

57-C Sheridan Park Circle  
Bluffton, South Carolina 29910  
United States  
www.ghd.com



Our ref: 12580065 | 28.3-Acre Okatie Highway Parcel

March 31, 2022

Ms. Jen Tosky  
K&R Development  
Post Office Box 1590  
Bluffton, South Carolina 29910

## Proposal for Phase I Environmental Site Assessment

Dear Ms. Tosky:

GHD is pleased to submit this proposal to K&R Development (K&R) for conducting a Phase I Environmental Site Assessment (Phase I ESA) of the 28.3-acre property located along the south side of Okatie Highway and to the north of Old Bailey Road in Ridgeland, South Carolina (the "Property" or "Site"). The Phase I ESA will be conducted in general accordance with the scope and limitations of ASTM International (ASTM) E1527-21 "Environmental Site Assessment: Phase I Environmental Site Assessment Process" (ASTM Standard).

Based on information provided by the client, GHD understands that the 28.3-acre Site is identified by the Jasper County Tax Assessor as property identification number (PIN) 081-00-04-007. GHD understands that the Site is currently wooded and no above grade structures are known to have been constructed at the Site. Further, GHD understands that K&R intends to acquire the Site. This proposal has been prepared under the assumption that no conflicts of interest exist between GHD and the Site or entities associated with the Site. GHD assumes that K&R has, or will obtain, rights to access the Site.

The purpose of the Phase I ESA is to identify through a non-intrusive investigation "recognized environmental conditions" (RECs), as defined by the ASTM Standard, that are present at the Site. This Phase I ESA is being conducted to assist K&R in conducting All Appropriate Inquiries into previous ownership and use of the Site to qualify for specific landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) if the client has no prior ownership or occupancy of the Site and to evaluate business environmental risk (BER), as defined in the ASTM Standard, for the Site.

The Phase I ESA will be prepared under the Principles described in the ASTM Standard relating to: uncertainty regarding the potential for RECs is not eliminated, a Phase I ESA is not an exhaustive assessment of a property, the level of inquiry varies depending on the type of Property and project requirements, and the Phase I ESA is not deficient in comparison to subsequent inquiry based on the Phase I ESA being completed with the information available at the specific time of the Phase I ESA.

## 1. Scope of Services

The Phase I ESA for the Site will be tailored based on the type of property and will be conducted in general accordance with the ASTM Standard.

The Phase I ESA will consist of the following four primary components:

1. **Records Review:** A review of standard state and federal record resources, as well as records regarding current and prior use of the Property and adjoining properties will be conducted, all of which are at the Property, or are publicly available, practically reviewable, and reasonably ascertainable.

A computerized search of federal and state databases will be conducted at distances specified in the Standard. Such a review may yield information related to the use, storage, and/or discharge of hazardous substances and/or petroleum products on or close to the Property, including permits or notices of violation regarding materials handling practices, and/or the proximity of solid waste disposal sites, sites already under investigation and/or remediation due to environmental damage, and/or sites with registered underground storage tanks (USTs)/aboveground storage tanks (ASTs), and records regarding chemical uses and storage, waste handling and disposal, and hazardous materials planning.

A review of standard historical record sources such as fire insurance maps, city directories, aerial photographs, topographic maps, property tax files, and/or recorded land title records (the latter as provided by K&R or subcontracted by GHD at additional cost) will be undertaken to attempt to identify uses of the Site from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. Such a review may uncover evidence of prior excavation, landfilling activities, structure additions/demolitions, and/or other activities with the potential to have released hazardous substances and/or petroleum products to the environment that would impact the Property.

A review of environmental cleanup liens and/or activity and use limitations (AULs) connected with the Site (as provided by K&R or subcontracted by GHD at additional cost) will be conducted.

2. **Site Reconnaissance:** A Site reconnaissance including review of the former and ongoing operations, waste/chemical handling, and waste/chemical storage practices associated with the Site and a walk-through inspection of any Site structures and surrounding grounds will be conducted.

The objective of the Site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the Site. Such indications may include:

- Evidence of surficial contamination related to releases, leaks, or emissions of hazardous substances or petroleum products
- Evidence of the generation, storage, or presence of hazardous substances or petroleum products at the Site
- Evidence of surficial or subsurface solid and/or liquid waste disposal areas
- The potential presence of polychlorinated biphenyl (PCB)-containing liquids in electrical, hydraulic, or other equipment, including transformers, capacitors, switch gear, starters, circuit breakers, and lamp ballasts
- The presence and configuration of surface drainage features including interior floor drains, the areas of contribution to surface drainage systems, the location and configuration of stormwater sewers or drainage ways, and the ultimate receptor(s) of discharges from such systems
- The source and type of wastewater generated at the facility, the location and configuration of Site wastewater sewers, and the ultimate receptor(s) of wastewater discharges
- Air emissions sources and discharge points
- The potable and process water supply systems and other utility systems for the Site
- The current land use of adjoining properties
- The topographic features of the Property

- The extent and configuration of remedial soil or groundwater programs currently in place and operating, or historically operating, at the Site, if applicable
- Evidence of the existence of USTs or ASTs at the Site, both active and out-of-service
- The location and condition of chemical receiving and storage areas and containers such as drums and ASTs, including measures in place to control potential releases to the environment
- The location and condition of liquid and solid waste handling, accumulation, and storage areas, including measures in place to control releases to the environment

Observation of these activities is primarily confined to the Site under evaluation, although problematic off-Site activities are also reviewed. During the Site reconnaissance, a photographic record of pertinent features is obtained.

3. Interviews: Interviews of individuals associated with the Site will be conducted and will include one or more of past and current owners, Key Site Managers, operators, and occupants of the Site familiar with the historic and current use and operating practices of the Site, to the extent practicable.

The objective of interviews is to obtain information indicating potential RECs in connection with the Site's historical operating conditions and practices such as:

- Waste disposal practices
- Previous Site use by others
- Use of adjoining properties
- Historical spills or releases
- Past agency administrative or legal actions
- Third party complaints or legal actions

GHD will also conduct interviews with or prepare written requests for information from local government officials and/or review of reasonably ascertainable, practically reviewable public agency files.

A reasonable attempt shall be made to interview at least one staff member of any one of the following local governmental agencies (local fire department, local health department, and local agency or local/regional office having jurisdiction over hazardous waste disposal or other environmental matters in the area in which the Site is located).

4. Summary Report: The information collected from the above information sources will be compiled into a Phase I ESA report describing RECs and related potential environmental impairment issues. The report will include a Findings and Conclusions section detailing any RECs and/or BERs revealed in connection with the Site.

If requested by K&R, based on the Phase I ESA report, GHD will provide recommendations under separate cover for additional data collection in a Phase II ESA to the extent that such activities are necessary to more completely assess the presence of RECs or evaluate BERs, as defined in the ASTM Standard, associated with the Site.

## 2. Project Initiation

Upon initiation of this project, GHD will provide K&R with: a request to be provided to the current Site owner for information regarding the Site, a request for the name and contact information for the Key Site Manager to be interviewed, and a User questionnaire to be filled out by appropriate K&R/User personnel prior to completion of

the Phase I ESA report. The User questionnaire is designed to determine the following information required of the User in the ASTM Standard:

- Environmental clean-up liens
- Activity and use limitations
- Specialized knowledge of the user
- Relationship of purchase price to fair market value
- Commonly known or reasonably ascertainable information about the Site
- Degree of obviousness of the presence or likely presence of contamination

### **3. GHD Experience and Project Personnel**

GHD has considerable experience in the undertaking of Phase I ESAs, as well as other environmental assessments, environmental audits, assessments of remedial alternatives, and preparation of related short- and long-term liability cost estimates.

The Phase I ESA of the Site will be conducted by or under the direct supervision of the following GHD personnel:

#### **Project Manager**

The Project Manager will be the primary contact with K&R and is responsible for day-to-day management and conduct of the project to assure that the needs of the project are met. The Project Manager will be responsible for the technical quality, ensuring that the components of the Phase I ESA are conducted by or under the direct supervision of an Environmental Professional for the different components as required by the ASTM Standard, schedule and budget for the project, evaluation of data and review of reports and attending meetings with the client and other entities, if required to do so. Mr. Christopher Jones will be GHD's Project Manager. Mr. Jones is an Environmental Professional with over 15 years of experience conducting Phase I ESAs. Curriculum Vitae for Mr. Jones is presented in Attachment 1.

#### **Site Assessor**

The Site Assessor for this project will be selected from a group of GHD's qualified personnel. The Site Assessor will be determined based upon proximity to the Site and availability, and that individual will conduct the Site inspection, personnel interviews, historical information reviews, and prepare the Phase I ESA report.

### **4. Project Schedule**

GHD will schedule the Site reconnaissance within 5 business days of K&R's written approval to proceed (assuming contact information for the Site is available immediately upon notice to proceed). The Phase I ESA report will be submitted to K&R within 10 business days of the Site inspection pending availability of requested information. Any delay in providing notice to proceed or Site contact information or Site documentation will delay delivery of the Phase I ESA report. If requested by K&R, GHD will verbally report on the findings of the Site reconnaissance within 2 business days of the Site visit. The schedule for obtaining certain historical information and environmental lien information will be delayed if accurate legal descriptions and/or Site boundaries are not provided. The above schedule can be modified to meet K&R's needs if agreed to prior to initiation of the project.

## 5. Report

The Phase I ESA report will be delivered in electronic form, with up to two additional bound original copies if requested by K&R.

## 6. Terms and Conditions

The Phase I ESA will be conducted in accordance with the Terms and Conditions contained in Attachment 2. A signed copy of the Terms and Conditions is required from K&R to initiate the project.

## 7. Estimated Cost


The estimated cost of the Phase I ESA based on the Site conditions presently understood by GHD is estimated not to exceed **\$3,400.00 U.S.** The estimated cost assumes that GHD will provide an electronic copy only of the report; however, up to two hard copies of the report will be provided at no additional cost if requested by K&R. Interim written summaries or status reports are not included in the estimated costs above and multiple iterations, comment reviews or significant editorial report revisions are not planned after submittal of the Phase I ESA report; and if required, may result in additional fees. Additional costs of \$125 per legal parcel will be incurred for multi-parcel Sites for obtaining environmental lien searches. Costs for local government agency file/records searches greater than an aggregate cost of \$100 or on adjoining properties necessary to meet the ASTM Standard will be billed as an additional cost following K&R' approval to proceed. GHD does not charge a premium for overtime, weekend, or holiday work necessary to meet client deadlines. Database, environmental lien, city directory, aerial photograph, topographic map, and Sanborn Map searches are typically conducted by subcontractors. The estimated cost also assumes that any necessary chain-of-title information will be provided at no cost to GHD by K&R. If GHD is required to complete the chain-of-title search in order to determine the Site history, the cost for the first parcel will be an estimated \$460 with additional parcels, if any, charged an estimated \$410/parcel. If significant follow-up is required with agencies, K&R, or if a significant number of historical environmental reports require review, GHD will identify any potential increase in estimated costs prior to proceeding and will present them to K&R for prior approval.

We appreciate the opportunity to submit this proposal to conduct the Phase I ESA. Please contact the undersigned at 843.815.5120 if you require further information or clarification.

Regards,



**Christopher P. Jones**  
912-235-3021  
christopher.jones@ghd.com



**Sean M. McCubbins, LEED® AP**  
843-815-0268  
sean.mccubbins@ghd.com

Encl.

# Attachments

# **Attachment 1**

## **Curriculum Vitae**



# Christopher Jones

## Building Scientist/Project Manager

**Qualified (Education):** Bachelor of Science, Ecology & Environmental Biology, Appalachian State University, 2002

**Connected:** Building Performance Institute Certified Building Analyst Professional, South Carolina DHEC Licensed Asbestos Building Inspector (BI 00495),

**Professional Summary:** Chris Jones is a Building Scientist and Environmental Scientist at GHD and has ten (10) years of progressive experience in the consulting industry. Mr. Jones' experience in Environmental and Building Sciences includes conducting site reconnaissance activities for over 400 individual water damage/mold claims, over 500 individual Phase I Environmental Site Assessments, over 300 individual asbestos containing materials surveys, frequent technical training, technical writing, equipment use, conducting and field techniques (moisture surveys, floor plans, interviews, sampling, and photography).

**Category** (e.g., Water Damage/Microbial Growth Investigations, Lead-Based Paint Surveys, Asbestos Sampling, Phase I and II Investigations)

### EXPERIENCE

**Building Scientist/Project Manager**  
**WTOC Building Microbial Contamination**  
**Report | Savannah, Georgia | 2014**

Assisted WTOC News in determining if the building was contaminated with microbial contaminants after another consultant reported that the entire building would require decon after a roof leak. Contamination was identified and isolated to two rooms.

**Building Scientist/Project Manager**  
**Power Designs Indoor Air Quality**  
**Assessment | Atlanta, Georgia | 2014**

Assisted our Client in determining the cause of unexplained employee health issues. Interviewed each employee for information regarding any ongoing health issues attributed to the workplace, collected viable and nonviable air samples for laboratory analysis, collected temp, RH, and carbon dioxide readings for trend analysis. Determined that indoor air quality issues were the result of insufficient insulation between the air conditioned office space and non-air conditioned warehouse. Made affordable recommendations to the client on how to remedy the deficiency.

**Building Scientist/Project Manager**  
**Holiday Inn IAQ | Savannah, Georgia | 2014**

Provided remediation protocols to assist in the clean-up of microbial contaminated rooms and furniture. Determined the cause of the elevated moisture levels in the conference rooms and lounge. Performed post remediation verification (PRV) testing satisfying OSHA mandated procedures that were the result of employee complaints regarding mold in the hotel.

**Building Scientist/Project Manager**  
**Various Projects| Various Clients |**  
**Throughout the Southeastern United States**

Performed over 400 individual water damage/mold investigations to assist various insurance carriers/adjusters in determining the cause and origin, duration, and extent of damages associated with homeowner and business owner insurance claims. Provided technical support for decisions regarding coverage and payout to our client's customers. When necessary, provided remediation protocols to instruct remediation contractors in the containment of water damaged/microbial contaminated areas, removal of damaged materials, decontamination of building materials, furniture and personal belongings, and reconstruction of the home or business, followed by post remediation verification (PRV) testing.

**Building Scientist/ Project Manager**  
**Savannah Gardens | City of Savannah |**  
**Savannah, Georgia | 2013**

Conducted pre-demolition lead-based paint (LBP) and asbestos containing materials (ACM) surveys on 143 multi-family residential structures. Identified and quantified LBP within the structures using an XRF Analyzer prior to demolition of the structures. Identified, sampled, and quantified asbestos containing materials. Provided technical support to the abatement contractors during removal of ACM prior to demolition of the structures.





## **Christopher Jones** Building Scientist/Project Manager

### **Building Scientist/ Project Manager HAAF Barracks Pre-Demolition HazMat Study | Sauer Inc. | Savannah, Georgia | 2010**

Provided a pre-demolition hazardous materials and microbial assessment of an approximately 120,000 sf United States Army barracks. Assessment included identifying and quantifying hazardous materials such as lead based paint, asbestos containing materials, polychlorinated biphenyl (PCB) containing equipment, mercury containing equipment, and microbial hazards. Per federal requirements donned level B PPE to perform asbestos air sampling throughout the four story structure to assist in determining if the structure was safe for worker entry prior to demolition preparation activities.

### **Environmental Scientist/Project Manager Various Phase I ESAs | Various Clients | Throughout the Southeastern United States**

Performed over 300 individual Phase I Environmental Site Assessments (ESA) and provided clients with reports identifying environmental conditions and risks from potential onsite, offsite, and/or historical sources.

### **Environmental Scientist/Project Manager Joe Frazier Road | Moran Environmental | Beaufort, South Carolina**

Provided technical assistance to the onsite remediation contractor following tractor trailer accident resulting in a diesel fuel release. Coordinated site activities by delineating the contaminated area, alerting media of lane closures for traffic management, supervising the waste removal and disposal, provided onsite monitoring of contaminated soil, oversight of soil replacement to SCDOT requirements.

### **Building Scientist/Project Manager USC Beaufort | Beaufort Jasper Higher Education Commission | Bluffton,. South Carolina | 2013**

Provided respirable dust monitoring and sampling during and after the removal of damaged slate flooring from three (3) on campus buildings. Assisted workers and school officials in determining if the buildings were safe for student and faculty occupancy after the completion of work activities.

### **Environmental Scientist/Project Manager UST Removal | Palmetto Electric | Hilton Head Island, South Carolina | 2013**

Provided an Initial Groundwater Assessment (IGWA) report for submission to the South Carolina Department of Health and Environmental Control (SCDHEC) prior to the removal of two (2) underground storage tanks

(UST). Provided oversight for UST removal including soil and groundwater sampling for laboratory analysis. Observed and the installation of a groundwater monitoring well and provided monthly monitoring to determine if contaminants persisted in the groundwater.

### **Environmental Scientist/Project Manager Lady's Island Airport | Beaufort County Facility Management | Beaufort, South Carolina | 2012**

Conducted soil sampling and submission for laboratory analysis to determine if soils were affected by historical use of the Site as an aircraft fueling and pesticide storage and loading area for the Beaufort County mosquito control operations.

### **Work history**

2008 – present	GHD (formerly Conestoga-Rovers & Associates), Savannah, Georgia
2005 – 2008	ECS Southeast, LLC
2003 – 2005	Engineering Consulting Services, Ltd.



## Christopher Jones

### Building Scientist/Project Manager

#### Other related areas of interest

##### Recognized (Certifications/Trainings)

- Understanding Moisture Performance of Wood: Introduction to Durable Design and Construction by Ron Anthony, (Tampa, Florida), May 19, 2015
- Building Sciences Continuing Education Series, Guest Speaker Joe Cox - Chilled Water Fundamentals, Proposed Mold Assessor Requirements, Daubert Standard, Understanding Concrete, Industrial Hygiene, Airflow, Large Building Air and Water Intrusion, Remediation, Corrosion Study Test Method and Tile Study Method, tour of Yuengling Plant Mechanical Systems (Tampa, Florida), January 22-23, 2014
- Webinar "Strategies for Mold Investigations and Sampling" by Dr. Harriet Burge (EMLab P&K), January 20, 2015
- "Engineering in the Courtroom: How to Become an Effective Expert Witness for the Jury" by Darren Johnson, Decision Quest, August 26, 2014
- Building Sciences Continuing Education Series, Case History: A Water Fraud Loss and Trial, Moisture Meters, Function, Calibration and Fraud, Wood Decay and Duration of Loss, Cabinet Moisture Absorption Study Update, Swell Pressure Measurements, Evaluation of the Building Envelope, tour of Palm Harbor Mobile Homes manufacturing facility (Plant City, Florida), July 17-18, 2014
- "Understanding Icynene" by Randy Nicklas, January 24, 2014
- Building Sciences Continuing Education Series, How to Calculate Effective Tonnage of HVAC Systems, Tile Failure Analysis, Wood Absorption and Pressure Relationships, Ceiling Stain Interpretation, and Vapor Drive, January 23-24, 2014
- Building Sciences Continuing Education Series, Repeated Water Damage, Reporting Template, Project Strategies, Ceiling Fan Blades Research, Condensation, Safety Issues, tour of Langboard Inc. Oriented Strand board (OSB) manufacturing facility (Quinton, Georgia), June 20-21, 2013
- Building Sciences Continuing Education Series, Common Water Losses from HVAC Systems, Wood Deterioration, Water and Surfactant Damage to Particle Board Cabinets, Fan Blade and Carpet Tack Study – Updates, Continuous and Repeated Water Damage, and Fungal Identification and Ecology, July 20 – 21, 2012, Tampa, Florida.
- Installation Masters, Window Installation Class, June 20-21, 2011
- Florida Stucco Seminar by Jim Gulde, June 17, 2011
- Building Sciences Continuing Education Series, Plumbing Claims Training, Deposition Preparations, Fungal Sequence Study Training, Insurance Terms Training, June 16, 2011
- Building Sciences Continuing Education Series, Plumbing Failures, Why Do Floor Tiles Fail?, Fungal Biology and Identification and Deposition Orientation, December 9, 2010
- PGT University Product Installation Course, December 8, 2010
- Building Sciences Continuing Education Series, A building Science Perspective on Thermal Bridging, Meth Lab Cleanup and Florida Statute Update, The Chemistry of Corrosive Drywall including tour of National Gypsum manufacturing facility (Apollo Beach, Florida), Report Editing, Common Practices and Materials Used in Residential Plumbing, Fungi 101 and Psychrometric Chart Training, June 11, 2010
- Building Sciences Continuing Education Series, Why do Windows Leak? Duration of Loss: Moisture Damage to Wood Materials Carpet Tack: Continuous & Repeated Water Damage Studies, December 7, 2009
- Building Sciences Continuing Education Series, June 29-30, 2009

# **Attachment 2**

## **Terms and Conditions**

**Standard Terms for Professional Services**

Please Choose ("GHD") and Client (as set out below) agree that any professional services performed by GHD for Client, relating to the scope of work, will be on the following standard terms:

1. Invoices for services rendered will be issued monthly payable on receipt. Amounts due will be increased at the rate of 1 1/2 percent per month after 30 days. GHD reserves the right, without penalty, to discontinue services in the event of non-payment of undisputed amounts.
2. GHD maintains statutory workers compensation insurance, and professional, pollution, general, auto, and employers liability insurance which GHD deems adequate. Certificates of insurance shall be provided on request.
3. GHD's services are solely for Client's benefit and may not be relied upon by any third party without GHD's express written consent. Any use, change, or distribution of Work Product without the written consent of GHD shall be at Client's risk and will not give rise to liability of GHD.
4. GHD shall perform its professional services in the manner consistent with the level of care and skill ordinarily exercised by other professional firms acting under similar circumstances and at similar times. GHD makes no other warranty, implied or expressed.
5. GHD shall indemnify and hold harmless Client for its services to the extent GHD's neglect or willful misconduct causes liability for the Client. Neither party shall be liable for any consequential loss, injury or damages suffered by the other party, including but not limited to loss of use, earnings, and business interruption.
6. To the maximum extent permitted by law, GHD's liability and that of its employees, agents, directors, officers, and subcontractors to Client due to any negligent acts, errors or omissions, shall not exceed \$50,000 except as to damages resulting from the gross negligence or willful misconduct of GHD.
7. Client acknowledges that the pre-existing presence, if any, of pollutants, and other potentially hazardous conditions at the project site were not caused by or are not the responsibility of GHD, and that this contractual arrangement does not transfer any legal responsibilities for such conditions to GHD.
8. GHD may terminate this Agreement for nonpayment or other default by Client. Terms agreed to under this Agreement shall survive any such termination.
9. Client hereby agrees that this agreement may be assigned to another entity within the GHD group of companies that will be directly or indirectly wholly-owned by GHD Group Pty Ltd. (a "Related Entity"). Any such Related Entity shall assume all of GHD's liabilities, duties and obligations in, to, and under this Agreement. Client hereby agrees that this assignment may be effected without any further notice or action on the part of GHD. Upon request, Client agrees to execute and deliver any further documents as may be reasonably requested by GHD or its successor to evidence such consent and/or assignment.

These Terms and Conditions are hereby accepted this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

**Client Signature:**

\_\_\_\_\_

Name of Company: \_\_\_\_\_

Per: \_\_\_\_\_

Title: \_\_\_\_\_

I have authority to bind the Corporation



081-00-04-050

081-00-04-043

081-00-04-020

081-00-04-054

081-00-04-019

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081-00-04-012

MARRIS TIME LN

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OLD BAILEY RD

081-00-04-058

081-00-04-010

081-00-04-007

081-00-04-005

100-00-00-180

081-00-04-003

081-00-03-019

081-00-03-020

120-00-00-180

610-00-00-180









Erika Gamey

843-368-2865  
1482 Old Baileys Road  
Ridgeland, SC 29936  
erikagamey@hotmail.com

May 8, 2022

Lisa Wagner - Director of Planning and Building Services  
Jasper County Planning Department  
358 Third Avenue - Post Office Box 1659  
Ridgeland, SC 29936

Re: Bailey Park - PDD  
Tax Map Number 081-00-04-007

Dear Lisa,

I am writing this letter to address my concerns of the future development of the property located at tax map number 081-00-04-007. I am one of the adjacent property owners to this subject property. I am also stating the concerns of my elderly grandfather Thaddeus Mathew Bailey, Jr, another adjacent property owner of this subject property.

Thaddeus Mathew Bailey, Jr has resided on Old Baileys Road for over 96 years. I have resided here for most of my life, also, around 40 years. We completely understand that this subject property has been purchased and is planning to be developed and are only wanting the development to fit into our community in the best way possible and not cause any major economical burdens.

The first concern that we have is the traffic flow on Old Baileys Road. Old Baileys Road is not built to handle large volumes of traffic. Whatever development of this subject property is allowed, we are requesting that the main entrance to the development come out onto Highway 170, just as the previous development on Old Baileys Road does, Okatie Park. That would allow a much more "norm" to the current land owners and neighbors of the Old Bailey Road Community. As I am sure you are aware, Okatie Park is located behind the commercial portion (Webster's Marine) located on Highway 170, but it still has its main entrance there and the old bailey road access entrance is roped off.

The second concern that we have is the drainage of the storm water after the overflow of the retention ponds on the subject property. By design, water flows downhill. Most of the ditches are obviously connected and the storm water from



all properties on Old Baileys Road run into a pond located on another property (Riverfront Portion of Old Baileys Road, 25 Old Bailey's Circle) owned by Thaddeus Mathew Bailey, Jr. When this pond reaches capacity it overflows the embankment next to the Okatee River causing major erosion of the property around it, including his driveway. That erosion has to then be repaired, burdening him with the out of pocket costs of repair. Please consider this when approving the subject property and the effects of the storm water drainage to neighboring land owners personal property. Okatie Park has its retaining ponds located at the back portion of the community, the Old Baileys Road area, which does make it nice since the homes in the development are not located right on Old Baileys Road.

The third concern that we have is the type of development that is being requested by the developer. Single family housing may be considered but maybe with larger lots to cut down on the number of people that would be moving into the area. Apartments or even town homes would only allow many more people to move into the Old Baileys Road area and take away from the calm, and tranquil atmosphere that we have all enjoyed here for so many years. Maybe a fence around the parameter of the subject property at the expense of the developer could be a requirement to prevent trespassing issues as this new development will also increase the crime in our area.

We are asking that you and each of the Jasper County Planning Department Commissioners consider each of these concerns that we have when considering what type of developing you will permit the developer to do with the said subject property. We know that our area is growing rapidly but we are hoping to preserve the lifestyle and atmosphere that our neighbors and we both have become acquainted to for so many years in the Old Baileys Road neighborhood.

Sincerely,

  
\_\_\_\_\_  
Erika I. Gainey

  
\_\_\_\_\_  
Thaddeus Mathew Bailey, Jr



## **Lisa Wagner**

---

**From:** Andy Richard <andy@cbmconcrete.com>  
**Sent:** Monday, May 9, 2022 9:31 AM  
**To:** Lisa Wagner  
**Subject:** Bailey Park PDD 081-00-04-007

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

Ms. Wagner,

I hope you are going well and had a good weekend. I'm reaching out as a concerned neighboring resident of the proposed Bailey Park PDD located off of Bailey's Rd. I ask that the planning department please deny this request. The possibility of 233 residential units and 65,000 sf of commercial property in a rural area such as this one would be detrimental to the entire area for the following reasons:

- 1) Storm water and drainage issues. The proximity of this development to the Okatie river would wreak havoc on the local flora and fauna.
- 2) Increased need for more law enforcement and other public services.
- 3) The roads system on Old Bailey's is not able to handle this kind of traffic. The roads currently are full of trash and potholes.

These are just a couple of things that initially come to mind. I'm not against progress and change, but control and having an expectation of what can happen if something like this is approved is paramount. I trust that those in your department will have the foresight to make sure these changes do not have a negative impact on those that currently reside in these areas.

Thank you for your consideration and have a wonderful day!

**Andy Richard**  
**CFO**  
**P. 843.628.6886**



**18 Breezy Lane**  
**Hardeeville, SC 29927**  
**[www.cbmconcrete.org](http://www.cbmconcrete.org)**

**Like us on facebook at: <https://www.facebook.com/CBMConcrete/>**



Michael C Bailey  
843-987-9330  
277 Old Baileys Road  
Okatie, SC 29909

May 9, 2022

Lisa Wagner - Director of Planning and Building Services  
Jasper County Planning Department  
358 Third Avenue - Post Office Box 1659  
Ridgeland, SC 29936

Re: Bailey Park - PDD  
Tax Map Number 081-00-04-007

Dear Lisa,

I am writing you this letter to address my concerns of the future development of the property located at tax map number 081-00-04-007. I am 69 years old and I grew up on Old Baileys Road. My residence is located across the street from this property. I am asking you to consider the effects that re-zoning this property will have on our community.

The Old Baileys Road community has grown over the past decade but has still been able to remain "Rural". Any development besides what it is currently zoned as would cause the need for a major upgrade in the communities infrastructure. This is something that I am strongly against.

I completely understand that this property has been purchased and is planning to be developed. I would like for the development to fit into our community the best way possible and not cause major economical burdens. New developments should not change the current lifestyle of the other people that have lived in the community for so many years.

This piece of property was in the Bailey Family for many generations. This particular portion of the Bailey Land was always known to be an Indian burial ground. Although I cannot prove this, many artifacts have been found on this property ,including arrow heads, pottery bowls and occasionally bones. I feel this is important information for a developer to know.

Sincerely,

Michael C Bailey





 Reply all |   Delete  Junk |  ... 

## Sandra Cooler Billeaud's Response to Proposed BAILEY PARK, PDD



Debbie Cooler <mdebracooler@gmail.com>

Today, 1:37 AM

Lisa Wagner 

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**Attention: Lisa Wagner and Members of the Jasper County Planning Department**

My family has lived in this community for over 250 years. My greatest concern is for the safety of the many children who live in the area. I feel the ENTRANCE and EXIT for this new development should be on Highway #170, NOT on Old Bailey Road.

In hindsight, with the explosive population we are experiencing in Beaufort and Jasper Counties, there is concern about the increased crime, traffic, and overall safety. We have an opportunity to keep some areas rural - Old Bailey Road is such an area.

Sandra Cooler Billeaud  
Granddaughter of Thaddeus Matthew Bailey, Sr.



## Mary Debra Cooler's Response to Proposed BAILEY PARK, PDD



Debbie Cooler <mdebracooler@gmail.com>

Today, 1:04 AM

Lisa Wagner

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

**Attention:** Lisa Wagner and the Jasper County Planning Department

This correspondence is in response to the proposed BAILEY PARK, PDD, located between Old Baileys Road and Highway #170, Okatie, SC, Tax Map # 081-00-04-007.

As Representative for the THOUSAND PLUS RESIDENTS on OLD BAILEY ROAD and the LOW BOTTOM AREA, we are greatly concerned about the SHORT NOTICE and INABILITY to MEET in PERSON with the Jasper County Planning Board to discuss our grievances regarding BAILEY PARK, PDD.

Our grievances include, but are not limited to:

- 1- ONLY 3 1/2 DAYS RESPONSE TIME to development that will greatly impact our QUALITY of LIFE
- 2- Old Bailey Road is a RURAL road, and we do not support INCREASED TRAFFIC on our narrow, unkept road.
- 3- We DO NOT SUPPORT an ENTRANCE or ACCESS from Old Bailey Road. The proposed development is just beyond a CURVE, and it will be DANGEROUS for cars entering or exiting from the proposed development.
- 4- We request BUFFERS between the proposed development, Old Bailey Road, and current residential housing.
- 5- The HOUSING DENSITY of the proposed development is alarming with regards to the PERSONAL SECURITY of CURRENT RESIDENTS and the SAFETY of CHILDREN playing along OLD BAILEY ROAD.
- 6- CUMULATIVE WATERSHED EFFECT on the environment will be highly detrimental with the proposed maximum housing.
- 7- SURFACE RUNOFF IMPACT
- 8- NOISE and LIGHT POLLUTION from the EXCESS NUMBER of RESIDENTIAL UNITS
- 9- QUALITY of DRINKING WATER
- 10- QUALITY of the OKATEE RIVER, one of the FEW REMAINING PRISTINE WATERS in our LOWCOUNTRY
- 11- EROSION to the QUALITY of LIFE that has been PRESERVED for CENTURIES

The land allotted for the proposed BAILEY PARK, PDD has been in our BAILEY/JOHNSON family for, at least, EIGHT GENERATIONS and was part of an ORIGINAL LAND GRANT.

We respectfully request our concerns to be given consideration. Thank you.

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Mary Debra Cooler  
Granddaughter and Heir of Thaddeus Matthew Bailey, Sr.

