

*Jasper County Planning Commission
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**Minutes of the October 11, 2022
Regular Scheduled Meeting**

Members Present: Chairman, Mr. Alex Pinckney; Vice-Chairman, Mr. Randy Waite; Mr. Rothenberg; Dr. Debora Butler; Ms. Sharon Ferguson and Mr. Thomas Jenkins

Members Absent: Dr. Bostick

Staff Present: Ms. Lisa Wagner

Others Present: Mr. Peter Zadoretzky, Mr. Jeff Ackerman, Mr. Eric Walsnovich, Mr. Paul Moore, Mr. Dan Kanua, Mr. Justin Robinette, Mr. Read Walters, Mr. Dennis Jordan, Mr. Kyle Theodore, Mr. Jacob Hincer, and Ms. Jennifer Bihl

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/channel/UCBmloqX05cKAsHm_ggXCJIA

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 Mr. Thomas Jenkins.

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

Approval of Minutes: Mr. Jenkins motioned to approve the Minutes of the **September 13, 2022** Meeting, seconded by Mr. Waite. The Commission Members present voted unanimously in favor of the motion.

New Business:

Master Plan – CSP Single Family Rental Development: Ms. Wagner said Conduit Street Partners request approval of a Master Plan for CSP Single Family Rental Development. This Master Plan has been developed in accordance with the CSP Planned Development District (PDD), CSP Development Agreement (DA) and Concept Plan approved by Jasper County Council on June 27, 2022. 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 38.48 acre tract located along Independence Boulevard (Highway 278). The Master

Plan shows 275 single-family residential rental units, with 180 units being detached and 95 units being attached. The community open space includes a community park, a clubhouse with a pool, playground, pickleball court, and an event space. The Master Plan anticipates 135 units being constructed by the end of 2024 with the remaining units being constructed by the end of 2025. Ms. Wagner said the Master Plan for CSP was prepared in accordance with Article 8.1.10 of the Jasper County Zoning Ordinance. She pointed out the requirements and said the applicant has met all of the submittal requirements

Chairman Pinckney opened the floor to the applicant. Mr. Zadoretzky addressed the Commission. He said he presented his plan to the Planning Commission in March of 2022 and since then, he has put together a great team to assist him with the Master Plan comprised of Jeff Ackerman with Carolina Engineering, Eric Walsonovich with Wood Partners, Jennifer Bihl with Bihl Engineering, and Steve Plesco with CSP Industry Partners. He said Phase II of the Archaeological Report was requested at the March Meeting, and that report was provided, which shows there are no archeological findings on the site. He said the Master Plan shows two access points on Highway 278 and one access point on Brickyard Road. He said the overall site layout is the same basic design as the Concept Plan.

Dr. Butler asked about the highway buffer; if it would be in the highway right-of-way or on the subject property, and if the retention ponds are allowed to be in the buffer. Ms. Wagner said the buffer will be on the subject property. She said Highway 278 is a Highway Corridor Overlay District which requires a 50' buffer, and the retention pond is allowed to be in the buffer. Dr. Butler said she read the Wetland Delineation report but did not see a report from the Army Corp of Engineers or South Carolina DHEC. She asked if those reports are available. Mr. Zadoretzky said they must apply for a land disturbance permit, and they will get the appropriate approvals at that time. He said they need full engineering plans to apply for their state permits. Dr. Butler said looking at the storm water drainage master plan, it appears the water from the property drains to the wetlands and she is concerned that there will be flooding in this area, given the nature of the property. She asked if digging ponds on the property will provide the renters with assurance that their property will not flood, what the environmental impact will be to the wetlands from the runoff, and who is the agency that oversees the wetlands. Ms. Wagner said a storm water permit from SCDHEC is required. She said they will be required to design the stormwater ponds to retain a certain amount of the stormwater on site for a certain amount of time before it can slowly be released, and best management practices are required to treat the water quality before it is released so that no pollutants are discharging into the rivers. She said the state and the County will both review the stormwater design during the site development application process. She said the County will not approve the project without all the state permits being received. Dr. Butler asked if the public would have an opportunity to comment on the permit before they are authorized to have water runoff into the wetlands and rivers. Ms. Wagner said there is not a public hearing process, the applicant must conform with the state and county regulations to get a permit. Dr. Butler asked if each family would have a private yard. Mr. Zadoretzky said everyone will have a back yard and private spaces. Every town home will either have a garage or a parking area with a sidewalk leading to their home. Dr. Butler said she is very pleased that they have a playground for children and a dog park, and she hopes that their plan will have adequate space for children and pet owners.

Mr. Rothenberg said Highway 278 can be a fast moving and difficult corridor from May to October when tourists are going to Hilton Head. With the new traffic light at Margaritaville, it may create some delays in the traffic leading to this development. He asked how many cars can be queued in the center median to make a left hand turn into the subdivision headed east bound. Ms. Bihl said the traffic study was done

in the Spring and the Fall periods because SC Department of Transportation (SCDOT) requires the traffic study to be done when school is in session. She said one or two vehicles can usually fit in the median. She said there will be some gaps particularly westbound 278, that will allow for that movement, and the movements out of the Development is expected to be two steps, where you will stop in the median and then continue on. Mr. Rothenberg asked if there will be enough room if a car is traveling eastbound, looking to turn into the development and a car is coming out of the development and looking to turn left headed east or will they get stuck in a traffic lane. He is concerned about creating a dangerous intersection. Ms. Bihl said this type of situation happens every day. This intersection is designed to the DOT standards, which minimizes that type of situation; although sometimes it happens, and one has to wait. Mr. Rothenberg asked if they could look into placing a flashing light, or some kind of light at the intersection of the development, especially for the buses. Ms. Bihl said DOT controls the routing of the school buses, but she can ask DOT if a flashing light could be installed, although they are not common on South Carolina Roads. Mr. Rothenberg referred to the PDD standards regarding the inclusion of affordable housing, and he asked if that has been looked at since the March meeting. Mr. Zadoretzky said there is no designated government subsidized or regulated housing boards in the community, which was discussed in March. He said he calls this type of development a marketable community because the people who seek these communities cannot afford to buy a house. It probably costs an average of \$1,000 to \$1,500 more each month to buy a house in this area rather than renting a house.

Mr. Waite asked about impact fees, how this project will be permitted, and if each structure will have impact fees since this is one lot and not individual lots. Ms. Wagner said development agreement fees are included in the Development Agreement, which are similar to impact fees. She said a development fee will be charged for each rooftop and each building will have its own individual building permit. Mr. Waite asked in regard to police and fire protection, what is the closest fire and police stations besides the City of Hardeeville. Ms. Wagner said the County has a fire station at Mead Road in the New River Center and one on Stiney Road and the Sheriff's Department patrols the entire County. Mr. Waite asked Mr. Zadoretzky if there will be a deceleration lane. Mr. Zadoretzky said yes. Ms. Bihl said both driveways on Highway 278 will have deceleration lanes. Mr. Waite asked what the spur is for that sticks out on the northwest corner of the property. Mr. Zadoretzky said it is a fire truck turnaround. Mr. Waite thanked the Developer for giving the Commission as much information as he did because it makes their job easier.

Mr. Jenkins asked how a project of this size benefits the citizens of Jasper County; how many units would be long term rentals, and what will a unit rent for. Mr. Zadoretzky said in March they were anticipating \$1.80 a square foot. He said with the inflation, interest rate increases and cost increases since March, he cannot give a specific number because it is a volatile moving target; however, rental housing is still more affordable than buying a house with similar footage and similar amenities. Mr. Jenkins said he is concerned about the citizens of Jasper County and if they will be able to rent and enjoy one of these units if they earn \$40,000 a year.

Chairman Pinckney asked Ms. Bihl as the traffic engineer for the project, if she is willing to go above the DOT requirements to make the entrance and exits safer for the renters. He said for instance if the developer would pay for the flashing light, the state may allow the light to be placed in front of the project site. Ms. Bihl said she does not design the intersection; she only looks at the traffic flows. There are other folks that look at the actual design of the intersection. The current DOT administration controls what happens to their roadways and approves the designs. She said they can ask DOT about putting up a flashing light, but it is in the State's purview to approve or disapprove it. She said there are Federal

guidelines for a light, but they will speak with DOT to see if there is anything else they would recommend from the design standpoint. Mr. Zadoretzky said they are not going to build or design anything that is unsafe. He said the State dictates what happens at that intersection, but he will listen to the Commissioners, and he is not going to allow anything that is unsafe. He said they will do anything within reason to make it a safer intersection. He said with three entrances to his development it is safer than Hilton Head Lakes North and Margaritaville.

Mr. Waite asked if there is a plan to gate the community. Mr. Zadoretzky said not at this time. **Mr. Waite motioned to approve the CSP Single Family Development Masterplan, seconded by Mr. Rothenberg. The Commission Members present voted unanimously in favor of the motion.**

Master Plan – Center Point Storage: Ms. Wagner said Bowling Green Capital, LLC request approval of a Master Plan for a two-story self-storage building consisting of 86,236 s.f. to be developed within the Center Point Planned Development District (PDD), which was approved by Jasper County Council on August 19, 2008. This Master Plan has been developed in accordance with the Center Point PDD standards and Concept Plan, and the Center Point Development Agreement (DA). A Master Plan is more refined plan of the Concept Plan, which focuses on the overall utilization of a particular area, including allocation of land uses and infrastructure. This Master Plan anticipates development of approximately a 4-acre tract, for a single lot commercial development and construction of a road, which will serve the development. Ms. Wagner said the Master Plan for Center Point Storage was prepared in accordance with Article 8.1.10 of the Jasper County Zoning Ordinance. She pointed out the requirements and said the applicant has met all of the submittal requirements.

Chairman Pinckney opened the floor to the applicant. Mr. Paul Moore with Ward Edwards addressed the Commission. He said this is a small project involving a small portion of the Center Point PDD. He said this project proposes a mini storage on land that was designated for commercial use within the PDD. Nearby uses include Pro-Disposal and Frito-Lay, so this is a compatible use. The site is located on Highway 170, across from Camp St. Mary's Road, at a location identified as an access point for the Center Point PDD, which aligns with the Highway 170 Access Management Plan developed by Beaufort County, Jasper County and SCDOT. He said there are a lot of wetlands on the property, but they are not impacting the wetlands and will maintain a 100' buffer from all of the wetlands.

Mr. Rothenberg asked Mr. Moore if he foresees future development aside from this storage facility. Mr. Moore said the original developer of the PDD is speaking with others about developing the back half of the property, but he does not know the nature or the timeline. Mr. Rothenberg asked about Camp St. Mary's Road and if that intersection will be signalized. Mr. Moore said the intersection has been identified as a potential future location for a traffic light, but it has not been approved by SCDOT at this time because the Federal standards requiring a certain number of trips have not been met. Mr. Rothenberg asked if the storage facility will be fenced. Mr. Kunau said no, it will have key access at the entrance points of the building.

Dr. Butler asked for clarification of the SCDHEC letter regarding Stormwater discharges. Ms. Wagner said it is a Notice of Intent to DHEC which is required at this stage from the Applicant. She said SCDHEC requires a full set of engineered plans to review the project. Dr. Butler said she is concerned about the wetlands, and it seems there should be proper paperwork from DHEC or the US Army Corps of Engineers prior to reviewing this project. Mr. Moore said this project was done on an earlier preliminary

jurisdictional determination, which does not expire. He said they intend to maintain a 100' buffer from all wetlands, so the Army Corps of Engineers will not have to be involved because they are not impacting any jurisdictional wetlands. Dr. Butler said she is concerned about the water run-off in the vicinity and impacting the Okatie River. Mr. Moore said SCDHEC requires the post development runoff to be the same or better as it was prior to development, so that no additional runoff leaves the site.

Mr. Rothenberg motioned to approve the Master Plan for Center Point Storage, Tax Map Number 081-00-03-019, seconded by Mr. Jenkins. The motion passed by majority with Mr. Rothenberg, Mr. Jenkins, Mr. Waite, and Ms. Ferguson voting in favor of the motion. Dr. Butler opposed the motion.

Master Plan – Center Point Apartments: Ms. Wagner said Hussey Gay Bell request approval of a Master Plan for an apartment complex consisting of 327 units to be developed within the Center Point Planned Development District (PDD), which was approved by Jasper County Council on August 19, 2008. This Master Plan has been developed in accordance with the Center Point PDD standards and Concept Plan, and the Center Point Development Agreement (DA). She said a Master Plan is a more refined plan of the Concept Plan, which focuses on the overall utilization of a particular area, including allocation of land uses and infrastructure. This Master Plan anticipates development of approximately a 30.31-acre tract, for an apartment complex and construction of a road, which will serve the development. Ms. Wagner said the Master Plan for Center Point Apartments was prepared in accordance with Article 8.1.10 of the Jasper County Zoning Ordinance. She pointed out the requirements and said the applicant has met all of the submittal requirements with the exception of the will serve letters and other agency responses.

Chairman Pinckney opened the floor to the applicant. Mr. Robinette addressed the Commission. He said there will be an access drive off of Highway 170 that will align with Old Bailey Road, and will serve as access to their development, as well as a spine road for future developments within the Center Point PDD. The development consists of 11 apartment buildings with 327 units, 551 parking stalls, 9 enclosed garage buildings, and amenities including a pool for future residents. A traffic study was conducted by Stantec and was coordinated with SCDOT. There will be a dedicated right turn lane heading west bound on Highway 170 and restriping of the lines in the center median to provide a dedicated left turn into the site traveling east bound. A signalized intersection is not warranted at this time because the trips per day does not meet the threshold at this time. The wetlands on site have been delineated and submitted to the Army Corps of Engineers for a jurisdictional determination letter. This project does not intend to disturb any of the wetlands on site; however, there will be a ditch crossing that is interconnected with wetlands, but it does not result in impact of the wetlands. Water and Sewer will be provided by Beaufort Jasper Water Sewer Authority. The apartments are 3 story typical garden style apartment buildings with 8 to 12 units per floor. Mr. Jordan introduced his self and said he works for the developer. He reiterated that they will not be filling or impacting the wetlands and will maintain all buffers from the wetlands.

Mr. Rothenberg asked about the structures shown on the color rendition of the plan that are scattered throughout the project site, the water features and if the water features are ponds, how they will be constructed. Mr. Jordan said the structures are enclosed garages on slab and the water features are stormwater detention ponds. Mr. Robinette said the ponds will be constructed with a typical 3 to 1 slope and grassed around the edges. Mr. Rothenberg asked who their target market is. Mr. Jordan said Bluffton and Jasper has seen an explosive amount of growth, which includes hospitality workers and retiree's relocating to the Lowcountry. Mr. Rothenberg asked if there are sidewalks included in this development. Mr. Robinette said there are interconnected sidewalks running along the parking areas and up to the

apartment buildings. He said the sidewalks will be constructed to ADA standards and may meander depending on what trees are saved. Mr. Rothenberg pointed out inconsistencies of the number of units. The traffic study refers to 336 units, the BJWSA letter refers to 366 units, the traffic study listed the storage facility as 53,434 square feet, when it is actually 84,236 square feet. He asked if 327 units is the correct number of units and if the inconsistency with the storage facility's square feet will impact their traffic study for this development. Mr. Jordan said there are 327 units. Mr. Robinette said the same traffic engineer did the traffic study for both the storage facility and their development. He said they relied on the traffic engineer for that square footage, but it would not have much impact on the trips per day because of the low volume of traffic that is associated with storage facilities, and the entrance to each development is different. Mr. Rothenberg asked Mr. Robinette to discuss the plans for the deceleration lanes as it relates to coming out of the facility traveling both east and west on Highway 170. Mr. Robinette said traveling east on 170, the center median will be restriped to accommodate a deceleration lane to turn left into the entrance and traveling west on 170 there will be a deceleration lane to turn right into the facility. He said the size of the deceleration lanes and the tapering will be based on the current SCDOT speed limit. Mr. Rothenberg asked Mr. Robinette if he had any idea how many cars will be able to stack in the deceleration lane turning left into the development. Mr. Jordan said there were some early conversations and exhibits between the seller and SCDOT, and this intersection has been identified as a future signalized intersection based on future development that will feed off of the spine road that is serving their apartment community. All future projects will be required to have a traffic study and at some point, may trigger a traffic signal.

Dr. Butler asked Ms. Wagner how the project at Bailey's is going to impact this development because they are right across the street from each other. Ms. Wagner said the project at Bailey's has not received approval from County Council yet so once they do, they will need to come back with a Master Plan. She said at such time, the traffic study for Bailey's should be reviewed again and it should take in account for both developments that were presented tonight and any other development in that area. Dr. Butler said she thinks the wetland information not being provided is a problem. She said the community is up in arms because of all of the development going on in this area and she thinks it is the responsibility of the Planning Commission to protect the community and the public. She said she will have to vote against this project because she thinks all required documents should be provided prior to approving any development. Mr. Jordan said the wetlands have been delineated by a Wetlands Consultant and he is happy to share the wetlands report. He said when his organization sees wetlands, they do not plan for any development in those wetlands, which is what sets them apart from other developers. Mr. Robinette said the storm water regulations that Jasper County has in place and enforces, are some of the most stringent that he has encountered, and the water quality far exceeds the state's requirements.

Mr. Waite asked if the access road is only intended to serve this development. Mr. Jordan said it will serve future development of the Center Point PDD. Mr. Waite said he is concerned about the road because he does not know the width of the road or how wide the turnaround is at the end of the road and if it will be enough room for a bus to turn around. Mr. Robinette said the entrance driveway is divided with a landscaped island, signage, and monuments to separate the apartment complex from the overall development. He said the access road will be designed and built to Jasper County and SCDOT standards. Each of the travel lanes will be twelve-foot wide with a 50' right of way for clearing, draining, electrical lines, utilities, roadside ditches, etc. He said while the access road is being designed solely for this site, it will serve future developments within this quadrant of the PDD development. Whatever curb cuts or future connections would be designed and installed by future subdividers or the master developer, John

Trask. He said the road will be designed to accommodate firetrucks and any other heavy loaded vehicles. Mr. Waite said he is concerned that there is no other way in or out of this property and in the case of a hurricane when people are evacuating, it is going to be a bit of a mess. Mr. Jordan said as far as a spine road where it terminates, he believes the County will decide what they want the turnaround to look like. Mr. Waite asked how long the road is that comes from Highway 170 to the project. Mr. Robinette said the access road is very long and is the connection point to the development. He said they have included one intersection for the road to be continued with future development.

There was some discussion about whether or not the applicant can bring this project back at a later date, when he has all of the required information or if the project needs to go to the Council with or without a recommendation. Ms. Wagner said Master Plans are approved at Planning Commission level and do not go to the County Council.

After some discussion about fees and the option to table the application, Dr. Butler said she thinks the Planning Commission should require the applicant to provide all documents that are required by the Ordinance.

Mr. Jenkins asked about the signs that are all over the County that say keep Chelsea rural and Cherry Hill rural. He asked if this project is one of the projects that people are opposing. Ms. Wagner said Chelsea South PDD has been contentious at the County Council meetings, but the signs are more about a property between Strawberry Hill and Tickton Hall being annexed into the Town of Ridgeland. She said the signs do not have anything to do with this project. She said this project is located in the Center Point PDD which was approved in 2008, and this is just a Master Plan within that PDD.

Chairman Pinckney asked Ms. Wagner to re-state the missing items needed for Master Plan approval. Ms. Wagner said will serve letters from the electric company and Hargray, the report from the wetlands consultant, and proof that notification has been made to SCDHEC.

Mr. Waite motioned to table the Master Plan for Center Point Apartments until all items have been provided, seconded by Dr Butler. The motion passed by majority with Mr. Waite, Dr. Butler, Mr. Rothenberg, and Ms. Ferguson voting in favor of the motion. Mr. Jenkins opposed the motion.

Discussion:

There was discussion about approving projects with partial information while rejecting others. Dr. Butler said she would like to get clarification through the County Attorney. Ms. Wagner said the Planning Commission may have approved projects in the past pending receipt of missing information, but she has never recommended such action. She said she is consistent and treats everybody fair. Chairman Pinckney said way back there were times the Planning Commission gave conditional approval but found out that was not in the Planning Commission purview. He said when there are missing items as required by the ordinance, the project gets sent back to the DSR and no decision is made.

Dr. Butler asked Ms. Wagner about the Code Enforcement Officer. She said the Commission has not received a report from him. Ms. Wagner said she checked with him, he said he needed to speak to Chief Wells, and she has not heard back from him.

Mr. Waite asked Ms. Wagner about the impact fees. Ms. Wagner said the work has been done by the Consultant. She said does not know the timeline for the Planning Commission's review, but the Commission will review the information at some point.

Chairman Pinckney said in regard to affordable housing, it would be helpful to know what the income range is in Jasper County for affordable housing so we can encourage developers to create affordable housing. He said there is not enough housing inventory for firefighters, policeman, nurses, teachers, etc. He said it is hard to attract people who provide these types of services in the workforce if they are unable to afford housing in the community.

Ms. Wagner said the South Carolina Association of Counties (SCAC) is having a Planning & Zoning Webinar via Zoom on Monday November 14th, 2022, from 9:00 A.M. until 12:30 P.M. She said each of the Commissioners would have to register through SCAC in order to participate and 3 hours of continuing education would be awarded to each participant. She said each Commissioner has received their 3 hours of education for this year since there was a day of training held several months ago and if November 14th is not a good time for the Commissioners, the webinar will be available online for later viewing.

There was some discussion about holding the Planning Commission meetings in person vs. virtual meetings, including the convenience of virtual meetings, the challenges of virtual meetings because of poor reception, and the Council Chambers being limited to 20% capacity. Ms. Wagner said she called the Commissioners and polled each one about having in-person meetings vs. virtual meetings and it was a split vote.

Adjourn: Mr. Waite motioned to adjourn, seconded by Dr. Butler. The meeting adjourned at 8:45 pm.

Respectfully Submitted,

Lisa Wagner