



Jasper County Planning and Building Services

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

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

Jasper County Council Staff Report

Meeting Date:	May 2, 2022
Project:	Zoning Map Amendment and Concept Plan – Planned Development District – Chelsea South
Applicant:	Mark Baker, Wood+Partners
Tax Map Number:	081-00-02-008
Submitted For:	1 st Reading
Recommendation:	Planning Commission reviewed this application at their March 8, 2022 Meeting and recommended approval of Planned Development District zoning designation and Concept Plan

Description: The Applicant has submitted a request for a Planned Development District (PDD) zoning designation for a mixed-use development, which will be known as Chelsea South PDD. Included with the Zoning Map Amendment application is a PDD document and Concept Plan. The project site consists of 291.7 acres and is located along Snake Road just west of the intersection of Highway 170 and Snake Road. The property is currently zoned Rural Preservation and is undeveloped.

Analysis: 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:** The Future Land Use Map identifies this area as “Rural Conservation.” Rural Conservation 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.

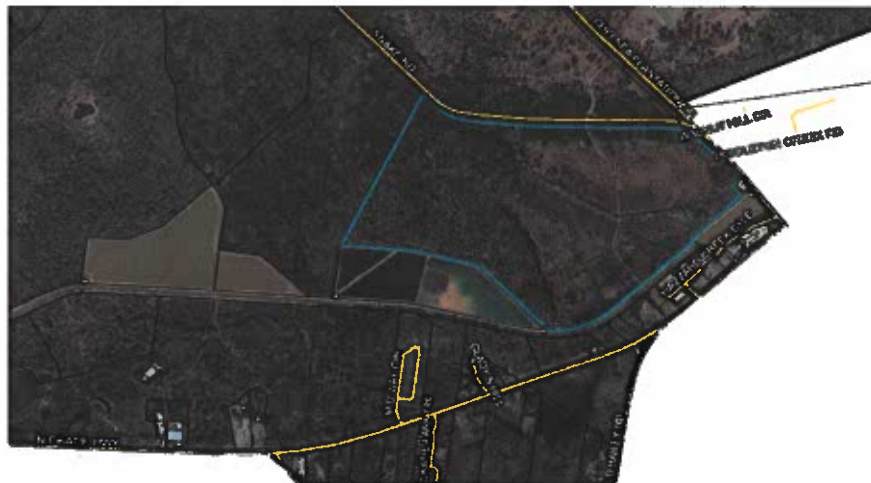
The Land Use Chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth. While this project site is not near a municipality, it is located in an area where infrastructure and services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

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

Table 1. Adjacent Land Uses and Zoning Designations

Adjacent Property	Existing Uses	Zoning
North	Chelsea Plantation	Rural Preservation
Northeast	Single Family Residential and BJWSA Headquarters	Beaufort County
East	BJWSA Water Canal Across the Canal is Commercial	Community Commercial and General Commercial
South	Primarily Vacant and Mobile Home Park with Center Point PDD nearby	Community Commercial and Residential with PDD nearby
West	Vacant	Rural Preservation

Figure 1.



- **Traffic and Access:** The subject property is accessed by Snake Road, which is a two-lane state-maintained highway, classified as a collector road.

The Chelsea South 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.

The proposed PDD will establish the following:

- **Access Points** – two full access points on Snake Road.
- **Allowed Land Uses** – single-family residential, multi-family residential, community commercial, and mixed-use commercial.
- **Density** – a maximum density of 438 units for single-family residential, 269 units for multi-family residential, 69,600 s.f. of community commercial, and 315,000 s.f. of mixed-use commercial.
- **Open Space** – a minimum of 30% open space based on total acreage with only 50% of wetlands, counting towards open space.
- **Setbacks and Buffers** – a 20' buffer will be provided for the perimeter of the property, additional buffers will be provided for wetlands, and non-compatible land uses. Setbacks for detached single-family units will be 15' from the rear property line, 6' from the side yard property line, 20' front yard setbacks for lots with front loaded garages, and 15' front yard setbacks for lots with side loaded garages. Townhomes or condominiums will have 6' side yard setbacks, 15' front yard setbacks with front loaded garages and 5' front yard setbacks without front loaded garages. Single-family residential may include zero lot lines products, subject to Master Plan review, which include townhouses, patio homes, and cottages.
- **Landscaping Standards** – will meet or exceed the County's requirements.

A full Traffic Impact Analysis (TIA) was conducted by Kimley Horn. SCDOT has approved the proposed mitigation as outlined in the TIA. The Chelsea South 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 Notices: Notices were sent to all adjacent property owners, notifying them of the Applicant's request to have the property designated as PDD and providing them with an opportunity to comment. In addition, two (2) Zoning Application signs were placed along Snake Road.

Planning Commission Recommendation: The PDD application is supported by the Comprehensive Plan; as such, Planning Commission recommends approval of the PDD zoning designation, the PDD document, and the Concept Plan.

Attachments:

1. Application by the applicant (Located in front pocket of the Notebook)
2. PDD Document and Concept Plan (Notebook)
3. Ordinance adopting Zoning Designation of PDD (attached to the staff report)
4. An email from Joshua Johnson, SCDOT District 6 Traffic Engineer approving the traffic mitigation as outlined in the Traffic Impact Analysis report. (Located in front pocket of the Notebook)

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

ORDINANCE #2022 - _____

**AN ORDINANCE OF
JASPER COUNTY COUNCIL**

To adopt Planned Development District (PDD) Zoning for a tract of land consisting of approximately 291.7 acres, bearing Jasper County Tax Map Number 081-00-02-008, located along Snake Road, northwest of the intersection of Snake Road and Highway 170, and known as Chelsea South PDD.

WHEREAS, The Planned Development District (PDD) Zoning was adopted by Jasper County to permit and encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare; and

WHEREAS, Jasper County has received a request from the owner of a tract of land consisting of approximately 291.7 acres, bearing Jasper County Tax Map Number 081-00-02-008, located along Snake Road, northwest of the intersection of Snake Road and Highway 170, and known as Chelsea South PDD, to zone such in accordance with submitted Planned Development District Standards prepared for Chelsea Plantation, LLC and accompanying Planned Development District Concept Map (Exhibit H); and

WHEREAS, the above mentioned property was duly posed, with public hearings properly noticed and held by the Jasper County Planning Commission on March 8, 2022, which recommended approval and adoption, and by the Jasper County Council on _____, 2022 and _____, 2022; and

WHEREAS, Jasper County council finds the Planned Development District Standards and the Concept Map (Exhibit H) to be in accordance with the statutory requirements of the state, and consistent with the Jasper County Comprehensive Plan, *Jasper's Journey*, as well as the Jasper County Zoning and Land Development Ordinances; and

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

1. Jasper County Council finds in accordance with the staff report, and the recommendation of Jasper County 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 to approve the applicant's request for Planned Development District Zoning for the Property, and of the Planned Development District Standards and Conceptual Master Plan (Exhibit H), and to amend the Jasper County Official Zoning Map to reflect Planned Development District zoning for the tract of land consisting of approximately 291.7 acres, bearing Jasper County Tax Map Number 081-00-02-008 and known as the Chelsea South PDD.
2. This ordinance shall take effect upon approval by Council.

Ms. Barbara B. Clark
Chairwoman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: # 2022-__

First Reading: May 2, 2022

Public Hearing: _____

Second Reading: _____

Second Public Hearing: _____

Third Reading: _____

Adopted: _____

Considered by the Jasper County Planning Commission at it's meeting on

March 8, 2022 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date



Jasper County Planning and Building Services

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

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	Mark Baker, Wood+Partners
Address:	7 Lafayette Place Hilton Head Island, SC 29926
Telephone/Fax:	843-681-6618, Ext 245
Email:	mbaker@woodandpartners.com
Property Address or Physical Location:	Located at the intersection of SC Highway 170 N and Snake Road
Tax Map Number(s):	TM# 081-00-02-008
Gross Acreage:	291.7 Acres
Current Zoning:	Rural Preservation
Proposed Zoning:	Planned Development District (PDD)
Administrative Fee: (\$1,000 + \$10 per Ac)	\$3,917 Administration Fee & \$25,000 Review Fee
Date Mailed or Hand Delivered:	TBD
Reason for Request: (attach narrative if necessary)	Request for a PDD Zoning Map Amendment See attached PDD Narrative & Development Agreement

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

Date

Internal Use Only

Date Received:	
Amount Received:	
Staff Member:	

Lisa Wagner

From: Willy Powell <wpowell@wardedwards.com>
Sent: Monday, April 18, 2022 4:05 PM
To: Lisa Wagner; David Tedder
Cc: Michael Quinley; Mark Baker; Ryan Strickland; nscott@nexsenpruet.com
Subject: Fw: Traffic Study in Okatie, SC
Attachments: 2022-02-25 Chelsea Park TIA_Final.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Lisa and David,

In response to the SCDOT review of the Chelsea Traffic Impact Analysis, please see the below email from Josh Johnson with SCDOT and our traffic consultant with Kimley Horn. The study is attached, which matches the SCDOT summary of proposed mitigation.

If you have any questions or need additional info, please let us know.

Thanks!

Willy Powell, PE
Ward Edwards Engineering
(843) 384-2944 Mobile
wpowell@wardedwards.com

From: Turner, Dillon <Dillon.Turner@kimley-horn.com>
Sent: Friday, March 11, 2022 3:09 PM
To: Michael Quinley <michael@thequinleygroup.com>; William Powell <wpowell@wardedwards.com>
Subject: Fwd: Traffic Study in Okatie, SC

SCDOT Approval! Great end to the week!

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From: Johnson, Joshua A. <JohnsonJA@scdot.org>
Sent: Friday, March 11, 2022 2:14:36 PM
To: Turner, Dillon <Dillon.Turner@kimley-horn.com>
Cc: Fleming, Juleigh B. <FlemingJB@scdot.org>; Grooms, Robert W. <GroomsRW@scdot.org>; Payne, Adam C. <PayneAC@scdot.org>
Subject: RE: Traffic Study in Okatie, SC

Dillon,

The Chelsea Park TIA is accepted with the phased mitigation as listed in the report and summarized below.

Phase 1 (2026) – 438 single family units & 69,600 sq ft mini warehouse

- Southbound right-turn lane on Snake Rd at SC 170 with 375 ft storage (SCDOT may request reduced storage during plan review)
- Northbound left-turn lanes on Snake Rd at both phase 1 access points, access #1 and #2

Phase 2 (2031) – 438 single family units, 69,600 sq ft mini warehouse, 597 multifamily units, 110,000 sq ft shopping center

- Without access #4 on SC 170 across from Old Bailey's Rd [Scenario 1]
 - Eastbound left-turn lane on SC 170 at Snake Rd with 225 ft storage to create dual lefts (this will require modification to SC 170 WB for lane alignment)
 - Southbound left-turn lane on Snake Rd at SC 170 with 250 ft storage to create dual lefts (this will require modification to Callawassie Dr for lane alignment)
 - Dual receiving lanes on Snake Rd departing SC 170 to accommodate the dual lefts (TIA shows lane drop at site access; SCDOT will determine appropriate lane assignments)
 - Southbound right-turn lanes on Snake Rd at access #1 and #2
 - Northbound left-turn lane on Snake Rd at new access #3
 - Northbound left-turn lane on Snake Rd at SC 462 with 200 ft storage
- With access #4 on SC 170 across from Old Bailey's Rd [Scenario 2]
 - Westbound right-turn lane on SC 170 at new access #4
 - Eastbound left-turn lane (restripe TWLTL) on SC 170 at new access #4
 - Signal warrant analysis at new access #4/Old Bailey's Rd (if approved, design & construction of signal also)
 - Southbound left-turn lane on Snake Rd at SC 170 with 250 ft storage to create dual lefts (this will require modification to Callawassie Dr for lane alignment)
 - Northbound left-turn lane on Snake Rd at new access #3
 - Northbound left-turn lane on Snake Rd at SC 462 with 200 ft storage

Note that if comparing the recommended mitigation figures and the text from the report, the names for accesses #3 and #4 are swapped. The above is based on access #3 being on Snake Rd and access #4 being on SC 170.

Finally, because this is a phased development, documentation is required from Jasper County enforcing the phasing. The documentation will need to detail the phase 1 cap on development until improvements for phase 2 are under construction. Phase 2 has two scenarios. In Scenario 2, the signal warrant analysis can be conducted as many times as desired throughout phase 2 construction or at the end of construction. SCDOT will not be responsible for conducting a signal warrant analysis for this development.

Please upload the TIA, this approval email, and phasing documentation from Jasper County with the encroachment application in EPPS.

Thank you,

Josh Johnson, PE, PTOE

District Traffic Engineer | SCDOT District 6

From: Turner, Dillon <Dillon.Turner@kimley-horn.com>

Sent: Thursday, March 3, 2022 9:40 AM

To: Johnson, Joshua A. <JohnsonJA@scdot.org>

Subject: RE: Traffic Study in Okatie, SC

***** 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,

Please see the attached TIA for the Chelsea Park TIA. Please let me know if you have questions, comments, or need additional information.

Thanks!
Dillon Turner

Dillon Turner, P.E, PTOE | Project Manager

Kimley-Horn | 115 Fairchild Street, Suite 250, Charleston, SC 29492

Direct: 843 574 8593 | Mobile: 803 917 8216

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