



# Jasper County Planning and Building Services

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## Jasper County Planning Commission

### Staff Report

<b>Meeting Date:</b>	February 14, 2023
<b>Project:</b>	Planned Development District – Bailey Park – Revised Plan
<b>Applicant:</b>	K & R Development, LLC
<b>Tax Map Number:</b>	081-00-04-007 and 081-00-04-080
<b>Submitted For:</b>	Action

**Description:** The Applicant has requested a Planned Development District (PDD) zoning designation for a mixed-use development, which will be known as Bailey Park. The project site consists of two parcels, which are identified by tax map numbers 081-00-04-007 and 081-00-04-080. Tract A is tax map number 081-00-04-007 and is currently zoned Community Commercial, consisting of 6.63 acres. Tract B is tax map number 081-00-04-080 and is currently zoned Residential, consisting of 20 acres. The properties are located along Highway 170, approximately 2 miles east of the intersection of Highway 462 and has frontage along Old Bailey Road. Both properties are vacant and have not been developed.

The Planning Commission reviewed this application in May 2022 and forwarded a recommendation of approval to County Council to have the property zoned Planned Development District. The applicant has revised the PDD document to remove all commercial uses and designate both parcels as residential. The proposed density has been decreased significantly to 7.5 units per acre. The traffic study was revised based on residential uses only at 12 units per acre. **(See more details about the revisions on page 3 in red)**. Because this is a major change, it requires another review and recommendation by the Planning Commission in accordance with Article 3:2.5 of the Jasper County Zoning Ordinance.

**Analysis:** In accordance with Article 8:1 of the Jasper County Zoning Ordinance, the intent of a PDD is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare. The PDD, regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of

the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation,” which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. In these areas, new development should be thoughtfully placed within the existing landscape.

The Land Use Chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth. While this project site is not near a municipality, it is located in an area where infrastructure and services are available to serve the site.

- **Adjacent Zoning and Land Uses:** Figure 1 below shows the project location and Table 1 shows the adjacent land uses and zoning designation:

**Table 1. Adjacent Land Uses and Zoning Designations**

Adjacent Property	Existing Uses	Zoning	City or County
North	Center Point PDD	PDD	Jasper County
South	Old Bailey Road and S/F Residential	Residential	Jasper County and Beaufort County
West	Primarily Vacant, Beaufort Jasper Comprehensive Health, and S/F Residential	Community Commercial and Residential	Jasper County
East	Vacant	Community Commercial and Residential	Jasper County

**Figure 1.**



- **Traffic and Access:** One of the properties is accessed by North Okatie Highway (Highway 170), which is a four-lane state maintained highway, classified as an arterial road. The other

property has direct access to Old Bailey Road, which is a two-lane state maintained road classified as a local road.

The revised Bailey Park PDD Concept Plan illustrates the proposed uses, the general layout, and access points. A Master Plan will be submitted separately and will provide additional information regarding the layout of the development.

**REVISIONS:** The revisions to the Bailey Park PDD changes Tract A from mixed use commercial to residential uses only. This eliminates 65,000 square feet of commercial uses and adds no more than 7.5 units per acre, which may be in the form of apartments, townhomes, or single family detached houses. Tract B has been changed from 12 units per acre (233 units) to 7.5 units per acre. Based on the upland acres, the total residential density for both Tract A and B is approximately 187 units.

The traffic study was revised and is based on 300 townhouses, but no commercial. This traffic study compared to the 1<sup>st</sup> traffic study reduces the total daily trips from 4,186 to 1,998 total daily trips. The AM peak hour trips were reduced from 168 trips to 116 trips, while the PM peak hour trips were reduced from 374 trips to 150 trips. With the reduction to the overall density to 187 unit), the traffic count will be further reduced by 33%.

The revised PDD proposes to establish the following:

- **Access Points** – One full access point is proposed along Highway 170 and a second full access point is proposed along Old Bailey Road.
- **Allowed Land Uses** – Tract A and Tract B is proposed as multi-family residential, and single family detached and attached residential (townhomes). With multi-family being limited to Tract A.
- **Density** – The overall density proposed for Bailey Park PDD is 7.5 units per acre of uplands, approximately 187 units.
- **Open Space** – 10% open space for residential land uses with 1.25 acres devoted for active open space for community use.
- **Buffers** – Tract A will require a 50' buffer along Highway 170 and both Tract A and Tract B will require a 20' buffer around the perimeter except where there is an existing residential use adjacent to the property, the buffer will be 30'. In regard to setbacks and buffers, the International Fire Code will be met.
- **Setbacks** - For detached single-family residential and duplexes, the side setbacks are 6', rear yard setbacks are 15', and front yard setbacks are 25' for lots with front loaded garages, and 15' setbacks for lots with side loaded garages. For attached single-family residential, townhomes, or condominiums there will be no minimum setbacks except for a 6' side setbacks from non-common property lines.
- **Landscaping Standards** – will meet or exceed the County's requirements.
- **Utilities** – Water and Sewer will be provided by BJWSA; Electric will be provided by Dominion Energy; Telephone Service will be provided by Hargray.

A full environmental assessment of the site has been conducted (this was provided in the May 2022 submittal). The Traffic Impact Analysis has been revised and is included with this staff report. The approved jurisdictional determination letter is included in Appendix C of the PDD (this is a new item).

The Bailey Park PDD meets all of the requirements for a PDD *Application and Concept Plan* as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance.

**Public Notice:** Notices have been sent to all adjacent property owners, notifying them of the Applicant's revisions to the proposed Bailey Park PDD and providing them with an opportunity to comment. In addition, one (1) Zoning Application sign has been placed along Highway 170 and one (1) sign along Bailey Road.

**Staff Recommendation:** A zoning designation of PDD does not entitle an applicant or owner of the affected property a right to develop or engage in any land use or land disturbing activity, other than the rights in existence at the time of the Concept Plan approval. To engage in development or any land use or land disturbing activity, a Master Plan and subsequent Development Plan(s) must be approved for the areas to be developed. While the Concept Plan is very generalized, a Master Plan is a more refined document, which will be reassessed by the Planning Commission at a future date. The PDD application is supported by the Comprehensive Plan; as such, staff recommends approval of the PDD designation, the PDD document, and the Concept Plan.

**Attachments:**

1. Application
2. PDD Document and Concept Plan
3. Revised Traffic Report
4. Aerial Map
5. Aerial Map with Zoning Layer



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### Zoning Map Amendment Application

<b>Owner or Owner-Authorized Applicant:</b>	K & R Development, LLC c/o Jennifer Tosky
<b>Address:</b>	PO Box 1590, Bluffton, SC 29910
<b>Telephone/Fax:</b>	843-368-1782
<b>Email:</b>	jen@kennethscottbuilders.com
<b>Property Address or Physical Location:</b>	Hwy 170 & Bailey's Road (18)
<b>Tax Map Number(s):</b>	081-00-04-007, 081-00-04-008, 081-00-04-009
<b>Gross Acreage:</b>	26.63
<b>Current Zoning:</b>	Community Commercial & Residential
<b>Proposed Zoning:</b>	PDD
<b>Administrative Fee: (\$250 per lot)</b>	\$500
<b>Date Mailed or Hand Delivered:</b>	March 16, 2022
<b>Reason for Request: (attach narrative if necessary)</b>	To allow for a mixed used development in keeping with Jasper County PDD guidelines to promote and encourage responsible development beneficial to the long-term growth of Jasper County. Please see attached narrative.

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

Date

#### Internal Use Only

<b>Date Received:</b>	
<b>Amount Received:</b>	
<b>Staff Member:</b>	