriate to permit the agricultural, residential, commercial, recreational, and infrastructure land uses to be consistent with adjacent existing and proposed developments and in accordance with the Beaufort County Comprehensive Plan.
- b. Application Review Criteria. (CDC Division 7.3.40 - Zone Map Amendment (Rezoning) Review Standards). The Owner proposes that this Application satisfies or exceeds the requirements for a Zoning Map Amendment as set forth below.
- c. Consistency with the 2040 Beaufort County Comprehensive Plan

- i. **NATURAL ENVIRONMENT** – The distinctive charm of Beaufort County is closely tied to its abundant natural resources. The county is committed to maintaining a harmonious equilibrium between human activities and the preservation of its natural environment. Any potential redevelopment will align with the Comprehensive Plan's objectives, specifically focusing on Water Quality and Quantity, Habitat Preservation and Protection, Environmental Education and Outreach with the Public, and the promotion of Sustainable Development. Presently utilized as a pine plantation, the property has undergone clear-cutting and replanting cycles over the past few decades. The development of the parcel will not result in adverse impacts to the natural environment or cause detrimental effects to the surrounding natural ecosystem.
- ii. **CULTURE**– Preserving and safeguarding Beaufort County's rich cultural heritage and history remains a top priority for the county. It is crucial to acknowledge evolving socio-economic and cultural trends while actively promoting the arts. The proposed amendment aligns with the Cultural Resources element of the Comprehensive Plan, underscoring the county's commitment to these objectives.

The military presence in the area significantly influences the local economy. Given the site's proximity to the Marine Corps Air Station, the proposed rezoning presents a valuable opportunity to expand housing options for service members' families. Additionally, it opens doors for local retail and non-retail commercial ventures. This strategic rezoning initiative aims to address the housing needs of Beaufort County's diverse population, contributing to a more inclusive and thriving community.

- iii. **ECONOMY** – The Comprehensive Plan underscores the importance of enhancing options for entry-level housing to address the diverse economic needs essential for sustaining the vitality of Beaufort County's community. Instead of solely focusing on attracting new businesses and industries to diversify the tax base, the establishment of entry-level



housing opportunities aims to provide housing that supports the County's growing economies. This is achieved by strengthening and expanding the business tax base while simultaneously creating quality, value-added housing options for residents.

Within the framework of the Comprehensive Plan, a key objective is to ensure a sufficient supply of appropriately located land zoned for non-retail commercial uses. This strategic allocation aims to promote the economic well-being and diversity of the region. Additionally, the Economy component of the Comprehensive Plan advocates for the planning, development, and permitting of mixed-use developments tailored to appeal to young professionals and military families.

In this context, the rezoning to Neighborhood Mixed-use (C3NMU) offers an opportunity to extend and diversify the predominantly rural residential tax base. The focus shifts towards accommodating the housing needs of the workforce, thereby creating a more resilient and inclusive foundation for Beaufort County's economic sustainability.

- iv. **MOBILITY** – In the realm of urban planning, careful consideration is given to aspects such as land use development, mobility, public safety, infrastructure costs, environmental conservation, and the visual and economic appeal of neighborhoods and communities. The tangible consequences of new growth, particularly in terms of diminished quality of life due to traffic congestion, underscore the importance of comprehensive planning. The introduction of the Neighborhood Mixed-use (C3NMU) zoning, allowing for both retail and non-retail commercial development, not only promotes local and diverse job opportunities and shopping options but also serves to curtail extensive vehicle travel, thereby safeguarding road capacity.

Moreover, this zoning initiative goes beyond by incorporating measures to enhance interconnectivity, introducing a secondary street infrastructure that strategically improves traffic impacts. By facilitating smoother traffic flow, these additional enhancements contribute to an overall improvement in the livability and functionality of neighborhoods. Additionally, the rezoning effort enables the establishment of housing in closer proximity to employment centers, ensuring greater accessibility for future residents and fostering a more sustainable and interconnected urban environment.

- v. **HOUSING** – With the uptick in housing prices and a trend reflecting the migration of affluent retirees to the area, housing accessibility is becoming an increasing priority. Under the proposed zoning, suitable entry-level housing can be provided near employment opportunities. The allowed residential uses under the proposed zoning address barriers to housing accessibility, as recommended in the Comprehensive Plan. The option to provide entry-level housing on this site would mean that the County can more easily protect and preserve the family compounds prevalent in the rural areas of Northern Beaufort County.

- vi. **COMMUNITY FACILITIES** – County departments offer a range of services, encompassing General Government, Detention Center, Emergency Management, EMS, Libraries, Park and Recreations, as well as Solid Waste/ Recycling. The suggested rezoning to Neighborhood Mixed-use (C3NMU) is anticipated to have no adverse effects on the mission and objectives of community facilities. Given the property's existing management under pine plantation, it already accommodates many of these services. Any alterations in land use resulting from the rezoning are expected to balance the demand by augmenting the tax revenue base. Additionally, it's worth noting that the local schools near the parcel currently operate under capacity.
  
- vii. **BUILT ENVIRONMENT** – Effective land use planning serves as the cornerstone for all redevelopment initiatives within the County, ensuring a balanced and sustainable distribution of various land use categories to meet both present and future community needs. Looking ahead, growth management will persistently prioritize redevelopment, employing innovative strategies to adapt to unique conditions. The identified parcel and its adjacent area are designated as "Neighborhood Mixed-Use" on the Future Land Use Map of the Comprehensive Plan. The current property usage falls short of aligning with the standards of neighboring development, impacting quality of life and limiting diverse employment opportunities. The proposed rezoning aims to expand the range and diversity of existing land uses in the vicinity.

The Comprehensive Plan indicates that the average population growth in this area is driven by individuals seeking retirement and economic opportunities. The relocating population tends to be well-educated, affluent, and residing in smaller households. Projections in the Comprehensive Plan foresee substantial residential growth in Northern Beaufort County, particularly in this section. Recent population trends validate these expectations. The Comprehensive Plan recommends strategies focused on creating walkable communities with a variety of housing options. The C3 Neighborhood Mixed-use zone, as outlined in the 2040 Beaufort County Atlas, facilitates high-quality, moderately dense residential development, incorporating denser zones for multi-family and mixed-use structures to promote walkability and affordable housing choices. Design requirements aim to cultivate a suburban character while encouraging both pedestrian and automobile access.

- viii. **FOCUSED PLANNING AREAS** – This parcel is situated within the Beaufort & Port Royal Planning Areas. The adoption of the 2020 Beaufort County Comprehensive Plan, in conjunction with the Port Royal Comprehensive Plan, presented an opportunity to establish unified planning principles. In the Beaufort & Port Royal Focal Area, particular attention should be given to the redesign of roads for enhanced safety, multimodal accessibility, and a human-scaled environment. Prioritizing plans for a Palmetto Breeze trolley service connecting Port Royal and Downtown Beaufort is crucial, as it would significantly contribute to mobility and a cohesive sense of place.

For growth management west of Port Royal, guidance should be derived from Place Types influenced by the Greenprint Overlay Map, the existing transportation network, and the potential integration of a trolley service. Introducing a new Town Place Type along Parris Island Gateway is proposed to create a walkable destination and residential space, fostering a distinct sense of place and identity for this specific County area.

Successful execution of the Port Royal and Beaufort County plans relies on joint planning, cooperation, an annexation strategy, and shared standards for development and infrastructure services. As outlined in the Comprehensive Plan for the Beaufort & Port Royal Planning Area, the recommended future land use for this parcel is Neighborhood Mixed-use.

- d. Is not in conflict with any provision of this Development Code, or the Code of Ordinances. The Property is designated, according to the Future Land Use Map. Rezoning this Property to C3NMU is compatible and consistent with the adjacent properties and with the Future Land Use Map in the Comprehensive Plan.
- e. Addresses a demonstrated community need. In the northern part of Beaufort County, the predominant tax base consists of rural residential areas. The suggested rezoning aims to promote a range of entry level housing options and address potential commercial requirements, both of which have been recognized as essential community priorities in the Comprehensive Plan.
- f. Is required by changed conditions. The use of the property as a pine plantation is no longer considered its optimal use. The prospective owners aim to align the property's zoning with the Future Land Use Map outlined in the Comprehensive Plan. They envision transforming the land into entry-level housing to meet the housing needs of the growing employment base in northern Beaufort County. Given the county's remarkable rate of growth, which is expected to persist, there is a pressing need to address the imbalance between high demand and limited supply. Rezoning this property presents an opportunity to tackle this crucial issue of accommodating the area's rapid growth.
- g. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land. Owing to its close proximity to neighboring parcels presently zoned as Neighborhood Mixed-Use (C3NMU) and the Future Land Use Map designating adjacent parcels as C3NMU, the proposed zoning aligns seamlessly with the surrounding zoning and land uses. This parcel is poised to function as a natural extension of the existing Neighborhood Mixed-Use (C3NMU) in this area. The residential uses permitted under the C3NMU zoning are anticipated to have no adverse effects on the neighboring existing and planned uses.
- h. Would not adversely impact nearby lands. The newly implemented stormwater ordinance in the County will be applicable to all forthcoming property developments. Furthermore, these future developments will incorporate buffers to safeguard adjacent properties against any visual impacts.

- i. Would result in a logical and orderly development pattern. The location is conveniently reachable from both Jennings and Ramsey Roads, seamlessly linking to the neighboring development layout and offering the potential for a secure and pedestrian-friendly community experience.
- j. Would not result in adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment. The property's future development would meet or exceed the County's current development standards for natural resource protection and stormwater management.
- k. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities). It is anticipated that the proposed rezoning and redevelopment will be served by existing utilities and community facilities. There is adequate space to address stormwater on site for any development. No additional roadways would be required to serve this site.

### III. CONCLUSION.

- a. The Owner believes the foregoing narrative and analysis demonstrates that this Application for Zoning Map Amendment is in conformance with the County's Comprehensive Plan and meets the criteria of the CDC Division 7.3.40. Accordingly, the Owner respectfully requests that the Planning Commission and County Council:
  - b. Review this Application and the supporting documentation.
  - c. Find the following:
    - i. That this Application is consistent with and furthers the goals and policies of the Comprehensive Plan and the purposes of this Development Code.
    - ii. That this Application is not in conflict with any provision of this Development Code, or the Code of Ordinances
    - iii. That this Application addresses a demonstrated community need.
    - iv. That this Application is required by changed conditions.
    - v. That this Application is compatible with existing and proposed uses surrounding the land subject to the application and is the appropriate zone and uses for the land.
    - vi. That this Application would not adversely impact nearby lands.
    - vii. That this Application would result in a logical and orderly development pattern.
    - viii. That this Application would not result in adverse impacts on the natural environment.

- ix. That this Application would result in development that is adequately served by public facilities.
- d. Recommend approval of this Application and the rezoning of the Property to Neighborhood Mixed-use (C3NMU) with the uses and density set forth in the Beaufort County Community Development Code.

Respectfully submitted on behalf of the Owner this 28 day of November 2023.

Regards,

A handwritten signature in blue ink that reads "Josh K. Tiller". The signature is stylized with a large, sweeping initial "J" and a long horizontal stroke at the end.

Josh K. Tiller, PLA, ASLA  
President, J.K. Tiller Associates, Inc.

To: Kevin Sullivan, AICP  
 Transportation Planner  
 Beaufort County Engineering

From: Dillon Turner, P.E., PTOE  
 Kimley-Horn and Associates, Inc.

Date: December 12, 2023

## SUBJECT: RAMSEY FARM CONCEPT A DEVELOPMENT – TRIP GENERATION ANALYSIS AND TRAFFIC IMPACT STUDY OUTLINE

Pulte Homes Company, LLC is proposing to construct up to 184 single family homes between Jennings Road and Ramsey Road in Beaufort County, South Carolina. The subject development is called Ramsey Farm Concept A. The site plan for Ramsey Farm Concept A is attached. The purpose of this memorandum is to document the estimated trip generation for the proposed development as well as document next steps to complete a traffic impact study (TIS).

### TRIP GENERATION CALCULATION METHODOLOGY

Trip generation estimates were developed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual 11<sup>th</sup> Edition*. The proposed development is anticipated to consist of 184 single family, detached dwelling units, therefore ITE Land Use Code 210 was used to estimate the peak hour trip generation for Ramsey Farm. The estimated trip generation potential for Ramsey Farm Concept A development is shown in **Table 1**.

**Table 1: Ramsey Farm Concept A development Trip Generation**

Ramsey Farm Concept A Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Residential Land Uses</b>			<b>1,768</b>	<b>130</b>	<b>34</b>	<b>96</b>	<b>176</b>	<b>111</b>	<b>65</b>
210 - Single-Family Detached Housing	184	DU	1,768	130	34	96	176	111	65
<b>Total Net New External Trips</b>			<b>1,768</b>	<b>130</b>	<b>34</b>	<b>96</b>	<b>176</b>	<b>111</b>	<b>65</b>
Note: Trip generation was calculated using the following data: <u>Daily Traffic Generation</u> Residential Land Uses 210 - Single-Family Detached Housing      ITE 210      =      LN (T) = 0.92 * LN (X) + (2.68); (50 % In; 50 % Out)  <u>AM Peak-Hour Traffic Generation</u> Residential Land Uses 210 - Single-Family Detached Housing      ITE 210      =      LN (T) = 0.91 * LN (X) + (0.12); (26 % In; 74 % Out)  <u>PM Peak-Hour Traffic Generation</u> Residential Land Uses 210 - Single-Family Detached Housing      ITE 210      =      LN (T) = 0.94 * LN (X) + (0.27); (63 % In; 37 % Out)									

As shown in **Table 1**, the Ramsey Farm Concept A development is anticipated to generate 130 AM peak hour trips (34 In/96 Out) and 176 PM peak hour trips (111 In/65 out). Based on the anticipated trip generation a TIS will be required by Beaufort County, which has a 50 peak hour trip requirement for a TIS and the South Carolina Department of Transportation (SCDOT) which has a 100 peak hour trip requirement for a TIS.

## NEXT STEPS FOR A TIS

The proposed study area for the Ramsey Farm Concept A development includes:

1. Jennings Road at Broad River Boulevard
2. Jennings Road at County Shed Road
3. Jennings Road at Drafts Way (Battery Creek High School Access)
4. Ramsey Road at Broad River Boulevard
5. Ramsey Road at County Shed Road
6. Jennings Road at Full Access Driveway #1
7. Jennings Road at Full Access Driveway #2
8. Ramsey Road at Full Access Driveway #3
9. Ramsey Road at Full Access Driveway #4

Traffic counts will be performed during the second or third week of January 2024. Counts cannot be scheduled in December 2023 due to school schedules, exam schedules, and early dismissals for Beaufort County School.

Kimley-Horn will perform a detailed traffic capacity analysis at the nine intersections listed above. Included in the capacity analysis is a review of SCDOT turn lane warrants (at unsignalized intersections) and general recommendations for needed roadway and operational improvements will within the study area, as necessary.

The findings of the capacity analysis will be summarized in a TIS and submitted to Beaufort County and SCDOT.

The proposed trip assignment for the Ramsey Farm Concept A TIS is attached.

## CONCLUSION

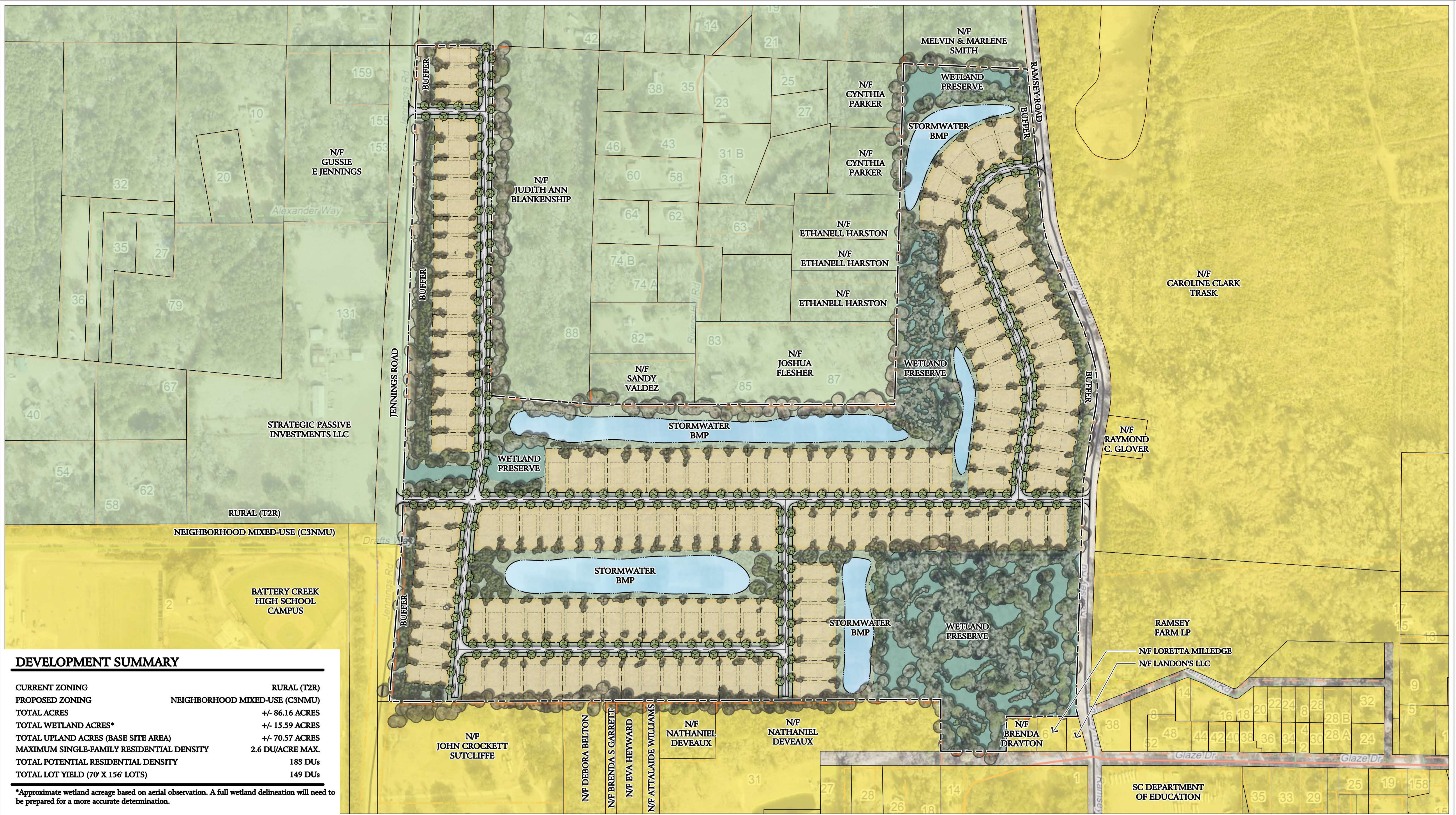
Based on the anticipated trip generation for the Ramsey Farm Concept A development which includes 184 single family detached homes, a TIS will be required by both Beaufort County and SCDOT. Traffic counts will be performed during the second or third week of January 2024. Counts cannot be scheduled in December 2023 due to school schedules, exam schedules, and early dismissals for Beaufort County School. A TIS will be submitted to Beaufort County and SCDOT by Kimley-Horn for this development. Should you have any questions feel free to contact Dillon Turner at [Dillon.Turner@kimley-horn.com](mailto:Dillon.Turner@kimley-horn.com)

Attachment:

Site Plan Prepared by JK Tiller Associates, Inc.

Proposed Trip Assignment





**DEVELOPMENT SUMMARY**

CURRENT ZONING	RURAL (T2R)
PROPOSED ZONING	NEIGHBORHOOD MIXED-USE (C3NMU)
TOTAL ACRES	+/- 86.16 ACRES
TOTAL WETLAND ACRES*	+/- 15.59 ACRES
TOTAL UPLAND ACRES (BASE SITE AREA)	+/- 70.57 ACRES
MAXIMUM SINGLE-FAMILY RESIDENTIAL DENSITY	2.6 DU/ACRE MAX.
TOTAL POTENTIAL RESIDENTIAL DENSITY	183 DUs
TOTAL LOT YIELD (70' X 156' LOTS)	149 DUs

\*Approximate wetland acreage based on aerial observation. A full wetland delineation will need to be prepared for a more accurate determination.

PREPARED FOR:  
**PULTE HOMES  
COMPANY, LLC**

PREPARED BY:



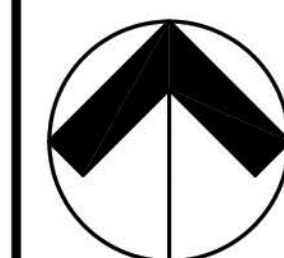
**J. K. TILLER ASSOCIATES, INC.**

LAND PLANNING LANDSCAPE ARCHITECTURE  
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910  
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

**RAMSEY FARM CONCEPT A  
C3 NEIGHBORHOOD MIXED USE**

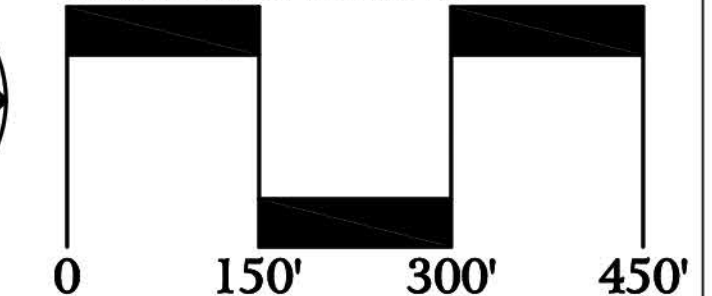
BEAUFORT COUNTY, SOUTH CAROLINA

NOVEMBER 8, 2023



NORTH

GRAPHIC SCALE



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



