



Jasper County Planning Department

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Jasper County Planning Commission

AGENDA

June 20, 2023
6:00 PM

Jasper County Government Building Council Chambers

Call to Order: Chairman Pinckney
Invocation & Pledge of Allegiance
Approval of Agenda
Approval of Minutes: May 16, 2023

Old Business:

A. Zoning Map Amendment – Community Commercial – Tax Map Numbers; 6-acre portion of 029-00-02-028, 029-00-02-061, 029-00-02-079, and 029-00-02-086

New Business:

- A. Zoning Map Amendment – Industrial Development – Tax Map Number 080-00-03-159
- B. Master Plan – Next Chapter Neighborhoods

Discussion:

- A. Open Discussion

Adjourn

*Jasper County Planning Commission
358 Third Avenue
Ridgeland, SC 29936
843-717-3650 phone
843-726-7707 fax*

**Minutes of the May 16, 2023
Regular Scheduled Meeting**

Members Present: Mr. Alex Pinckney, Chairman; Mr. Randy Waite, Vice-Chairman; Dr. Earl Bostick, Sr.; Ms. Sharon Ferguson; Mr. Thomas Jenkins; and Mr. Art Rothenberg.

Members Absent: Dr. Deborah Butler

Staff Present: Ms. Lisa Wagner

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: <https://www.youtube.com/@jcmedia6537/streams>

Call to Order: Chairman Pinckney brought the meeting to order at approximately 6:00 p.m.

Invocation & Pledge of Allegiance: Invocation and the Pledge of Allegiance was given by Dr. Bostick.

Approval of Agenda: Mr. Rothenberg moved to approve the Agenda as published, seconded by Mr. Jenkins. The Commission Members present voted unanimously in favor of the motion.

Approval of April 11, 2023, Regular Scheduled Meeting Minutes: Mr. Waite moved to approve the Minutes of April 11, 2023, seconded by Mr. Rothenberg. The Commission Members present voted unanimously in favor of the motion.

New Business:

Road Name Petition – Willy’s Way: Ms. Wagner said this is an unnamed private road that will serve six lots that are currently undeveloped and is an exempt subdivision with lots of five acres or greater. The road has been inspected and approved by the Fire Marshal. The road meets all the requirements of the ordinance except for 3 houses being served by the road; however, the lots are for sale and the road will eventually serve 3 houses. Emergency Services determined that the road should be named because it is greater than 500 feet long and will need to be named in order to receive an address prior to receiving a building permit. Emergency Services did not find any conflicts with the road name. Dr. Bostick asked Ms. Wagner if any of the lots had already been sold, she said they are currently for sale but have not sold yet. **Mr. Jenkins moved to approve the Petition to name the road Willy’s Way, seconded by Mr. Waite. The Commission Members present voted unanimously in favor of the petition.**

Discussion:

Ordinance Considerations for Warehouse, Distribution, and Logistics: Ms. Wagner said she provided some suggestions to serve as framework for the Commissioners to consider in regards to regulating the use of warehouses, distribution and logistics. She said she sent this document to Southern Carolina Alliance for their input because they

are more familiar with these types of uses and she is interested in seeing what they think about some of the suggestions since they are more familiar with these types of developments. Mr. Jenkins asked Ms. Wagner what kind of hazardous chemicals can be stored in the warehouses. Ms. Wagner said during permitting, the Fire Marshal would review the specific use and will require a list of items to be stored in each building.

Ms. Wagner said the first thing we need to do is identify where these types of uses may be appropriate in the County. She said that Mr. Rothenberg sent her some zoning information from Louisville, Kentucky which included an Enterprise Zone. She said it is possible that an Enterprise Zone or E-Commerce Zone could be identified in the Comprehensive Plan. Ms. Wagner went over the size of some existing buildings in the area just for reference and said that she thinks they need to identify what size buildings should have more restrictive regulations and what areas are appropriate, especially for the uses that will have heavier truck traffic.

Ms. Ferguson asked about how tall a building would be allowed to be. Ms. Wagner said the zoning ordinance restricts the height to 35 feet generally; however, there was an amendment to allow a building height up to 50 feet with approval from the Fire Marshal if the site meets certain criteria. Dr. Bostick asked how many acres we are considering and what areas of the county will tolerate large sites. Ms. Wagner said most of the information she provided came from the American Planning Association and pointed out that for a 10-acre site with a maximum of 55% impervious area, there would be 4.5 acres that wouldn't have any parking or rooftops and would require a nice aesthetic buffer to be provided. Dr. Bostick asked Ms. Wagner if we have to provide a zoning district for this type of area. Ms. Wagner said currently General Commercial allows these types of uses without any conditions, which is where the problem lies. She said we need to identify the different types of uses and treat them differently depending on the potential impact they may have. Dr. Bostick asked where the General Commercial zones are now; she said along Highway 17 from the intersection of 315 south to the Talmadge Bridge, south of exit 5 along Highway 17, Point South along Highway 17, and Okatie Highway (Hwy. 170). Ms. Ferguson asked if we would consider a buffer between General Commercial and Residential. Ms. Wagner said yes, and she read the Buffer Yard Section on page 2 of the document. Dr. Bostick said that we need to consider size, traffic, and everything involved when approving zoning and asked if they would be able to stack storage containers behind buildings. Ms. Wagner said she included some considerations for truck terminals, which states there can be no stacking of containers, the county wants to make sure that these sites are aesthetically pleasing.

Mr. Rothenberg suggested there be only one commercial zoning district to allow any type of warehousing or fulfillment center with no further processing. He suggests another industrial zoning district to allow uses that are of major concern in order to keep them away from residential areas. He said we need to look at focal points when setting up the districts so that it makes sense geographically, for example, near a railroad spur. Mr. Waite asked if these standards would be applicable to the sites that already have development agreements in place. Ms. Wagner said they would not. Mr. Waite said he thinks it's important to look at the roads and traffic when planning these new zones.

Chairman Pinckney said he thinks there should be different categories because some of the uses will have few employees with low traffic impact, while others will have more employees with higher traffic impacts. Mr. Rothenberg said another thing that should be considered is if a business is leasing space and another business comes in under a lease with a different use, the investment value of the property could be limited based on the uses being limited. Mr. Jenkins asked Ms. Wagner if all warehouses would have access to all major streets and how that requirement can be met. She said yes and that we will need to review the Comprehensive Plan and look at a map to identify what roads are appropriate and where these uses should and should not be allowed. Dr. Bostick asked if we need to wait on the Comprehensive Plan or could they start working on this now. Ms. Wagner said we can start putting together the framework but we also need to work on the Comprehensive Plan and identify what areas these uses are appropriate or not appropriate.

Ms. Wagner said the County Council approved a temporary moratorium at their meeting last night for the Euhaw/Broad River Planning Area as depicted on the map she sent by email. She said the Council's motion also gave approval for the County to hire Symbioscity to help with the review of the Comprehensive Plan, focusing on the Land Use Element and analyze the Euhaw/Broad River Planning Area to see if the zoning regulations or zoning map needs to be amended to provide protection of the Euhaw Creek and Broad River and the cultural heritage of the area. She said the County Council appointed a Broad River Task Force last year to identify how areas could be conserved and to look at the impact of development within this area. She said the Planning Commission will be involved in the review of the Comprehensive Plan and then there will be a process for public comments and input. Mr. Waite asked what the moratorium was for. Ms. Wagner showed the map of the Euhaw/Broad River Planning Area and pointed out the boundaries. She said the moratorium will put a temporary pause on development for 9 months, which will allow enough time for us to work on an amendment to the Comprehensive Plan.

Chairman Pinckney said the Jasper County Chamber of Commerce promotes the county as pro-growth so the Comprehensive Plan should coincide with what the Chamber of Commerce is doing. He said we need good sound growth and a balance between people and businesses. Ms. Ferguson asked what DOT is planning to do to accommodate all of the new growth. Chairman Pinckney said they are aware of the growth and will have to put in more infrastructure to support it. Mr. Waite said development comes first and DOT comes in after the fact. Chairman Pinckney said the delegation needs to put a proposal on the table identifying some of the things they would like to see improved.

Open Discussion:

Mr. Jenkins asked Ms. Wagner if there is a trailer park being built in Mitchellville and if it is in the city or the county. Ms. Wagner said the County permitted one additional mobile home there. She said the property owner was clearing and moving dirt without permission and a stop work order has been placed on the property. She said the County is requiring the property owner to hire an engineer to address the grading and stormwater. She said the property where the trees were cleared is in the Town of Ridgeland.

Ms. Wagner said Jasper County was awarded a grant of 1.8 million dollars for the drainage project along Church Road. She said the County previously received a grant in the amount of 1.2 million dollars, but all the bids were over \$2.5 million dollars. She said the County will have enough money now to move forward with putting that project back out to bid. She said BJWSA was awarded a grant of \$23 million.

Ms. Wagner asked to re-schedule the June 13th Planning Commission Meeting to June 20, 2023. She expects it will be an in-person meeting because a Master Plan submittal was received, and she is expecting a re-zoning application. The Commission Members did not have a conflict with changing the meeting date to June 20, 2023. Chairman Pinckney asked Ms. Wagner to revise the Planning Commission Schedule and get it posted so that no applicants are impacted by the change.

Mr. Jenkins asked if there would be a workshop for the Ordinance Considerations, Chairman Pinckney said they would make a special space in each meeting to discuss it and possibly have a special meeting.

Adjourn: Mr. Jenkins moved to adjourn, seconded by Mr. Waite. The Commission Members present voted unanimously in favor of the motion. The meeting adjourned at approximately 7:16 p.m.

Respectfully Submitted,



Lisa Wagner



Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659
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Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	June 20, 2023
Project:	Zoning Map Amendment – Community Commercial
Applicants:	Glover Real Estate, LLC; CDA Investments, LLC; City Electric Supply Company
Tax Map Numbers:	6 acre portion of 029-00-02-028; 029-00-02-061; 029-00-02-079 and 029-00-02-086
Submitted For:	Action
Recommendation:	Approval of Community Commercial

Description: The Applicants request a Zoning Map Amendment to have the following properties designated as Community Commercial:

- A 6-acre portion of TMS #029-00-02-028, located along Honey Hill Road, which is currently undeveloped (application submitted by Glover Real Estate);
- TMS #029-00-02-061 consisting of 5 acres, located at 1210 Honey Hill Road, which is developed with an existing warehouse and is utilized by a roofing contractor for storage and office (application submitted by CDA Investments);
- TMS #029-00-02-079 consisting of 5 acres located at 1144 Honey Hill Road, which is currently developed with an existing warehouse and is utilized by a cabinet contractor for storage and office (application submitted by City Electric Supply);
- TMS #029-00-02-086 consisting of 5 acres located along Honey Hill Road and is currently undeveloped, application by City Electric.

The Planning Commission reviewed a request to have a 6-acre portion of TMS 029-00-02-028 designated as General Commercial at their April 11, 2023 Meeting. The general consensus was that General Commercial was not supported by the Comprehensive Plan and rezoning of the property would be considered spot zoning. There was some discussion about the applicant working with the neighboring property owners who have existing businesses to join in the effort of creating a commercial node to allow some limited commercial uses that would not have an adverse impact on the residential properties. The applicant has spoken with the business owners and 2 of the 3 business owners have submitted applications to have their properties designated as Community Commercial.

The subject properties are all zoned Rural Preservation except for the 5-acre parcel owned by CDA Investments, which is currently zoned Residential. The applicants would like to have their properties re-zoned to Community Commercial provide conformity for the existing businesses and for the undeveloped properties, to build flex space to allow warehouse/office space for contractors.

Analysis: The Zoning Map Amendment applications and requests are reviewed by considering the following factors:

- ***Comprehensive Plan:*** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Urban Transition”. These areas are pockets of unincorporated Jasper County that are partially or entirely surrounded by either the City of Hardeeville or the Town of Ridgeland. In many instances, these areas were already developed as the municipalities expanded their municipal boundaries through annexation. For areas that experience new development or redevelopment within the Urban Transition zones, consideration should be given to working with the adjacent municipality for annexation.
The applicant has spoken to the City of Hardeeville about annexation, but Hardeeville has not shown any interest in annexation.
- ***Adjacent Zoning:*** The adjacent parcels are zoned Residential and Rural Preservation with the city limits of Hardeeville nearby.
- ***Adjacent Land Use:*** Adjacent land uses are commercial, residential and vacant property.
- ***Traffic and Access:*** The subject property is accessed by Honey Hill Road, which is a two lane state maintained road classified as a local road.

Staff Recommendation: The Comprehensive Plan recommends working with the City of Hardeeville for annexation; however, Hardeeville is aware of this request and has not shown any interest in annexation. Community Commercial is designed to support commercial nodes in the rural areas of Jasper County and therefore, staff recommends approval of Community Commercial for the multiple properties.

Attachments:

1. Applications by the applicants
2. Site Location Map provided by the applicants
3. Ordinance
4. Aerial map of property and surrounding area
5. Aerial map with zoning layer



Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
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Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	Glover Real Estate, LLC
Address:	P.O. Box 3823 Bluffton, SC 29910
Telephone/Fax:	843-384-0888
Email:	BobbyGlover97@gmail.com
Property Address or Physical Location:	TBD Honey Hill Road, Hardeeville, SC
Tax Map Number(s):	6 ac portion of: 029-00-02-028
Gross Acreage:	6 ac portion of 156.21 acre parcel
Current Zoning:	Jasper County Rural Preservation
Proposed Zoning:	Community Commercial
Administrative Fee: (\$250 per lot) except for PDD applications	\$250
Date Mailed or Hand Delivered:	March 13, 2023 - mailed
Reason for Request: (attach narrative if necessary)	Spoke to City of Hardeeville, since they were involved in the permitting of the adjacent business warehouses but we are not adjacent to the City for annexation.

Authentisign
Bobby Glover

04/19/23

Signature of Owner or Owner-Authorized Applicant
(Proof of owner-authorization required)

Date

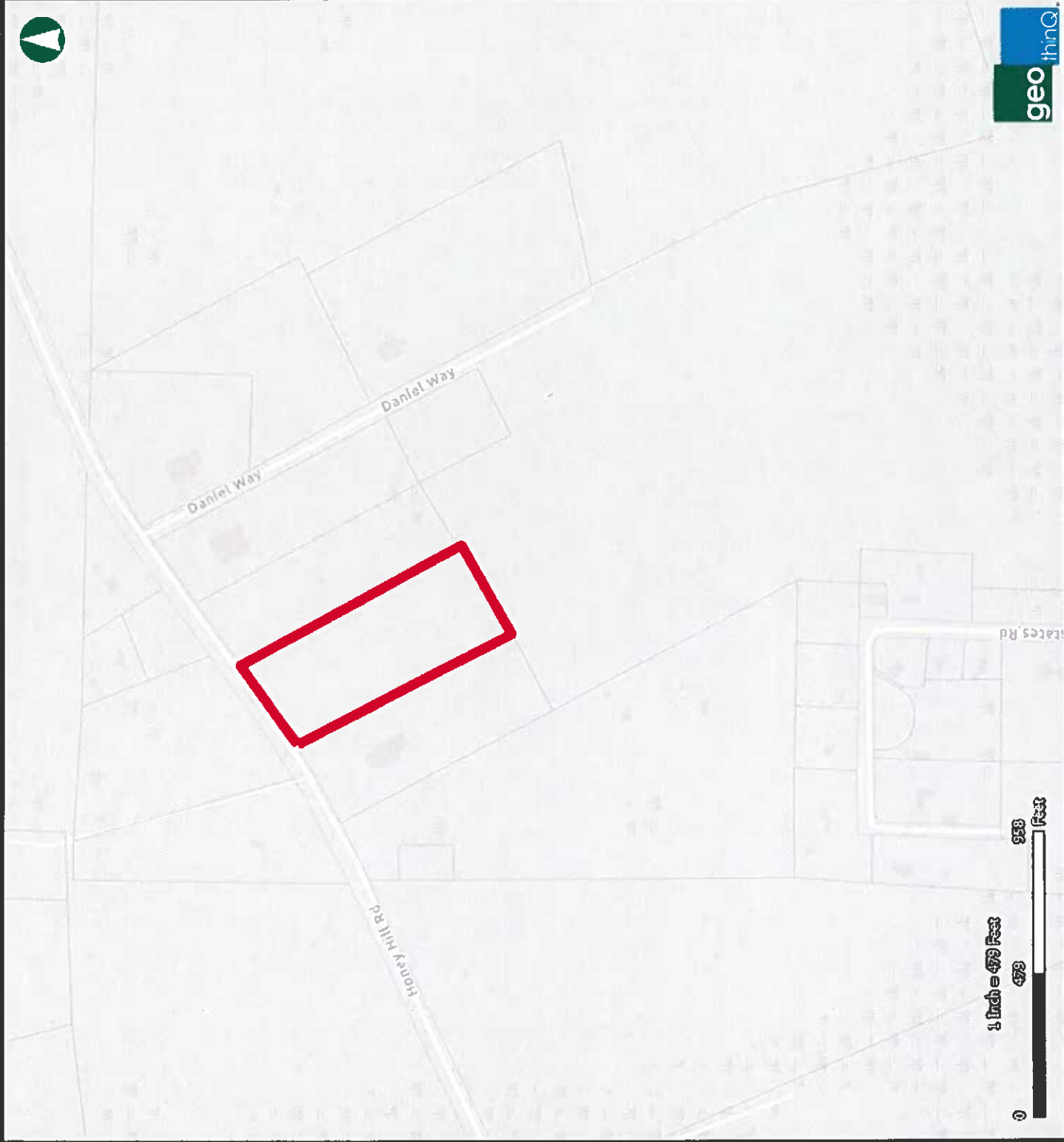
Internal Use Only

Date Received:	
Amount Received:	
Staff Member:	



6 ac subdivided from parent parcel

01/26/2023



1 inch = 479 Feet
0 479 958 Feet



Jasper County Planning and Building Services

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Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	CDA INVESTMENTS, LLC
Address:	7 Hunting Ct Bluffton, SC 29910
Telephone/Fax:	(843) 247-0690
Email:	das3678@gmail.com
Property Address or Physical Location:	1210 Honey Hill Rd Hardeeville, SC 29927
Tax Map Number(s):	029-00-02-061
Gross Acreage:	5 Acres
Current Zoning:	Rural Preservation
Proposed Zoning:	Community Commercial
Administrative Fee: (\$250 per lot) except for PDD applications	
Date Mailed or Hand Delivered:	
Reason for Request: (attach narrative if necessary)	<ol style="list-style-type: none"> 1. Neighboring property owners have asked us to combine our application to rezone several parcels along Honey Hill Rd with theirs. 2. Our existing 10+ year tenant is expanding their service business and needs more warehouse space. See the attached preliminary site plan.

Signature of Owner or Owner-Authorized Applicant
 (Proof of owner-authorization required)

6/5/2023
 Date

Internal Use Only

Date Received:	
Amount Received:	
Staff Member:	



Jasper County Planning and Building Services

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Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	City Electric Supply Company
Address:	PO Box 130206 Dallas TX 75313
Telephone/Fax:	214-865-6802
Email:	andrew.gaines@cityelectricsupply.com
Property Address or Physical Location:	Parcel A HWY 203 & 1118 Honey Hill Road
Tax Map Number(s):	029-00-02-086 & 029-00-02-079
Gross Acreage:	10 acres
Current Zoning:	Rural Preservation
Proposed Zoning:	Community Commercial
Administrative Fee: (\$250 per lot) except for PDD applications	\$500.00
Date Mailed or Hand Delivered:	May 1, 2023
Reason for Request: (attach narrative if necessary)	Adjacent parcels are working to rezone and we would like to rezone our parcels to community commercial to allow for highest and best use of the property

May 1 2023

Signature of Owner or Owner-Authorized Applicant
(Proof of owner-authorization required)

Date

Internal Use Only

Date Received:	
Amount Received:	
Staff Member:	

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: 2023 - _____

AN ORDINANCE

To amend the Official Zoning Map of Jasper County so as to transfer three (3) properties located along Honey Hill Road, bearing Jasper County Tax Map Numbers: 029-00-02-028, a 6-acre portion as shown on the attached exhibit; 029-00-02-079; and 029-00-02-086, from the Rural Preservation Zone to the Community Commercial Zone, and one (1) property located along Honey Hill Road bearing Jasper County Tax Map Number 029-00-02-061 from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map.

WHEREAS, the owners of the parcels bearing Jasper County Tax Map Numbers 029-00-02-028, a 6-acre portion; 029-00-02-079, consisting of 5 acres; and 029-00-02-086 consisting of 5 acres, located along Honey Hill Road, has requested rezoning of the parcels on the Official Zoning Map of Jasper County from the Rural Preservation Zone to the Community Commercial Zone and the owner of the parcel bearing Jasper County Tax Map Number 029-00-02-061, consisting of 5 acres, located along Honey Hill Road, has requested rezoning of the parcel on the Official Zoning Map of Jasper County from the Residential Zone to the Community Commercial Zone, and the property owners submitted those requests to the Jasper County Planning Commission and County Council; and

WHEREAS, the Jasper County Planning Commission has concurred with the recommendations of the staff report as reflected in this Ordinance and recommends approval by Council; and

WHEREAS, this matter is now before the Jasper County Council for determination;

NOW THEREFORE BE IT ORDAINED, by the Jasper County Council in council duly convened and by the authority of the same:

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown, three (3) parcels bearing Jasper County Tax Map Number 029-00-02-028, consisting of a 6-acre portion as shown on the attached exhibit; 029-00-02-079, consisting of 5 acres; and 029-00-02-086, consisting of 5 acres, located along Honey Hill Road shown on the Jasper County Official Zoning Map in the Rural Preservation Zone shall be transferred to the Community Commercial Zone, and one (1) parcel bearing Jasper County Tax Map Number 029-00-02-061 from the Residential Zone shall be transferred to the Community Commercial Zone.

2. This ordinance shall take effect upon approval by Council.

L. Martin Sauls IV
Chairman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: # 2023-__

First Reading: _____
Second Reading: _____
Public Hearing: _____
Adopted: _____

Considered by the Jasper County Planning Commission at it's meeting on
June 20, 2023 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date



MAPLE

DEERFIELD RD

STETSON CT
DEWAL DR

SHELBY LN

028-00-03-173

029-00-02-089

FOREY RD

029-00-02-084

029-00-02-080

029-00-02-081

028-00-03-122

029-00-02-079

029-00-02-086

029-00-02-028

028-00-03-067

029-00-02-078

028-00-03-112

029-00-02-076

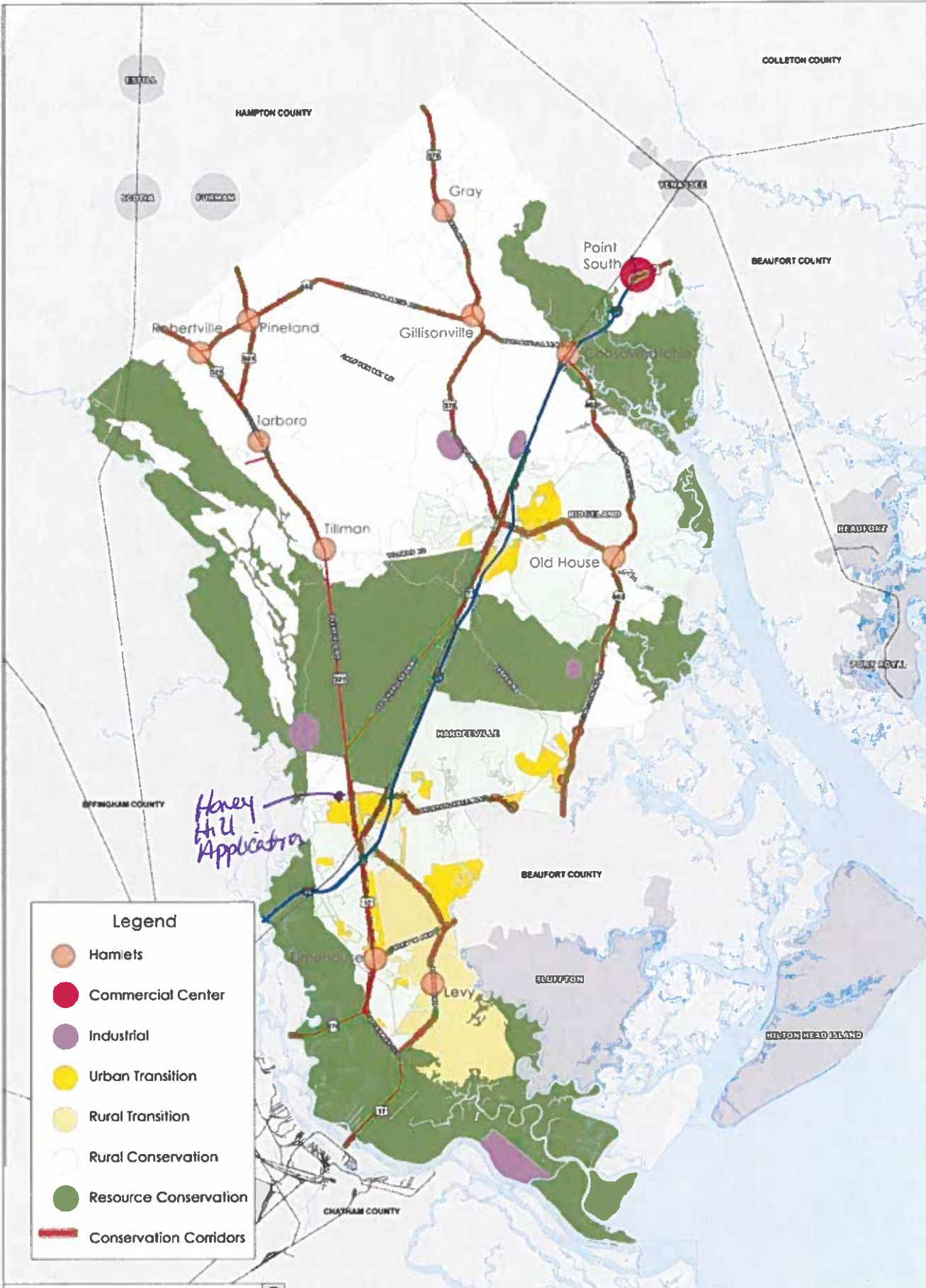
NICEWEE ESTATES RD

028-00-03-047

028-00-03-045

029-00-02-069





- Legend**
- Hamlets
 - Commercial Center
 - Industrial
 - Urban Transition
 - Rural Transition
 - Rural Conservation
 - Resource Conservation
 - Conservation Corridors

<p>Map Scale: 1" = 1 Mile</p> <p>North Arrow</p>	
<p>Map Date: 2013</p> <p>Map Author: Thomas & Hutton</p>	<p>Map Title: Jasper County Comprehensive Plan Future Land Use Map</p>
<p>Map Legend: See legend for details on land use designations.</p>	
<p>Map Contact: Thomas & Hutton, 50 Park of Commerce Way, Savannah, GA 31405</p>	



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Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	June 20, 2023
Project:	Zoning Map Amendment – General Commercial
Applicant:	Knights Redi Mix
Tax Map Number:	080-00-03-159
Submitted For:	Action
Recommendation:	Approval of Industrial Development

Description: The Applicant requests a Zoning Map Amendment to have a property designated as Industrial Development. The subject property consists of 5 acres and is located at 205 Pearlstine Drive in the Okatie area. The subject property is currently zoned General Commercial and has been used as a laydown yard for Ocean Woods Landscaping. The applicant would like to have the property re-zoned to Industrial Development to allow a concrete plant to be constructed.

Analysis: The Zoning Map Amendment application and request is reviewed by considering the following factors:

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as a “Commercial Center”, which are commercial nodes that are already developing and have a suburban rather than a rural character. The commercial center encourages mixed use development.
- **Adjacent Zoning:** The adjacent parcels are zoned General Commercial and Rural Preservation, with Industrial Development and Mixed Business nearby.
- **Adjacent Land Use:** Adjacent land uses are a mix of both industrial and commercial uses. To the north is a concrete plant and a communication tower. To the south is Capital Materials and waste management business. To the east is Pearlstine Drive, other waste management businesses, a concrete foundation contractor, self-storage and an auto body/repair shop. To the west is a stormwater pond, which supports a commercial subdivision.

- **Traffic and Access:** The subject property is accessed by Pearlstine Road. The first half of the road is a two-lane state-maintained road, while the second half of the road is a county-maintained road, classified as a local road.

Staff Recommendation: From a land use perspective, staff recommends approval of the request to have the property designated as Industrial Development.

Attachments:

1. Application by the applicant
2. An email from the owner, acknowledging and providing consent for the application
3. Ordinance
4. Aerial map of property and surrounding area
5. Aerial map with zoning layer



Jasper County Planning and Building Services

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Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	KNIGHTS RD. - Mix
Address:	288 HODGES RD SUMMERVILLE, SC. 29483
Telephone/Fax:	843-747-0737
Email:	JAN. THOMAS @ KNIGHTS COMPANIES.COM
Property Address or Physical Location:	END OF PEANUTTING DR. 205
Tax Map Number(s):	080-00-03-159
Gross Acreage:	5 ACRES
Current Zoning:	Commercial
Proposed Zoning:	Industrial
Administrative Fee: (\$250 per lot) except for PDD applications	\$ 250.
Date Mailed or Hand Delivered:	5/22/23
Reason for Request: (attach narrative if necessary)	HE WOULD LIKE TO PUT A CONCRETE PLANT ON THE SITE.

Signature of Owner or Owner-Authorized Applicant
(Proof of owner-authorization required)

5/16/23
Date

Internal Use Only

Date Received:	5-25-23
Amount Received:	\$ 250.
Staff Member:	RITA WAGNER

----- Forwarded message -----

From: **Matt Thomas** <matthewthomas@oceanwoods.com>

Date: Mon, May 15, 2023 at 2:32 PM

Subject: authorization to apply for rezoning

To: Tres Dausey <tdausey@gmail.com>

Cc: Donna Thomas <donna.thomas@oceanwoods.com>, russell@russellpattersonlaw.com
<russell@russellpattersonlaw.com>

To whom it may concern,

Please let this email serve as authorization for Knights Redi Mix of Summerville SC to apply for rezoning of 205 Pearlstine Drive, Ridgeland SC 29936.

Please contact me, the owner, should you need additional information/approval.

Thank you!

Matt Thomas

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: 2023 - _____

AN ORDINANCE

To amend the Official Zoning Map of Jasper County so as to transfer a property located at 205 Pearlstine Road, bearing Jasper County Tax Map Number 080-00-03-159 from the General Commercial Zone to the Industrial Development Zone on the Jasper County Official Zoning Map.

WHEREAS, the owner of the parcel bearing Jasper County Tax Map Number 080-00-03-159 consisting of approximately 5 acres, located at 205 Pearlstine Drive, has requested rezoning of the parcel on the Official Zoning Map of Jasper County from the General Commercial Zone to the Industrial Development Zone and the property owner submitted that request to the Jasper County Planning Commission and County Council; and

WHEREAS, the Jasper County Planning Commission has concurred with the recommendations of the staff report as reflected in this Ordinance and recommends approval by Council; and

WHEREAS, this matter is now before the Jasper County Council for determination;

NOW THEREFORE BE IT ORDAINED, by the Jasper County Council in council duly convened and by the authority of the same:

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown, approximately 5 acres bearing Jasper County Tax Map Number

080-00-03-159, located at 205 Pearlstine Drive on the Jasper County Official Zoning Map in the General Commercial Zone shall be transferred to the Industrial Development Zone.

2. This ordinance shall take effect upon approval by Council.

L. Martin Sauls IV
Chairman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: # 2023-__

First Reading: _____

Second Reading: _____

Public Hearing: _____

Adopted: _____

Considered by the Jasper County Planning Commission at it's meeting on
June 20, 2023 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date



080-00-03-077

080 00 03 079

080-00-03-042

080 00 03 045

080-03-00-022

080-00-03-150

080-00-03-183

080-00-03-005

080-00-03-002

080-00-03-010

080-02-00-001

080-00-03-193

080-00-03-115

087-00-02-007

087-00-02-185

-02-001

MEMORIAL AVE

KINGSHORE DR

MACKINLAY WAY

SCHINGER AVE

PEARSTINE DR

STOCKADE DR

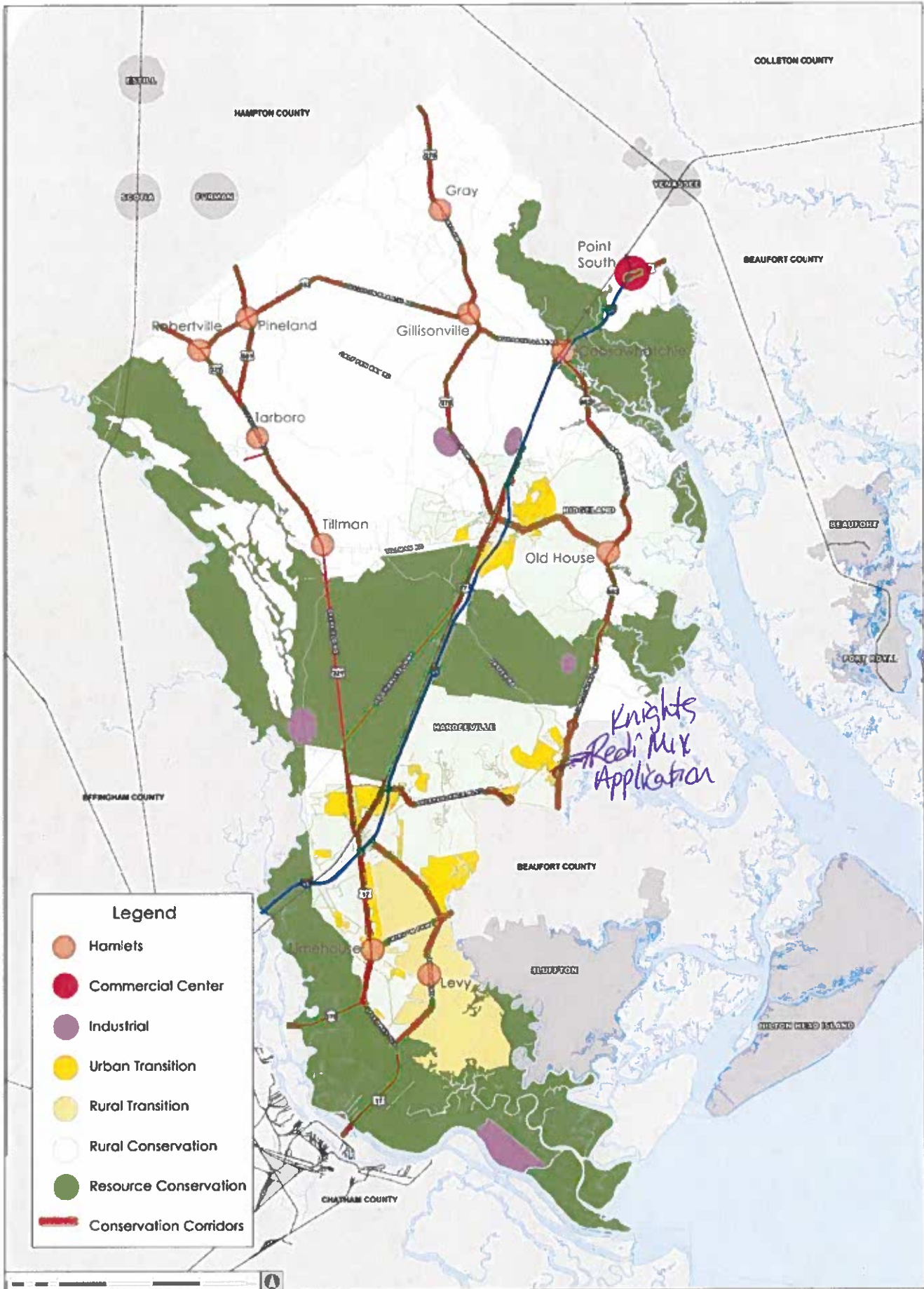
BROWNS COVERD RD

RED OAKS WAY

MACKINLAY WAY

ARGONNE BLVD





*Knights
Redi Mix
Application*

- Legend**
- Hamlets
 - Commercial Center
 - Industrial
 - Urban Transition
 - Rural Transition
 - Rural Conservation
 - Resource Conservation
 - Conservation Corridors

<p>Map Scale: 1 inch = 1 mile</p>	
<p>Map Date: 11/2013</p>	<p>Map Title: Jasper County Future Land Use Map</p>
<p>Map Author: Thomas & Hutton</p>	<p>Map Contact: Thomas & Hutton</p>
<p>Map Project: Jasper County Comprehensive Plan</p>	<p>Map Project: Future Land Use Map</p>



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Director of Planning and Building Services
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Jasper County Planning Commission Staff Report

Meeting Date:	June 20, 2023
Project:	Master Plan – Next Chapter Neighborhoods
Applicant:	Next Chapter Neighborhoods
Tax Map Number:	041-00-03-030
Submitted For:	Action
Recommendation:	Approval of Master Plan for Next Chapter Neighborhoods

Description: Next Chapter Neighborhoods request approval of a Master Plan for a single family residential rental community. This Master Plan has been developed in accordance with the Center Point Planned Development District (PDD), Development Agreement (DA) and Concept Plan approved by Jasper County Council on August 18, 2008.

A Master Plan is a plan for the overall utilization of a particular area, including allocation of land uses and infrastructure. This Master Plan is located on a 53.74-acre tract located along North Okatie Highway (Highway 170). The Master Plan shows 270 single-family residential rental units. The community open space includes a clubhouse, swimming pool, pocket parks, and a dog park.

Analysis: The Master Plan for Next Chapters Neighborhood was prepared in accordance with Article 8.1.10 of the Jasper County Zoning Ordinance, which is outlined below and is intended to serve as a checklist. The red print directs you to where the required information is located in the Master Plan document.

8:1.10 Master Plan.

The minimum requirements of the Master Plan include:

1. Multiple copies of the Master Plan to sufficiently distribute to all designated reviewing bodies at the time of submittal;

Received on 5/2/2023

2. Proposed arrangement of land uses, including land for public facilities, approximate acreage of each use area or tract, type of use and density (residential use tracts). All specified densities will be construed as maximums, with acceptance of the maximums subject to satisfaction of other provisions within the PDD ordinance;

See Exhibit A – Initial Master Plan

3. A boundary survey with the computed acreage of the tract bearing the seal of a registered land surveyor;

See Exhibit B – Existing Conditions/Topography/FEMA Map/Survey

4. The location of primary control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred;

See Exhibit B – Existing Conditions/Topography/FEMA Map/Survey

5. The proposed name of the development and the names and addresses of the owner(s) of record, and the applicant, if different from the owner(s), with proof of authority to submit and process the application;

See Page 1 of Master Plan – Project Name, Ownership, and Authorization Letter

6. Type of land use of all parcels contiguous to the development property;

See Exhibit D – Adjoining Land Use, and Exhibit G – Existing Contiguous Streets

7. A Master Plan Planned Development Map showing:

a. Vicinity map or sketch showing the general relationship of the proposed development to the surrounding areas with access roads referenced to the intersection of the nearest state primary or secondary paved roads;

See Exhibit E – Vicinity Map/Location Map

b. Topographic survey of the area being applied for;

See Exhibit B – Existing Conditions/Topography/FEMA Map/Survey

c. Where applicable, surveyed line delineating the extent of any special district boundary on the development property;

Not Applicable

d. Where applicable, survey line delineating wetlands;

See Exhibit F – Wetlands Delineation

e. The location, dimensions, descriptions, and flow of existing watercourses and drainage structures within the tract or on contiguous tracts;

See Exhibit B – Existing Conditions/Topography/FEMA Map/Survey

f. Location of municipal limits or county lines, and district and overlay district boundaries, if they traverse the tract, form part of the boundary of the tract, or are contiguous to such boundary;

See Exhibit B – Existing Conditions/Topography/FEMA Map/Survey

g. The location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements or other public rights-of-way within the tract intersecting or contiguous with its boundaries or forming such boundaries;

See Exhibit G – Existing Contiguous Streets

h. The location, dimensions, name and description of all existing or recorded residential lots, parks, public areas, permanent structures and other sites within or contiguous with the tract;

See Exhibit G – Existing Contiguous Streets & Exhibit D – Adjoining Land Use

i. The proposed location, dimensions, and description of land(s) for public facilities;
Not Applicable

j. Proposed conceptual street system layout, vehicular and pedestrian, with the written comments of the DSR and/or his/her representative.

See Exhibit A – Initial Master Plan

8. Traffic impact analysis as set forth in the Jasper County Zoning Ordinance and Land Development Regulations or as required by the DSR and/or County Council, and a statement of need for mitigation (if any). If mitigation is required, a statement of proposed mitigation;

See Exhibit H – Traffic Impact Analysis by Stantec Consulting Services

9. Preliminary Master Drainage Plan and Master Water and Sewer Plan with the written comments of the DSR and/or his/her representative.

See Exhibit I – Preliminary Master Water/Sewer/Drainage

10. Preliminary comments from affected agencies having approval or permitting authority over elements related to the proposed development, or evidence that a written request for such comments was properly submitted to the agency and a reasonable period of time has elapsed without receipt of such comments. Minimum agency responses include South Carolina Department of Transportation, South Carolina Department of Health and Environmental Control (SCDHEC), and Office of Ocean and Coastal Resource Management (OCRM), Jasper County School District and Jasper County Emergency Services (as applicable).

See Exhibit J – Service Availability Letters

11. A narrative addressing:

a. The proposed ownership and maintenance of streets, drainage systems, water and sewer systems, open space areas, parking areas, and other proposed amenities and improvements; and when any of the above are to be privately owned, a description of the governance, operation and financial structure to be used to secure their maintenance, management and long term improvements;

See Exhibit K – Project Narrative/Phasing

b. Proposed phasing and time schedule if development is to be done in phases;

See Exhibit K – Project Narrative/ Phasing

- c. Proposed phasing and time schedule for lands to be dedicated for public facilities;
[See Exhibit K – Project Narrative/Phasing](#)
- d. Proposed internal site planning standards such as typical lot sizes and widths, and setbacks and buffers aimed at addressing potential incompatibility between adjacent land uses and activities;
[See Exhibit K – Project Narrative/Phasing](#)
- e. Letters of capability and intent to serve community water supply or sewage disposal service from the affected agency or entity, where applicable;
[See Exhibit J – Service Availability Letters](#)
- f. A statement describing the character of, and rationale for, the proposed Master Plan;
and
[See Exhibit L – Statement of Character & Rationale of Master Plan](#)
- g. Other information or descriptions deemed reasonably appropriate by staff or Planning Commission for review.

Staff Recommendation: Staff recommends approval of the Center Point Storage Master Plan.

Attachments:

1. Master Plan
2. PDD Standards for Center Point Planned Development District (PDD)

8:1.10 Master Plan.

A Master Plan shall be developed for all of the PDD property to be developed. The Master Plan, together with the required fee, shall be submitted to the DSR for review and a recommendation to the Planning Commission. The minimum requirements of the Master Plan include:

1. Multiple copies of the Master Plan to sufficiently distribute to all designated reviewing bodies at the time of submittal;
2. Proposed arrangement of land uses, including land for public facilities, approximate acreage of each use area or tract, type of use and density (residential use tracts). All specified densities will be construed as maximums, with acceptance of the maximums subject to satisfaction of other provisions within the PDD ordinance;
See Exhibit A - Initial Master Plan
3. A boundary survey with the computed acreage of the tract bearing the seal of a registered land surveyor;
See Exhibit B - Existing Conditions/Topography/FEMA Map/Survey
4. The location of primary control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred;
See Exhibit B - Existing Conditions/Topography/FEMA Map/Survey
5. The proposed name of the development and the names and addresses of the owner(s) of record, and the applicant, if different from the owner(s), with proof of authority to submit and process the application;
See Exhibit C - Project Name/Ownership/Authorization Letter
6. Type of land use of all parcels contiguous to the development property;
See Exhibits D - Adjoining Land Use, and Exhibits G - Existing Contiguous Streets
7. A Master Plan Planned Development Map showing:

- a. Vicinity map or sketch showing the general relationship of the proposed development to the surrounding areas with access roads referenced to the intersection of the nearest state primary or secondary paved roads;
See Exhibit E - Vicinity Map/Location Map
 - b. Topographic survey of the area being applied for;
See Exhibit B - Existing Conditions/Topography/FEMA Map/Survey
 - c. Where applicable, surveyed line delineating the extent of any special district boundary on the development property;
Not Applicable
 - d. Where applicable, survey line delineating wetlands;
See Exhibit F - Wetland Delineation
 - e. The location, dimensions, descriptions, and flow of existing watercourses and drainage structures within the tract or on contiguous tracts;
See Exhibit B - Existing Conditions/Topography/FEMA Map/Survey
 - f. Location of municipal limits or county lines, and district and overlay district boundaries, if they traverse the tract, form part of the boundary of the tract, or are contiguous to such boundary;
See Exhibit B - Existing Conditions/Topography/FEMA Map/Survey For Jasper Map
 - g. The location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements or other public rights-of-way within the tract intersecting or contiguous with its boundaries or forming such boundaries;
See Exhibit G - Existing Contiguous
 - h. The location, dimensions, name and description of all existing or recorded residential lots, parks, public areas, permanent structures and other sites within or contiguous with the tract;
See Exhibit G - Existing Contiguous & Exhibit D - Adjoining Land Use
 - i. The proposed location, dimensions and description of land(s) for public facilities; and
Not Applicable
 - j. Proposed conceptual street system layout, vehicular and pedestrian, with the written comments of the DSR and/or his/her representative.
See Exhibit A - Initial Master Plan
8. Traffic impact analysis as set forth in the Jasper County Zoning Ordinance and Land Development Regulations or as required by the DSR and/or County Council, and a statement of need for mitigation (if any). If mitigation is required, a statement of proposed mitigation;
See Exhibit H - Traffic Impact Study
 9. Preliminary Master Drainage Plan and Master Water and Sewer Plan with the written comments of the DSR and/or his/her representative.
See Exhibit I - Preliminary Master Water/Sewer/Drainage Plans
 10. Preliminary comments from affected agencies having approval or permitting authority over elements related to the proposed development, or evidence that a written request for such comments was properly submitted to the agency and a reasonable period of time has elapsed without receipt of such comments. Minimum agency responses include South Carolina Department of

Transportation, South Carolina Department of Health and Environmental Control, and Office of Ocean and Coastal Resource Management, Jasper County School District and Jasper County Emergency Services (as applicable).

See Exhibit J - Service Availability Letters

11. A narrative addressing:

- a. The proposed ownership and maintenance of streets, drainage systems, water and sewer systems, open space areas, parking areas, and other proposed amenities and improvements; and when any of the above are to be privately owned, a description of the governance, operation and financial structure to be used to secure their maintenance, management and long term improvements;
See Exhibit K - Project Narrative/Phasing
- b. Proposed phasing and time schedule if development is to be done in phases;
See Exhibit K - Project Narrative/Phasing
- c. Proposed phasing and time schedule for lands to be dedicated for public facilities;
See Exhibit K - Project Narrative/Phasing
- d. Proposed internal site planning standards such as typical lot sizes and widths, and setbacks and buffers aimed at addressing potential incompatibility between adjacent land uses and activities;
See Exhibit K - Project Narrative/Phasing
- e. Letters of capability and intent to serve community water supply or sewage disposal service from the affected agency or entity, where applicable;
See Exhibit J - Service Availability Letters
- f. A statement describing the character of, and rationale for, the proposed Master Plan; and
See Exhibit L
- g. Other information or descriptions deemed reasonably appropriate by staff or Planning Commission for review.

Next Chapter Neighborhoods

INITIAL MASTER PLAN Application

JASPER COUNTY, SOUTH CAROLINA

PREPARED FOR:

Next Chapter Neighborhoods

PREPARED BY:



CRANSTON

Engineered with Integrity

SUBMITTED TO:

Jasper County, South Carolina

5/2/2023

TABLE OF CONTENTS:

APPLICANT AND PLANNING TEAM.....1

SCHEDULE OF EXHIBITS.....2

**MASTER PLAN
NEXT CHAPTER NEIGHBORHOOD
APPLICANT AND PLANNY TEAM**

Owners of Record.....Next Chapter Neighborhoods
Evans, GA
Andrew Malzar

Developer / Applicant.....Next Chapter Neighborhoods
Evans, GA
Andrew Malzar

Civil Engineer.....Cranston, LLC
Charleston, SC
Matthew Randall, PE
Andrew Deltac

Surveyor.....Cranston, LLC
Augusta, GA
John Attaway

SCHEDULE OF EXHIBITS:

EXHIBIT A – MASTER PLAN

EXHIBIT B – EXISTING CONDITIONS/TOPOGRAPHY/FEMA MAP/BOUNDARY/SURVEY

EXHIBIT C – PROJECT NAME/OWNERSHIP/AUTHORIZATION LETTER

EXHIBIT D – ADJOINING LAND USE

EXHIBIT E – VICINITY MAP/LOCATION MAP

EXHIBIT F – WETLANDS DELINEATION

EXHIBIT G – EXISTING CONTIGUOUS STEETS

EXHIBIT H – TRAFFIC IMPACT STUDY

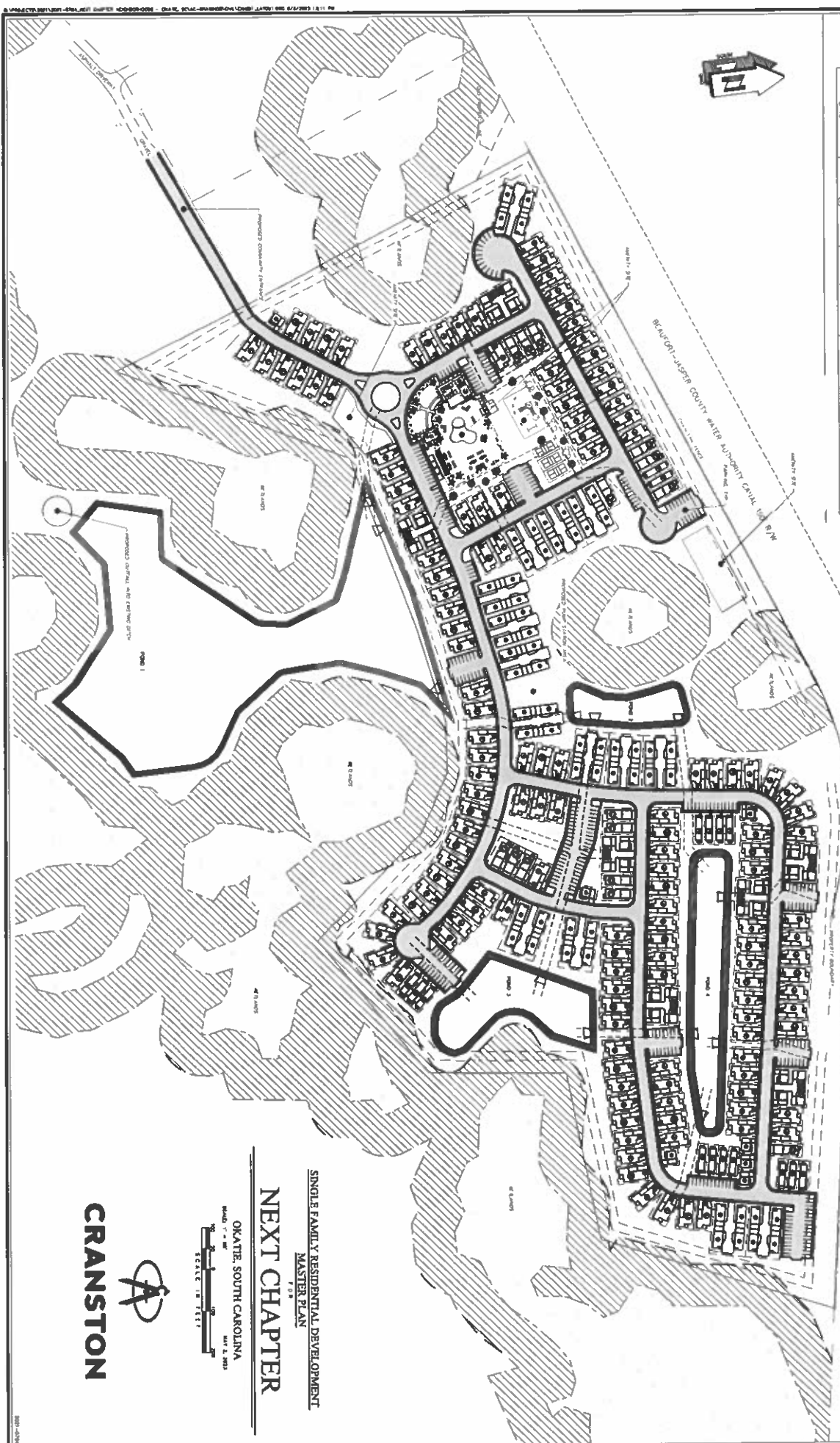
EXHIBIT I – PRELIMINARY MASTER WATER/SEWER/DRAINAGE PLANS

EXHIBIT J – SERVICE AVAILABILITY LETTERS

EXHIBIT K – PROJECT NARRATIVE/PHASING

EXHIBIT L – STATEMENT OF CHARACTER & RATIONALE OF MASTER PLAN

EXHIBIT A:
MASTER PLAN



UNIT MIX				
NAME	STYBLD.	TYPE	SQFT	AMOUNT
MARLE	64	1 BRD/2 STORY	642	28
CHERRY	3	3 BRD/1 STORY	839	60
CYPRESS	3	2 BRD/2 STORY	1082	7
JASMINE	7	2 BRD/1 STORY	788	88
PECAN	9	3 BRD/1 STORY	1605	16
CAMELIA	3	3 BRD/1 STORY	1419	42
DESTINY	3	3 BRD/2 STORY	1508	13
BIRCH	9	4 BRD/2 STORY	1834	14

SEAL FOR JASPER COUNTY WATER AUTHORITY CANAL 50 R/W

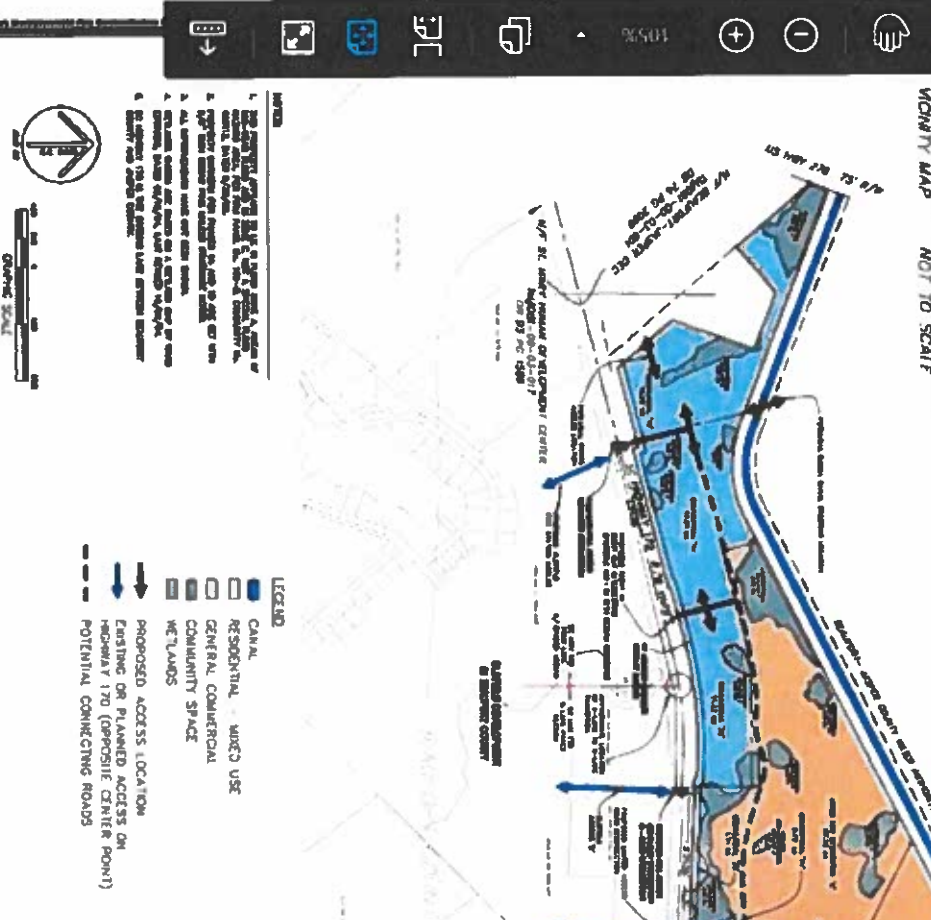
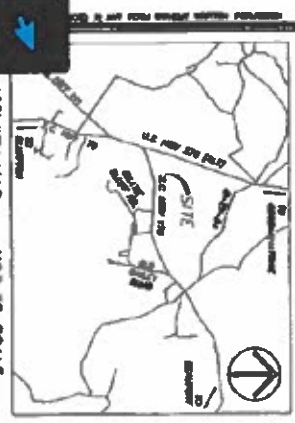
SINGLE F FAMILY RESIDENTIAL DEVELOPMENT
 MASTER PLAN

NEXT CHAPTER

OKLAHOMA, SOUTH CAROLINA
 DATE: 2. 2011



CRANSTON



- NOTES:**
1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AND STATE AUTHORITIES.
 2. THE DEVELOPER SHALL MAINTAIN THE EXISTING CANALS AND SHORELINE PROTECTION.
 3. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND PROVIDE NEW UTILITIES AS NECESSARY.
 4. THE DEVELOPER SHALL MAINTAIN THE EXISTING ROADS AND PROVIDE NEW ROADS AS NECESSARY.
 5. THE DEVELOPER SHALL MAINTAIN THE EXISTING COMMUNITY SPACE AND PROVIDE NEW COMMUNITY SPACE AS NECESSARY.
 6. THE DEVELOPER SHALL MAINTAIN THE EXISTING METAL DAMS AND PROVIDE NEW METAL DAMS AS NECESSARY.

- LEGEND:**
- CANAL
 - RESIDENTIAL - MIXED USE
 - GENERAL COMMERCIAL
 - COMMUNITY SPACE
 - METAL DAMS
 - PROPOSED ACCESS LOCATION
 - EXISTING OR PLANNED ACCESS ON HIGHWAY 170 (OPPOSITE CENTER POINT)
 - POTENTIAL CONNECTING ROADS

DEVELOPMENT SUMMARY: TOTAL ACRES 377.81 AC

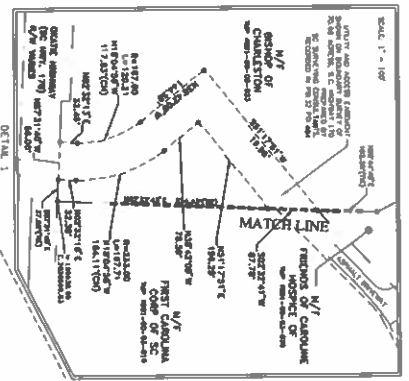
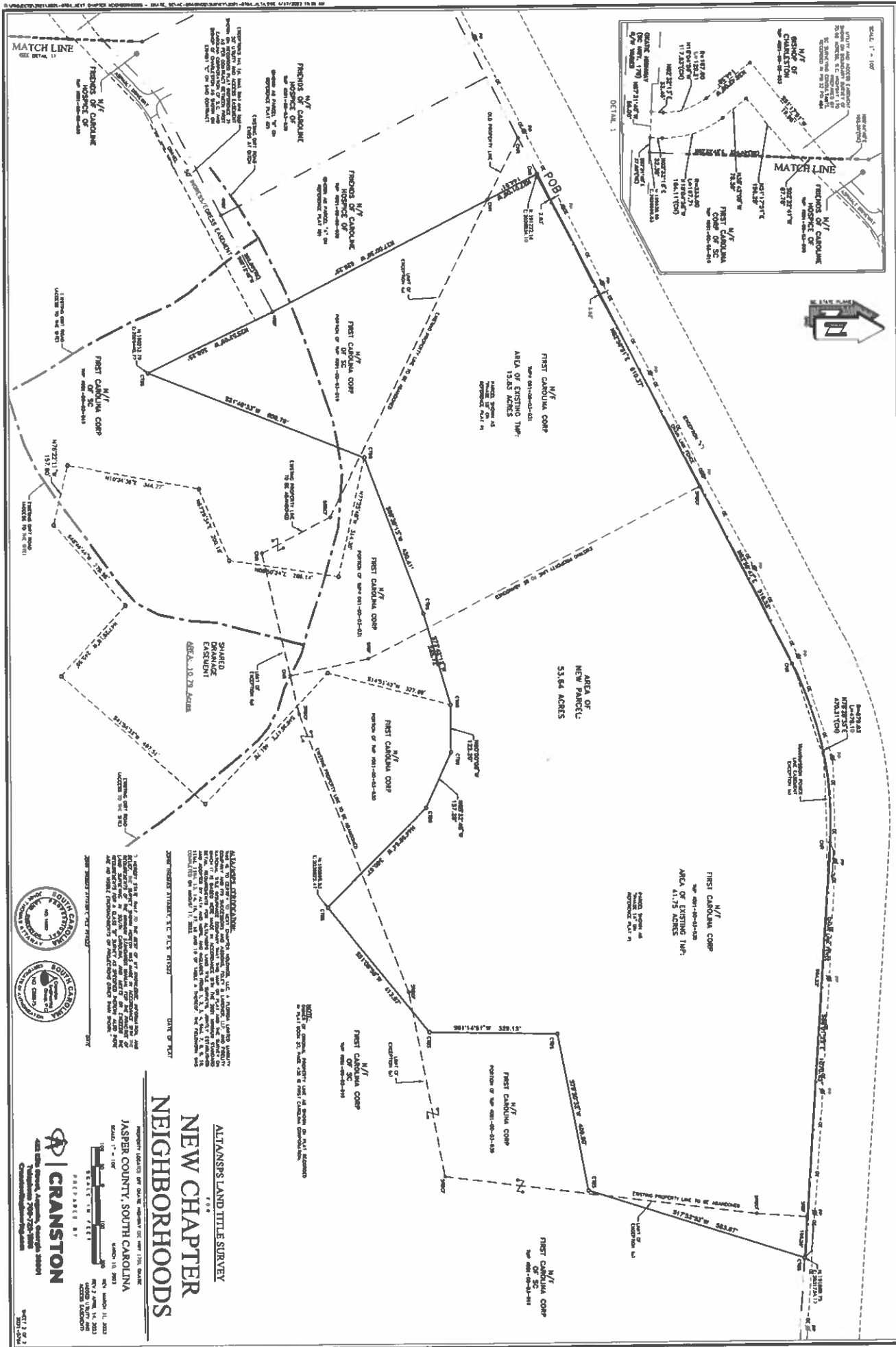
LAND USE CATEGORY	WETLAND ACREAGE	TOTAL ACREAGE	DENSITY
MIXED USE	54.15 AC	14.44 AC	4.33 DU
RESIDENTIAL 'A'	98.34 AC	15.78 AC	259 DU
RESIDENTIAL 'B'	53.94 AC	3.81 AC	1,237 DU
MIXED USE RESIDENTIAL 'C'	19.19 AC	4.61 AC	
COMMERCIAL '10'	76.84 AC	0.87 AC	
COMMERCIAL '18'	30.83 AC	1.09 AC	
COMMERCIAL '26'	1.51 AC	0.00 AC	
COMMERCIAL '28'	0.77 AC	0.00 AC	
COMMERCIAL '3'	5.16 AC	0.19 AC	
COMMERCIAL '4'	3.40 AC	0.37 AC	
COMMERCIAL '5'	20.45 AC	0.00 AC	
COMMERCIAL '6'	9.33 AC	8.33 AC	
COMMERCIAL '7'	26.26 AC	0.00 AC	
COMMERCIAL '8'	3.69 AC	0.00 AC	
COMMUNITY SPACE	11.02 AC	5.86 AC	17.88 AC

EXHIBIT B:

EXISTING

CONDITIONS/TOPOGRAPHY/FEMA

MAP/BOUNDARY/SURVEY



ALLIANCE OF PROFESSIONALS
 REGISTERED PROFESSIONAL SURVEYORS
 STATE OF SOUTH CAROLINA
 2024

JOHN THOMAS STEVENSON, LICENSED SURVEYOR
 DATE OF PLAN

2024

ALTAIRNS LAND TITLE SURVEY
NEW CHAPTER
NEIGHBORHOODS

PROPERTY LOCATED ON STATE HIGHWAY 107 WEST 1/4 QUARTER
 JASPER COUNTY, SOUTH CAROLINA
 SCALE: 1" = 100'

CRANSTON
 425 S. BROADWAY, ASHEVILLE, NORTH CAROLINA
 TEL: 828-252-7200
 FAX: 828-252-7201
 WWW.CRANSTON.COM

DATE: 10/18/24
 BY: JOHN THOMAS STEVENSON
 CHECKED BY: [Signature]



REFERENCE:

1. RECORDS OF THE REGISTERED PROFESSIONAL SURVEYORS OF THE STATE OF NORTH CAROLINA, JASPER COUNTY, SOUTH CAROLINA, VOLUME 27, PAGE 438, 439 AND 440, SHOWING THE SURVEY OF THE FIRST CAROLINA CORP. AREA, 1987, BY J. W. CRANSTON, REGISTERED PROFESSIONAL SURVEYOR, SOUTH CAROLINA, LICENSE NO. 1001.

2. RECORDS OF THE REGISTERED PROFESSIONAL SURVEYORS OF THE STATE OF NORTH CAROLINA, JASPER COUNTY, SOUTH CAROLINA, VOLUME 27, PAGE 438, 439 AND 440, SHOWING THE SURVEY OF THE FIRST CAROLINA CORP. AREA, 1987, BY J. W. CRANSTON, REGISTERED PROFESSIONAL SURVEYOR, SOUTH CAROLINA, LICENSE NO. 1001.

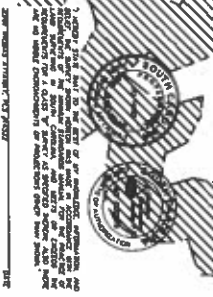
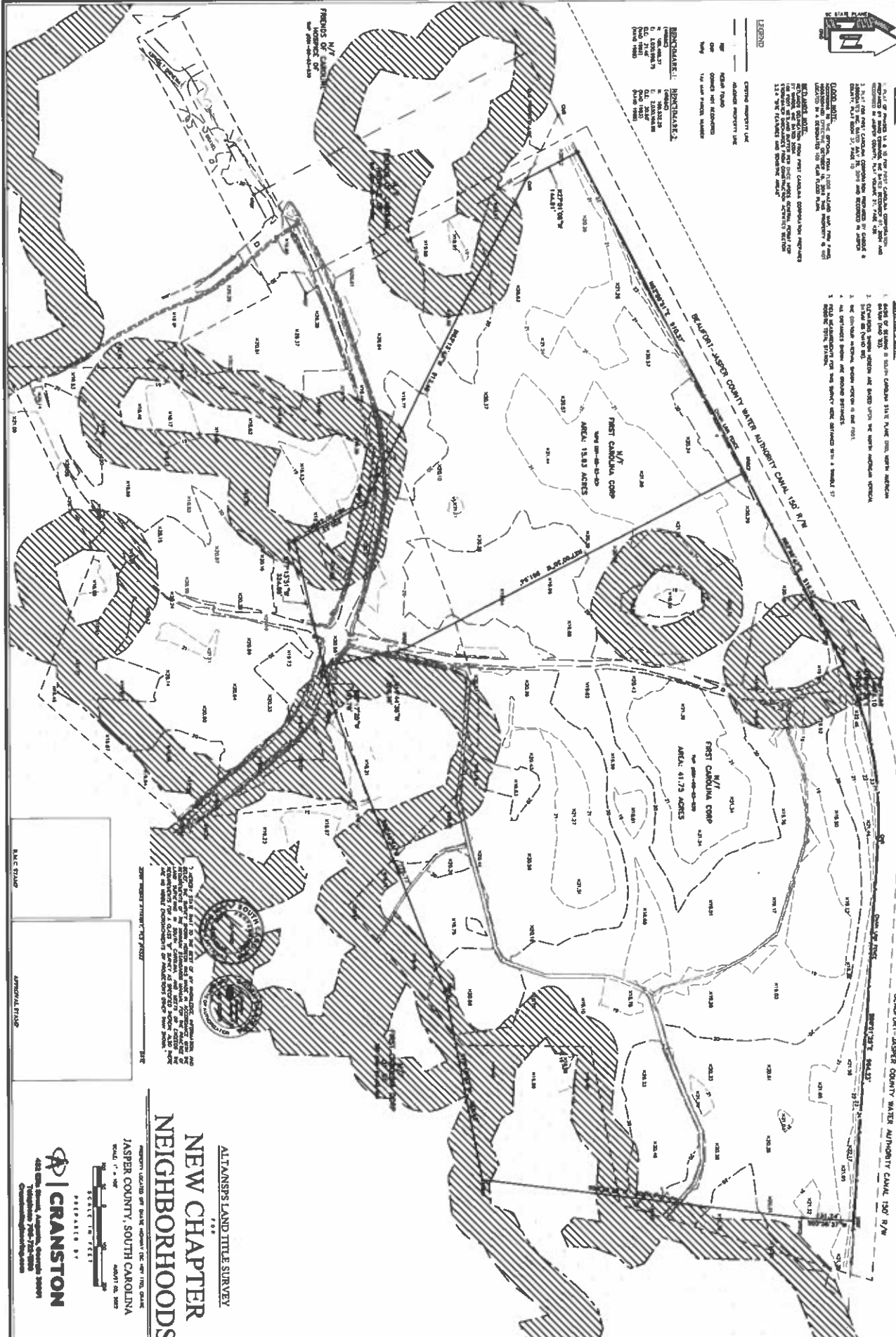
3. RECORDS OF THE REGISTERED PROFESSIONAL SURVEYORS OF THE STATE OF NORTH CAROLINA, JASPER COUNTY, SOUTH CAROLINA, VOLUME 27, PAGE 438, 439 AND 440, SHOWING THE SURVEY OF THE FIRST CAROLINA CORP. AREA, 1987, BY J. W. CRANSTON, REGISTERED PROFESSIONAL SURVEYOR, SOUTH CAROLINA, LICENSE NO. 1001.

LEGEND:

--- CROWN PROPERTY LINE
 --- ADJACENT PROPERTY LINE
 --- NEIGHBORHOOD
 --- CORNER NOT RECORDED
 --- 1/4 SECTION NUMBER

BENCHMARKS:

1. BENCHMARK
 2. BENCHMARK
 3. BENCHMARK
 4. BENCHMARK
 5. BENCHMARK
 6. BENCHMARK
 7. BENCHMARK
 8. BENCHMARK
 9. BENCHMARK
 10. BENCHMARK



3. ADJACENT STATE OF SOUTH CAROLINA TO THE WEST OF THE FIRST CAROLINA CORP. AREA, 1987, BY J. W. CRANSTON, REGISTERED PROFESSIONAL SURVEYOR, SOUTH CAROLINA, LICENSE NO. 1001, SHOWING THE SURVEY OF THE FIRST CAROLINA CORP. AREA, 1987, BY J. W. CRANSTON, REGISTERED PROFESSIONAL SURVEYOR, SOUTH CAROLINA, LICENSE NO. 1001.

2. ADJACENT STATE OF NORTH CAROLINA TO THE EAST OF THE FIRST CAROLINA CORP. AREA, 1987, BY J. W. CRANSTON, REGISTERED PROFESSIONAL SURVEYOR, SOUTH CAROLINA, LICENSE NO. 1001, SHOWING THE SURVEY OF THE FIRST CAROLINA CORP. AREA, 1987, BY J. W. CRANSTON, REGISTERED PROFESSIONAL SURVEYOR, SOUTH CAROLINA, LICENSE NO. 1001.

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ALTAIR'S LAND TITLE SURVEY
 NEW CHAPTER
 NEIGHBORHOODS

PREPARED BY
CRANSTON
 420 East Second Avenue, Anderson, South Carolina 29601
 Telephone: 706-726-1000
 Fax: 706-726-1001

PROPERTY LOCATED ON STATE HIGHWAY 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTES TO USERS

This map is to be used in determining the Insured Flood Insurance Region. It does not constitute a flood map or any other type of map. The Federal Emergency Management Agency (FEMA) is the primary authority for flood hazard information. Flood hazard information is available on the National Flood Insurance Program (NFIP) website at www.floodmaps.com.

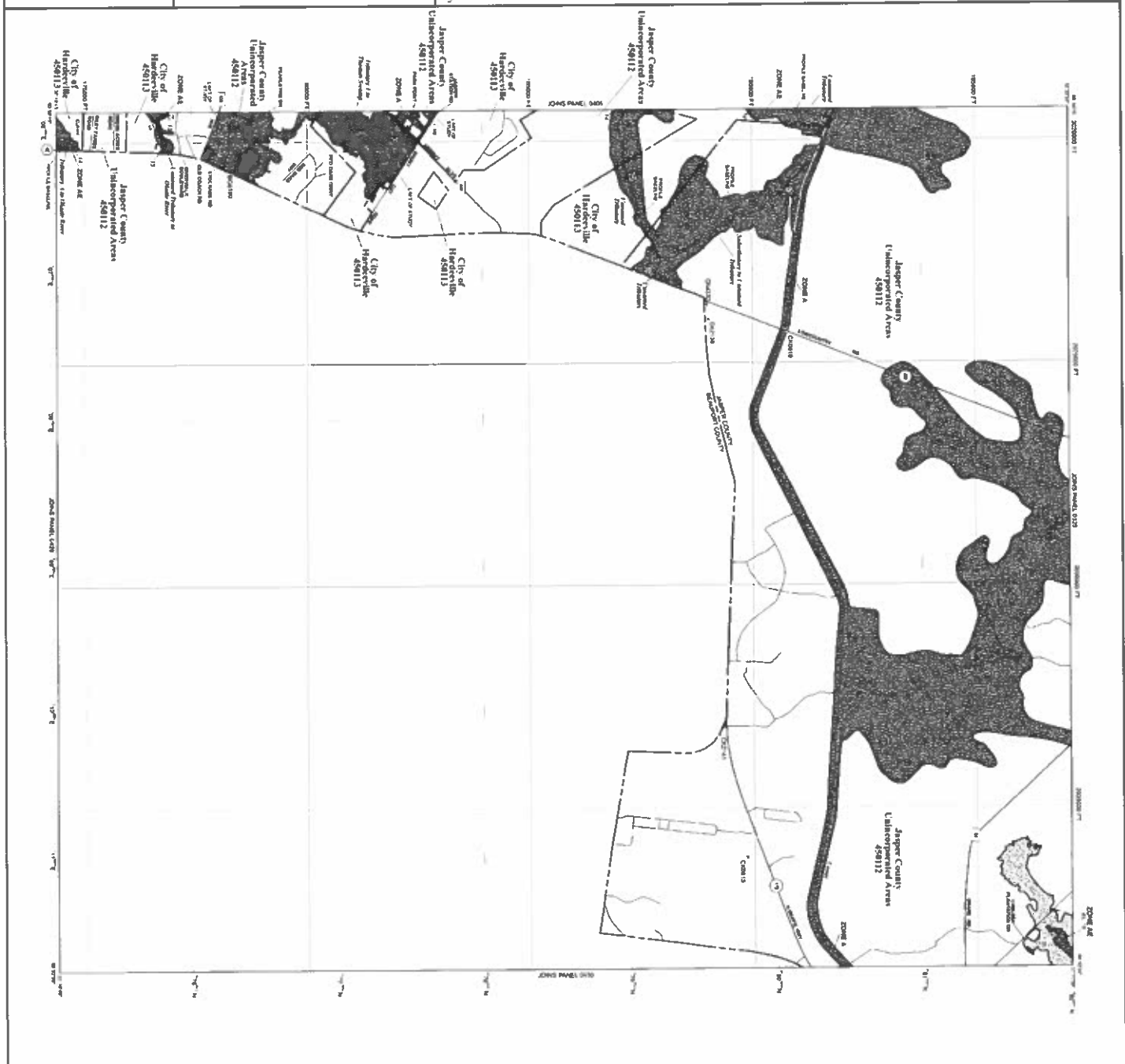
This map is a computer-generated map based on data from the National Flood Insurance Program (NFIP) and other sources. It is not intended to be used for legal purposes. The user should consult the FEMA website for the most current information.

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The map is based on data from the National Flood Insurance Program (NFIP) and other sources. It is not intended to be used for legal purposes. The user should consult the FEMA website for the most current information.



LEGEND

1. Insured Flood Insurance Region
 The Insured Flood Insurance Region is the area shown on this map that is covered by the National Flood Insurance Program (NFIP). It is the area where flood insurance is available through the NFIP.

2. Flood Hazard
 Flood hazard areas are shown on this map with different patterns and colors. They represent areas that are at risk of flooding. The hazard areas are based on data from the National Flood Insurance Program (NFIP) and other sources.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, NORTH CAROLINA
MAP NUMBER: 49520CA100
PANEL 010 OF 318

DATE: 09/24/2010
EFFECTIVE DATE: OCTOBER 18, 2010

For more information, visit www.floodmaps.com or contact your insurance agent.

Hampton County

Collet

Scotia Furman

Yemassee

Beau

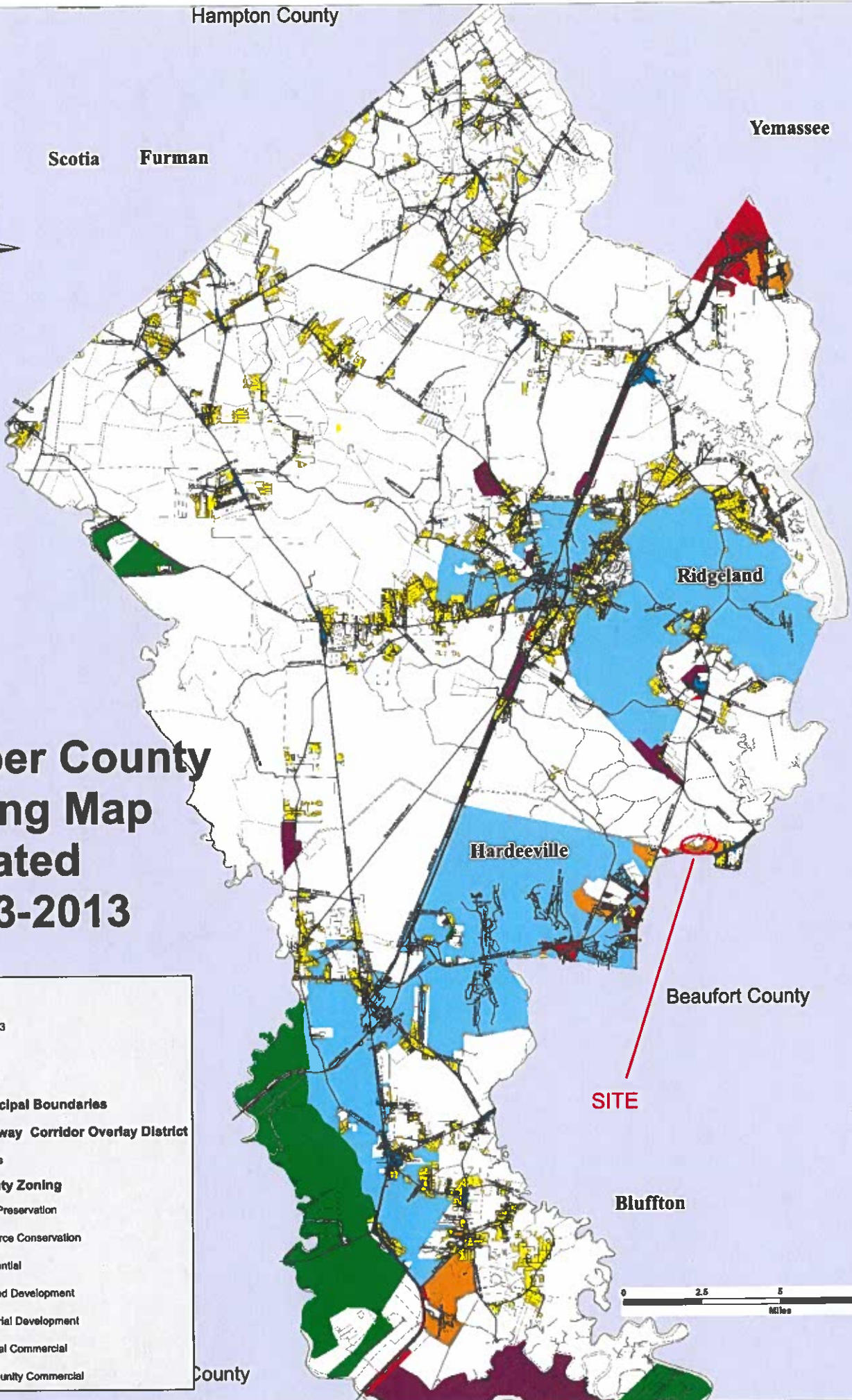


County

Jasper County Zoning Map Updated 08-13-2013

Legend

-  roads53
- Roads**
-  Roads
-  Municipal Boundaries
-  Highway Corridor Overlay District
-  Parcels
- Jasper County Zoning**
-  Rural Preservation
-  Resource Conservation
-  Residential
-  Planned Development
-  Industrial Development
-  General Commercial
-  Community Commercial



Ridgeland

Hardeeville

Beaufort County

SITE

Bluffton



County

EXHIBIT C:

**PROJECT
NAME/OWNERSHIP/AUTHORIZATION
LETTER**

EXHIBIT D:
ADJOINING LAND USE

EXHIBIT E:

VICINITY MAP/LOCATION MAP

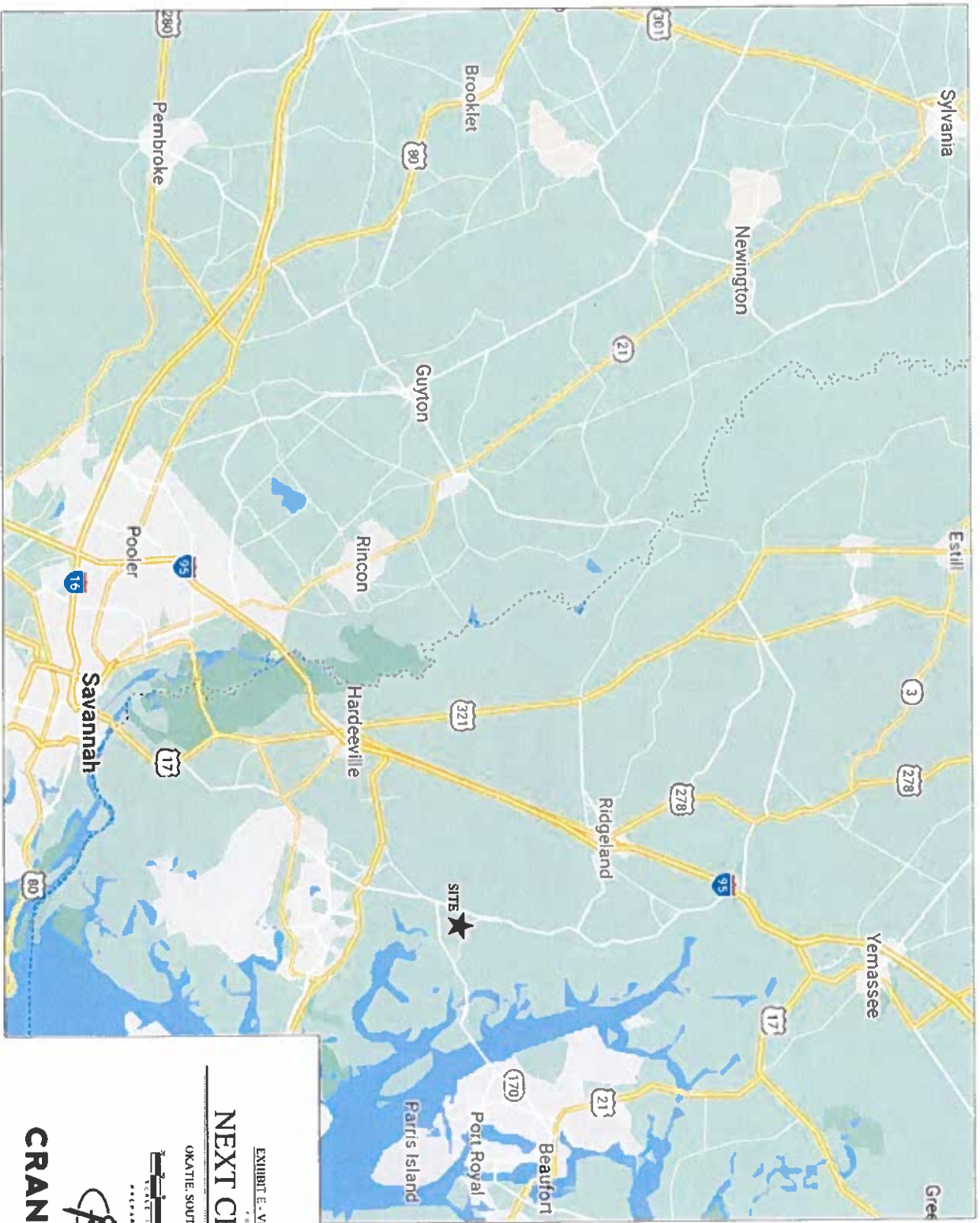


EXHIBIT E. VICINITY MAP

NEXT CHAPTER

OKATIE, SOUTH CAROLINA
 DATE: 7/2010
 PREPARED BY:



CRANSTON



NEXT CHAPTER

OKATIE, SOUTH CAROLINA



CRANSTON

EXHIBIT E - LOCATION MAP

EXHIBIT F:
WETLANDS DELINEATION



REPLY TO
ATTENTION OF

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

January 4, 2013

Regulatory Division

Bishop Robert Guglielmono
Catholic Diocese of Charleston
1662 Ingram Road
Charleston, South Carolina 29407


Dear Bishop Guglielmono:

This is in response to your application requesting a Department of the Army permit.

Enclosed is your Department of the Army Permit #2012-364-1Q. It authorizes you to perform the work specified on the attached drawings. This permit is issued under the provisions of the Federal laws for the protection and preservation of the navigable waters of the United States.

Please notify this office promptly, in writing, when you start and complete the work. The enclosed cards may be used for that purpose. You should also be aware that a special condition has been included in this permit which requires that a copy of the permit and drawings must be available at the work site during the entire time of construction.

Respectfully,


Tina B. Hadden
Chief, Regulatory Division

Enclosures



REPLY TO
ATTENTION OF

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

January 2, 2013

Regulatory Division

Bishop Robert Guglielmone
Catholic Diocese of Charleston
1662 Ingram Road
Charleston, South Carolina 29407

Dear Bishop Guglielmone:

PLEASE READ THIS LETTER CAREFULLY AND COMPLY WITH ITS PROVISIONS

This is in response to your application dated April 5, 2012 , requesting a Department of the Army permit.

This is to inform you that the public interest review has been completed and it has been determined that the proposed activity is not contrary to the public interest. As such, a permit can be issued under the provisions of the Federal laws for the protection and preservation of the navigable waters of the United States.

Enclosed are two copies of Permit #2012-364-1Q which have been prepared for the District Engineer's signature. Please review all of the conditions to which this permit is subject and, if acceptable to you, sign each copy and return all copies to this office in the enclosed self-addressed envelope. Upon receipt of these properly signed permits and requisite processing fee, the District Engineer or his designee will sign each copy and return one copy to you. As you review the permit documents, be especially mindful that

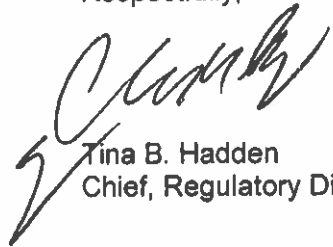
**IT SHALL NOT BE LAWFUL TO DEVIATE FROM THE PLANS EITHER
BEFORE OR AFTER COMPLETION OF THE WORK,**

unless a plan reflecting the modification has previously been submitted to and approved by the Department of Army.

In addition, please note that the permit not only authorizes the work but also its intended use. No use other than that specified in this document can be made of permitted work or structures.

Compliance with all conditions of the permit is essential. Failure to do so will tend to invalidate the permit and may result in its revocation.

Respectfully,



Tina B. Hadden
Chief, Regulatory Division



THE DIOCESE OF CHARLESTON

January 3, 2013

U.S. Army Corps of Engineers

To whom it may concern:

Acting in my official capacity as Bishop of Charleston for Bishop of Charleston, a Corporation Sole, I hereby authorize Sister Pamela Smith, SSCM, to be my representative and to sign the U.S. Army Corps of Engineers Permit for the John Paul II Catholic School Project.

Sincerely,

A handwritten signature in cursive script, reading "Robert E. Guglielmo".

Most Reverend Robert E. Guglielmo
Bishop of Charleston

A handwritten signature in cursive script, reading "S. Sandra M. ...".

Witness

A handwritten signature in cursive script, reading "Amy ...".

Witness

Seal

Office of the Bishop

119 Broad Street • Charleston, South Carolina 29401

Post Office Box 818 • Charleston, South Carolina 29402 • Phone (843) 853-2130 • Fax (843) 724-6387 • www.catholic-doc.org

Date: January 2, 2012

File No.: 2012-364-1Q

NOTIFICATION OF APPLICANT OPTIONS (NAO)
FOR PARTIES ISSUED A DEPARTMENT OF THE ARMY INDIVIDUAL PERMIT

You are hereby advised that the following options are available to you in your evaluation of the enclosed permit:

1) You may sign the permit, and return it to the district engineer for final authorization. Your signature on the permit means that you accept the permit in its entirety, and waive all rights to appeal the permit, or its terms and conditions.

2) You may decline to sign the permit because you object to certain terms and conditions therein, and you may request that the permit be modified accordingly. You must outline your objections to the terms and conditions of the permit in a letter to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this NAO, or you will forfeit your right to request changes to the terms and conditions of the permit. Upon receipt of your letter, the district engineer will evaluate your objections, and may: (a) modify the permit to address all of your concerns, or (b) modify the permit to address some of your objections, or (c) not modify the permit, having determined that the permit should be issued as previously written. In any of these three cases, the district engineer will send you a final permit for your reconsideration, as well as a notification of appeal (NAP) form and a request for appeal (RFA) form. Should you decline the final proffered permit, you can appeal the declined permit under the Corps of Engineers Administrative Appeal Process by submitting the completed RFA form to the division engineer. The RFA must be received by the division engineer within 60 days of the date of the NAP that was transmitted with the second proffered permit.

DEPARTMENT OF THE ARMY PERMIT

Permittee: BISHOP OF CHARLESTON, A CORPORATION SOLE

1662 INGRAM ROAD
CHARLESTON, S.C. 29407

Permit No: 2012-364-1Q

Issuing Office: CHARLESTON DISTRICT

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description:

The proposed work consists of the placement of fill material in 1.40 acres of waters of the United States to facilitate construction of road crossings, parking facilities and an athletic field complex for the 70.66-acre campus of John Paul II Catholic School, grades 7-12.

Project Location:

The proposed project is located adjacent and north of SC170, about 0.10-mile east of the SC462 intersection, and adjacent and south of the Beaufort/Jasper Water & Sewer Authority canal, in Jasper County, South Carolina.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on **31 March 2018**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

SEE PAGE 4

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
- Section 404 of the Clean Water Act (33 U.S.C. 1344).
- Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

- a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.
- b. This permit does not grant any property rights or exclusive privileges.
- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

Sister Pamela Smith, agent
 (PERMITTEE)
 BISHOP ROBERT GUGLIELMONI ~~MONY~~
 CATHOLIC DIOCESE OF CHARLESTON

3 January 2013
 (DATE)

Sister Pamela Smith, agent
 (PRINT NAME)

3 January 2013
 (DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

Edward P. Chamberlayne
 (DISTRICT ENGINEER)
 EDWARD P. CHAMBERLAYNE, LTC, PE
 or his Designee
 Tina B. Hadden
 Chief, Regulatory Division

3 Jan 13
 (DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFeree)

(DATE)

CONDITIONS FOR PERMIT #2012-364-1Q:

Special Conditions:

An * denotes special conditions required by regulation. The rationale for all other special conditions is included in the evaluation in sections 4 through 8.

- a. **That the permittee agrees to provide all contractors associated with construction of the authorized activity a copy of the permit and drawings. A copy of the permit will be available at the construction site at all times.**
- b. **That the permittee shall submit a signed compliance certification to the Corps within 60 days following completion of the authorized work and any required mitigation. The certification will include:**
 1. **A copy of this permit;**
 2. **A statement that the authorized work was done in accordance with the Corps authorization, including any general or specific conditions;**
 3. **A statement that any required mitigation was completed in accordance with the permit conditions;**
 4. **The signature of the permittee certifying the completion of the work and mitigation.**
- c. **That the permittee recognizes that its commitment to perform and implement the following conditions was a deciding factor towards the favorable and timely decision on this permit and that the permittee recognizes that a failure on its part to both actively pursue and implement these conditions may be grounds for modification, suspension or revocation of this Department of the Army authorization:**
 1. **That as compensatory mitigation for the impacts to aquatic resources, the permittee agrees to preserve 11.12 acres of unaltered wetlands enhanced by and 5.8 acres of upland buffers. Preservation shall be by means of either deed restrictive covenants or conservation easement. The covenants or easement documents and surveyed plat of the mitigation area must be submitted to the District Engineer or his designee for review and approval prior to execution. Sample language for restrictive covenants and easement documents are enclosed for your consideration.**
 2. **That the permittee must submit evidence of the execution and recording of the preservation easements or covenants and surveyed plat of the mitigation area to both the Corps of Engineers and DHEC prior to commencement of the authorized work. Your responsibility to complete the required compensatory mitigation as set forth in Special Condition 1 will not be considered fulfilled until you have received written verification from the U.S. Army Corps of Engineers.**

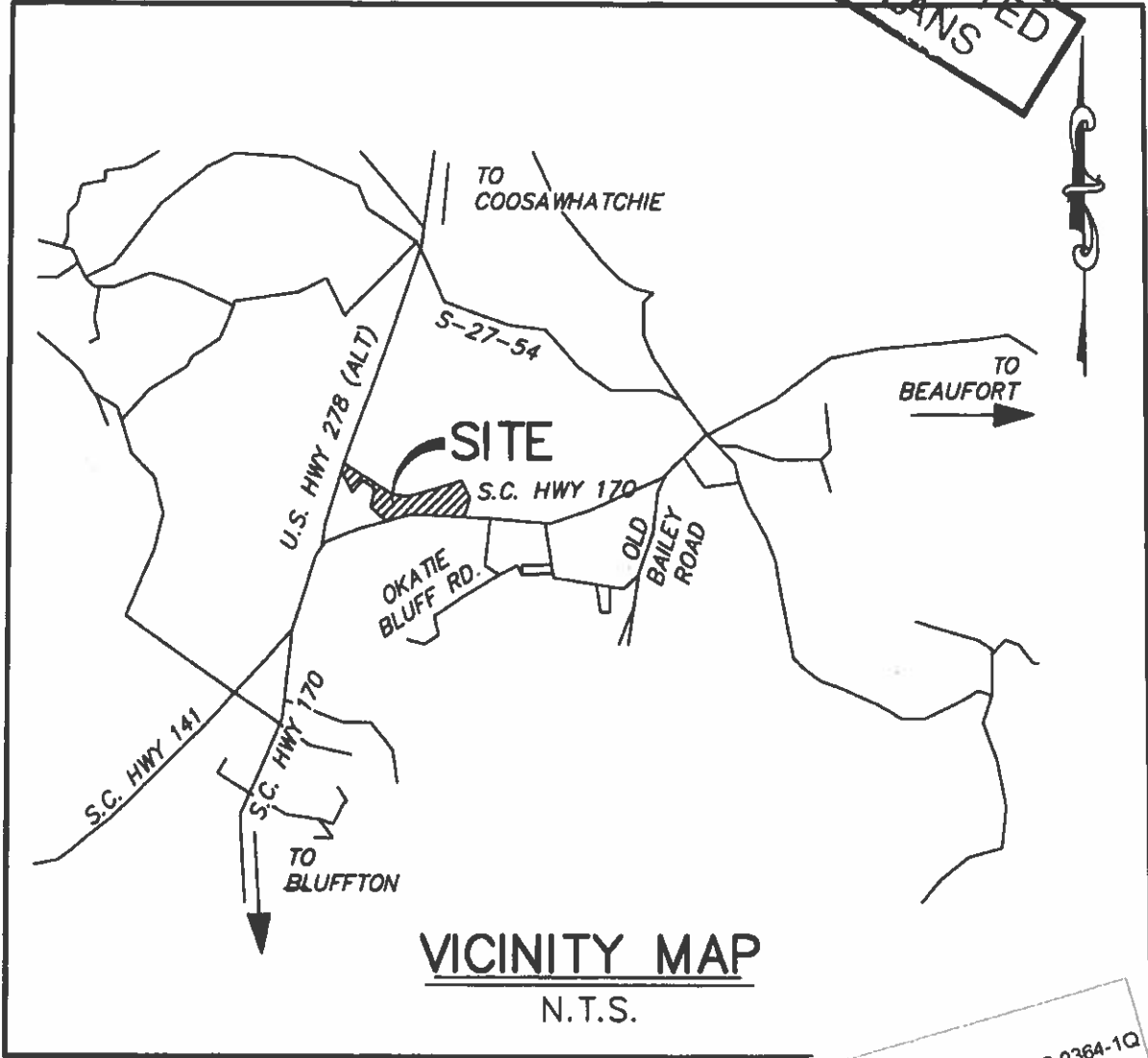
3. That the permittee agrees that as compensatory mitigation for impacts to aquatic resources; the permittee agrees to purchase a total of 10.22 mitigation credits from the Sweetleaf Swamp Mitigation Bank. At least one quarter of the required credits (2.6 credits) must be restoration/non-buffer enhancement credits. In addition, no more than one half of the required mitigation credits (5.1 credits) may be preservation credits.

4. That the permittee must submit evidence of the purchase of the required mitigation credits to both the Corps of Engineers and SCDHEC prior to commencement of the authorized work. Your responsibility to complete the required compensatory mitigation as set forth in Special Condition 3 will not be considered fulfilled until you have received written verification from the U.S. Army Corps of Engineers.

5. That the permittee agrees that in order to protect the mitigation area, the perimeter of the upland buffers and wetlands must at all times be clearly marked by permanent signs stating "PROTECTED NATURAL AREA". The permittee also agrees that these signs clearly marking the boundaries of the wetlands and upland buffers must be in place prior to land disturbance.

- d. That the permittee shall install a stormwater culvert across wetland A with a profile as depicted on sheet # 10 of the permit drawings. The pipe will drain stormwater detained in a stormwater retention system to the proposed wet detention pond. It is 24 inches in diameter based on hydraulic sizing calculations, which determined the required diameter based on needed flow rate, the pipe length, and the proposed pipe slope. The pipe footprint will have a 0.07-ac temporary wetland impact. The culvert trench will be backfilled-to-grade using the temporarily sidecast spoil and left to re-vegetate.**

PERMITTED
PLANS



Charleston District
U.S. Army Corps of Engineers

John Paul II Catholic School
Jasper County SC

SAC 2012-0364-1Q
26 Dec 2012

sheet 1 of 10



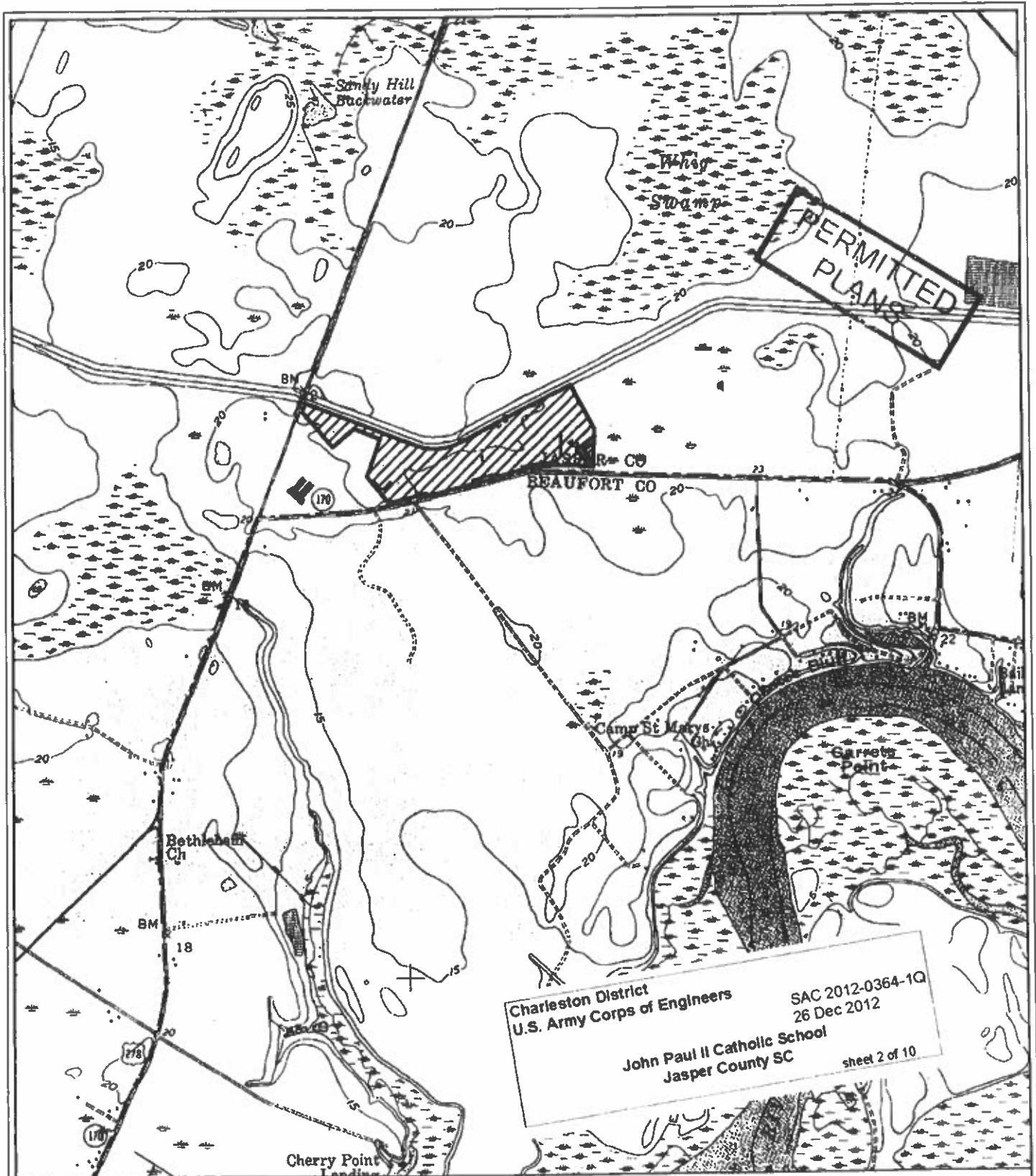
**WARD
EDWARDS**

P.O. BOX 381
BLUFFTON, SC 29910
PH (843) 837-5250
FAX (843) 837-2558
WWW.WARDEDWARDS.COM

JOHN PAUL II CATHOLIC SCHOOL
LOCATION MAP

JASPER COUNTY, SOUTH CAROLINA

DATE: _____
REVISED: _____
SCALE: _____ NTS
PROJECT No. 040231B



TAKEN FROM USGS JASPER QUAD



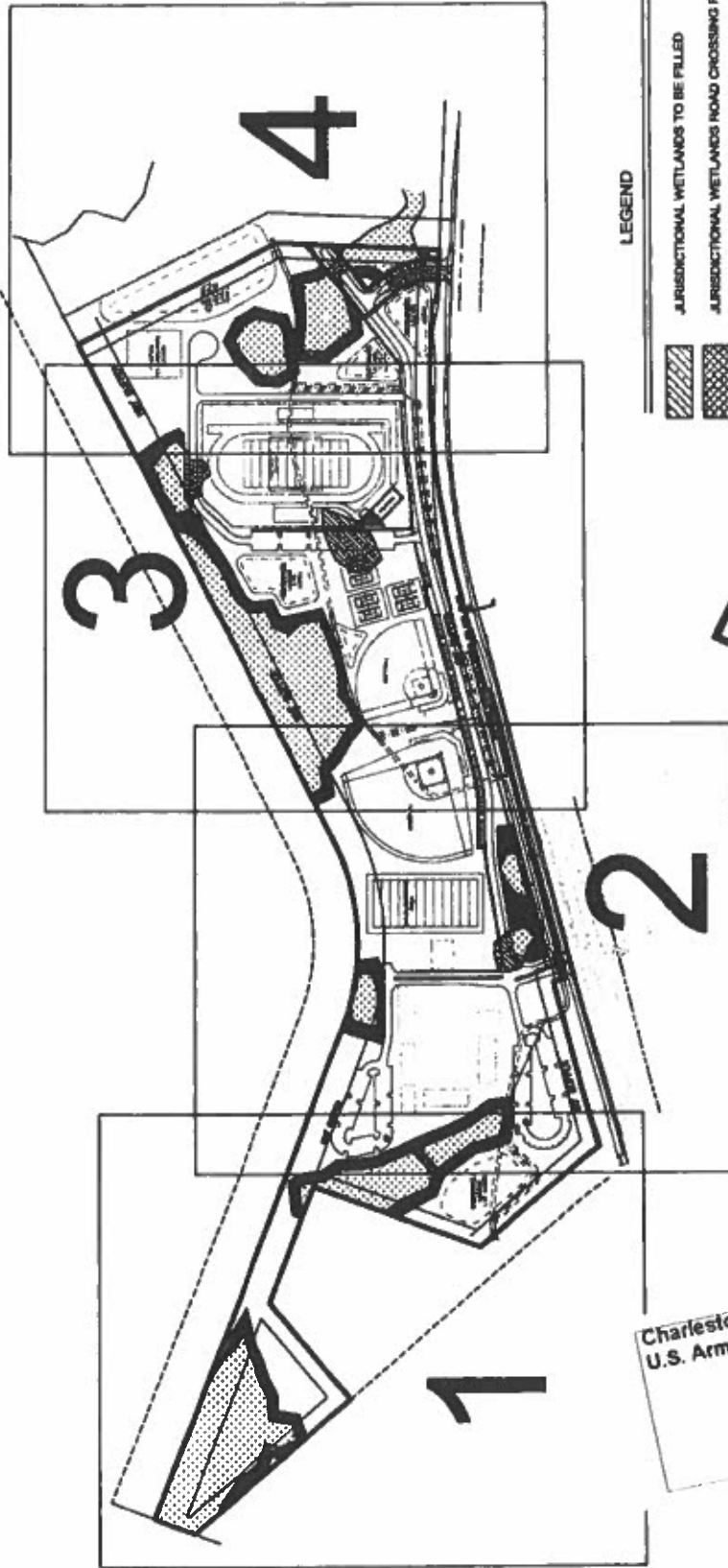
**WARD
EDWARDS**

P.O. BOX 381
BLUFFTON, SC 29910
PH (843) 837-5250
FAX (843) 837-2558
WWW.WARDEDWARDS.COM

JOHN PAUL II CATHOLIC SCHOOL
USGS MAP

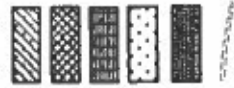
JASPER COUNTY, SOUTH CAROLINA

DATE:
REVISED:
SCALE: NTS
PROJECT No. 0402318



LEGEND

- JURISDICTIONAL WETLANDS TO BE FILLED
- JURISDICTIONAL WETLANDS ROAD CROSSING FILL
- TEMPORARY PIPELINE CROSSING
- JURISDICTIONAL WETLANDS TO BE PRESERVED
- 30' AVERAGE WETLAND BUFFER
- NON-JURISDICTIONAL CONVEYANCE



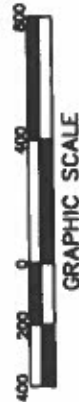
WETLAND IMPACT PLAN
 JOHN PAUL II CATHOLIC SCHOOL
 CLIENT: DIOCESE OF CHARLESTON

LOCATION: JASPER COUNTY, SC
 DATE: 03/09/12
 PROJECT #: 040231B

SCALE: 1" = 100'



PERMITTED PLANS



GRAPHIC SCALE

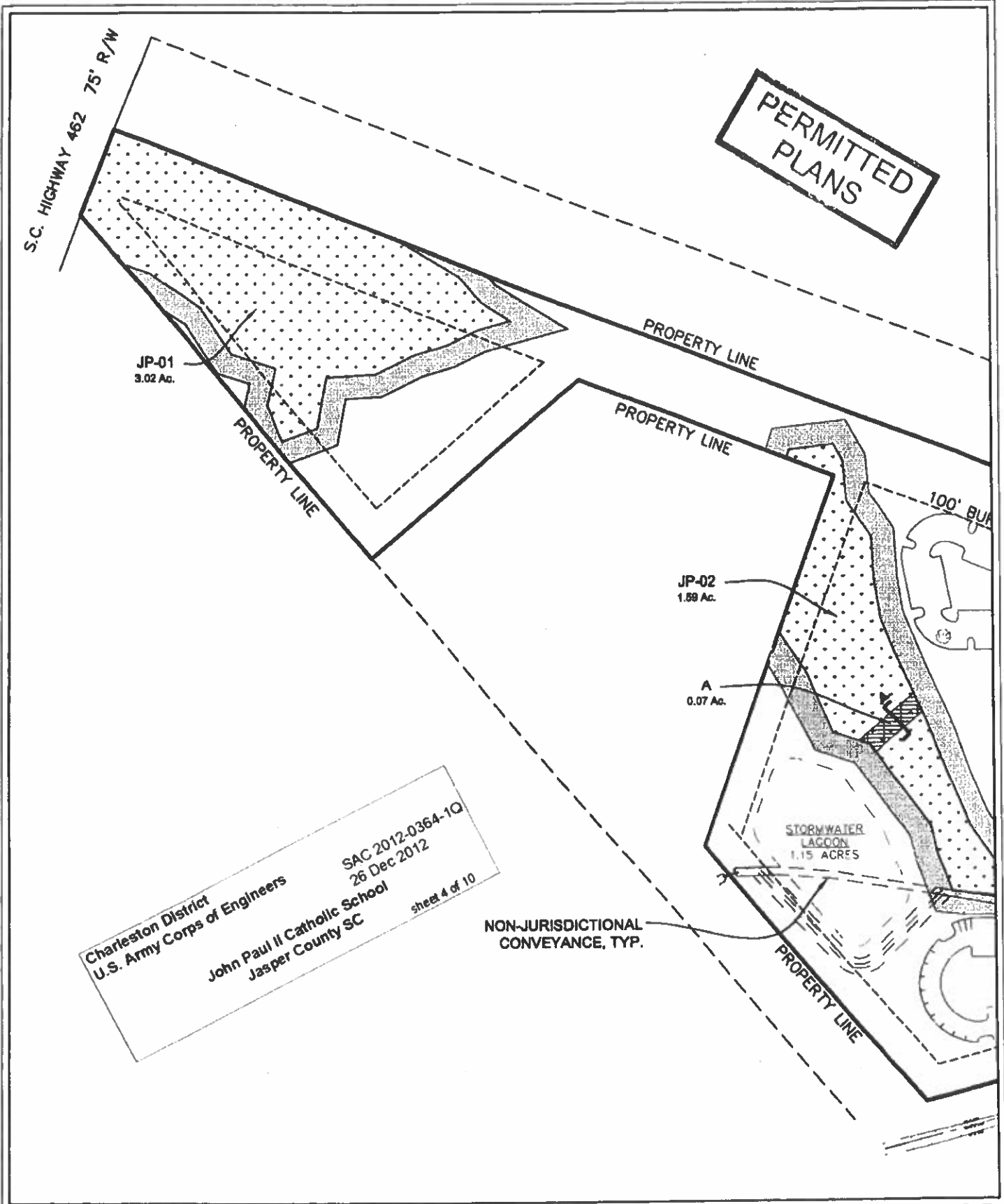
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sheet 3 of 10

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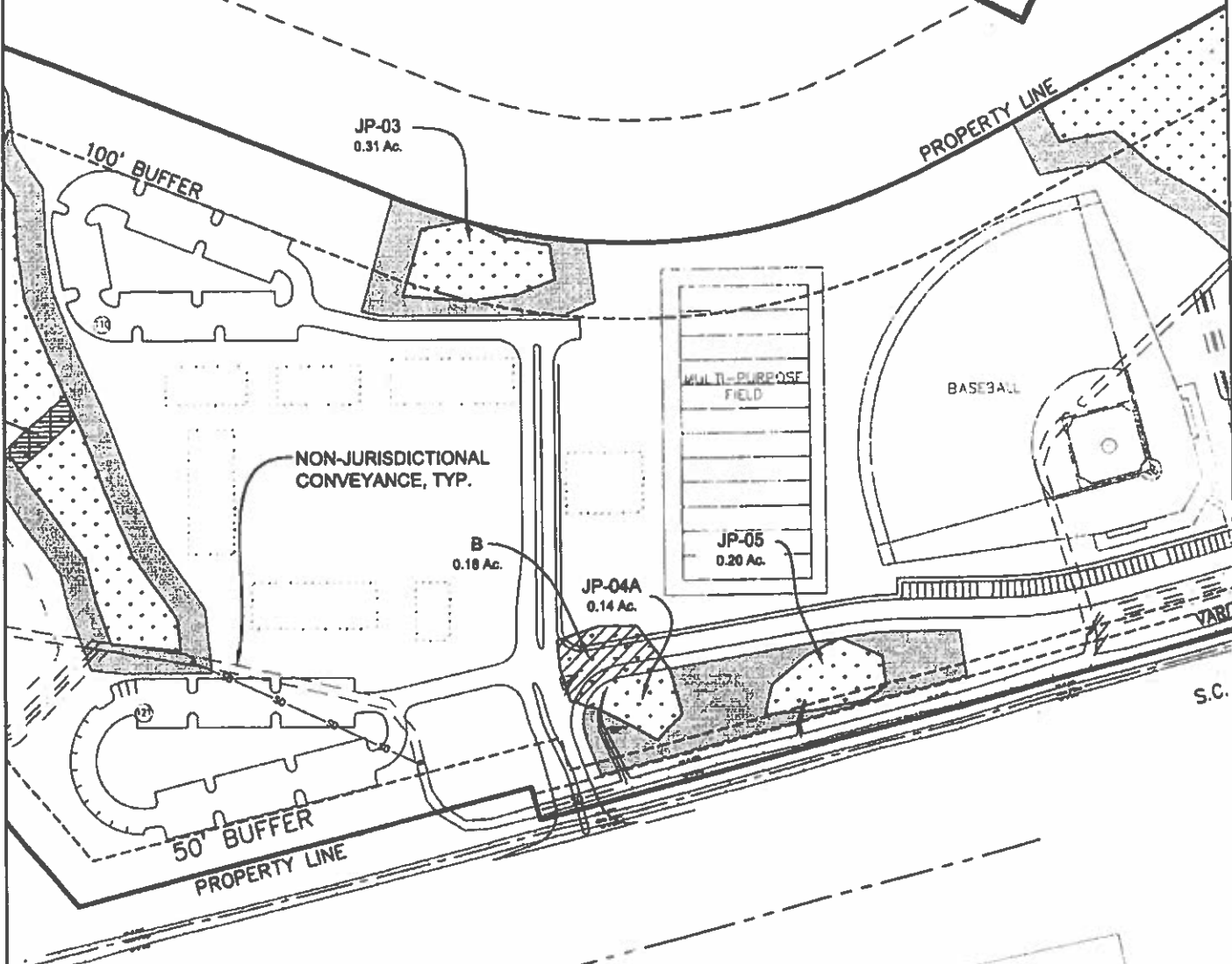
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 PROJECT No. 040231B

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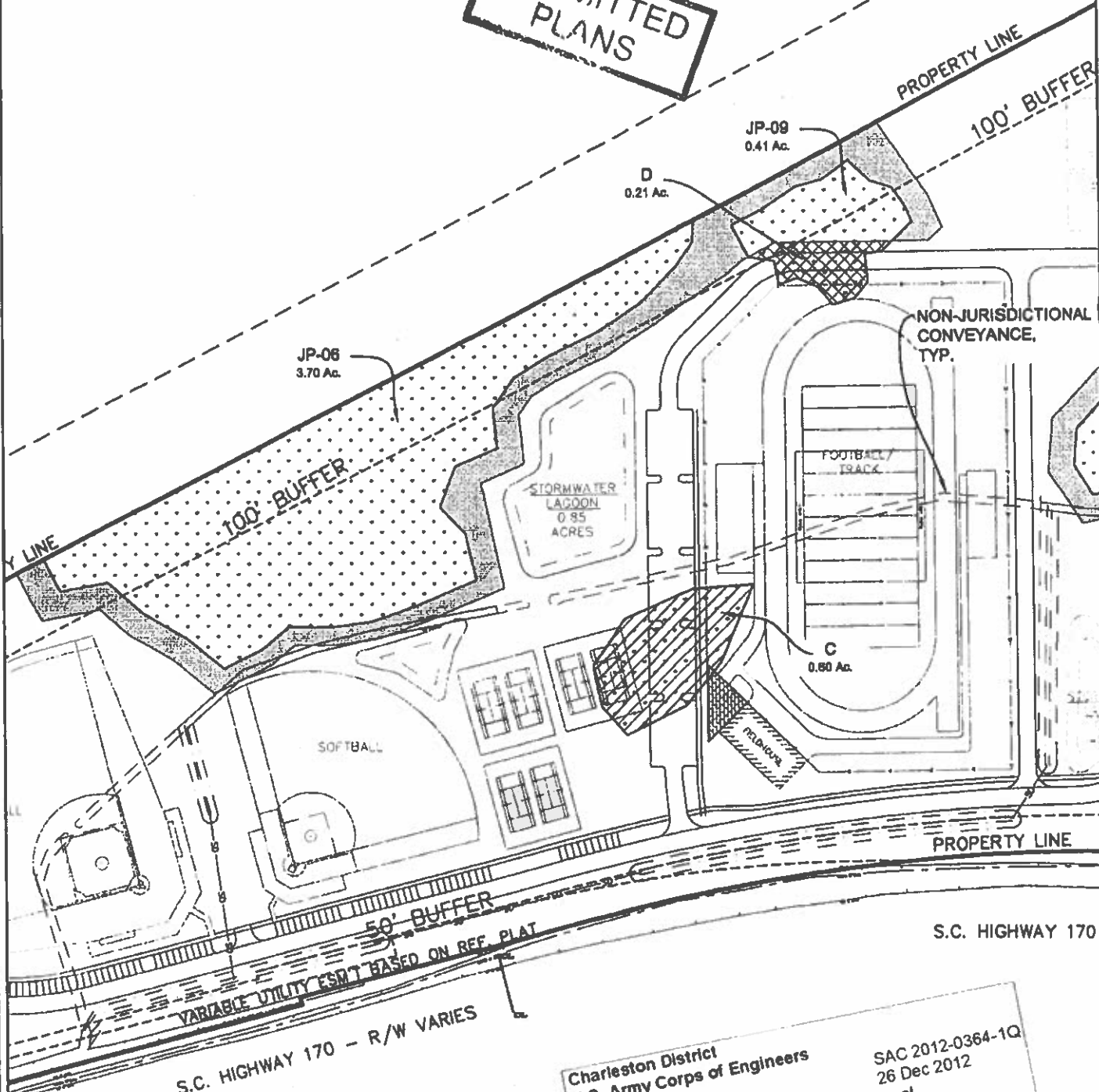
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 SCALE: [REDACTED] NTS
 PROJECT No. 040231B

PERMITTED PLANS



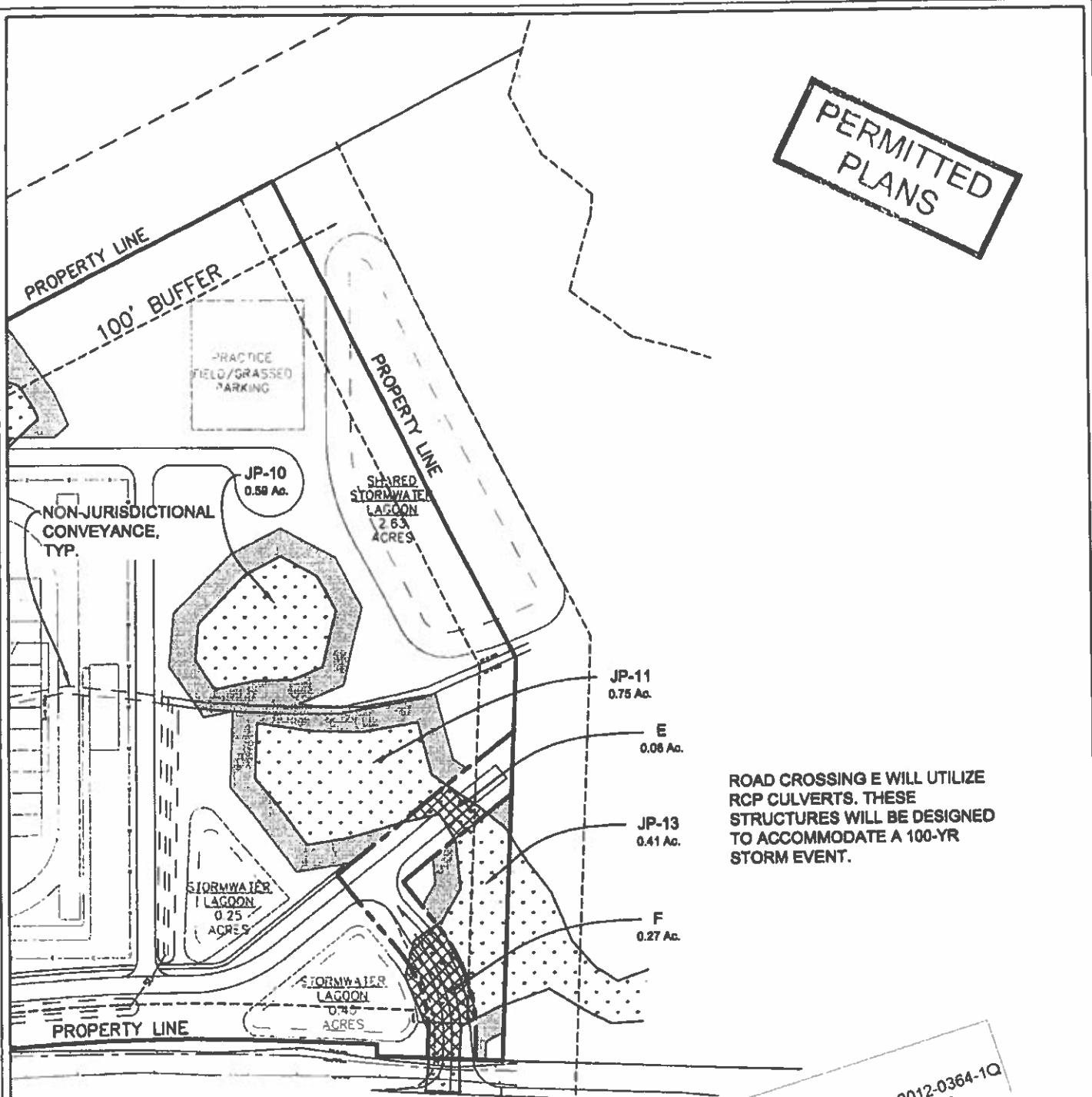
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 REVISED: [REDACTED]
 SCALE: NTS
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PERMITTED
PLANS



ROAD CROSSING E WILL UTILIZE RCP CULVERTS. THESE STRUCTURES WILL BE DESIGNED TO ACCOMMODATE A 100-YR STORM EVENT.






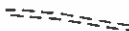
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 JASPER COUNTY, SOUTH CAROLINA

DATE:
 REVISED:
 SCALE: NTS
 PROJECT No. 040231B

LEGEND

	JURISDICTIONAL WETLANDS TO BE FILLED
	JURISDICTIONAL WETLANDS ROAD CROSSING FILL
	TEMPORARY PIPELINE CROSSING
	JURISDICTIONAL WETLANDS TO BE PRESERVED
	35' AVERAGE WETLAND BUFFER
	NON-JURISDICTIONAL CONVEYANCE

**PERMITTED
PLANS**

JURISDICTIONAL FILL		JURISDICTIONAL PRESERVE WETLANDS	
WETLAND NUMBER	IMPACTED ACREAGE	WETLAND NUMBER	PRESERVED ACREAGE
B	0.18	JP-01	3.02
C	0.60	JP-02	1.59
		JP-03	0.31
		JP-04A	0.14
		JP-05	0.20
		JP-08	3.70
		JP-09	0.41
		JP-10	0.59
		JP-11	0.75
		JP-13	0.41
TOTAL	0.78		
JURISDICTIONAL ROAD CROSSING FILL			
WETLAND NUMBER	IMPACTED ACREAGE	TOTAL	11.12
D	0.21		
E	0.08		
F	0.27		
TOTAL	0.56		
		TEMPORARY PIPELINE CROSSING	
		WETLAND NUMBER	IMPACTED ACREAGE
		A	0.07 (TEMP)
		TOTAL	0.07

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 Jasper County SC
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SUMMARY INFORMATION

TOTAL SITE	70.66 AC.
TOTAL JURISDICTIONAL WETLANDS TO BE FILLED	0.78 AC.
TOTAL ROAD CROSSING FILLS (PLUS 20% CONTINGENCY)	0.56 AC.
TEMPORARY PIPELINE CROSSING	0.07 AC.
TOTAL WETLANDS TO BE PRESERVED	11.12 AC.
TOTAL WETLANDS	12.46 AC
TOTAL BUFFER AREA - 35' AVE. WIDTH	5.80 AC.



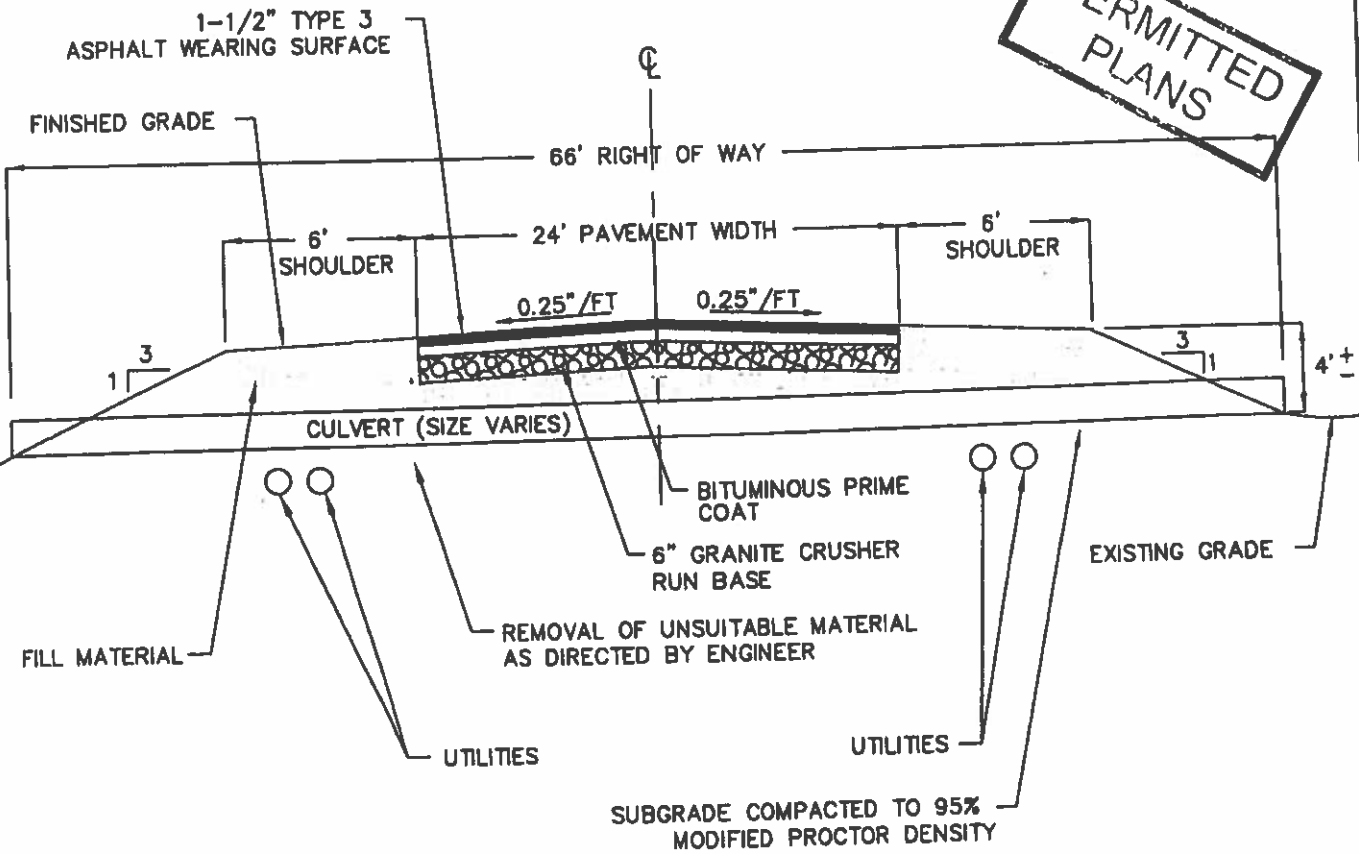
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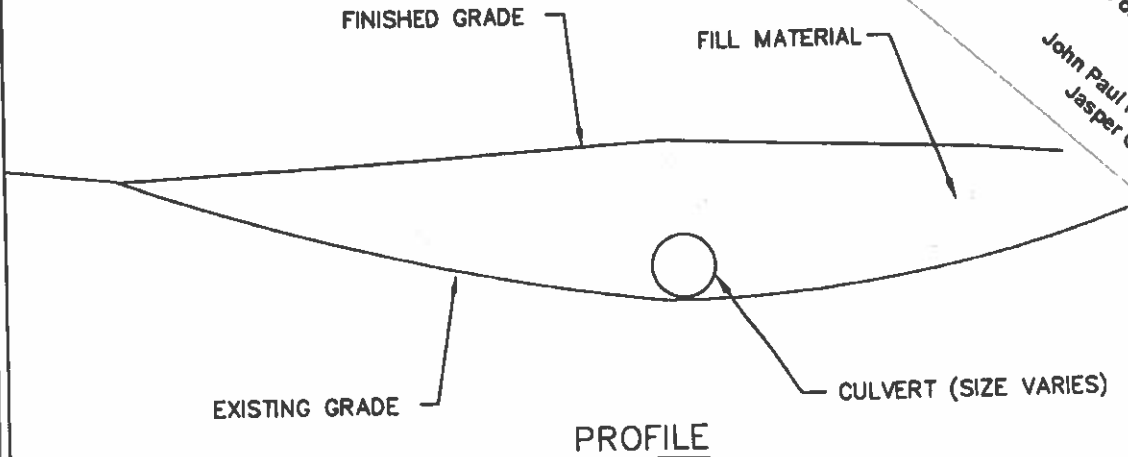
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 SUMMARY INFORMATION
 JASPER COUNTY, SOUTH CAROLINA

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 REVISED: [REDACTED]
 SCALE: [REDACTED] NTS
 PROJECT No. 0402319

PERMITTED
PLANS



CROSS SECTION



PROFILE

TYPICAL ROAD FILL IMPACT

NOT TO SCALE

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JOHN PAUL II CATHOLIC SCHOOL
TYPICAL ROAD CROSSINGS
JASPER COUNTY, SOUTH CAROLINA

DATE: [REDACTED]
REVISED: [REDACTED]
SCALE: NTS
PROJECT No. 0402318

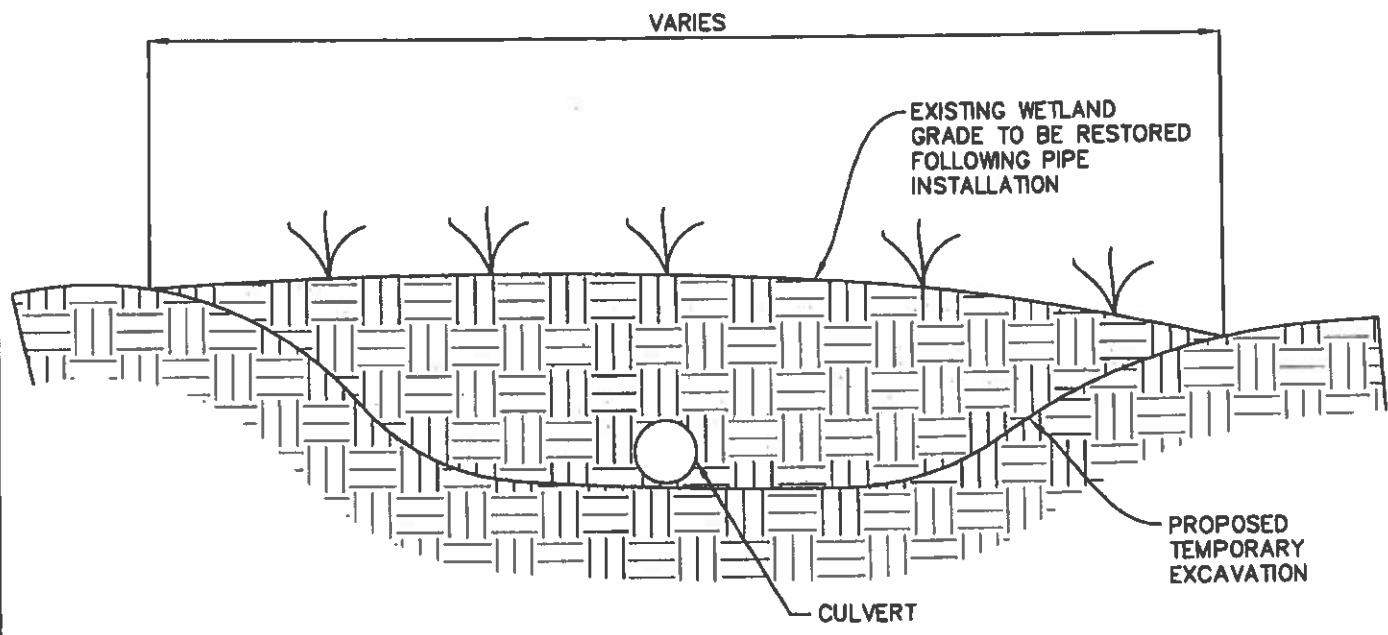
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PLANS

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Jasper County SC

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26 Dec 2012

sheet 10 of 10



**WETLAND 'A'
CROSS-SECTION**

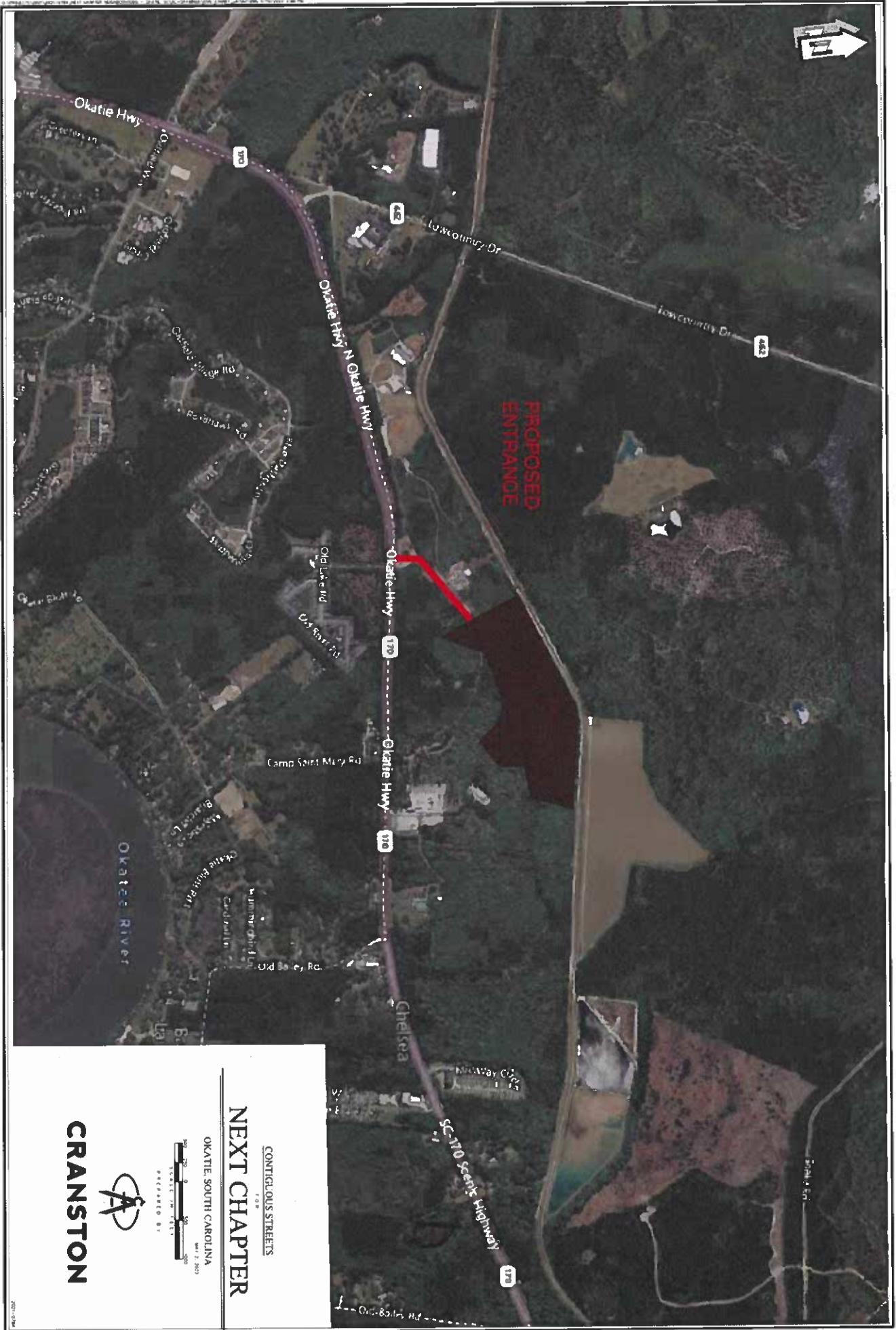
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JOHN PAUL II CATHOLIC SCHOOL
TEMPORARY
PIPELINE CROSSING
JASPER COUNTY, SOUTH CAROLINA

DATE: _____
REVISED: _____
SCALE: _____ NTS
PROJECT No. 0402318

EXHIBIT G:

EXISTING CONTIGUOUS STREETS



**PROPOSED
ENTRANCE**

CONTIGUOUS STREETS
1000
NEXT CHAPTER

OKATIE, SOUTH CAROLINA
MAY 2, 2023



PREPARED BY



CRANSTON

EXHIBIT H:
TRAFFIC IMPACT STUDY



CENTER POINT DEVELOPMENT

2021
August

Project No:
171002443

DRAFT

PREPARED FOR: **NEXT CHAPTER NEIGHBORHOODS**

6 WALNUT LANE NORTH AUGUSTA, SC 29860

TRAFFIC IMPACT ANALYSIS

ALONG SC 170/OKATIE HIGHWAY
IN JASPER COUNTY, SOUTH CAROLINA

PREPARED BY: **STANTEC CONSULTING SERVICES INC.** // N. CHARLESTON, SC





CENTER POINT DEVELOPMENT TRAFFIC IMPACT ANALYSIS

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Prepared by: _____

Claudia Thompson

Reviewed by: _____

Josh Mitchell, PE

Approved by: _____

Stuart Day, PE, PTOE

August 2021

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Appendix B	Traffic Volume Data
Appendix C	Traffic Volume Development Worksheets
Appendix D	Analysis Worksheets: 2021 Existing Conditions
Appendix E	Analysis Worksheets: 2024 No Build Conditions
Appendix F	Analysis Worksheets: 2024 Build Conditions
Appendix G	Analysis Worksheets: 2024 Build Conditions w/ Proposed Improvements
Appendix H	Turn Lane Analysis Worksheets



EXECUTIVE SUMMARY

A traffic impact analysis was conducted for the Center Point development in accordance with SCDOT and Jasper County guidelines.

The proposed Center Point development (which is anticipated to be constructed by 2024) is located along SC 170 and will consist of Multi-family Housing Units (Mid-Rise), Single Family Housing Units, and a Nursing Home.

Access to the development is proposed to be provided via one proposed full access driveway along SC 170 aligned with Old Meadow Road, which meets the SCDOT spacing requirement.

Therefore, the extent of the roadway network analyzed consisted of the intersection of:

1. SC 170/Okatie Highway & Old Meadow Road/Project Driveway #1.

The operation of this intersection (in terms of average vehicular delay and level of service) was analyzed with and without the project traffic anticipated to be generated by the Center Point development.

Future access is also planned along SC 170 to the east with the intersection of Camp St. Mary's Road. This eastern access is planned to serve a future phase of development (not included in this study). Therefore, it is recommended that a future traffic impact analysis study be performed at the time of the encroachment permit for the permanent access at Camp St. Mary's Road.

The results of the analysis indicate that the intersection of SC 170/Okatie Highway & Old Meadow Road/Project Driveway is projected to experience undesirable delay in both peak hours of the 2024 Build Conditions. Therefore, upon completion of the Center Point Development in 2024, it is recommended to perform a signal warrant analysis to determine if the intersection meets the criteria and to install the traffic signal, if warranted.

Based on the turn lane criteria in SCDOT's *Roadway Design Manual*, an exclusive eastbound left-turn lane and westbound right-turn lane along SC 170/Okatie Highway are recommended at Project Driveway #1.

Per the criteria documented in SCDOT's *Access and Roadside Management Standards*, it is recommended that the exclusive left-turn lane consist of a total of 400 feet, with 200 feet of storage and a 200-foot taper. However, due to the fact that there is an existing two-way left-turn-lane (TWLTL) which provides 225 feet of storage in the eastbound direction, it is recommended that the existing TWLTL be extended by approximately 175 feet (to provide length for the recommended 400 feet of storage and taper). It is recommended that the exclusive right-turn lane consist of a total of 300 feet, with 100 feet of storage and a 200-foot taper.



1.0 INTRODUCTION

1.1 PROJECT BACKGROUND

The purpose of this report is to document the procedures and findings of a traffic impact analysis for the proposed Center Point development in accordance with SCDOT and Jasper County guidelines. The proposed Center Point development is located along SC 170, as shown in **Exhibit 1.1**, and will consist of the following land uses, with anticipated completion in 2024:

- ❖ 220 Single Family Detached Housing Units;
- ❖ 240 Multi Family (Mid Rise) Housing Units; and
- ❖ a 20,600 square-foot Nursing Home.

Access to the development will be provided through one full access driveway, as shown in the site plan in **Exhibit 1.2**.

Future access is also planned along SC 170 to the east with the intersection of Camp St. Mary's Road. This eastern access is planned to serve a future phase of development (not included in this study). Therefore, it is recommended that a future traffic impact analysis study be performed at the time of the encroachment permit for the permanent access at Camp St. Mary's Road.

The traffic impact analysis considers the weekday AM peak hour (between 7:00 AM and 9:00 AM) and the weekday PM peak hour (between 4:00 PM and 6:00 PM) as the study time frames. The extent of the existing roadway network to be studied consists of the intersection of:

1. SC 170/Okatie Highway & Old Meadow Road/Project Driveway #1.

1.2 EXISTING ROADWAY CONDITIONS

SC 170/Okatie Highway is a four-lane principal arterial that primarily serves residential and commercial land uses. The posted speed limit is 55 mph and 45 mph in the school zone. The average annual daily traffic (AADT) in 2020 was 33,400 vehicles/day. Based upon existing turning movement counts, the percentage of heavy vehicles along SC 170/Okatie Highway is approximately 2%.

Old Meadow Road is a two-lane local roadway that primarily serves residential land uses. Based upon existing turning movement counts, the percentage of heavy vehicles along Old Meadow Road is less than 1%.

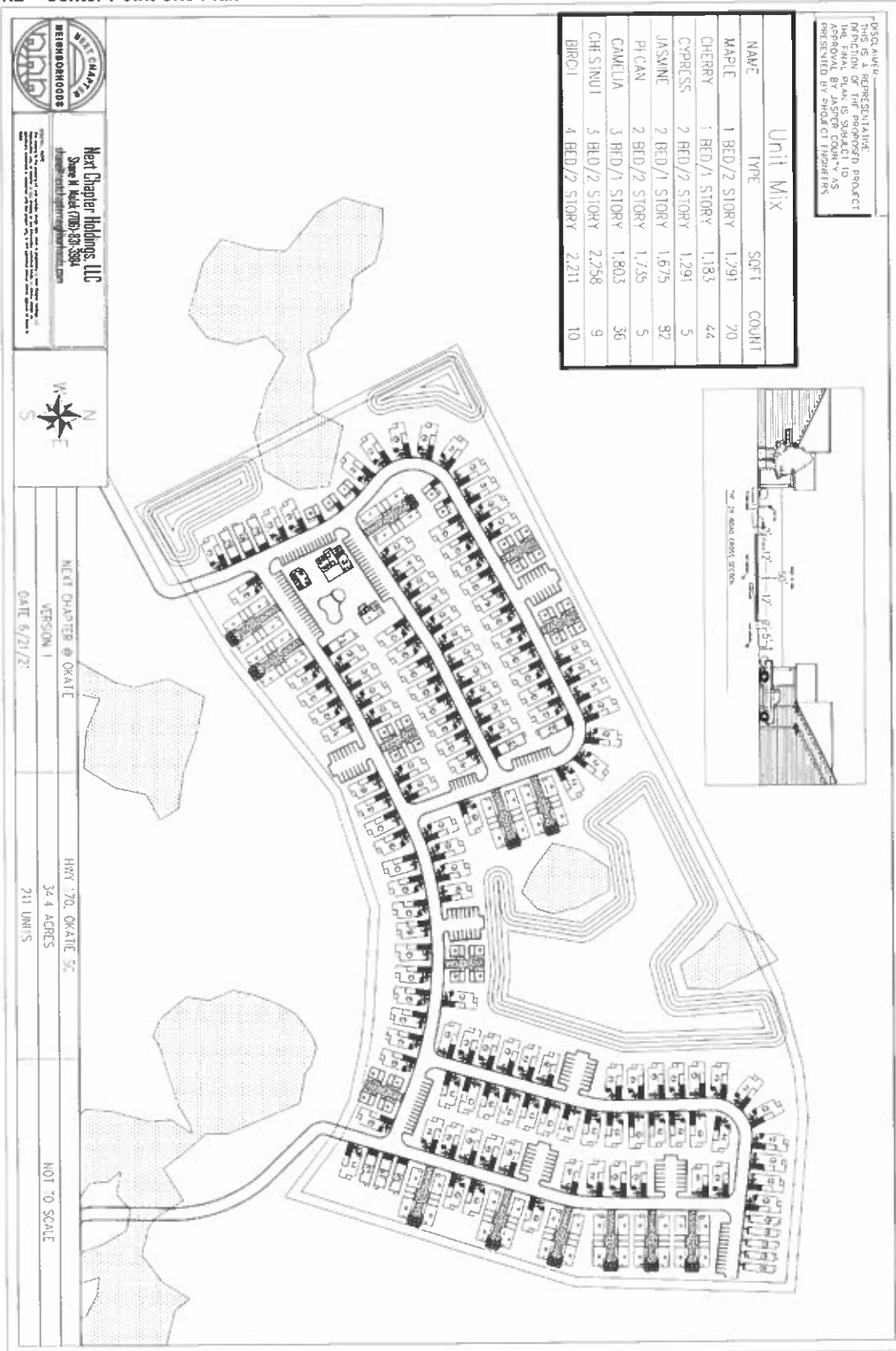


Exhibit 1.1 – Center Point Location Map





Exhibit 1.2 – Center Point Site Plan





2.0 DRIVEWAY SPACING REVIEW

Access to the development will be provided through one proposed full access driveway along SC 170/Okatie Highway.

Project Driveway #1 is proposed to be located along SC 170/Okatie Highway aligned with Old Meadows Road which meets the spacing criteria.

Future access is also planned along SC 170 to the east with the intersection of Camp St. Mary's Road. This eastern access is planned to serve a future phase of development (not included in this study). Therefore, it is recommended that a future traffic impact analysis study be performed at the time of the encroachment permit for the permanent access at Camp St. Mary's Road



3.0 PROJECT TRAFFIC

3.1 PROPOSED LAND USES

Project Traffic in this analysis is defined as the vehicle trips anticipated to be generated by the proposed Center Point development. These trips were distributed and assigned throughout the study roadway network.

The Center Point development is proposed to consist of the following land uses:

- ❖ 220 Single Family Detached Housing Units;
- ❖ 240 Multifamily (Mid Rise) Housing Units; and
- ❖ a 20,600 square-foot Nursing Home.

3.2 TRIP GENERATION ESTIMATES

The trip generation potential for the development was estimated using information contained in ITE's *Trip Generation Manual*, 10th Edition (2017) reference. The estimates utilized the following land use codes:

- ❖ LUC 210 – Single-Family Detached Housing;
- ❖ LUC 220 – Multifamily Housing (Mid-Rise); and
- ❖ LUC 620 – Nursing Home.

Due to the nature of the proposed Center Point development, internal capture trips and pass-by trips were not considered in the trip generation estimates.

The trip generation estimates for the development are shown below in **Table 3.1** and documented in **Appendix A**.

Table 3.1 – Trip Generation Estimates

Land Use	ITE LUC	Scale	Daily	Weekday AM Peak Period		Weekday PM Peak Period	
				Enter	Exit	Enter	Exit
Single-Family Detached Housing	210	220 DU	2,148	41	121	137	81
Multifamily Housing (Mid-Rise)	220	240 DU	1,774	25	85	82	48
Nursing Home	620	20.6 KSF	152	11	3	5	7
Gross Trips:			4,074	77	209	224	136
New, External Trips			4,074	77	209	224	136

3.3 TRIP DISTRIBUTION & ASSIGNMENT

3.3.1 New External Traffic

New external traffic expected to be generated by the Center Point development was distributed and assigned to the roadway network based upon existing travel patterns in the area. The general distribution of project trips was assumed to be:

- ❖ 50% to/from the east via SC 170/Okatie Highway; and
- ❖ 50% to/from the west via SC 170/Okatie Highway.

The assignment of new external project traffic anticipated to be generated by the Center Point development is illustrated in **Exhibit 3.1** and the AM and PM peak hour project traffic volumes are illustrated in **Exhibit 3.2**.



Exhibit 3.1 - Project Traffic Distribution and Assignment



Project Traffic Volume Assignment Legend

- 00% - Inbound Trip Percentage
- 00% - Outbound Trip Percentage
- TWSC
- SIGNAL

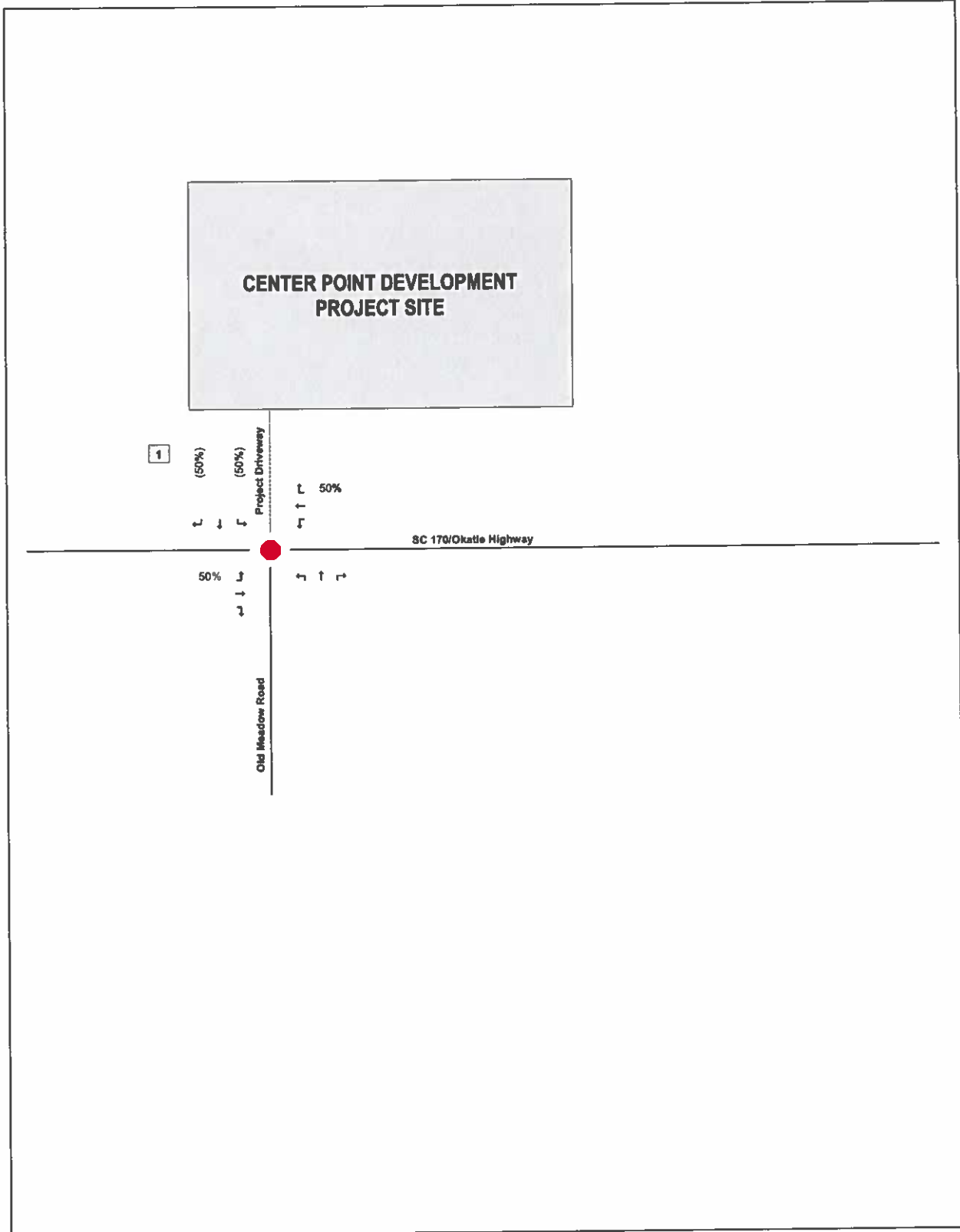


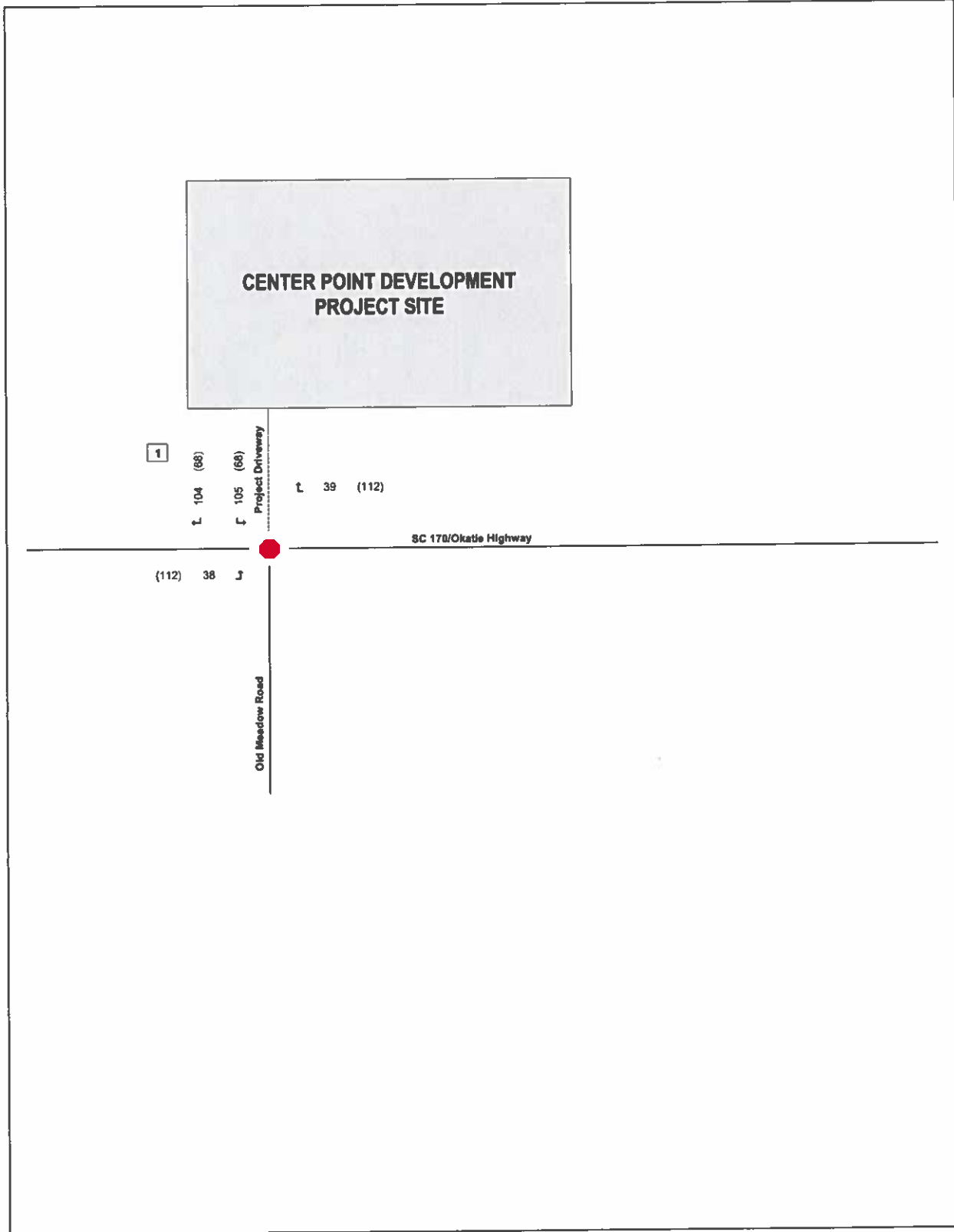


Exhibit 3.2 - Peak Hour Project Traffic Volumes



Traffic Volumes Legend

000 - AM Peak Hour Volumes	● TWSC	☰ SIGNAL
(000) - PM Peak Hour Volumes		





4.0 TRAFFIC VOLUME DEVELOPMENT

4.1 EXISTING TRAFFIC VOLUMES

The traffic impact analysis considers the weekday AM peak hour (between 7:00 AM and 9:00 AM) and the weekday PM peak hour (between 4:00 PM and 6:00 PM) as the study time frames. The extent of the existing roadway network to be studied consists of the intersection of:

1. SC 170/Okatie Highway & Old Meadow Road/Project Driveway #1.

Existing 2021 traffic volumes were collected at these study area intersections during the AM and PM peak periods listed above.

The raw traffic volume counts are provided in **Appendix B** and the 2021 existing AM and PM peak hour traffic volumes are illustrated in **Exhibit 4.1**.

4.2 FUTURE TRAFFIC PROJECTIONS

Future 2024 No Build traffic volumes were developed by adding *background traffic growth* to the collected existing study area peak hour volumes. *Background traffic growth* is growth anticipated to occur in the study area regardless of the proposed Center Point development.

To develop an annual background growth rate for use in the analysis, historical count data long SC 170/Okatie Highway (SCDOT count stations #169 and #184) was reviewed over the past 10 years. It was determined that the roadways have experienced a collective annual growth of 3.9%. Therefore, in an effort to be conservative, a 4% annual growth rate was utilized to develop anticipated *background traffic growth* through the anticipated 2024 buildout year.

2024 No Build AM and PM peak hour traffic volumes, illustrated in **Exhibit 4.2**, were developed by adding the *background traffic growth* (assuming 4% annual growth of the existing traffic volumes) to the 2021 existing AM and PM peak hour traffic volumes.

2024 Build AM and PM peak hour traffic volumes, illustrated in **Exhibit 4.3**, were developed by adding the Center Point project traffic (shown in **Exhibit 3.2**) volumes to the 2024 No Build traffic volumes.

Volume development worksheets for each intersection are documented in **Appendix C**.



Exhibit 4.1 - Existing Peak Hour Traffic Volumes



Traffic Volumes Legend

000 - AM Peak Hour Volumes
(000) - PM Peak Hour Volumes

● TWSC

⚙ SIGNAL

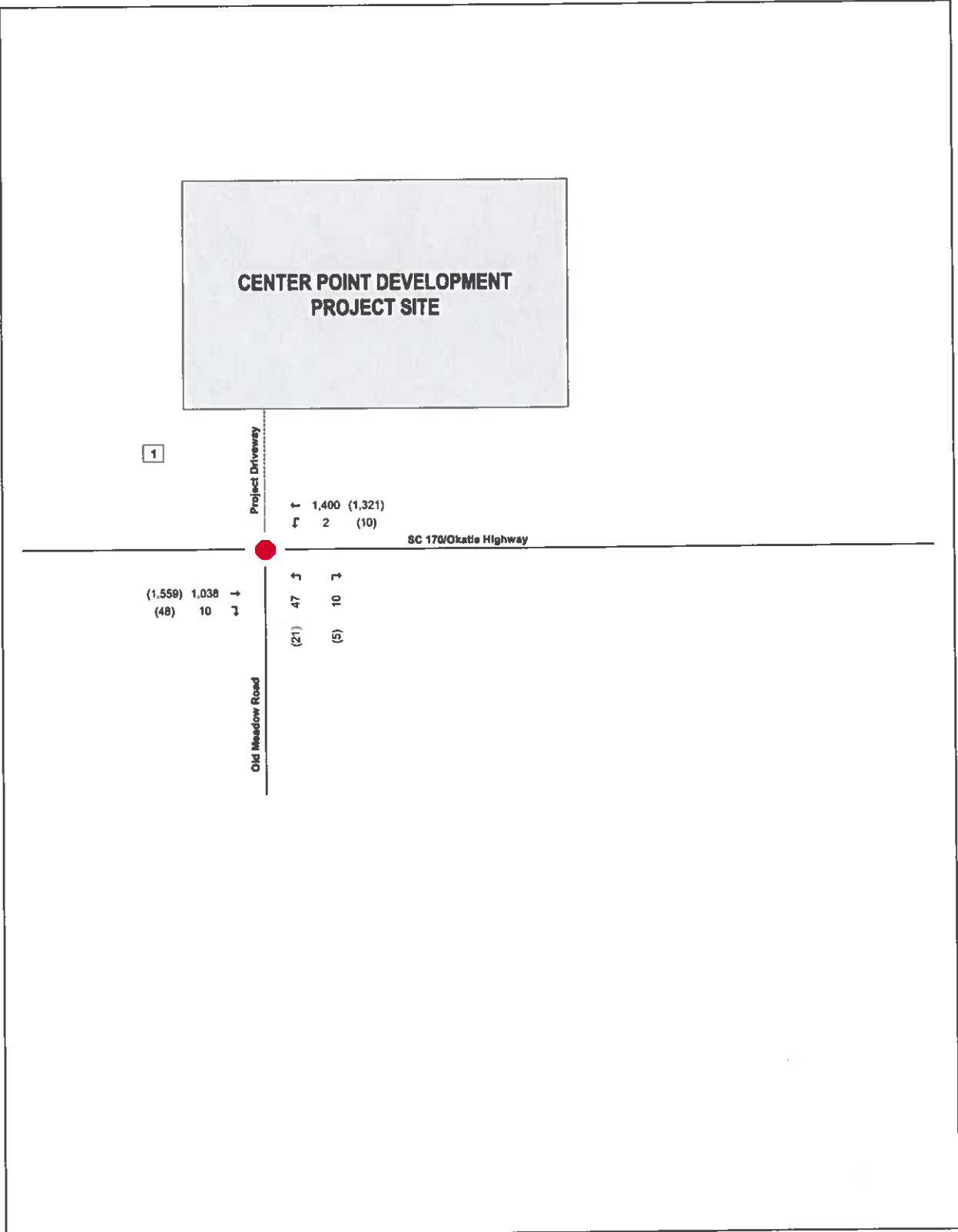




Exhibit 4.2 - No Build Peak Hour Traffic Volumes



Traffic Volumes Legend

000 - AM Peak Hour Volumes
(000) - PM Peak Hour Volumes

● TWSC

⚙ SIGNAL

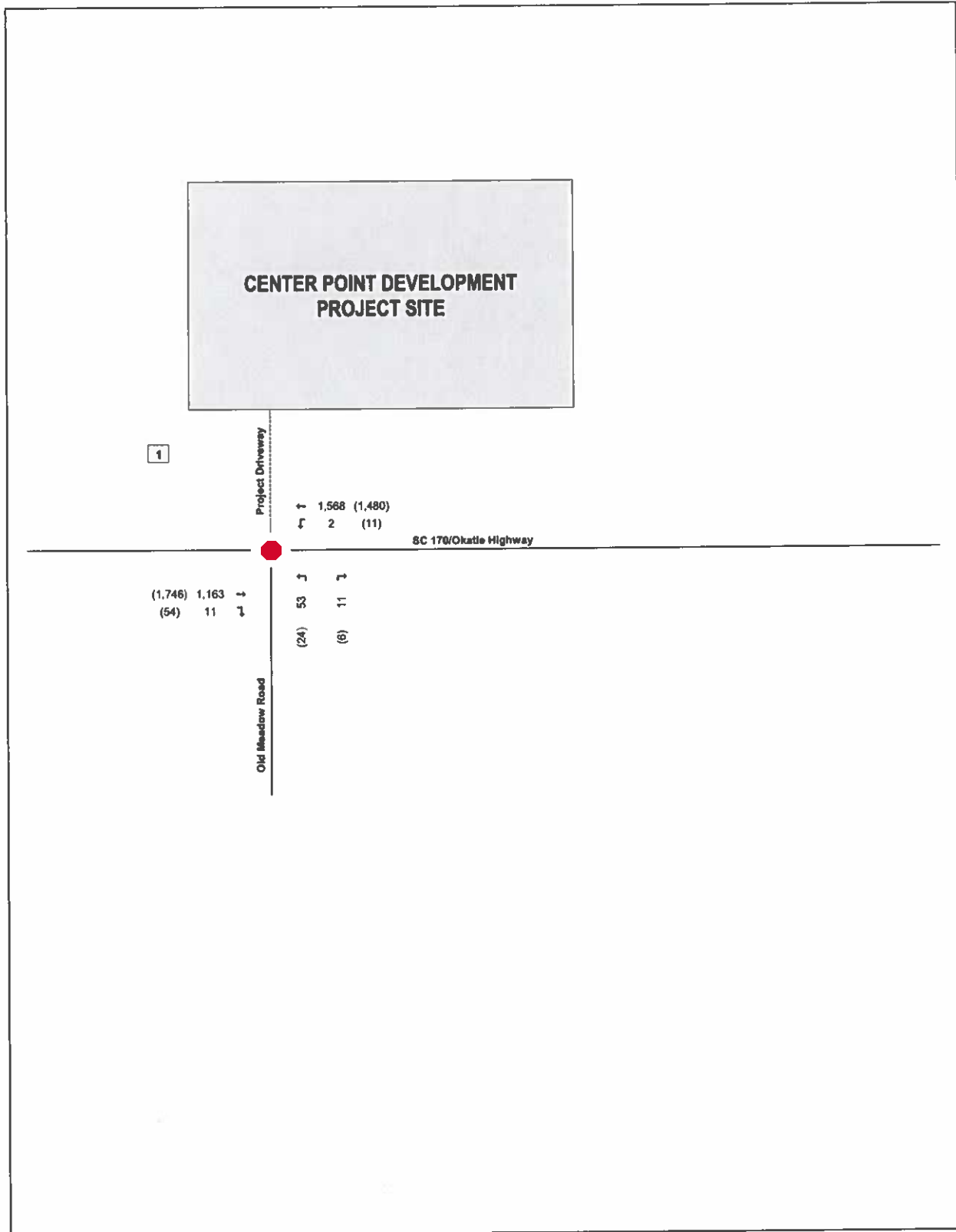




Exhibit 4.3 - Build Peak Hour Traffic Volumes

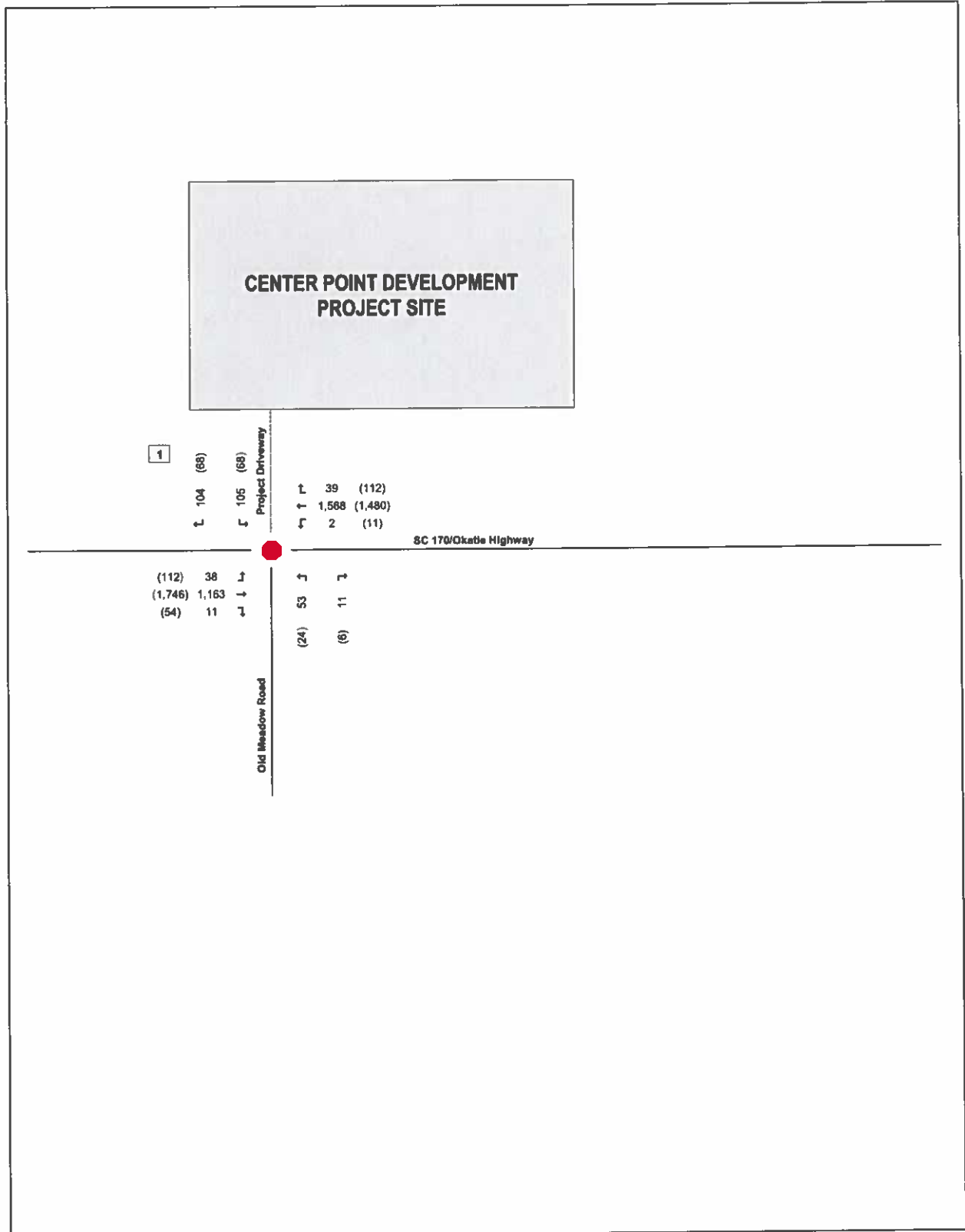


Traffic Volumes Legend

000 - AM Peak Hour Volumes
(000) - PM Peak Hour Volumes

● TWSC

⚙ SIGNAL





5.0 TRAFFIC IMPACT ANALYSIS

A traffic impact analysis was conducted for the Center Point development which analyzed the need for turn lanes at the project driveways as well as the operation of study area intersections according to *Highway Capacity Manual 2010 (HCM 2010)* methodologies.

5.1 TURN LANE ANALYSIS

5.1.1 Right-Turn Lanes

The need for exclusive right-turn lanes is based upon the criteria documented in Section 9.5.1.1 of SCDOT's *Roadway Design Manual (2017)*, which consists of nine considerations, listed below:

1. At a free-flowing leg of any unsignalized intersection on a two-lane urban or rural highway which satisfies the criteria in Figure 9.5-A;
2. at a free-flowing leg of any unsignalized intersection on a high-speed (50 mph or greater), four-lane urban or rural highway which satisfies the criteria in Figure 9.5-B;
3. at the free-flowing leg of any unsignalized intersection on a six-lane urban or rural highway;
4. at any intersection where a capacity analysis determines a right-turn lane is necessary to meet the overall level-of-service criteria;
5. as a general rule, at any signalized intersection where the projected right-turning volume is greater than 300 vehicles per hour and where there are greater than 300 vehicles per hour per lane on the mainline (A traffic analysis will be required if the turning volumes are greater than 300 vehicles per hour);
6. for uniformity of intersection design along the highway if other intersections have right-turn lanes;
7. at any intersection where the mainline is curved to the left and where the mainline curve requires superelevation;
8. at railroad crossings where the railroad is paralleled to the facility and is located close to the intersection and where a right-turn lane would be desirable to store queued vehicles avoiding interference with the movement of through traffic; or
9. at any intersection where the crash experience, existing traffic operations, sight distance restrictions (e.g., intersection beyond a crest vertical curve), or engineering judgement indicates a significant conflict related to right-turning vehicles;

Table 5.1 below details whether the previously mentioned criteria for exclusive right-turn lanes are satisfied for each driveway. An "x" indicates that the criteria is not met; a "✓" indicates that it is met; and "N/A" indicates that the criteria is not applicable.

Table 5.1 – Right-Turn Lane Criteria Warrants

Criteria	Project Driveway 1	Reference/Note
1	✓	Appendix H
2	✓	Appendix H
3	x	Not a 6-lane highway
4	x	Fails with or without turn lane
5	x	Exhibit 4.3
6	✓	Right turn lanes typically provided
7	x	Not curved to the left
8	x	No railroad crossing
9	N/A	Crash data not provided

Based on SCDOT's *Roadway Design Manual* considerations, an exclusive westbound right-turn lane along SC 170/Okatie Highway is recommended at Project Driveway #1 prior to full buildout of the Center Point development.

Per the criteria documented in Section 5D-4 of SCDOT's *Access and Roadside Management Standards (ARMS, 2008)*, it is recommended that the exclusive right-turn lane consist of a total of 300 feet, with 100 feet of storage and a 200-foot taper.



5.1.2 Left-Turn Lanes

The need for exclusive left-turn lanes is based upon the criteria documented in Section 9.5.1.2 of SCDOT's *Roadway Design Manual* (2017), which consists of nine considerations, listed below:

1. At any unsignalized intersection on principal, high-speed rural highways with other arterials or collectors;
2. at any unsignalized intersection on a two-lane urban or rural highway that satisfies the criteria in Figures 9.5-C, 9.5-D, 9.5-E, 9.5-F, or 9.5-G;
3. at any intersection where a capacity analysis determines a left-turn lane is necessary to meet the level of service criteria;
4. at any signalized intersection where the left-turn volume is 300 vehicles per hour or more, conduct a traffic review to determine if dual left-turn lanes are required;
5. as a general rule, at any intersection where the left-turning volume is 100 vehicles per hour (for a single turn lane) or 300 vehicles per hour (for a dual turn lane);
6. at all entrances to major residential, commercial, and industrial developments;
7. at all median crossovers;
8. for uniformity of intersection design along the highway if other intersections have left-turn lanes (i.e., to satisfy driver expectancy); or
9. at any intersection where the crash experience, existing traffic operations, sight distance restrictions (e.g., intersection beyond a crest vertical curve), or engineering judgement indicates a significant conflict related to left-turning vehicles;

Table 5.2 below details whether the previously mentioned criteria for exclusive left-turn lanes are satisfied for each driveway. An “*” indicates that the criteria is not met; a “✓” indicates that it is met; and “N/A” indicates that the criteria is not applicable.

Table 5.2 – Left-Turn Lane Criteria Warrants

Criteria	Project Driveway 1	Reference/Note
1	*	Not arterial or collector
2	✓	Appendix H
3	*	Fails with or without turn lane
4	*	Exhibit 4.3
5	✓	Exhibit 4.3
6	*	Not a major development
7	✓	SC 170 has median crossing
8	*	TWLTL provided along SC 170
9	N/A	Crash data not provided

*TWLTL = two way left turn lane

Based on SCDOT's *Roadway Design Manual* considerations, an exclusive eastbound left-turn lane along SC 170/Okatie Highway is **recommended** at Project Driveway #1 prior to full buildout of the Center Point development.

Per the criteria documented in Section 5D-4 of SCDOT's *Access and Roadside Management Standards (ARMS, 2008)*, it is recommended that the exclusive left-turn lane consist of a total of 400 feet, with 200 feet of storage and a 200-foot taper. However, due to the fact that there is an existing two-way left-turn-lane (TWLTL) which provides 225 feet of storage in the eastbound direction, it is recommended that the existing TWLTL be extended by approximately 175 feet (to provide length for the recommended 400 feet of storage and taper).



5.2 INTERSECTION LOS ANALYSIS

Using the existing and projected peak hour traffic volumes previously discussed, intersection analysis was conducted for the study and project driveway intersections considering 2021 Existing Conditions, 2024 No Build Conditions, and 2024 Build Conditions. The analysis was conducted using the Transportation Research Board's *Highway Capacity Manual 2010 (HCM 2010)* methodologies of the *Synchro*, Version 10 software for stop-controlled and signalized intersection analysis.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. **Table 5.3** summarizes the HCM 2010 control delay thresholds associated with each LOS grade for unsignalized and signalized intersections. Level of service A through D is considered to be acceptable LOS, while LOS E and F is considered to be undesirable.

Table 5.3 – HCM 2010 Intersection LOS Criteria

LOS	Control Delay per Vehicle (s)	
	Unsignalized	Signalized
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

As part of the intersection analysis, SCDOT's default *Synchro* parameters were utilized. The existing 2021 traffic counts' peak hour factors (PHF) were utilized in the analysis of existing conditions. Future-year 2024 conditions were analyzed utilizing existing PHF, but with a minimum PHF of 0.90 and maximum PHF of 0.95 considered. The existing 2021 heavy vehicle percentages, as previously discussed, were utilized in the analysis, with a minimum percentage of 2% considered.

Existing lane geometry was utilized for the analysis of 2021 Existing Conditions and 2024 No Build Conditions. The 2024 Build Conditions were analyzed both with existing lane geometry and with any proposed improvements resulting from this impact analysis (including any proposed exclusive turn lanes per the results of **Section 5.1**) to illustrate their anticipated impact on traffic operations.

The results of the intersection analysis for existing and future-year conditions for the weekday AM and PM peak hour time periods are summarized in **Table 5.4**.

For signalized intersections, the overall intersection LOS and delay results are evaluated for acceptable operation, while for two-way stop-controlled (TWSC) intersections, the LOS and delay results are evaluated for the worst-case minor-street approaches only, per *HCM 2010* methodologies for TWSC intersections.



Table 5.4 – Peak Hour Intersection Analysis Results

Intersection	Control	LOS/Delay (seconds/vehicle)							
		AM Peak Hour				PM Peak Hour			
		2021 Existing	2024 No Build	2024 Build	2024 Build if signalized	2021 Existing	2024 No Build	2024 Build	2024 Build if signalized
1 SC 170/Okatie Highway & Old Meadow Road (NB)/Project Driveway #1 (SB)	TWSC	C/23.4 (NB)	D/29.1 (NB)	F/184.3 (NB)	C/23.3	D/32.3 (NB)	E/46.9 (NB)	F* (NB)	B/19.9

*Delay exceeds 300 seconds



As shown in **Table 5.4**, the results of the analysis indicate that the study intersections currently operate and are expected to continue to operate at an acceptable LOS with the proposed Center Point development, with one exception:

The intersection of SC 170/Okatie Highway & Old Meadow Road/Project Driveway is projected to experience undesirable delay in both peak hours of the 2024 Build Conditions. However, this projected delay is likely due to the conservative nature of the *HCM 2010* unsignalized methodology and is not an uncommon condition for two-way stop control during the peak hours of the day. Therefore, upon completion of the Center Point Development in 2024, it is recommended to perform a signal warrant analysis to determine if the intersection meets the criteria and to install the traffic signal, if warranted.

Worksheets documenting the intersection analyses are provided in **Appendix D** for 2021 Existing Conditions, **Appendix E** for 2024 No Build Conditions, **Appendix F** for 2024 Build Conditions, and in **Appendix G** for 2024 Build Conditions with proposed improvements.



6.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact analysis was conducted for the Center Point development in accordance with SCDOT and Jasper County guidelines.

The proposed Center Point development (which is anticipated to be constructed by 2024) is located along SC 170 and will consist of Multi-family Housing Units (Mid-Rise), Single Family Housing Units, and a Nursing Home.

Access to the development is proposed to be provided via one proposed full access driveway along SC 170 aligned with Old Meadow Road, which meets the SCDOT spacing requirement.

Therefore, the extent of the roadway network analyzed consisted of the intersection of:

1. SC 170/Okatie Highway & Old Meadow Road/Project Driveway #1.

The operation of this intersection (in terms of average vehicular delay and level of service) was analyzed with and without the project traffic anticipated to be generated by the Center Point development.

Future access is also planned along SC 170 to the east with the intersection of Camp St. Mary's Road. This eastern access is planned to serve a future phase of development (not included in this study). Therefore, it is recommended that a future traffic impact analysis study be performed at the time of the encroachment permit for the permanent access at Camp St. Mary's Road.

The results of the analysis indicate that the intersection of SC 170/Okatie Highway & Old Meadow Road/Project Driveway is projected to experience undesirable delay in both peak hours of the 2024 Build Conditions. Therefore, upon completion of the Center Point Development in 2024, it is recommended to perform a signal warrant analysis to determine if the intersection meets the criteria and to install the traffic signal, if warranted.

Based on the turn lane criteria in SCDOT's *Roadway Design Manual*, an exclusive eastbound left-turn lane and westbound right-turn lane along SC 170/Okatie Highway are recommended at Project Driveway #1.

Per the criteria documented in SCDOT's *Access and Roadside Management Standards*, it is recommended that the exclusive left-turn lane consist of a total of 400 feet, with 200 feet of storage and a 200-foot taper. However, due to the fact that there is an existing two-way left-turn-lane (TWLTL) which provides 225 feet of storage in the eastbound direction, it is recommended that the existing TWLTL be extended by approximately 175 feet (to provide length for the recommended 400 feet of storage and taper). It is recommended that the exclusive right-turn lane consist of a total of 300 feet, with 100 feet of storage and a 200-foot taper.



CENTER POINT TRAFFIC IMPACT ANALYSIS APPENDICES



Appendix A TRIP GENERATION WORKSHEETS

TRIP GENERATION ESTIMATES
Center Point Development

Weekday Daily

Land Use	Trip Generation Characteristics				Equation/Rate	Directional Distribution		Gross Trips			New External Trips		
	Ed.	LUC	Scale	Unit		In	Out	In	Out	Total	In	Out	Total
Single-Family Detached Housing	10th	210	220	DU	$\ln(T) = 0.92 \ln(X) + 2.71$	50%	50%	1,074	1,074	2,148	1,074	1,074	2,148
Multifamily Housing (Mid-Rise)	10th	220	240	DU	$T = 7.56(X) - 40.86$	50%	50%	887	887	1,774	887	887	1,774
Nursing Home	10th	620	20.6	KSF	$\ln(T) = 0.83 \ln(X) + 2.51$	50%	50%	76	76	152	76	76	152
Total:								2,037	2,037	4,074	2,037	2,037	4,074

Weekday AM Peak Hour

Land Use	Trip Generation Characteristics				Equation/Rate	Directional Distribution		Gross Trips			New External Trips		
	Ed.	LUC	Scale	Unit		In	Out	In	Out	Total	In	Out	Total
Single-Family Detached Housing	10th	210	220	DU	$T = 0.71(X) + 4.80$	25%	75%	41	121	162	41	121	162
Multifamily Housing (Mid-Rise)	10th	220	240	DU	$\ln(T) = 0.95 \ln(X) - 0.51$	23%	77%	25	85	110	25	85	110
Nursing Home	10th	620	20.6	KSF	$\ln(T) = 0.84 \ln(X)$	78%	22%	11	3	14	11	3	14
Total:								77	209	286	77	209	286

Weekday PM Peak Hour

Land Use	Trip Generation Characteristics				Equation/Rate	Directional Distribution		Gross Trips			New External Trips		
	Ed.	LUC	Scale	Unit		In	Out	In	Out	Total	In	Out	Total
Single-Family Detached Housing	10th	210	220	DU	$\ln(T) = 0.96 \ln(X) + 0.20$	63%	37%	137	81	218	137	81	218
Multifamily Housing (Mid-Rise)	10th	220	240	DU	$\ln(T) = 0.89 \ln(X) - 0.02$	63%	37%	82	48	130	82	48	130
Nursing Home	10th	620	20.6	KSF	$T = 0.59(X)$	41%	59%	5	7	12	5	7	12
Total:								224	136	360	224	136	360



Appendix B TRAFFIC VOLUME DATA

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : SC 170 @ Old Meadow Rd

Site Code :

Start Date : 08/03/2021

Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Southbound				SC 170 Westbound				Old Meadow Rd Northbound				SC 170 Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	0	0	0	0	1	304	0	0	15	0	4	0	0	250	3	0	577
07:15	0	0	0	0	0	388	0	0	14	0	4	0	0	256	2	0	664
07:30	0	0	0	0	0	381	0	0	7	0	0	0	0	279	4	0	671
07:45	0	0	0	0	1	327	0	0	11	0	2	0	0	253	1	0	595
Total	0	0	0	0	2	1400	0	0	47	0	10	0	0	1038	10	0	2507
08:00	0	0	0	0	0	291	0	0	9	0	3	0	0	260	3	0	566
08:15	0	0	0	0	0	288	0	0	10	0	0	0	0	252	2	0	552
08:30	0	0	0	0	1	296	0	0	12	0	3	0	0	215	3	0	530
08:45	0	0	0	0	2	278	0	0	13	0	2	0	0	211	3	0	509
Total	0	0	0	0	3	1153	0	0	44	0	8	0	0	938	11	0	2157
16:00	0	0	0	0	2	307	0	0	1	0	2	0	0	316	8	0	636
16:15	0	0	0	0	4	352	0	0	5	0	1	0	0	346	16	0	724
16:30	0	0	0	0	1	337	0	0	4	0	0	0	0	357	8	0	707
16:45	0	0	0	0	3	330	0	0	6	0	1	0	0	349	14	0	703
Total	0	0	0	0	10	1326	0	0	16	0	4	0	0	1368	46	0	2770
17:00	0	0	0	0	1	339	0	0	3	0	2	0	0	400	10	0	755
17:15	0	0	0	0	4	325	0	0	5	0	1	0	0	404	8	0	747
17:30	0	0	0	0	2	327	0	0	7	0	1	0	0	406	16	0	759
17:45	0	0	0	0	1	264	0	0	8	0	4	0	0	388	14	0	679
Total	0	0	0	0	8	1255	0	0	23	0	8	0	0	1598	48	0	2940
Grand Total	0	0	0	0	23	5134	0	0	130	0	30	0	0	4942	115	0	10374
Apprch %	0	0	0	0	0.4	99.6	0	0	81.2	0	18.8	0	0	97.7	2.3	0	
Total %	0	0	0	0	0.2	49.5	0	0	1.3	0	0.3	0	0	47.6	1.1	0	
Passenger Vehicles	0	0	0	0	23	5000	0	0	130	0	30	0	0	4805	114	0	10102
% Passenger Vehicles	0	0	0	0	100	97.4	0	0	100	0	100	0	0	97.2	99.1	0	97.4
Heavy Vehicles	0	0	0	0	0	133	0	0	0	0	0	0	0	135	1	0	269
% Heavy Vehicles	0	0	0	0	0	2.6	0	0	0	0	0	0	0	2.7	0.9	0	2.6
Buses	0	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	3
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

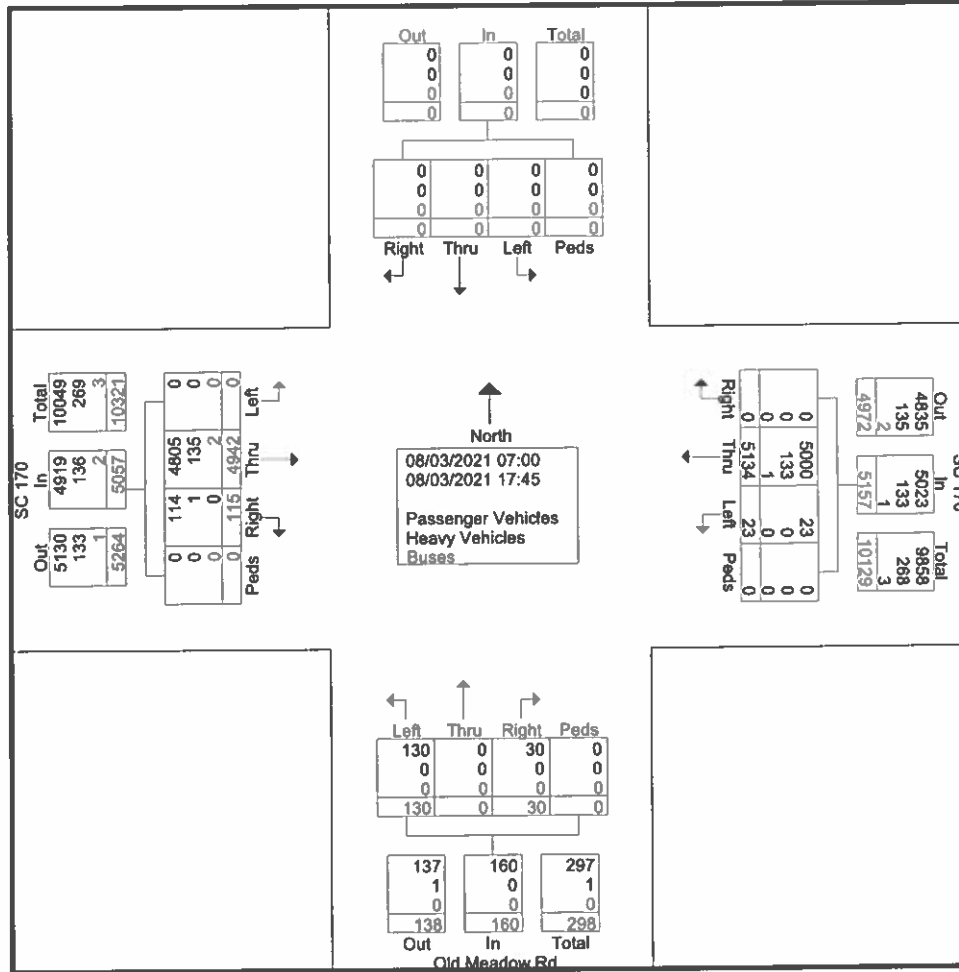
We can't say we're the Best, but you Can!

File Name : SC 170 @ Old Meadow Rd

Site Code :

Start Date : 08/03/2021

Page No : 2



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

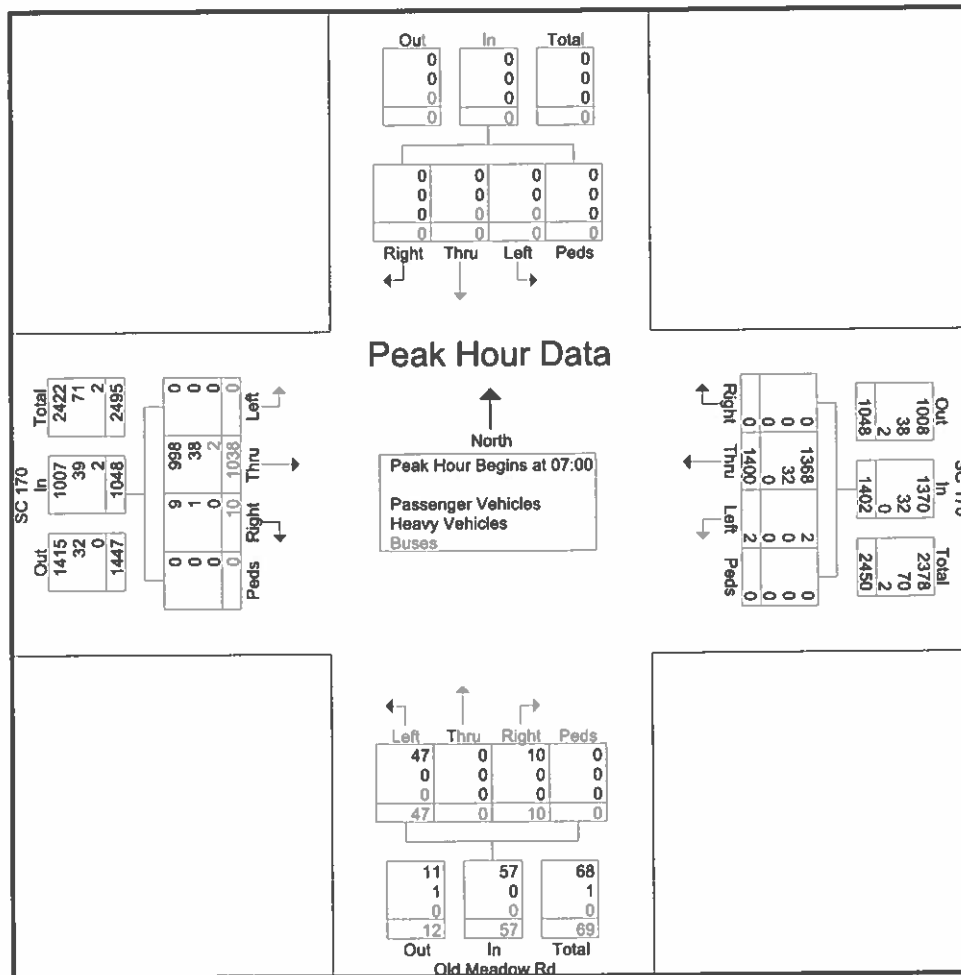
File Name : SC 170 @ Old Meadow Rd

Site Code :

Start Date : 08/03/2021

Page No : 3

Start Time	Southbound					SC 170 Westbound					Old Meadow Rd Northbound					SC 170 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00																					
07:00	0	0	0	0	0	1	304	0	0	305	15	0	4	0	19	0	250	3	0	253	577
07:15	0	0	0	0	0	0	388	0	0	388	14	0	4	0	18	0	256	2	0	258	664
07:30	0	0	0	0	0	0	381	0	0	381	7	0	0	0	7	0	279	4	0	283	671
07:45	0	0	0	0	0	1	327	0	0	328	11	0	2	0	13	0	253	1	0	254	595
Total Volume	0	0	0	0	0	2	1400	0	0	1402	47	0	10	0	57	0	1038	10	0	1048	2507
% App. Total	0	0	0	0	0	0.1	99.9	0	0		82.5	0	17.5	0		0	99	1	0		
PHF	.000	.000	.000	.000	.000	.500	.902	.000	.000	.903	.783	.000	.625	.000	.750	.000	.930	.625	.000	.926	.934
Passenger Vehicles	0	0	0	0	0	2	1368	0	0	1368	100	0	100	0	100	0	96.1	90.0	0	96.1	97.1
% Passenger Vehicles	0	0	0	0	0	100	97.7	0	0	97.7	100	0	100	0	100	0	96.1	90.0	0	96.1	97.1
Heavy Vehicles	0	0	0	0	0	0	32	0	0	32	0	0	0	0	0	0	3.7	10.0	0	3.7	2.8
% Heavy Vehicles	0	0	0	0	0	0	2.3	0	0	2.3	0	0	0	0	0	0	3.7	10.0	0	3.7	2.8
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.2	0	0	0.2	0.1



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

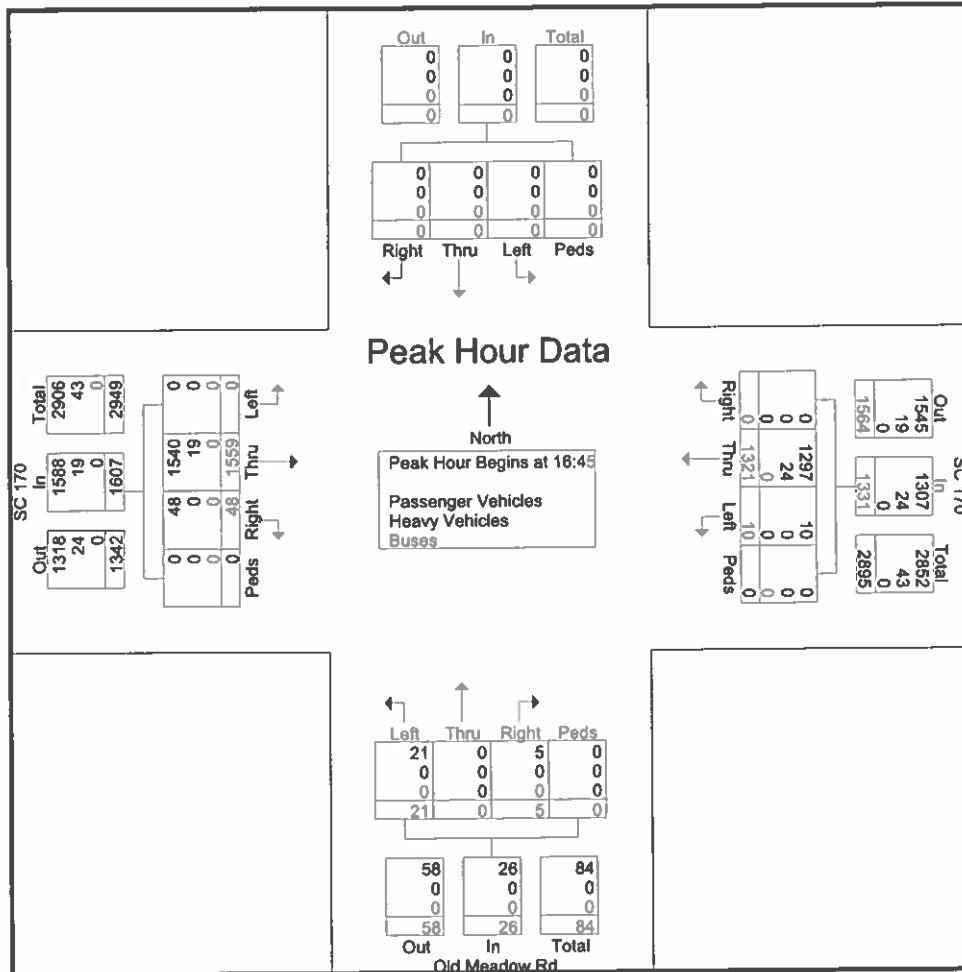
File Name : SC 170 @ Old Meadow Rd

Site Code :

Start Date : 08/03/2021

Page No : 4

Start Time	Southbound					SC 170 Westbound					Old Meadow Rd Northbound					SC 170 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	0	0	0	0	3	330	0	0	333	6	0	1	0	7	0	349	14	0	363	703
17:00	0	0	0	0	0	1	339	0	0	340	3	0	2	0	5	0	400	10	0	410	755
17:15	0	0	0	0	0	4	325	0	0	329	5	0	1	0	6	0	404	8	0	412	747
17:30	0	0	0	0	0	2	327	0	0	329	7	0	1	0	8	0	408	16	0	422	759
Total Volume	0	0	0	0	0	10	1321	0	0	1331	21	0	5	0	26	0	1559	48	0	1607	2964
% App. Total	0	0	0	0	0	0.8	99.2	0	0		80.8	0	19.2	0		0	97	3	0		
PHF	.000	.000	.000	.000	.000	.625	.974	.000	.000	.979	.750	.000	.625	.000	.813	.000	.960	.750	.000	.952	.976
Passenger Vehicles	0	0	0	0	0	10	1297	0	0	98.2	100	0	100	0	100	0	1540	100	0	98.8	98.5
% Passenger Vehicles	0	0	0	0	0	100	98.2	0	0	98.2	100	0	100	0	100	0	98.8	100	0	98.8	98.5
Heavy Vehicles	0	0	0	0	0	0	24	0	0	24	0	0	0	0	0	0	19	0	0	19	43
% Heavy Vehicles	0	0	0	0	0	0	1.8	0	0	1.8	0	0	0	0	0	0	1.2	0	0	1.2	1.5
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0





Appendix C TRAFFIC VOLUME DEVELOPMENT WORKSHEETS

1 - SC 170/Okatie Highway & Old Meadow Road/Project Driveway

TOTAL PROJECT TRAFFIC

Traffic Control: TWSC
Date Counted: 8/3/2021

IN OUT IN OUT
AM 77 209 PM 224 136

AM PEAK HOUR 7:00 AM - 8:00 AM	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2021 Existing Traffic Volumes	0	1,038	10	2	1,400	0	47	0	10	0	0	0
Years to Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%
Background Traffic	0	125	1	0	168	0	6	0	1	0	0	0
2024 No Build Traffic Volumes	0	1,163	11	2	1,568	0	53	0	11	0	0	0
Inbound Project Traffic %	50%			50%								
Outbound Project Traffic %										50%	50%	
2024 Project Traffic	38	0	0	0	0	39	0	0	0	105	0	104
2024 Build Traffic Volumes	38	1,163	11	2	1,568	39	53	0	11	105	0	104
PM PEAK HOUR 4:45 PM - 5:45 PM	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2021 Existing Traffic Volumes	0	1,559	48	10	1,321	0	21	0	5	0	0	0
Years to Buildout	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%
Background Traffic	0	187	6	1	159	0	3	0	1	0	0	0
2024 No Build Traffic Volumes	0	1,746	54	11	1,480	0	24	0	6	0	0	0
Inbound Project Traffic %	50%			50%								
Outbound Project Traffic %										50%	50%	
2024 Project Traffic	112	0	0	0	0	112	0	0	0	68	0	68
2024 Build Traffic Volumes	112	1,746	54	11	1,480	112	24	0	6	68	0	68



Appendix D ANALYSIS WORKSHEETS: 2021 EXISTING CONDITIONS

Intersection

Int Delay, s/veh 0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑		↑↑	↑	↑
Traffic Vol, veh/h	1038	10	2	1400	47	10
Future Vol, veh/h	1038	10	2	1400	47	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	100	0
Veh in Median Storage, #	0	-	-	0	2	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	4	4	2	2	2	2
Mvmt Flow	1116	11	2	1505	51	11

Major/Minor

	Major1	Major2	Minor1		
Conflicting Flow All	0	0	1127	0	1873
Stage 1	-	-	-	-	1116
Stage 2	-	-	-	-	757
Critical Hdwy	-	-	4.14	-	6.84
Critical Hdwy Stg 1	-	-	-	-	5.84
Critical Hdwy Stg 2	-	-	-	-	5.84
Follow-up Hdwy	-	-	2.22	-	3.52
Pot Cap-1 Maneuver	-	-	616	-	64
Stage 1	-	-	-	-	275
Stage 2	-	-	-	-	424
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	616	-	63
Mov Cap-2 Maneuver	-	-	-	-	224
Stage 1	-	-	-	-	275
Stage 2	-	-	-	-	416

Approach

	EB	WB	NB
HCM Control Delay, s	0	0.1	23.4
HCM LOS			C

Minor Lane/Major Mvmt

	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	224	473	-	-	616	-
HCM Lane V/C Ratio	0.226	0.023	-	-	0.003	-
HCM Control Delay (s)	25.7	12.8	-	-	10.9	0.1
HCM Lane LOS	D	B	-	-	B	A
HCM 95th %tile Q(veh)	0.8	0.1	-	-	0	-

Intersection

Int Delay, s/veh 0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↗		↖↑	↘	↗
Traffic Vol, veh/h	1559	48	10	1321	21	5
Future Vol, veh/h	1559	48	10	1321	21	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	100	0
Veh in Median Storage, #	0	-	-	0	2	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1591	49	10	1348	21	5

Major/Minor

	Major1	Major2	Minor1		
Conflicting Flow All	0	0	1640	0	2285 796
Stage 1	-	-	-	-	1591 -
Stage 2	-	-	-	-	694 -
Critical Hdwy	-	-	4.14	-	6.84 6.94
Critical Hdwy Stg 1	-	-	-	-	5.84 -
Critical Hdwy Stg 2	-	-	-	-	5.84 -
Follow-up Hdwy	-	-	2.22	-	3.52 3.32
Pot Cap-1 Maneuver	-	-	391	-	33 330
Stage 1	-	-	-	-	153 -
Stage 2	-	-	-	-	457 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	391	-	30 330
Mov Cap-2 Maneuver	-	-	-	-	137 -
Stage 1	-	-	-	-	153 -
Stage 2	-	-	-	-	410 -

Approach

	EB	WB	NB
HCM Control Delay, s	0	0.8	32.3
HCM LOS			D

Minor Lane/Major Mvmt

	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	137	330	-	-	391	-
HCM Lane V/C Ratio	0.156	0.015	-	-	0.026	-
HCM Control Delay (s)	36.1	16.1	-	-	14.5	0.7
HCM Lane LOS	E	C	-	-	B	A
HCM 95th %tile Q(veh)	0.5	0	-	-	0.1	-



Appendix E ANALYSIS WORKSHEETS: 2024 NO BUILD CONDITIONS

Intersection						
Int Delay, s/veh	0.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑		↑↑	↑	↑
Traffic Vol, veh/h	1163	11	2	1568	53	11
Future Vol, veh/h	1163	11	2	1568	53	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	100	0
Veh in Median Storage, #	0	-	-	0	2	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	4	4	2	2	2	2
Mvmt Flow	1251	12	2	1686	57	12

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	1263	0	2098
Stage 1	-	-	-	-	1251
Stage 2	-	-	-	-	847
Critical Hdwy	-	-	4.14	-	6.84
Critical Hdwy Stg 1	-	-	-	-	5.84
Critical Hdwy Stg 2	-	-	-	-	5.84
Follow-up Hdwy	-	-	2.22	-	3.52
Pot Cap-1 Maneuver	-	-	546	-	~45
Stage 1	-	-	-	-	233
Stage 2	-	-	-	-	381
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	546	-	~42
Mov Cap-2 Maneuver	-	-	-	-	188
Stage 1	-	-	-	-	233
Stage 2	-	-	-	-	359

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	29.1
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	188	427	-	-	546	-
HCM Lane V/C Ratio	0.303	0.028	-	-	0.004	-
HCM Control Delay (s)	32.3	13.7	-	-	11.6	0.3
HCM Lane LOS	D	B	-	-	B	A
HCM 95th %tile Q(veh)	1.2	0.1	-	-	0	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection						
Int Delay, s/veh	1.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑		↑↑	↑	↑
Traffic Vol, veh/h	1746	54	11	1480	24	6
Future Vol, veh/h	1746	54	11	1480	24	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	100	0
Veh in Median Storage, #	0	-	-	0	2	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1838	57	12	1558	25	6

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	1895	0	2641
Stage 1	-	-	-	-	1838
Stage 2	-	-	-	-	803
Critical Hdwy	-	-	4.14	-	6.84
Critical Hdwy Stg 1	-	-	-	-	5.84
Critical Hdwy Stg 2	-	-	-	-	5.84
Follow-up Hdwy	-	-	2.22	-	3.52
Pot Cap-1 Maneuver	-	-	311	-	~19
Stage 1	-	-	-	-	112
Stage 2	-	-	-	-	401
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	311	-	~14
Mov Cap-2 Maneuver	-	-	-	-	98
Stage 1	-	-	-	-	112
Stage 2	-	-	-	-	286

Approach	EB	WB	NB
HCM Control Delay, s	0	2.5	46.9
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	98	273	-	-	311	-
HCM Lane V/C Ratio	0.258	0.023	-	-	0.037	-
HCM Control Delay (s)	54	18.5	-	-	17	2.4
HCM Lane LOS	F	C	-	-	C	A
HCM 95th %tile Q(veh)	0.9	0.1	-	-	0.1	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon



Appendix F ANALYSIS WORKSHEETS: 2024 BUILD CONDITIONS

Intersection												
Int Delay, s/veh	14.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↑↑	↗		↘↑	↗	↘		↗		↘↑	↗
Traffic Vol, veh/h	38	1163	11	2	1568	39	53	0	11	105	0	104
Future Vol, veh/h	38	1163	11	2	1568	39	53	0	11	105	0	104
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	250	-	-	100	100	-	0	-	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	2	-	-	2	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	4	4	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	1251	12	2	1686	42	57	0	12	113	0	112

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	1728	0	0	1263	0	0	2180	-	626	2398	3035	843
Stage 1	-	-	-	-	-	-	1333	-	-	1690	1690	-
Stage 2	-	-	-	-	-	-	847	-	-	708	1345	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	361	-	-	546	-	-	~26	0	427	~17	13	307
Stage 1	-	-	-	-	-	-	162	0	-	~97	148	-
Stage 2	-	-	-	-	-	-	323	0	-	392	218	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	361	-	-	546	-	-	~14	-	427	~14	10	307
Mov Cap-2 Maneuver	-	-	-	-	-	-	95	-	-	~79	101	-
Stage 1	-	-	-	-	-	-	144	-	-	~86	133	-
Stage 2	-	-	-	-	-	-	184	-	-	338	193	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0.6	75.5	184.3
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	95	427	361	-	-	546	-	-	79	307
HCM Lane V/C Ratio	0.6	0.028	0.113	-	-	0.004	-	-	1.429	0.364
HCM Control Delay (s)	88.3	13.7	16.2	-	-	11.6	0.6	-	\$ 343.7	23.3
HCM Lane LOS	F	B	C	-	-	B	A	-	F	C
HCM 95th %tile Q(veh)	2.8	0.1	0.4	-	-	0	-	-	9	1.6

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection												
Int Delay, s/veh	64.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↘	↗	↘		↗	↘	↘		↗		↗	↘
Traffic Vol, veh/h	112	1746	54	11	1480	112	24	0	6	68	0	68
Future Vol, veh/h	112	1746	54	11	1480	112	24	0	6	68	0	68
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	200	-	250	-	-	100	100	-	0	-	-	100
Veh in Median Storage, #	-	0	-	-	0	-	-	2	-	-	2	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	118	1838	57	12	1558	118	25	0	6	72	0	72

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1676	0	0	1895	0	0	2877	-	919	2737	3713	779
Stage 1	-	-	-	-	-	-	2074	-	-	1582	1582	-
Stage 2	-	-	-	-	-	-	803	-	-	1155	2131	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	379	-	-	311	-	-	~7	0	273	~10	4	339
Stage 1	-	-	-	-	-	-	55	0	-	114	167	-
Stage 2	-	-	-	-	-	-	343	0	-	209	88	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	379	-	-	311	-	-	~2	-	273	~3	1	339
Mov Cap-2 Maneuver	-	-	-	-	-	-	~2	-	-	~62	32	-
Stage 1	-	-	-	-	-	-	38	-	-	79	52	-
Stage 2	-	-	-	-	-	-	84	-	-	141	61	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.1			5.5			\$ 6847.7			146.7		
HCM LOS							F			F		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	2	273	379	-	-	311	-	-	62	339
HCM Lane V/C Ratio	12.632	0.023	0.311	-	-	0.037	-	-	1.154	0.211
HCM Control Delay (s)	\$ 8555	18.5	18.7	-	-	17	5.8	-	275	18.4
HCM Lane LOS	F	C	C	-	-	C	A	-	F	C
HCM 95th %tile Q(veh)	4.9	0.1	1.3	-	-	0.1	-	-	5.8	0.8

Notes			
~: Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon
























Appendix G ANALYSIS WORKSHEETS: 2024 BUILD CONDITIONS W/ PROPOSED IMPROVEMENTS

HCM 2010 Signalized Intersection Summary

2024 Build Conditions w/ Improvements

101: Old Meadow Road/Project Driveway & SC 170/Okatie Highway

AM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	38	1163	11	2	1568	39	53	0	11	105	0	104
Future Volume (veh/h)	38	1163	11	2	1568	39	53	0	11	105	0	104
Number	5	2	12	1	6	16	3	8	18	7	4	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1827	1827	1900	1863	1863	1900	1863	1863	1900	1863	1863
Adj Flow Rate, veh/h	41	1251	12	2	1686	42	57	0	12	113	0	112
Adj No. of Lanes	1	2	1	0	2	1	0	1	1	0	1	1
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	4	4	2	2	2	2	2	2	2	2	2
Cap, veh/h	194	2225	995	48	1884	859	96	0	379	96	0	379
Arrive On Green	0.04	0.64	0.64	0.54	0.54	0.54	0.24	0.00	0.24	0.24	0.00	0.24
Sat Flow, veh/h	1774	3471	1553	1	3471	1583	0	0	1583	0	0	1583
Grp Volume(v), veh/h	41	1251	12	905	783	42	57	0	12	113	0	112
Grp Sat Flow(s),veh/h/ln	1774	1736	1553	1861	1610	1583	0	0	1583	0	0	1583
Q Serve(g_s), s	0.7	15.2	0.2	0.0	32.5	0.9	0.0	0.0	0.4	0.0	0.0	4.4
Cycle Q Clear(g_c), s	0.7	15.2	0.2	32.5	32.5	0.9	18.0	0.0	0.4	18.0	0.0	4.4
Prop In Lane	1.00		1.00	0.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	194	2225	995	1058	874	859	96	0	379	96	0	379
V/C Ratio(X)	0.21	0.56	0.01	0.86	0.90	0.05	0.60	0.00	0.03	1.18	0.00	0.30
Avail Cap(c_a), veh/h	245	2447	1095	1124	932	916	96	0	379	96	0	379
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	15.2	7.6	4.9	15.3	15.3	8.1	37.6	0.0	21.9	37.6	0.0	23.4
Incr Delay (d2), s/veh	0.5	0.2	0.0	6.4	10.8	0.0	9.6	0.0	0.0	148.3	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	7.2	0.1	18.2	16.7	0.4	1.4	0.0	0.2	5.9	0.0	1.9
LnGrp Delay(d),s/veh	15.7	7.8	4.9	21.7	26.1	8.1	47.2	0.0	21.9	185.9	0.0	23.8
LnGrp LOS	B	A	A	C	C	A	D		C	F		C
Approach Vol, veh/h		1304			1730			69				225
Approach Delay, s/veh		8.0			23.3			42.8				105.2
Approach LOS		A			C			D				F
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		52.7		22.5	7.4	45.3		22.5				
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s		53.0		18.0	5.0	43.5		18.0				
Max Q Clear Time (g_c+I1), s		17.2		20.0	2.7	34.5		20.0				
Green Ext Time (p_c), s		10.0		0.0	0.0	6.3		0.0				
Intersection Summary												
HCM 2010 Ctrl Delay				23.3								
HCM 2010 LOS				C								

HCM 2010 Signalized Intersection Summary

2024 Build Conditions w/ Improvements

101: Old Meadow Road/Project Driveway & SC 170/Okatie Highway

PM Peak Hour

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	112	1746	54	11	1480	112	24	0	6	68	0	68
Future Volume (veh/h)	112	1746	54	11	1480	112	24	0	6	68	0	68
Number	5	2	12	1	6	16	3	8	18	7	4	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1900	1900	1863	1863	1900	1863	1863
Adj Flow Rate, veh/h	122	1838	57	12	1558	122	25	0	6	74	0	74
Adj No. of Lanes	1	2	1	0	2	0	0	1	1	0	1	1
Peak Hour Factor	0.92	0.95	0.95	0.95	0.95	0.92	0.95	0.92	0.95	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	225	2312	1034	51	1716	134	93	0	366	93	0	366
Arrive On Green	0.06	0.65	0.65	0.54	0.54	0.54	0.23	0.00	0.23	0.23	0.00	0.23
Sat Flow, veh/h	1774	3539	1583	8	3204	250	0	0	1583	0	0	1583
Grp Volume(v), veh/h	122	1838	57	886	0	806	25	0	6	74	0	74
Grp Sat Flow(s),veh/h/ln	1774	1770	1583	1810	0	1651	0	0	1583	0	0	1583
Q Serve(g_s), s	2.2	29.2	1.0	5.9	0.0	34.5	0.0	0.0	0.2	0.0	0.0	2.9
Cycle Q Clear(g_c), s	2.2	29.2	1.0	33.7	0.0	34.5	18.0	0.0	0.2	18.0	0.0	2.9
Prop In Lane	1.00		1.00	0.01		0.15	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	225	2312	1034	1017	0	884	93	0	366	93	0	366
V/C Ratio(X)	0.54	0.80	0.06	0.87	0.00	0.91	0.27	0.00	0.02	0.80	0.00	0.20
Avail Cap(c_a), veh/h	233	2410	1078	1056	0	923	93	0	366	93	0	366
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.5	9.7	4.9	16.0	0.0	16.4	38.9	0.0	23.1	38.9	0.0	24.1
Incr Delay (d2), s/veh	2.3	1.9	0.0	7.9	0.0	12.8	1.5	0.0	0.0	37.7	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	14.6	0.4	18.9	0.0	18.6	0.6	0.0	0.1	2.5	0.0	1.3
LnGrp Delay(d),s/veh	19.8	11.6	4.9	23.9	0.0	29.2	40.5	0.0	23.1	76.6	0.0	24.4
LnGrp LOS	B	B	A	C		C	D		C	E		C
Approach Vol, veh/h		2017			1692			31			148	
Approach Delay, s/veh		11.9			26.4			37.1			50.5	
Approach LOS		B			C			D			D	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		55.3		22.5	9.1	46.2		22.5				
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s		53.0		18.0	5.0	43.5		18.0				
Max Q Clear Time (g_c+I1), s		31.2		20.0	4.2	36.5		20.0				
Green Ext Time (p_c), s		13.7		0.0	0.0	5.2		0.0				
Intersection Summary												
HCM 2010 Ctrl Delay				19.9								
HCM 2010 LOS				B								



Appendix H TURN LANE ANALYSIS WORKSHEETS



Study Area Information

County:	Beaufort County	Date:	8/10/2021
SCDOT Engineering District:	District 6	Analyst:	Claudia Thompson
Analysis Year:	2024	Agency:	Stantec Consulting Services Inc.
Intersection:	SC 170/Okatie Highway & Old Meadow Road/Project Driveway #1		
Left Turn Movement:	Eastbound Left-Turn Lane		
Right Turn Movement:	Westbound Right-Turn Lane		
Posted Speed Limit:	55 mph	Medlan:	Divided
# of Approach Lanes:	2	Urban or Rural?	Rural

Volume Information & Calculations

Left Turn Lane Volume Calculations

Movement		Volume (vph)			AM	PM	
		AM	PM				
Advancing	Left	39	112	Advancing Volume:	1,213	1,912	
	Through	1,163	1,746		Opposing Volume:	1,609	1,603
	Right	11	54		Left Turn Volume:	39	112
Opposing	Left	2	11	% Left Turns in Advancing Volume:	3.2%	5.9%	
	Through	1,568	1,480				
	Right	39	112				

Right Turn Lane Volume Calculations

Movement		Volume (vph)		Adjustment to Right Turn Volume ¹	Include?	No	
		AM	PM				
Advancing	Left	2	11	Advancing Volume:	1,609	1,603	
	Through	1,568	1,480		Right Turn Volume:	39	112
	Right	39	112				

Turn Lane Warrant Met?

Left Turn Lane Warrant	Right Turn Lane Warrant
Applicable Warrant Chart: Fig 9.5-D	Applicable Warrant Chart: Fig 9.5-B
Warrant Satisfied: Yes	Warrant Satisfied: Yes

Recommended Turn Lane Length

Advancing Approach Truck%: 2%	Advancing Approach Truck%: 2%
<p>Left Turn Lane</p> <p>Storage Length (ft): 200 ft</p> <p>Taper Length (ft): 200 ft</p> <p>Total Left Turn Lane (ft): 400 ft</p>	<p>Right Turn Lane</p> <p>Storage Length: 100 ft</p> <p>Taper Length: 200 ft</p> <p>Total Left Turn Lane: 300 ft</p>

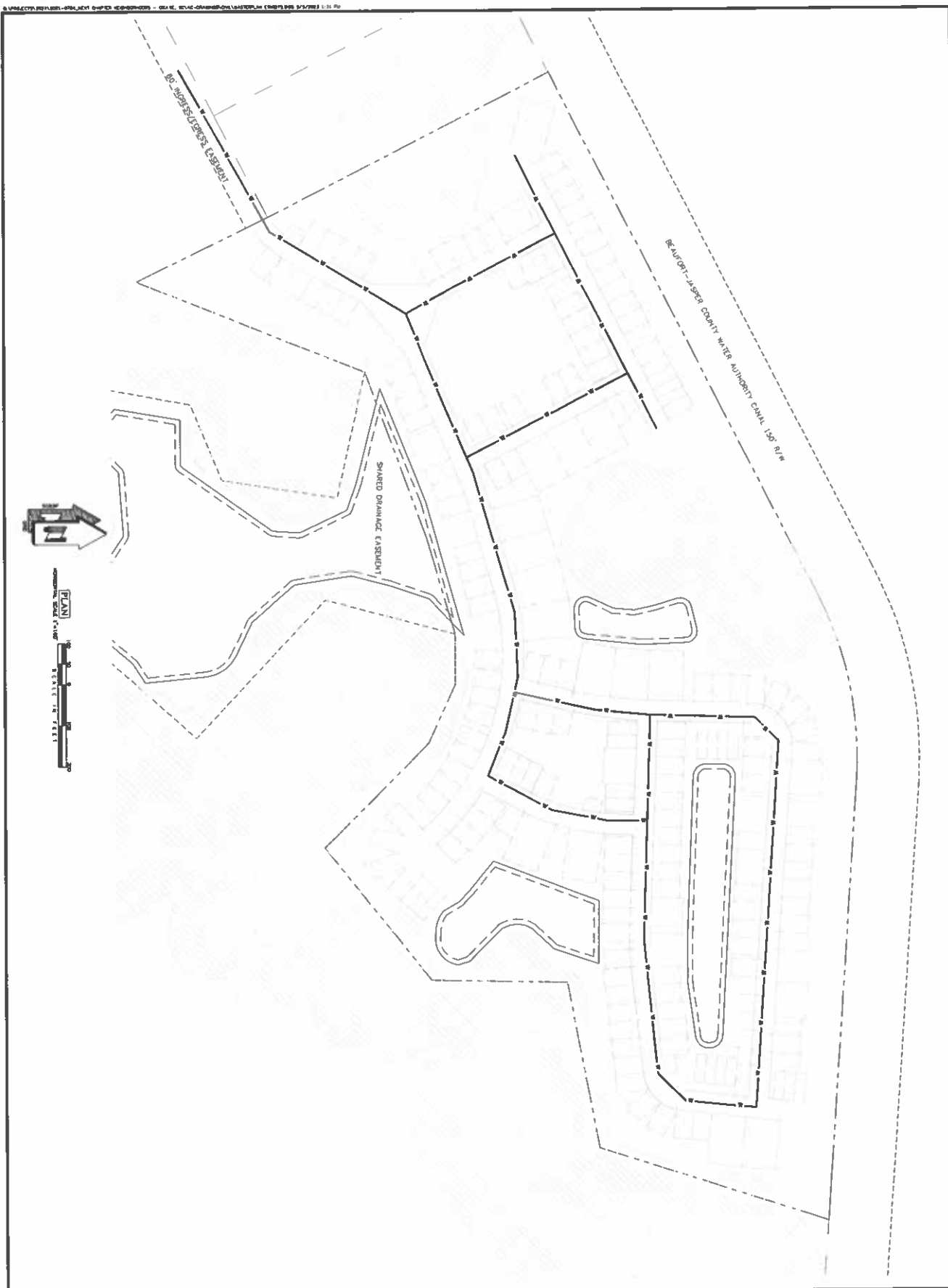
Consider providing dual-turn lanes if the turning volumes are greater than 300 vehicles per hour. A traffic analysis will be required if the turning volumes are greater than 300 vehicles per hour.


The traffic designer should review the design to determine if longer turn lane lengths are required.

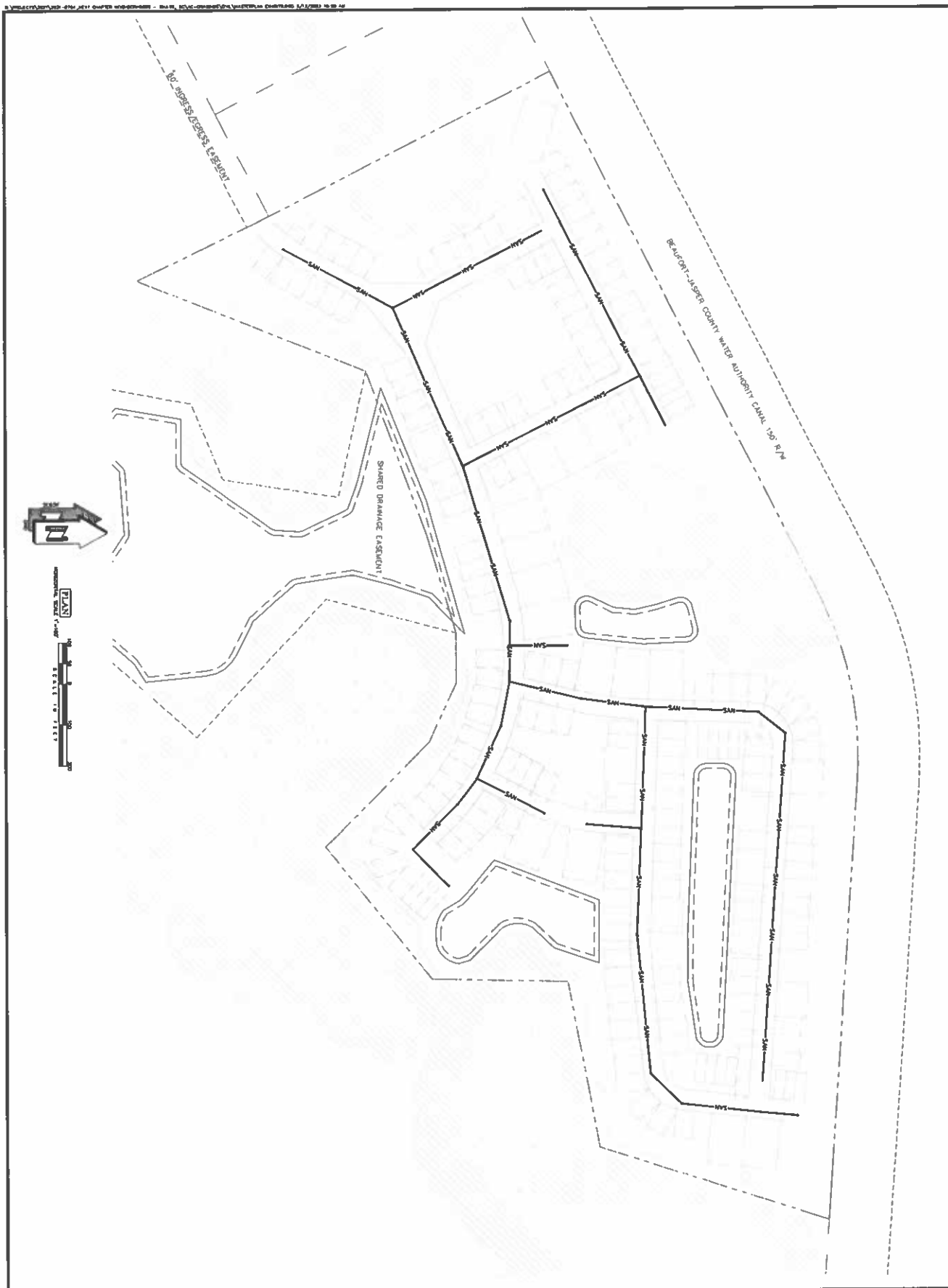
Source: SCDOT Roadway Design Manual (2021), SCDOT Access and Roadside Management Standards (2008), and TRB Highway Research Record 211, Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections.

EXHIBIT I:

**PRELIMINARY MASTER
WATER/SEWER/DRAINAGE**



PROJECT NO. SHEET NO. DATE TITLE SCALE DRAWN BY CHECKED BY	WATER MASTER PLAN EXHIBIT		PRELIMINARY NOT FOR CONSTRUCTION	 CRANSTON
	NEXT CHAPTER			
WATER	NO. #	DATE	DESCRIPTION	




<p>PROJECT NO. _____</p> <p>DATE: 5/09/2003</p> <p>SCALE: 1" = 100'</p> <p>PROJECT NO. 200-0394</p> <p style="text-align: center;">SEWER</p>	<p>SEWER MASTER PLAN EXHIBIT</p> <hr/> <p>NEXT CHAPTER</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	 <p>CRANSTON</p>																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">REV.</th> <th style="width: 5%;">DATE</th> <th style="width: 90%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	DATE	DESCRIPTION																																	
REV.	DATE	DESCRIPTION																																		

EXHIBIT J:

SERVICE AVAILABILITY LETTERS



May 2, 2023

Andrew Maizer
Next Chapter Neighborhoods
2500 Evans Trade Center Drive
Evans, GA 30809

RE: Next Chapter Neighborhoods, Jasper County
NPDES Coverage Number: SCR10ZCVP

Dear Andrew Maizer:

The Department of Health and Environmental Control (Department or DHEC) has approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on **May 2, 2023**. Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Stormwater Discharges from Construction Activities (CGP), this project has been granted coverage under the CGP. This project's general permit coverage number is **SCR10ZCVP**. The total disturbed area for this site is **46.3 acres**.

See attached DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification dated March 21, 2023, for additional conditions related to the Coastal Zone Consistency determination.

An as-built survey, signed and sealed by a S.C. Licensed Land Surveyor, should be submitted for the four structures on this site. The survey(s) should show grades, contours, and depths for all structures and should include the elevations and dimensions of all outlet structures, including but not limited to pipes, orifices, risers, weirs, and emergency spillways. A statement signed by the project's S.C. Registered Engineer indicating that the structure(s) was installed and is operating as shown on approved plans and in approved calculations is required. If the elevations or dimensions of the structures listed above do not match those used in the approved plans, provide a certification statement signed by the projects S.C. Registered Engineer indicating that the structure, as built, will function as shown in approved calculations. A new analysis of the structure (routing) may be necessary. The as-built survey and/ or analysis must be accepted by the Department before a Notice of Termination (NOT) can be submitted.

The CGP can be downloaded at the following website: <http://www.scdhec.gov/Environment/docs/CGP-permit.pdf> or you may request a copy from us via email (stormwatercgp@dhec.sc.gov). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act), SC Pollution Control Act, and the Federal Clean Water Act (CWA). Failure to comply with the approved SWPPP or applicable statutes and regulations may result in enforcement actions.

You must notify the local EA Office prior to starting any land-disturbing activity. The address and telephone number are as follows:

Lowcountry EA Beaufort
104 Parker Drive
Beaufort, SC 29906
843-846-1030

Inspections of this site must be performed by qualified personnel as described in Section 4.2.E of the CGP.

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the Coastal Stormwater Permitting Section at (843) 953-0200.

A copy of the stamped, approved SWPPP (including a copy of the CGP, contractor certifications, inspection records, rainfall data, etc.), NOI, and CGP coverage letter from DHEC must be retained and available at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must complete a Contractor Certification Form. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each contractor before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action.

This NPDES coverage should be terminated by the permittee when the conditions listed in Section 5.1 of the CGP have been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the CGP. Please see section 5.1 of the CGP for additional information required to be submitted with the NOT.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. In particular, any permits through the U.S. Army Corps of Engineers for the placement of fill material in Waters of the United States. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

If material excavated during construction activities leaves the site, a mine operating permit may be needed. You are responsible for contacting the Mining and Reclamation Section to determine if a mining permit is required for the site. The Mining and Reclamation Section can be reached at (803)898-1362 or via e-mail at AskMines@dhec.sc.gov.

Please see the enclosed "Guide to Board Review" document for information about the procedures for appealing this NPDES coverage.

If you have any questions or cannot access the referenced websites, please call me at 843-953-0238.

Sincerely,

George Cox

Digitally signed by George Cox
Date: 2023.05.02 18:01:55
-04'00'

George M. Cox,
Coastal Stormwater Permitting Section

ec: Matthew Randall, Cranston Engineering
Tabitha Ingram, Lowcountry EA Beaufort

South Carolina Board of Health and Environmental Control
Guide to Board Review
Pursuant to S.C. Code Ann. § 44-1-60

The decision of the South Carolina Department of Health and Environmental Control (Department) becomes the final agency decision fifteen (15) calendar days after notice of the decision has been mailed to the applicant, permittee, licensee and affected persons who have requested in writing to be notified, unless a written request for final review accompanied by a filing fee in the amount of \$100 is filed with Department by the applicant, permittee, licensee or affected person.

Applicants, permittees, licensees, and affected parties are encouraged to engage in mediation or settlement discussions during the final review process.

If the Board declines in writing to schedule a final review conference, the Department's decision becomes the final agency decision and an applicant, permittee, licensee, or affected person may request a contested case hearing before the Administrative Law Court within thirty (30) calendar days after notice is mailed that the Board declined to hold a final review conference. In matters pertaining to decisions under the South Carolina Mining Act, appeals should be made to the South Carolina Mining Council.

I. Filing of Request for Final Review

1. A written Request for Final Review (RFR) and the required filing fee of one hundred dollars (\$100) must be received by Clerk of the Board within fifteen (15) calendar days after notice of the staff decision has been mailed to the applicant, permittee, licensee, or affected persons. If the 15th day occurs on a weekend or State holiday, the RFR must be received by the Clerk on the next working day. RFRs will not be accepted after 5:00 p.m.
2. RFRs shall be in writing and should include, at a minimum, the following information:
 - The grounds for amending, modifying, or rescinding the staff decision;
 - a statement of any significant issues or factors the Board should consider in deciding how to handle the matter;
 - the relief requested;
 - a copy of the decision for which review is requested; and
 - mailing address, email address, if applicable, and phone number(s) at which the requestor can be contacted.
3. RFRs should be filed in person or by mail at the following address:

South Carolina Board of Health and Environmental Control
Attention: Clerk of the Board
2600 Bull Street
Columbia, South Carolina 29201

Alternatively, RFR's may be filed with the Clerk by facsimile (803-898-3393) or by electronic mail (boardclerk@dhec.sc.gov).
4. The filing fee may be paid by cash, check or credit card and must be received by the 15th day.
5. If there is any perceived discrepancy in compliance with this RFR filing procedure, the Clerk should consult with the Chairman or, if the Chairman is unavailable, the Vice-Chairman. The Chairman or the Vice-Chairman will determine whether the RFR is timely and properly filed and direct the Clerk to (1) process the RFR for consideration by the Board or (2) return the RFR and filing fee to the requestor with a cover letter explaining why the RFR was not timely or properly filed. Processing an RFR for consideration by the Board shall not be interpreted as a waiver of any claim or defense by the agency in subsequent proceedings concerning the RFR.
6. If the RFR will be processed for Board consideration, the Clerk will send an Acknowledgement of RFR to the Requestor and the applicant, permittee, or licensee, if other than the Requestor. All personal and financial identifying information will be redacted from the RFR and accompanying documentation before the RFR is released to the Board, Department staff or the public.
7. If an RFR pertains to an emergency order, the Clerk will, upon receipt, immediately provide a copy of the RFR to all Board members. The Chairman, or in his or her absence, the Vice-Chairman shall based on the circumstances, decide whether to refer the RFR to the RFR Committee for expedited review or to decline in writing to schedule a Final Review Conference. If the Chairman or Vice-Chairman determines review by the RFR Committee is appropriate, the Clerk will forward a copy of the RFR to Department staff and Office of General Counsel. A Department response and RFR Committee review will be provided on an expedited schedule defined by the Chairman or Vice-Chairman.
8. The Clerk will email the RFR to staff and Office of General Counsel and request a Department Response within eight (8) working days. Upon receipt of the Department Response, the Clerk will forward the RFR and Department Response to all Board members for review, and all Board members will confirm receipt of the RFR to the Clerk by email. If a Board member does not confirm receipt of the RFR within a twenty-four (24) hour period, the Clerk will contact the Board member and confirm receipt. If a Board member believes the RFR should be considered by the RFR Committee, he or she will respond to the Clerk's email within forty-eight (48) hours and will request further review. If no Board member requests further review of the RFR within the forty-eight (48) hour period, the Clerk will send a letter by certified mail to the Requestor, with copy by

regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Final Review Conference. Contested case guidance will be included within the letter.

NOTE: If the time periods described above end on a weekend or State holiday, the time is automatically extended to 5:00 p.m. on the next business day.

9. If the RFR is to be considered by the RFR Committee, the Clerk will notify the Presiding Member of the RFR Committee and the Chairman that further review is requested by the Board. RFR Committee meetings are open to the public and will be public noticed at least 24 hours in advance.
10. Following RFR Committee or Board consideration of the RFR, if it is determined no Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Conference. Contested case guidance will be included within the letter.

II. Final Review Conference Scheduling

1. If a Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, informing the Requestor of the determination.
2. The Clerk will request Department staff provide the Administrative Record.
3. The Clerk will send Notice of Final Review Conference to the parties at least ten (10) days before the Conference. The Conference will be publically noticed and should:
 - include the place, date and time of the Conference;
 - state the presentation times allowed in the Conference;
 - state evidence may be presented at the Conference;
 - if the conference will be held by committee, include a copy of the Chairman's order appointing the committee; and
 - inform the Requestor of his or her right to request a transcript of the proceedings of the Conference prepared at Requestor's expense.
4. If a party requests a transcript of the proceedings of the Conference and agrees to pay all related costs in writing, including costs for the transcript, the Clerk will schedule a court reporter for the Conference.

III. Final Review Conference and Decision

1. The order of presentation in the Conference will, subject to the presiding officer's discretion, be as follows:
 - Department staff will provide an overview of the staff decision and the applicable law to include [10 minutes]:
 - Type of decision (permit, enforcement, etc.) and description of the program.
 - Parties
 - Description of facility/site
 - Applicable statutes and regulations
 - Decision and materials relied upon in the administrative record to support the staff decision.
 - Requestor(s) will state the reasons for protesting the staff decision and may provide evidence to support amending, modifying, or rescinding the staff decision. [15 minutes] *NOTE: The burden of proof is on the Requestor(s)*
 - Rebuttal by Department staff [15 minutes]
 - Rebuttal by Requestor(s) [10 minutes]

Note: Times noted in brackets are for information only and are superseded by times stated in the Notice of Final Review Conference or by the presiding officer.
2. Parties may present evidence during the conference; however, the rules of evidence do not apply.
3. At any time during the conference, the officers conducting the Conference may request additional information and may question the Requestor, the staff, and anyone else providing information at the Conference.
4. The presiding officer, in his or her sole discretion, may allow additional time for presentations and may impose time limits on the Conference.
5. All Conferences are open to the public.
6. The officers may deliberate in closed session.
7. The officers may announce the decision at the conclusion of the Conference or it may be reserved for consideration.
8. The Clerk will mail the written final agency decision (FAD) to parties within 30 days after the Conference. The written decision must explain the basis for the decision and inform the parties of their right to request a contested case hearing before the Administrative Law Court or in matters pertaining to decisions under the South Carolina Mining Act, to request a hearing before the South Carolina Mining Council. The FAD will be sent by certified mail, return receipt requested.
9. Communications may also be sent by electronic mail, in addition to the forms stated herein, when electronic mail addresses are provided to the Clerk.

The above information is provided as a courtesy; parties are responsible for complying with all applicable legal requirements.



NOTICE OF INTENT (NOI)
For Coverage(s) of Primary Permittees
Under South Carolina NPDES General Permit
For Stormwater Discharges From Construction Activities SCR100000
 (Maintain As Part of On-Site SWPPP)

For Official Use Only

File Number: _____
 Permit Number: SCR10
 Submittal Package Complete: _____



DAM SAFETY AND STORMWATER PERMITTING
 DIVISION
 CONSTRUCTION STORMWATER PERMITTING
 APPROVED - FOR CONSTRUCTION ONLY

Submission of this Notice of Intent constitutes notice that the Applicant identified in Section II intends to be authorized as a Primary Permittee in the state of South Carolina under NPDES General Permit SCR1000000. Fees required for review and NPDES coverage of each application type are as listed on page 2 of the instructions.

DHEC Permit # SCR10ZCVP
 Date Issued May 2, 2023
 Reviewer George Cox

Digitally signed by George Cox
 Date: 2023.05.02 18:01:34 -0400'

Date: 10/27/2022
 Project/Site Name: Next Chapter Neighborhoods County: Jasper
 (Modification or Change of Information Only) Prior Approved NPDES Permit or File Number: _____

Do you want this project to be considered for the Expedited Review Program (ERP)? Yes or No (See Instructions)

I. Notice of Intent (NOI) Application Type(s)

- A. **Project (Application/Review) Type(s)** (Select **All** that apply):
 New Project (Initial Notification) Ongoing Project: Permitted or Un-Permitted
 Late Notification Low Impact Development (LID) or Project Design Above Regulatory Requirements
 New Owner/Operator or Company Name Change (see instructions, attach Form A (Transfer of Ownership))
 Major Modification: (see instructions, attach Form B (Major Modifications))
 MS4 Project Review
 Ocean and Coastal Resource Management (OCRM) Review
 Change of Information/Other (Specify): _____

- B. If Applicable, identify the entity designated as **MS4 Reviewer and MS4 Operator** (i.e., Lexington County, City of Greer, etc.): **MS4 Reviewer** Jasper County **MS4 Operator** Jasper County

II. Primary Permittee Information

Person or Company If a Company, are you a Lending Institution or Government Entity?
 Company EIN (if applicable): EIN: _____ Change of Information

- A. **Primary Permittee Name:** Next Chapter Neighborhoods
 Mailing Address: 2500 Evans Trade Center Drive City: Evans State: GA Zip: 30809
 Phone: 706.288.7672 Fax: _____ Email Address: andrew@nextchapterneighborhoods.com
- B. **Contact /ODSA Name** (if different from above OR if owner is a company): Andrew Malzer
 Mailing Address: same as above City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email Address: _____
- C. **Property Owner Name** (if different from above): _____
 Mailing Address: Same as above City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email Address: _____

III. Comprehensive Stormwater Pollution Prevention Plan (C-SWPPP) Preparer Information Change of Information

- A. **C-SWPPP Preparer Name:** Matthew Randall, PE
- B. **Registered Professional** Engineer Landscape Architect Tier B Land Surveyor **S. C. Registration #:** 24749
- C. **Company/Firm Name:** Cranston, LLC **S. C. COA #:** C00575
 Mailing Address: 2000 Daniel Island Drive, Suite 140 City: Charleston State: SC Zip: 29492
 Phone: 843.352.7770 Fax: _____ Email Address: mrandall@cranstonengineering.com

IV. Project/Site Information

- A. **Type of Construction Activity(ies)** (Select **All** that apply):
 Commercial Industrial Institutional Mass Grading Linear Utility/Infrastructure
 Residential: Single-family Residential: Multi-family Multi-use (Commercial & Residential)
 Site Preparation (No New Impervious Area) Other (Specify) _____
- B. **Site Address/Location** (street address, nearest intersection, etc.) Highway 170, Okatie, Jasper County SC
 City/Town (if in limits): Okatie Zip Code: _____
 Latitude: 32 ° 21 ' 26 " N Longitude: - 80 ° 54 ' 04 " W (Source): GPS Web Site: Google Maps
Tax Map Number (s) (List all): 081-00-03-019, 030 & 031

- C. Is this site located on Indian Land? Yes No
- D. Proposed Start Date: _____ Proposed Completion Date: _____
- E. Disturbed Area (nearest tenth of an acre): 46.3 Total Area (acres): 50.0
- F. Modification Only: (nearest tenth of an acre): Disturbed Area: Current (Approved) Area: _____
Disturbed Area Change (Increase Only): _____ Total Disturbed Area (After Change): _____
- G. Is this project part of a Larger Common Plan for Development or Sale (LCP)? Yes No
LCP/ Overall Development Name: _____ Check here if this is the First Phase.
Previous State Permit/File Number: _____ Previous NPDES Coverage Number: SCR10 _____
- H. Any Flooding Problems exist downstream of or adjacent to this site? Yes No (If yes, provide detailed description of flooding problems and applicable floodway/flood zone information in the C-SWPPP).
- I. Active S.C. DHEC Warning Notice, Notice to Comply or Notice of Violation for this site or LCP? Yes No
- J. List Relevant State and Federal Environmental Permits or Approvals applied for or obtained for this site (e.g., RCRA, USACOE, Nationwide, etc.). If None, list None.

- K. Any Waiver(s)/Variances/Exceptions Requested for this Project? (If yes, identify below and include Waiver Request and Justifications in the C-SWPPP for each proposed request).
- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1. Small Construction Activity Waiver(s) From NPDES permitting (Section 1.4 & Appendix B)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, identify requested waiver: <input type="checkbox"/> Rainfall Erosivity Waiver <input type="checkbox"/> TMDL Waiver <input type="checkbox"/> Equivalent Analysis Waiver | |
| 2. Detention Waiver (72-302(B))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 3. Other (Specify): _____ |

V. Waterbody Information (Attach additional sheet(s) as needed) Change of Information

A. Receiving Waterbody(s) (RWB) Information (List the nearest and next nearest receiving waterbodies to which the sites stormwater discharges will drain. If stormwater discharges drain to multiple waterbodies, list all such waterbodies).

1. Name of Receiving Waterbodies (RWB)	2. Distance to RWB (feet)	3. Classification of RWB
a. Nearest: Okatee River	4034	SFH
b. Next Nearest: Okatee River	4034	SFH
c. Coastal Zone ONLY: Coastal Receiving Water (CRW): Okatee River		Not Applicable
d. Other Waterbodies: _____		

B. Waters of the U.S. / State Information (Attach additional sheet(s) as needed)

Waters of the U.S./ State	1. On the site?	2. Delineated/ Identified?	3. Impacts?	4. Amount of impacts
a. Jurisdictional wetlands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ Ac
b. Non-jurisdictional wetlands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ Ac
c. Other Water(s): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	___ Ac ___ Feet
d. Coastal Zone ONLY: Direct Critical Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	___ Ac ___ Feet

5. If yes for impacts in B.3, describe each impact and activity, and list all permits (e.g., USACOE Nationwide Permit, DHEC General Permit) and certifications that have been applied for or obtained for each impact:

C. S.C. Navigable Waters (SCNW) Information (Section 2.6.5) The Department will address any issues related to State Navigable Waters' Program under SC Regulation 19-450 during the review of the C-SWPPP for activities that will NOT require a 404 permit or a 401 certification. (Attach additional sheet(s) as needed).

1. Are S. C. Navigable Waters (SCNW) on the site: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
a. If no, do not complete this question. Proceed to Section D (Impaired Waterbodies).		
b. If yes, provide the name of S.C. Navigable Waters (SCNW) on the site: _____		
2. If yes for C.1, will construction activities cross over or occur in, under, or thru the SCNW? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe SCNW activities (e.g., road crossing, sub-aqueous utility line, temporary or permanent structures, etc.) and proceed to Section C.3:		
3. Identify permits providing coverage of SCNW activities proposed for your site. If NONE, list none.		
Permits/Certifications	Permit or Certification No.	Corresponding Covered SCNW Activity(ies)
a. DHEC General/ Other DHEC Permit		
b. USACOE 404 Permit or 401 Certification		
c. SCNW Permit If applied for or issued, identify Date applied for or issued: _____		<input type="checkbox"/> All Activities or <input type="checkbox"/> Some Activities (Describe):
d. If a SCNW Permit has NOT been applied for provide an additional plan sheet that shows plan and profile views (drawn to scale) of the SCNW and associated activities. Include a description of all proposed activities on this plan.		

D. Impaired Waterbodies Information (Attach additional sheet(s) as needed)

1. 303(d) Listed Impaired Waterbodies					
a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4 and the Name of the Corresponding Waterbody?		b. Is this WQMS(s) listed on the most current 303(d) list? If No, proceed to Section 2 of this table. If Yes, complete items c thru f.	c. List the pollutant(s) identified as "CAUSES" of the impairment	d. Will any pollutants causing the impairment be present in your site's construction stormwater discharges?	e. If yes for d, list the "USE SUPPORT" impairment(s) affected by the pollutant(s) identified in c.
Nearest DHEC WQMS(s)	Corresponding Waterbody				
18-01	Okatee River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
18-02	Okatee River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
MD-176	Okatee River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	

f. If yes for d above, will use of the BMPs proposed for your project ensure the site's discharges will **NOT** contribute to or cause further WQS violations for the impairment(s) listed in c? Yes No
(NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.


2. TMDL Impaired Waterbodies					
a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4?		b. Has a TMDL(s) been developed for this WQMS(s)? If No, identify as such below and proceed to Section VI. If Yes, complete items c thru f of this table.	c. If yes for b, what pollutants are listed as "CAUSES" or causing the impairment?	d. If yes for b, has the standard been "ATTAINED" or "Fully Supported" for the impairment(s)?	e. If no for d (Not Attained), will any pollutants causing the impairment be present in your site's construction stormwater discharges?
18-01					
18-02		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
MD-176		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

f. If yes for e above, are your discharges consistent with the assumptions and requirements of the TMDL(s)? Yes No
(NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.

VI. Signatures and Certifications DO **NOT** SIGN IN BLACK INK! Read the Certifications below (in entirety). Provide date, printed name, and signatures below. If you are a New Owner/Operator, as Primary Permittee you must also sign and date the applicable Comprehensive SWPPP Acceptance & Compliance Agreement below.

C-SWPPP PREPARER: "One copy of the C-SWPPP, all specifications and supporting calculations, forms, and reports are herewith submitted and made a part of this application. I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000." (This should be the person identified in Section III).

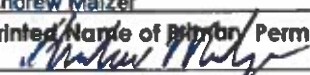
Matthew Randall, P.E.
 Printed Name of C-SWPPP Preparer


 Signature of C-SWPPP Preparer

24749
 S. C. Registration #

PRIMARY PERMITTEE: "I or I (on behalf of my company and its contractors and agents), as the case may be, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I understand that DHEC enforcement actions may be taken if the terms and conditions of the C-SWPPP are not met and I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I or I (on behalf of my company and its contractors and agents), as the case may be, also hereby certify that all land-disturbing construction and associated activity pertaining to this site shall be accomplished pursuant to and in keeping with the terms and conditions of the approved plans and SCR100000. I also certify that a responsible person will be assigned to the project for day-to-day control. I hereby grant authorization to the to S. C. Department of Health and Environmental Control (DHEC) and/or the local implementing agency the right of access to the site at all times for the purpose of on site inspections during the course of construction and to perform maintenance inspections following the completion of the land-disturbing activity." (See Section 122.22 of S.C. Reg. 61-9 for signatory authority information.) Having understood the above information, I am signing this certification as Primary Permittee to the aforementioned NPDES general permit."

Andrew Maizer
 Printed Name of Primary Permittee

 Signature of Primary Permittee

Vice President of Development
 Title/Position
11/08/2022
 Date Signed



Coastal Zone Consistency Determination

To: George M. Cox, BOW Coastal Stormwater Permitting Section
Melanie Barnes, BOW Construction Permitting Section

From: Colleen McDonald, OCRM Coastal Zone Consistency Section ^{CPMAT}

Applicant: Andrew Maizer, Next Chapter Neighborhoods

Project Name: Next Chapter Neighborhoods

Finding: Conditionally Consistent with the SC Coastal Zone Management Program

Site Location: Okatie Highway (SC 170), across from Old Marsh Road, Okatie, Jasper County, South Carolina 29936 (TMS#: 081-00-03-019, -030, and -031)

Reference #: HPQ-KWM5-JQ5S8, WS/WW not yet assigned

Date: March 21, 2023

The staff of the Office of Ocean and Coastal Resource Management (OCRM) reviewed the above referenced Coastal Zone Consistency project request for land disturbance associated with the construction of a new residential subdivision. The construction activities include clearing and grading site, installation of 204 residential homes, one (1) amenity center with pool area, playgrounds, sidewalk paths, interior roadways and roundabouts, parking areas, stormwater ponds and associated storm drain infrastructure, water and sewer lines, and associated utilities. The project is associated with a Larger Common Plan. The total area of disturbance will be 46.30 acres of a 50.00 acre project site.

Per Cook Land Surveying Wetland Delineation Plat map dated March 14, 2012 there are existing wetland resources existing onsite. **No wetland impacts are permitted under this project.**

We hereby certify that the above referenced project is **Conditionally Consistent** with the **Guidelines for Evaluation of All Projects** as well as the Residential Development, Transportation Facilities (*Roads and Highways and Parking Facilities*), Public Services and Facilities (*Sewage Treatment and Water Supply*), Activities in Areas of Special Resource Significance (*Public Open Spaces and Wetlands*), and Stormwater Management (*Runoff*) policies contained in the S.C. Coastal Zone

Management Program provided the following conditions are included in the permits and adhered to by the applicant.

1. In the event that any historic or cultural resources and/or archaeological materials are found during the course of work, the applicant must notify the State Historic Preservation Office and the South Carolina Institute of Archaeology and Anthropology. Historic or cultural resources consist of those sites listed in the National Register of Historic Places and those sites that are eligible for the National Register. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials.
2. For all projects with a permanent water quality pond having a permanent pool, regardless of size, which are located within one-half (1/2) mile of a receiving water body in the coastal zone, the applicant must demonstrate storage of the first ½ inch of runoff from the entire site or storage of the first one (1) inch of runoff from the built-upon portion of the property, whichever is greater. Storage may be accomplished through retention, detention or infiltration systems as appropriate for the specific site.
3. The project must be consistent with State Stormwater Permitting requirements during and post construction for protection of water quality.
4. All construction BMPs must be installed, inspected and maintained to hold sediment onsite and to protect any adjacent or downstream critical area, wetlands and waters through the life of the project. Upon completion of construction activities, all disturbed (includes undeveloped) areas, including those impacted for access, must be immediately stabilized.
5. The project must be fully consistent with local zoning and comprehensive plans prior to work being conducted.
6. The applicant is not authorized to impact any wetlands. In the event any impacts to wetlands occur, the US Army Corps of Engineers and DHEC-OCRM must be notified, and all work must cease to minimize additional impacts until the applicant receives authorization.

This determination shall serve as the SCDHEC OCRM Coastal Zone Consistency Determination for the work described above. However, this determination **does not** serve as a Department permitting decision and **does not** alleviate the applicant's responsibility to obtain any applicable State or Federal permit(s) for the work. Local government authorizations **may also** be required.



6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Inspire trust and enhance public health

JOE MANTUA, PE, GENERAL MANAGER

May 4, 2022

Patrick Goode
Cranston Engineering
741 Johnnie Dodds Blvd Suite 100
Mt Pleasant, SC 29464

Via email: pgoode@cranstonengineering.com, andrew@nextchapterneighborhoods.com

Subject: Availability – 5253 Okatie Highway (SC-170), TMS#s 081-00-03-019, 081-00-03-030, & 081-00-03-031.

Dear Mr. Goode,

This letter is in response to the water and sewer availability request for Next Chapter Neighborhoods at the above referenced parcel(s). There are existing 8" water and gravity sewer mains on the adjacent parcel (081-00 -03-033), approximately 2,150' west of the subject property. Services may be extended at the owner/developer's expense upon obtaining all necessary construction and encroachment permits. Please be advised that, depending on the amount of water capacity required to serve the proposed development, offsite improvements or upgrades to BJWSA's existing infrastructure may be required.

If or when you wish to proceed with this development, design drawings and calculations must be submitted to BJWSA's Engineering Department for review and approval. Upon approval, capacity and project fees will be determined based on the information provided. These fees must be paid in full before a capacity commitment can be issued or a pre-construction meeting may be held. If construction on the proposed water and sewer systems has not started within twelve (12) months from the date of this letter this availability will be invalid.

Should you have questions or require additional information, please contact me at 843-987-8082 or james.clardy@bjwsa.org.

Sincerely,

James Clardy
Development Program Manager

JBC/mya

JAMES E. BAKER JR
CHAIR

GREGORY A. PADGETT
VICE CHAIR

DONNA L. ALTMAN
SECRETARY/TREASURER

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GERALD H. SCHULZE

ANDERSON M. KINGHORN, JR
WILLIAM SINGLETON, Ed.D

J ROBERT McFEE, PE

Noah Helms

From: Noah Helms
Sent: Thursday, June 1, 2023 2:03 PM
To: Noah Helms
Subject: FW: Draft Center Point TIA
Attachments: 20210820_DRAFT_center_point_tia.pdf

----- Forwarded message -----

From: Johnson, Joshua A. <JohnsonJA@scdot.org>
Date: Thu, Sep 2, 2021 at 7:33 AM
Subject: RE: Draft Center Point TIA
To: Day, Stuart <Stuart.Day@stantec.com>
CC: John Trask <johntraskiii@gmail.com>, Wayne Millar <wayne@nextchapterneighborhoods.com>, Shane Malek <shane@nextchapterneighborhoods.com>, Steven Campisi <scampisi@hillpointe.com>, Fleming, Juleigh B. <FlemingJB@scdot.org>, Grooms, Robert W. <GroomsRW@scdot.org>, Payne, Adam C. <PayneAC@scdot.org>

Stuart,

The TIA for Center Point (Jasper County) is accepted with the proposed mitigation of a right-turn lane at the site driveway. The existing TWLTL and median will not be modified. After completion of the project when a signal warrant analysis is prepared, please provide for our review and if warranted and approved, the developer will be responsible for design and construction of the signal. Upload this approval email and the final TIA to EPPS with the encroachment application.

Thanks,

Josh Johnson, PE, PTOE

District Traffic Engineer

SCDOT District 6

Sent from out-of-office

From: Day, Stuart <Stuart.Day@stantec.com>
Sent: Friday, August 27, 2021 11:49 AM
To: Johnson, Joshua A. <JohnsonJA@scdot.org>
Cc: John Trask <johntraskiii@gmail.com>; Wayne Millar <wayne@nextchapterneighborhoods.com>; Shane Malek <shane@nextchapterneighborhoods.com>; Steven Campisi <scampisi@hillpointe.com>
Subject: Draft Center Point TIA

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Josh-

I hope you've had a good week. I've attached a draft of the Center Point traffic impact analysis in Jasper County for your review and comment. Please let us know if you have any questions or comments.

Thanks!

Stuart

Stuart Day, PE, PTOE

Senior Associate

Mobile: 843-329-3425
Fax: 843-740-7707
stuart.day@stantec.com

Stantec

[4969 Centre Pointe Drive Suite 200](#)
[North Charleston SC 29418-6952 US](#)



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--

Andrew Deltac

From: Andrew Deltac
Sent: Thursday, June 1, 2023 1:23 PM
To: Noah Helms
Subject: FW: Courtesy notification
Attachments: EXHIBIT_LAYOUT_05-24-23.pdf; Next Chapter Neighborhoods- Look Book.pdf

Categories: Not Filed By Newforma

Andrew Deltac

Project Engineer II

Main Office: [843.352.7770](tel:843.352.7770)
Mobile: [678.577.9702](tel:678.577.9702)
[2000 Daniel Island Drive, Suite 140](https://www.cranstonengineering.com)
[Charleston, SC 29492](https://www.cranstonengineering.com)



[CranstonEngineering.com](https://www.cranstonengineering.com)



From: Andrew Malzer <andrew@nextchapterneighborhoods.com>
Sent: Thursday, June 1, 2023 10:48 AM
To: Andrew Deltac <adeltac@cranstonengineering.com>
Subject: FW: Courtesy notification

From: Andrew Malzer
Sent: Wednesday, May 31, 2023 12:18 PM
To: John Trask <johntraskiii@gmail.com>; travis.washington@jcsd.net
Subject: RE: Courtesy notification

Mr. Washington,

Some context, if John didn't already provide it:

We are planning to develop a Next Chapter Neighborhood (<https://www.nextchapterneighborhoods.com/>) on approximately 50 acres of land within the existing Center Point PDD area (immediately adjacent to the Friends of Caroline Hospice Center at 329 Friends LN, Ridgeland, SC 29936).

When developing a tract of land within the Center Point PDD, Jasper County Planning Commission requires that the developer take certain steps when submitting their site plan for approval. One of which includes reaching out to the local school system to garner any feedback or input. So, I've linked our website above and will also attach the latest site

plan to this email. I would also like to direct you to this Dropbox link that contains some videos about who we are as a company: <https://www.dropbox.com/sh/wybtp10r6pmo2pc/AAAn9-eBOKRkOgDjplX5zpNoa?dl=0>

I attempted to reach Superintendent Anderson – you can see my note below – via the online form on the school board’s website. I’m always weary of online forms and always prefer to try and connect with an actual person...which is how we find ourselves here.

Thank you for your help.

Andrew Malzer

From: John Trask <johntraskiii@gmail.com>
Sent: Wednesday, May 31, 2023 11:35 AM
To: travis.washington@jcsd.net; Andrew Malzer <andrew@nextchapterneighborhoods.com>
Subject: Re: Courtesy notification

I realized Andrew was not copied as I said. Sorry. He is above.

John Trask III

(843)-812-2210

On May 31, 2023, at 11:27 AM, John Trask <johntraskiii@gmail.com> wrote:

Dear Mr. Washington,

It was great to speak with you a little while ago. Below is a copy of the letter that we sent to the superintendent. As I mentioned, that office told us to contact you.

Andrew Malzer is actually the lead man on this, and I am just the seller. He is copied above. I’m just trying to help Andrew satisfy this requirement of a courtesy notification.

I don’t think anything is expected of your office, but perhaps a return email from you acknowledging receipt will be helpful to us.

I look forward to meeting you next time I’m up in Ridgeland. Enjoy Coffin Point, at least you’ve got a nice little beach to walk on.

John Trask III

(843)-812-2210

Begin forwarded message:

From: Andrew Malzer <andrew.malzer@gmail.com>
Date: May 31, 2023 at 8:52:49 AM EDT
To: John Trask <johltraskiii@gmail.com>
Subject: Fwd: Your message to Rechel Anderson

----- Forwarded message -----

From: do-not-reply <do-not-reply@edlio.com>
Date: Tue, May 30, 2023 at 9:36 AM
Subject: Your message to Rechel Anderson
To: <andrew.malzer@gmail.com>

Here is a copy of your email:

From: Andrew Malzer <andrew.malzer@gmail.com>
To: Rechel Anderson
Subject: Next Chapter Neighborhoods - Okatie, SC

Hello,

My name is Andrew Malzer - I lead the development efforts for my group Next Chapter Neighborhoods. We build neighborhoods composed of smaller homes, or cottages, for rent. Our website is: <https://www.nextchapterneighborhoods.com/>

We are about to get underway on a project in Okatie, SC...immediately adjacent to the Friends of Caroline Hospice Center (329 Friends LN, Ridgeland, SC 29936).

Jasper County planning staff has asked that we make contact with you regarding this project - and receive any feedback or input. I'd love a chance to send you some materials and site plans - just doesn't seem like I can on this online-form.

Can we arrange some time to discuss? My phone number is 706 288 7672 and email is andrew@nextchapterneighborhoods.com.

Thank you,

Andrew Malzer

This email was automatically sent by IP address 64.53.114.237 (computer id: 0.15829959574597485) on Tuesday, May 30, 2023 at 09:36 AM US/Eastern timezone. This user has been authenticated with the following credentials from google: display name: Andrew Malzer; email: andrew.malzer@gmail.com; ID: undefined.

--

Andrew Malzer
Work: 770-431-7600 ext. 1412
Mobile: 706 288-7672
andrew.malzer@gmail.com

EXHIBIT K:
PROJECT NARRATIVE/PHASING

**Next Chapter neighborhoods
Master Plan Narrative Statement
Including Ownership, Schedule
And Site Planning Standards**

The following is a presentation for Next Chapter Neighborhoods, a proposed single-family residential development in Okatie, SC. The property is located off Highway 170. The master plan for build out conditions includes up to 270 dwelling units, 10.3 acres of ponds, approximately 7,100 linear feet of private roadway and includes various amenities. The planned amenities include, but will not be limited to, the following: clubhouse, swimming pool, recreational trails, pocket parks, and a dog parks. The Site will also preserve 20+ acres of wood timberlands, primarily pines. Next Chapter Neighborhoods will be the proposed ownership and in charge of all maintenance including streets, drainage systems, open space areas, parking areas, and all other amenities and improvements. The property will maintain a thirty-foot buffer and a fifty-foot setback aimed at addressing potential incompatibility between the adjacent properties and a minimum of ten-foot separation between buildings. Additionally, each wetland will maintain a one-hundred-foot buffer. Lot units can be found in table A below.

Table A:

NAME	SYMBOL	TYPE	SQFT	TOTAL
Maple	M	1 BED/2 STORY	862	28
Cherry	CY	1 BED/2 STORY	839	60
Cypress	CS	2 BED/2 STORY	1,082	7
Jasmine	J	2 BED/1 STORY	1,288	88
Pecan	P	2 BED/2 STORY	1,605	16
Camelia	CA	3 BED/1 STORY	1,419	42
Chestnut	CT	3 BED/2 STORY	1,668	15
Birch	B	4 BED/2 STORY	1,804	14

Elevations on the site range from 18 feet to 22 feet, NAVD 88, and the property generally drains to the south of the site. Old aerial photographs show that the property was previously agricultural fields. There is an existing canal controlled by the Beaufort-Jasper County Water Authority north of the site.

EXHIBIT L:

STATEMENT OF CHARACTER & RATIONALE OF MASTER PLAN

Next Chapter Neighborhoods
Statement of Character & Rationale of the Mater Plan

Next Chapter Neighborhoods will provide a variety of high end single-family rental homes at an affordable price. The single-family residential development is designed in accordance with the Center Point Master Plan PDD while protecting its resources. This has been done by maintaining a thirty-foot buffer and a fifty-foot setback aimed at addressing potential incompatibility between the adjacent properties and a minimum of ten-foot separation between buildings. Additionally, each wetland will maintain a one-hundred-foot buffer in-order to protect the wetlands. The current design retains an efficient amount of storm water while meeting the required water quality. Single family rental communities, especially the community in connection with this master plan application, will appeal to a wide range of tenants including but not limited to young families, empty nesters, temporary residents, and workers that otherwise cannot afford to purchase a home in proximity to their places of employment. Next Chapter neighborhood shall provide a variety of thoughtfully designed and constructed homes with front and back yards, driveways and sidewalks, garages, a full range of community amenities and operational services provided by its owner.

PLANNED DEVELOPMENT DISTRICT

CONCEPT PLAN

for

CENTER POINT

Jasper County, South Carolina

for

First Carolina Corporation of SC

by



A Bell Company

**Hussey, Gay, Bell & DeYoung, Inc.
Consulting Engineers**

**P.O. Box 1771
Mount Pleasant, South Carolina 29465
843-849-7500
www.hgbd.com**

May 2008

*Approved
Version by P/C*

PLANNED DEVELOPMENT DISTRICT

CONCEPT PLAN

CENTER POINT

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CENTER POINT
PLANNED DEVELOPMENT DISTRICT
CONCEPT PLAN

SECTION I:

INTRODUCTION AND NARRATIVE

The Center Point Planned Development District (PDD) is located in Jasper County, South Carolina with frontage on South Carolina Highway 170 and US Highway 278A (SC Highway 462). The tract is northeast of this intersection and is approximately 320 acres. A site location map is provided in Appendix A.

The Center Point Tract is currently owned by First Carolina Corporation of SC ("Owner"), its successors or assigns. The Owner proposes that this property be zoned and developed as a PDD in accordance with development regulations of Jasper County. The PDD designation will be utilized to encourage unified planning and development, promote economical and efficient land use, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

A. THE PROPERTY

The Center Point Tract (TM#081-00-03-019) is located in Jasper County, adjacent to and northeast of the intersection of South Carolina Highway 170 (SC 170) and US Highway 278A (SC Highway 462). The property is undeveloped with no permanent structures. The property has approximately 8,500 feet of frontage on SC 170 and 140 feet of frontage on SC Highway 462. A site survey is included as Appendix B. The tracts labeled Phases 1A/1B, totaling 57.75 acres, have previously been subdivided from the master tract for the development of a private school and are not included in the PDD. Several outparcels, totaling approximately ±16 acres, exist along SC 170 and are also excluded from the PDD.

The tract consists of ±42 acres of jurisdictional freshwater wetlands, ±5 acres of non-jurisdictional freshwater wetlands, and ± 277 acres of upland. The property does not contain critical area or frontage on critical area. The U.S. Army Corps of Engineers (USACOE) wetland verification letter and survey are included in Appendix C. Preliminary soil data has been evaluated using available on site soil data and USDA soils information. On site soils are expected to be generally moderate to marginal and will require improvements to address proposed construction and vehicle loading. USDA soils data is included as Appendix D.

Planned Development District Concept Plan
Center Point

C. CONCEPT PLAN

Center Point is an approximately 320 acre tract of land located adjacent to the intersection of SC 170 and US Highway 278A (SC Highway 462) in Jasper County, South Carolina. It is anticipated that the property will be developed over a period of ten (10) years or more, in accordance with the Concept Plan as set forth in this document or amended in the future. The Concept Plan sets forth the general scope of the development including number of units, phasing, development standards, open space and other issues. In addition to the Concept Plan, development of the property is controlled by other provisions of the PDD and further guaranteed by the Development Agreement between the applicant and the Jasper County Council. The Conceptual Master Plan is included in Appendix H.

The goal of the development is to produce a high quality, mixed use development. The tract of land provides an opportunity for a mix of land uses that will be developed over a period of time. The PDD designation is necessary to accommodate the mix of land uses and provide for the responsible planning and development of the property over time.

The Center Point Concept Plan, prepared by Hussey, Gay, Bell & DeYoung Inc., shows a general access layout and a mixed use community showing areas designated for commercial and residential development. Proposed land uses in the commercial and residential development areas are detailed under Section 2-Land Use Designation and Definitions.

Residential units are planned for approximately 183 acres (gross) of the property and will use the wetlands systems and other natural vegetation as a buffer between the commercial land use areas. Where commercial and residential land uses meet without the buffer provided by the natural wetlands system, fences may be erected or vegetation may be planted to the degree necessary to separate any incompatible land uses. Buffer widths are described in Section II.D.11 of the PDD. Development is planned to occur in accordance with the Development Schedule presented in Appendix I which is preliminary and subject to change based on market conditions. The developer is committed to providing affordable housing within the residential component of the Concept Plan based upon Jasper County's definition of affordable housing. The developer will provide an update on the development of affordable units as described in the Development Agreement.

The Concept Plan seeks to maintain open space requirements as per Section II, D.10 of this document. The open space and amenities will be owned and maintained in the manner approved with appropriate covenants and restrictions by the developer, homeowner's association, or other legally designated entity. Property deeded to a governmental entity becomes the maintenance responsibility of that entity.

Activities along any external property lines of the PDD shall conform to the setback, buffer, screening as described in Section II.D.11(b) of the PDD. Height requirements shall conform to the Jasper County Ordinance effective November 13, 2007.

**Planned Development District Concept Plan
Center Point**

Center Point developers will prepare stormwater management plans for the tracts of land as they are developed. The plan will address the hydrological characteristics of the site. The plan will address predevelopment conditions and post-development stormwater management facilities for flood control and sediment reduction.

Freshwater wetlands on the property are typical of the South Carolina Lowcountry. Approximately thirteen (13) percent of the site is jurisdictional freshwater wetlands. A plat indicating the freshwater wetlands on the property is included in Appendix C.

On-site wetland impacts resulting from the development of the Center Point PDD will be permitted jointly through the USACOE and OCRM. All impact mitigation will meet or exceed state or federal standards.

E. CULTURAL AND HISTORICAL RESOURCES

Based on site reconnaissance, there is no evidence of cultural and historical resources on the site. The South Carolina Department of Archives and History will be contacted by the Owner to request a review of the Department's cultural resource inventory database. The Owner will follow the direction and procedures of the Department of Archives and History as appropriate.

F. WATER AND SEWER SERVICE

Water and sewer service will be provided to Center Point by the Beaufort-Jasper Water and Sewer Authority (BJWSA). Currently, BJWSA has water and sewer lines running along South Carolina Highway 170. Detailed planning for the water and sewer systems will commence at the time of Development Agreement and PDD approval by Jasper County. Preliminary discussions with BJWSA indicate a willingness to serve the property and to increase their capacity to serve developments in the vicinity. BJWSA operates and maintains water and sewer systems within their service area upon completion by the developer and acceptance by the Authority.

G. UTILITY SERVICE

Center Point is within the service territory of South Carolina Electric & Gas (SCE&G) for electrical power. The Owner will coordinate with SCE&G regarding planning for Center Point.

Hargray and/or Sprint are able to provide telephone service to Center Point. The Owner will coordinate with Hargray and/or Sprint regarding planning for Center Point.

Planned Development District Concept Plan
Center Point

B. ALLOWED LAND USES

The following land uses shall be permitted in the Center Point PDD. The purpose of this portion of the PDD document is to state which land uses shall be allowed within the Center Point PDD; however, by allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.

The following land uses and definitions shall be permitted in the Center Point PDD:

Business Park/Light Industrial
Community Center
Community Recreation
General Commercial
Hotel/Inn/Resort
Institutional/Civic
Maintenance Areas
Model Home/Sales Center
Multi-family Residential
Open Space
Single-Family Residential (detached and attached)
Traditional Neighborhood Development

Apart from temporary sales/construction offices, mobile homes shall not be an allowed land use.

Any easement that occurs within the property shall have the same land uses as any of the adjacent land uses. Any restrictions shall be based on the legal definition of the easement.

Design Regulations and Performance Standards will be established for each area at the time of the Master Plan approval. Unless otherwise agreed at Master Plan approval or in this PDD, the standard for uses from the Jasper County Ordinances and Regulations will apply.

C. ALLOWED DENSITY AND TRANSFER OF DENSITY BETWEEN PLANNING AREAS

Of the approximately 277 upland acres, the Concept Plan for the Center Point PDD consists of approximately 155 acres of mixed-use residential land use, approximately 112 acres of commercial land use, and approximately 11 acres of community space use. The Concept Plan may be modified at Master Plan approval, taking into consideration the potential need to change the exact locations of residential and commercial uses to address traffic considerations and in response to market conditions. The Owner and developers shall have the right to convert commercial use to residential use (including attached and detached single-family and multi-family) at a unit density not to exceed 7 units per gross

development. However, the definitions below shall generally describe the allowed uses within the Center Point PDD.

1. Business Park/Light Industrial:

This designation allows for a multi-use Business Park to meet regional demands for Light Industrial, Office, Commercial Services and Wholesale/Retail Businesses. Permitted uses include:

- a. Establishments involved in light manufacturing, regional warehouses, distribution operations, back-office operations, commercial businesses, office space, office/warehouse operations, wholesale/retail businesses, commercial service businesses, research or experimental laboratories, public building, public utility facility, agricultural farm, horticultural nursery, radio and/or television station and/or transmission tower, commercial trade or vocational school, off street commercial parking or storage area for customer, client, or employee-owned vehicles and call centers.
- b. Build-to-property lines subject to Master Plan Review by the Planning Commission will be allowed to reduce cost of utilities and create a more pedestrian friendly environment as long as fire protection between adjacent and party-walls is strictly adhered to and visual design standards are met.
- c. Light Industrial uses shall provide a minimum buffer in accordance with Section 12.8.1-12.8.9 of the LDR from adjacent non-compatible uses not separated by a road right of way, or wetland of an equal width (including wetland buffer).

2. Community Center:

This designation allows for the development of an internally oriented integral mix of various allowed land uses defined herein establishing a community oriented node.

a. Permitted activities

The following are permitted uses, accessory uses and structures for the Community Center Area:

- (1) Bed and Breakfast/Guesthouse
- (2) Institutional/Civic
- (3) Open space
- (4) Community recreation

Build-to-property lines subject to Master Plan Review by the Planning Commission will be allowed to reduce cost of utilities and create a more pedestrian friendly

- (3) Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.

4. Residential

- a. The maximum number of residential dwelling units on the Property will be determined by specific soil conditions, environmental concerns, pedestrian friendly requirements, physical constraints, market conditions and design parameter, plus or minus any conversions of commercial to residential or vice versa, as allowed in this PDD, or any additional units allowed under the Development Agreement.
- b. For detached single family residential and duplexes, (i) the average lot size may vary as to specific, individual master plans, but the overall average lot size on the Property shall not be less than 4,500 square feet and (ii) the minimum side setbacks shall be 6 feet on each side. Side setbacks can be reduced at the discretion of the County's Planning staff. The primary standard, to be utilized in allowing the variance shall be the maintenance of the County's Insurance Services Organization fire safety rating. As for dwelling units, a minimum front-yard setback of 25 feet shall be imposed on lots with front-loaded garages; a minimum setback of 15 feet for lots with side-loaded garages; a minimum setback of 15 feet from the back lot line; and a minimum setback of 5 feet from a pool or deck. For corner lots, the second street setback shall be 10 feet. For detached garages, the front and rear setback shall be 5 feet.
- c. For attached single family residential, townhomes, or condominiums (i) there shall be no minimum lot size or setbacks, and (ii) 6 foot side setbacks shall be required for all non-common lot line sides.
- d. Multi-family residential units (which are not separated by a ground-to-roof wall) are allowable up to a maximum of 12 units per acre. Multifamily residential consists of attached or detached residential including both short term and long term rentals, but excludes Hotel/Inn/Bed and Breakfast and Guesthouse.
- e. The allocation of density as specified allows for the clustering of development to optimize the protection of natural features and maximize open space. This does not guarantee that the Property can be developed at the identified maximum. Lot sizes range from the square footage of the foundation of cottage-type product to larger single family lots.
- f. Multi-family units do not have a lot size designation.
- g. Single-family residential consists of attached (2 or more units separated by a ground-to-roof wall) and detached residential, including both short and long term rentals. Product mix may include full size lots, attached zero lot line product subject to Master Plan Review, townhouses, patio home sites and cottages.

- (21) Commercial Outdoor Sales (related to existing retail)
 - (22) Public Interest and Special Events (permitted, located, and scheduled ahead of time)
 - (23) Nightclub and entertainment
 - (24) Movie Theaters
 - (25) Grocery
 - (26) Mini-warehouse facilities will be limited to a maximum height of 35 feet from finished grade.
 - (27) Outdoor go-cart racing facilities subject to the Jasper County Ordinances
- b. Sidewalk displays are permitted directly in front of an establishment, if at least five feet of sidewalk is maintained for adequate and uncluttered pedestrian access.
- c. Commercial uses shall provide a minimum buffer of 25 feet from any adjacent residential use not separated by a road right of way.
- d. Prohibited Uses:

The following commercial uses are specifically prohibited:

- (1) Junkyards or auto salvage yards
- (2) Gambling facilities not authorized by law
- (3) Sexually-oriented businesses

6. Hotel, Inn, Resort and Condo/hotel

This designation is for hotels, inns, timeshare projects, resorts and spas that consist of building or buildings with guest rooms for sleeping, kitchens and or a dining room(s) to provide meals for guests, including public restaurants, bars, and entertainment areas. Hotels, Inns, and spas shall be considered a commercial land use. Conference and facilities may or may not accompany the hotel/inn and may be integral to the hotel/inn or detached. Resorts under this land use may include fractional ownership. Hotels, Inns, and spas shall be considered a commercial land use and will not count against the residential unit cap except for Fractional Ownership/Time Shares and Condo/Hotels, which count as 0.5 residential units for purposes of density, but count as a commercial unit (Hotel/Motel) for Developer Fees under the Development Agreement.

Maximum building height shall meet the requirements of the Jasper County Ordinances and Regulations for group dwellings and multiple family dwellings in effect at the time of this agreement.

7. Institutional/Civic

This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed use throughout the Center Point PDD. Institutional

10. Open Space

Center Point shall provide at least ten (10) percent open space for all residential land uses. There shall be no requirement for additional open space for the Commercial portions of Center Point; however 10% of the overall Commercial uplands will remain pervious. No wetlands, rights of way, easements or other lands already subject to use restrictions shall be used to generate the ten percent (10%) open space reservation for residential land uses. Open space may be located in restricted access, gated communities and shall consist of the following:

- (1) Landscaped areas including manicured village greens
- (2) Forest, wildlife preserves/corridors, conservation areas and greenbelts
- (3) Community garden plots
- (4) Recreation areas including swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, public or private regulation or par three golf courses, etc.
- (5) Pedestrian/bicycle trails

11. Setbacks and Buffers

Setbacks and buffers required by the HCOD shall apply according to the LDR. All other buffers and setbacks shall be maintained as described below:

a. Setbacks and buffer standards within the Center Point PDD shall include:

- (1) There shall be no minimum setbacks applied to the Conceptual Master Plan other than those described in the HCOD, those required by Fire Code, and those described elsewhere in this document. Residential setbacks are described in Section II.D.4 of this document.
- (2) Buffers between non-compatible land uses shall comply with Section 12.8.1-12.8.9 of the LDR. The required buffers shall be a total width and can be met by sharing a buffer across a property line.
- (3) At jurisdictional wetlands or recorded conservation easements the setbacks and buffers shall be as determined by the state and federal agencies having jurisdiction over the wetlands. The project shall also comply with Section 7.4 of the LDR with regards to riparian buffering. The project shall have the right to buffer average in accordance with USACOE and OCRM standards.
- (4) A 10-foot setback shall be required for drainage systems and retention ponds with the exception of dry detention areas (grassed swales).

b. Perimeter setbacks and buffers at adjacent property boundaries of Center Point; shall comply with Section 8.1.6 of the LDR. Stormwater features related to the

- a. Arterial streets and primary access roads
- b. Water supply
- c. Wastewater Treatment and Effluent Disposal
- d. Power substations
- e. Central telephone facilities
- f. Stormwater Management Lagoons
- g. Natural Gas Supply

In the case of this Conceptual Master Plan, the community-wide infrastructure may serve more than one Planning Tract. Infrastructure serving the community (on-site and off-site) will be approved as part of the Master Plan approval process. Infrastructure projects must receive a Jasper County Development Permit prior to construction.

15. Traditional Neighborhood Development (TND)

This Land Use Category allows for the development of a Traditional Neighborhood Development within the Center Point PDD typified by the culture, value and traditions exemplified in the Historic Districts of Savannah, GA, Charleston, SC and Seaside, FL. This development is to be a traditional neighborhood, which is characterized by a pedestrian-friendly environment of grid streets, neighborhood parks, sidewalks, front porches, alleys, on-street parking, mixed uses and a tight scale to unify the district. Homes within the neighborhood are planned to be within a five minute walk of the community hall, and civic buildings.

The traditional neighborhood will be a mixed-use development consisting of neighborhood-commercial, single-family residential, multi-family residential, recreational, civic uses and open space. There shall be allowance for mixed-use capabilities (live/work units) as well as an allowance for accessory buildings to have residential capacity (such as garage apartments). Other distinctive features of this traditional neighborhood that will be allowed within this district are outlined in this land use category.

Design Standards shall be submitted at Master Plan stage, and may have standards deviating from the Jasper County Ordinances or this PDD, provided that health, safety, ingress/egress, and fire protection concerns are addressed to the satisfaction of the County.