
AGENDA ITEM:

XI-C

Ordinance item C



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:	June 6, 2022
Project:	Zoning Map Amendment and Concept Plan – Planned Development District – CSP Development
Applicant:	Peter Zadoretzky, Co-Manager, Conduit Street Partners
Tax Map Number:	041-00-03-030
Submitted For:	Public Hearing and 2 nd 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, which will be known as CSP Development PDD. Included with the Zoning Map Amendment application is a PDD document and Concept Plan. The project site consists of 38.8 acres and is located along Independence Boulevard (Highway 278) between Brickyard Road and Hilton Head Lakes. 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:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Urban Transition,” which are pockets of unincorporated Jasper County that are partially or entirely surrounded by the municipality. For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation.

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.

- **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	Vacant	PDD	City of Hardeeville
South	Vacant and Margaritaville	PDD	City of Hardeeville
West	Residential	Residential	Jasper County
East	Prime Storage Vacant and Hilton Head Lakes	General Commercial PDD	City of Hardeeville City of Hardeeville

Figure 1.



- **Traffic and Access:** The subject property is accessed by Independence Boulevard, which is a four-lane state maintained highway, classified as an arterial road.

CSP Development’s Concept Plan illustrates the general layout, the arrangement of land uses, 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** – three full access points, two on Independence Boulevard and one on Brickyard Road.
- **Allowed Land Uses** – single-family residential and amenities, such as, a clubhouse, swimming pool, mail kiosks, playground, fields, trails, etc.
- **Density** – 275 Residential Units for rent and amenities to support the communities.

- **Open Space** – 10% open space
- **Setbacks and Buffers** – 50’ buffers will be provided along the western boundary line and Independence Boulevard (Highway 278) and 20’ buffer around the remaining perimeter. No internal setbacks are proposed; however, the International Fire Code will be met. This community is located on one lot that will not be subdivided. Some of the single-family products may consist of cottages, townhouses, patio homes and villas.
- **Landscaping Standards** – will meet or exceed the County’s requirements.

The CSP PDD and Concept Plan 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 except for a full traffic study. However, a traffic narrative, including trip generations and trip distribution, has been included in Exhibit Q.

Public Notice: Notices have been sent to all adjacent property owners, notifying them of the Applicant’s request to have the properties designated as PDD and providing them with an opportunity to comment. In addition, two (2) Zoning Application signs have been placed along Independence Boulevard.

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 with the following conditions.

- A Traffic Impact Analysis must be provided prior to or at time of Master Plan application submittal.

Attachments:

1. Ordinance adopting the PDD zoning designation
2. Application by the applicant
3. PDD Document and Concept Plan
4. Concept Plan with Buffer along Highway 278
5. Concept Plan Exhibit with Open Space and Stormwater
6. Phase II Archeological Report

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

ORDINANCE #O-2022-16

**AN ORDINANCE OF
JASPER COUNTY COUNCIL**

To adopt Planned Development District (PDD) Zoning for a tract of land consisting of approximately 38.84 acres, bearing Jasper County Tax Map Number 041-00-03-030, located along Highway 278, approximately 2 miles east of I-95, Exit 8, and known as CSP Development PDD.

WHEREAS, The Planned Development District 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 38.84 acres, bearing Jasper County Tax Map Number 041-00-03-030, located along Highway 278, approximately 2 miles east of I-95, Exit 8 and known as CSP Development PDD, to zone such in accordance with submitted Planned Development District Standards prepared for Conduit Street Partners, LLC and accompanying Planned Development District Concept Map (Exhibit B); 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 May 16, 2022 and June 6, 2022; and

WHEREAS, Jasper County council finds the Planned Development District Standards and the Concept Map (Exhibit B) 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 B), and to amend the Jasper County Official Zoning Map to reflect Planned Development District zoning for the tract of land consisting of approximately 38.84 acres, bearing Jasper County Tax Map Number 041-00-03-030 and known as the CSP Development PDD.

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

Ms. Barbara B. Clark
Chairwoman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: # O-2022-16

First Reading: May 2, 2022

Public Hearing: May 16, 2022

Second Reading: June 6, 2022

Second Public Hearing: June 6, 2022

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



SECTION IS CONCEPTUAL AND SUBJECT TO CHANGE.



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:	Peter Zadoretzky, Co-Manager, Conduit Street Partners, LLC
Address:	59 Franklin Street Annapolis, MD 21401
Telephone/Fax:	410-703-0896
Email:	pzadoretzky@conduitstpartners.com
Property Address or Physical Location:	Parcel 3-A ON SC-27-141
Tax Map Number(s):	Pin. No. 041-00-03-030
Gross Acreage:	38.8 acres
Current Zoning:	RP - Rural Preservation
Proposed Zoning:	PDD - Planned Development District
Administrative Fee: (\$250 per lot)	Check attached - \$250
Date Mailed or Hand Delivered:	
Reason for Request: (attach narrative if necessary)	Narrative attached - plan to development first class build-to-rent residential dwellings community

2/2/2022

Signature of Owner or Owner-Authorized Applicant

Date

(Proof of owner-authorization required) → Letter of Authorization attached

Internal Use Only

Date Received:	
Amount Received:	
Staff Member:	

ZONING MAP AMENDMENT AUTHORIZATION LETTER

January 31, 2022

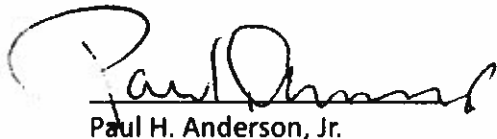
Jasper County, South Carolina
Planning and Building Services
358 Third Avenue
P.O. Box 1659
Ridgeland, South Carolina

RE: Zoning Map Amendment Application seeking rezoning of Parcel Number 041-00-03-030
from its existing RP classification to PDD

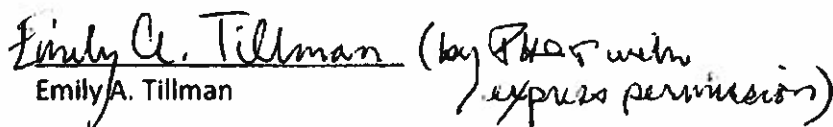
To Whom It May Concern:

This letter shall serve to confirm that Peter Zadoretzky, in his capacity of Co-Managing Member of Conduit Street Partners, LLC, is hereby authorized to execute or sign any required applications, petitions, documents, instruments, and certificates needed in support of the above referenced Application.

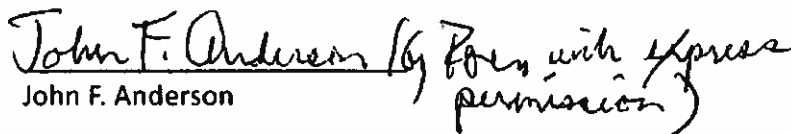
Sincerely,
CO-OWNERS OF THE SUBJECT PARCEL:



Paul H. Anderson, Jr.



Emily A. Tillman



John F. Anderson

cc: Peter Zadoretzky

**PLANNED DEVELOPMENT DISTRICT
ZONING AMENDMENT**

FOR

**CSP DEVELOPMENT
(PIN 041-00-03-030)
JASPER COUNTY, SOUTH CAROLINA**

**PREPARED FOR
CONDUIT STREET PARTNERS, LLC
FEBRUARY 9, 2022**

J – 30007.0000

TABLE OF CONTENTS

APPLICANT AND PLANNING TEAM	1
SECTION I – INTRODUCTION AND NARRATIVE	2
A. The Property.....	2
B. Planned Development District Process.....	3
C. Conceptual Master Plan.....	4
D. Environmental Protection.....	5
E. Water and Sewer Service.....	5
F. Utility Service.....	5
G. Roadways and Traffic.....	5
H. Tree Preservation and Replacement.....	6
I. Parking.....	7
J. Stormwater Management.....	7
K. Cultural and Historical Resources.....	7
L. Emergency Services.....	7
SECTION II – LAND USE DESIGNATION AND DEFINITIONS	8
A. Introduction and Narrative.....	8
B. Allowed Land Uses.....	8
C. Allowed Density and Transfer of Density Between Planning Areas.....	9
D. Definition of Land Use Terms and Density Terms.....	9

SCHEDULE OF EXHIBITS:

Exhibit A	Site Location Map	Exhibit I	FEMA Flood Zones
Exhibit B	Conceptual Master Plan	Exhibit J	BJWSA Availability to Serve Letter
Exhibit C	Property Aerial	Exhibit K	Dominion Availability to Serve Letter
Exhibit D-1	Jasper County Zoning Map	Exhibit L	Palmetto Availability to Serve Letter
Exhibit D-2	Hardeeville Zoning Map	Exhibit M	Hargray Availability to Serve Letter
Exhibit E	Wetlands Delineation	Exhibit N	Archaeological Report
Exhibit F	Boundary Survey	Exhibit O	Concept Development Schedule
Exhibit G	USDA Soils Data	Exhibit P	Fire Station and EMS Locations
Exhibit H	Topography	Exhibit Q	Thomas & Hutton Traffic Memo

APPLICANT AND PLANNING TEAM

Owner.....Paul H. Anderson, Emily A. Tillman
& John F. Anderson

Developer / Applicant.....Conduit Street Partners, LLC
Annapolis, MD
Mr. Peter Zadoretzky

Land Planner and Engineer.....Thomas & Hutton Engineering
Savannah, GA
Mr. Lamar Mercer, P.E.
Mr. Scott Monson, P.E.

Wetlands / Environmental Consultant and Permitting.....Newkirk Environmental Consultants, Inc.
Beaufort, SC
Mr. Ashley Howell

Archaeologist.....Brockington & Associates, Inc.
Savannah, GA
Mr. Alex Sweeney, MA, RPA

Land Use Attorney / Legal Counsel.....Bouhan Falligant LLP
Savannah, GA
John D. Northup III, Esq.

CSP DEVELOPMENT
PLANNED DEVELOPMENT DISTRICT
AND
CONCEPTUAL MASTER PLAN

SECTION I:

INTRODUCTION AND NARRATIVE

The Conduit Street Partners, LLC project currently consists of one parcel located in Jasper County, SC. Currently, the parcel is zoned Rural Preservation ("RP") and is identified as PIN 041-00-03-030. The property is approximately 38.84 acres with substantial frontage on the north side of U.S. Highway 278 situated between the Hilton Head Lakes North development to its east and the Prime Storage facility to its west. The property is surrounded by City of Hardeeville land nearly all of which is zoned PDD with a very small area zoned GC (the Prime Storage property). The property has been in the Anderson Family estate for many years and was originally part of the J.A. Coleman Estate. **Exhibit A Site Location Map** is attached.

The property is under agreement to be purchased from the Anderson family members by the Applicant, Conduit Street Partners, LLC, who are pursuing a new PDD zoning encompassing all of the parcel to allow for the property to be developed under the stipulations set forth by the proposed PDD zoning in accordance with the Jasper County Zoning Ordinance (ZO) and Land Development Regulations (LDR) in effect at the time of submittal of this rezoning application. Upon approval, the benefits of the proposed PDD Standards shall apply to the Applicant / Owner and its successors and assignees. For the purposes of the PDD and **Exhibit B Conceptual Master Plan**, the parcel is hereby known as a single project ("CSP Development") in this document henceforth.

A. THE PROPERTY

1. The CSP Development property is a raw, unimproved forested, predominately uplands parcel in Jasper County. There are no nor have there ever been any existing buildings, structures, or other facilities on the property. The property is surrounded by PDD zoned Hardeeville land to its east, north and south and by Hardeeville GC zoned land to its west. It is bounded on its eastern side by the Hilton Head Lakes North development – a large, golf course residential community and one of the initial phases of the Hardeeville West Argent PDD development project. To the north and contiguous to the CSP Development is an undeveloped, principally forested, and regulated wetlands parcel which is also part of the West Argent PDD development project. West of the property is an existing Prime Storage facility situated on land located in Hardeeville and zoned GC. The southern property line of the property is frontage along the north side of highway U.S. 278 – a four lane divided, center median, limited access highway. And on the other/south side of U.S. 278 across the highway from the CSP Development there are two major Hardeeville PDD land parcels. One of the parcels is a part of the existing Latitude Margaritaville development and is at the present time planned to be Margaritaville's future 70-acre retail/commercial phase. The second parcel that is to the west and contiguous with the Latitude Margaritaville land is another very large Hardeeville PDD land parcel known as the Morgan PDD project. Both land tracts on the south side of U.S. 278 immediately across the highway from the proposed CSP Development are raw, unimproved but PDD zoned properties with existing Hardeeville

development agreements. Combined, the West Argent PDD, the Latitude Margaritaville PDD and the Morgan Tract PDD amount to approximately 10,500 acres of Hardeeville development parcels zoned PDD. The CSP Development 38.84-acre parcel has just under 2,700 feet of frontage along the north side of U.S. 278 and will access this highway at one central location in alignment with an existing median break. The CSP Development property will also have access to existing Brickyard Road at the road's eastern termination point which is located at the property's western property line. A **Property Aerial (Exhibit C)**, a **Jasper County Zoning Map (Exhibit D-1)** and a **Hardeeville Zoning Map (Exhibit D-2)** are provided.

2. The proposed PDD consists of approximately 38.84 acres and has an anticipated area of approximately 37 acres of uplands and approximately 1.5 acres of jurisdictional wetlands, and 0.5 acres of non-jurisdictional wetlands (excluded waters – gum pond) based upon a preliminary wetland exhibit prepared by Newkirk Environmental, dated December 2021 (see **Exhibit E Wetlands Delineation**). The delineation of the wetlands within the property have been submitted to the Army Corps of Engineers to obtain a valid Jurisdictional Determination. The Conceptual Plan has taken into account the jurisdictional wetlands and has avoided any development impacts to these areas. The property does not have any critical area or frontage on salt marsh or creeks.

3. **Exhibit F Boundary Survey** depicts the property boundary.

4. **Exhibit G USDA Soils Data** depicts soils types of the property

5. **Exhibit H Topography** depicts topographic information for the CSP Development property. GIS data topography was used for the purposes of the exhibit. Elevations on the site range from elevation 10.0 along its northern edge sloping quickly upwards to the property's interior where grades are relatively flat averaging between elevations 18.0 to 20.0 with two small knolls on the west end of the property averaging elevation 24.0. **Exhibit I FEMA Flood Zones Map** depicts the 2019 FEMA flood zones which indicate that the property is in FEMA zone "X" which is defined to be an area of minimal flood hazard generally above or outside the 500-year flood level. Finished floor elevations of building structures will adhere to current Flood Zone requirements of the Jasper County Land Development Regulations.

B. PLANNED DEVELOPMENT DISTRICT PROCESS

1. The Planned Development District (PDD) was established by the Jasper County to encourage flexibility in the development of land to promote its most appropriate, economical, and efficient use as well as to encourage creative design and produce a better environment particularly for large undeveloped tracts. The purpose of the PDD is to, among other things, permit development for specialized purposes which are planned and developed on a unified basis. In this case the specialized purpose is a first-class Single-Family Rental Home ("SFR") community as proposed by Conduit Street Partners, LLC. The homes themselves will be of unique design, tasteful architecture and generally resemble residential cottage, villa and/or patio home types. The community will be under one ownership structure which will maintain most all aspects of the community, i.e., its infrastructure including its roads, the interior and exteriors of the homes and the grounds on which they are constructed including the community amenities and open spaces.

C. CONCEPTUAL MASTER PLAN

It is anticipated that the Conduit Street Development property will be developed over a period of no more than four to five years in as many as two phases in accordance with the Conceptual Master Plan as set forth in this document and as the same may be supplemented by subsequent master and development plans submitted pursuant to the provisions of this PDD (see **Exhibit N Concept Development Schedule**). The Conceptual Master Plan sets forth the general scope of the development including number of allowed units, development standards, infrastructure requirements, and other guidelines. In addition to the Conceptual Master Plan, development of the Property will be controlled by other provisions of the PDD.

The goal of this PDD is to produce a development that raises the quality of life and development standards in the area while also anticipating the County's existing and future needs for naturally affordable single-family homes.

The Conduit Street Development Conceptual Master Plan displays a general and privately owned and maintained roadway layout, general housing unit layout, open space areas as well as amenities that will serve the property. The final locations of these site elements may vary at the time of development permit. Proposed land uses in the development are detailed under Section 2 - Land Use Designation and Definitions.

The Conceptual Master Plan seeks to maintain open space requirements set forth in Section II, D.3 of this PDD. The open space and amenities will be owned and maintained by the Applicant / Owner, or other legally designated entity. Property deeded to a governmental or private utility entity will be the maintenance responsibility of that entity.

The Conceptual Master Plan and the provisions of this PDD will constitute the zoning for the Property and a waiver from the current Jasper County codes and regulations where differences occur. However,, activities in the PDD shall conform to all other Jasper County Zoning Ordinance and Land Development Regulations where differences do not occur.

The provisions of the Conceptual Master Plan shall apply to development of the property. In the event of a conflict, the hierarchy of documents will be the "to be approved", (i) Development Agreement (DA), (ii) the PDD and Conceptual Master Plan and, (iii) the Master Plan (MP).

D. ENVIRONMENTAL PROTECTION

1. As part of the development process, the CSP Development will meet or exceed the stormwater management requirements of Jasper County, and the requirements of South Carolina Department of Health and Environmental Control (DHEC) and Office of Ocean and Coastal Resource Management (OCRM). The Applicant / Owner will prepare stormwater management plans for the project as it is developed in accordance with a stormwater drainage master plan to be prepared by a professional engineering firm licensed by the State of South Carolina. The stormwater drainage master plan will address the hydrological characteristics of the entire site as well as adjacent drainage patterns of relative importance. The plan will address pre-development conditions and post-development stormwater management for flood control and sediment reduction. This plan will also address storm water quality through, among other things, the use of several types of BMP's (as established by the stormwater standards of the applicable state and federal governmental regulations) to enhance water quality and protect the adjacent wetlands.

2. Approximately 4 percent of the site consists of regulated jurisdictional wetlands. Exhibit E is a preliminary wetland plan prepared by Newkirk Environmental dated December 2021 which depicts the preliminary observation of wetlands vs uplands for the project area. The wetland plan has been submitted to the Army Corps of Engineers to obtain a jurisdictional determination prior to development of the property.

3. There will be no development impacts to the regulated jurisdictional wetlands. Subject to the approval of the Office of Ocean and Coastal Resource Management, the CSP Development will seek to remove/fill the non-regulated "gum pond" located in proximity to the project's proposed main entrance off highway U.S. 278.

E. WATER AND SEWER SERVICE

Water and sewer service will be provided to the CSP Development by Beaufort Jasper Water and Sewer Authority. Preliminary planning for the water and sewer systems will be provided at the time of Initial Master Plan submittal to Jasper County. Preliminary discussions with Beaufort-Jasper Water and Sewer Authority (BJWSA) indicate a willingness to serve the property. BJWSA operates and maintains water and sewer systems within their service area upon completion by the developer and acceptance by the Authority. See **Exhibit J BJWSA Availability to Serve Letter**.

F. UTILITY SERVICE

1. The CSP Development property is in the service territory of Dominion Energy for natural gas services, See **Exhibit K Dominion Energy Availability to Serve Letter**. The Applicant / Owner will coordinate with Dominion Energy regarding planning for the CSP Development project.

2. The CSP Development property is in the service territory of Palmetto Electric Cooperative for electric services, See **Exhibit L Palmetto Availability to Serve Letter**. The Applicant / Owner will coordinate with Dominion Energy regarding planning for the CSP Development project.

3. Hargray or/or another licensed provider will provide internet and communication services to the CSP Development property. The Applicant/Owner will coordinate with the provider regarding planning and installation of these services. All servicing is anticipated to be via fiber optics cable to include broadband capability. See **Exhibit M Hargray Availability to Serve Letter**.

4. Other Utility services shall be provided by legally established entities at the discretion of the Applicant / Owner, provided such are in accordance with the franchising ordinances/licensing with the County.

5. Utilities will be underground except as reasonably necessary for above ground support facilities.

G. ROADWAYS AND TRAFFIC

1. The CSP Development PDD shall have on-site roads designed and constructed to the standards of the Jasper County Land Development Regulations or other engineering standards

reasonably acceptable to the Jasper County Engineer. Roadway construction within SCDOT right-of-way's will be in accordance with SCDOT standards. Roadway section details will be submitted for review at time of development permit approval. Interconnectivity to other adjoining tracts of land is not proposed. Public access into or across other private developments will not be required. Roadway design standards may be modified subject to the approval of Jasper County to reduce environmental impacts provided safety concerns are not compromised. All onsite roads shall be privately owned and maintained.

2. The Applicant / Owner intends to create up to three new points of vehicular access to existing public roads and highways for the project. The first is proposed to be a main entrance ingress and egress to U.S. 278 located and aligned with the center most existing highway median cut. The second access location is anticipated to provide ingress and egress to U.S. 278 at the highway's median cut fronting the eastern end of the property. The third point of vehicular connectivity is planned as a proposed connection with existing Brickyard Road at the roads point of termination at the property's western property line and adjacent to the U.S. 278 right-of-way. A traffic plan study will be provided at the Master Plan stage. The traffic study shall be reviewed by the SCDOT and final configuration for the new accesses will be governed by the SCDOT. Final entrance configuration and locations will be based upon SCDOT guidelines at the time of development permit.

3. Access to the CSP Development PDD may be restricted and/or gated appropriately at the Applicant / Owner's discretion. Sidewalks and possibly trails shall be provided within the PDD at appropriate locations. The frequency and location of sidewalks or pathways shall be established based upon anticipated pedestrian circulation within the project. Sidewalks and trails shown on the Conceptual Master Plan are conceptual in nature and are subject to change over the course of the development permit process.

4. Notwithstanding the provisions of section G hereof, roadway design standards may be modified to reduce environmental impacts provided safety concerns are not compromised. To protect and preserve significant natural property attributes including avoiding wetland impacts, such design will be encouraged.

5. Reference **Thomas & Hutton Traffic Memo Exhibit Q** for preliminary traffic analysis and commentary concluding no material traffic impacts to existing road systems.

6. TREE PRESERVATION AND REPLACEMENT

The CSP Development shall meet or exceed the minimum allowable post development tree coverage requirements of Jasper County. Trees required and/or worthy of preserving shall be incorporated into buffer areas around jurisdictional wetlands, in required buffer yards and in the required Highway Corridor Overlay District 50' buffer parallel and adjacent to the U.S. 278 Highway.

In those cases where the minimum allowable tree coverage cannot be met by preservation within a required buffer area, replacement trees shall be planted to meet the tree types and quantities as required by code. Trees to be preserved in buffer areas shall be identified and located by a tree survey within the CSP Development PDD.

Plantings, including trees, situated in any buffer area shall be maintained in good health and any

dead or damaged plants will be replaced. And if any tree in a buffer is severely damaged due to weather or other reasons, all severely damaged trees shall be replaced no later than the end of the next dormant season.

I. PARKING

Parking for the CSP Development community shall be provided by a combination of attached and/or detached residential parking garages and their corresponding driveways, and community surface parking lots for overflow parking, the community amenity areas and leasing offices. All parking shall be generally consistent with Jasper County development standards or as otherwise proposed by the Applicant/Owner and approved by Jasper County.

J. STORMWATER MANAGEMENT

The CSP Development PDD shall conform to the Stormwater Management Provisions of the Jasper County Land Development Standards including but not necessarily limited to the Jasper County Stormwater Management Design Manual and applicable state and federal requirements. Among other things, the post-development peak runoff discharge rate for the 2-, 10- and 25-year, 24-hour design storm events will be designed to control these rates to pre-development discharge rates. Additionally, the CSP Development PDD shall design its stormwater system to manage a 100-year, 24-hour storm event without causing damage to on-site and offsite structures. Sufficient stormwater best management practices will be employed in the development of the PDD to ensure runoff leaving the site does not degrade water quality of the surrounding receiving waters.

K. CULTURAL AND HISTORICAL RESOURCES

As part of a comprehensive study of the property a Phase I and Phase II archeological investigations and studies were conducted by Brockington & Associates. The investigations have concluded that there are no archeological sites eligible for the National Register requiring preservation or management considerations on the property. **Exhibit N Archeological Report** is attached.

L. EMERGENCY SERVICES

Fire and emergency medical services will be provided to the residents of the CSP Development by no less than two Jasper County Fire-Rescue stations which are located less than 5 miles from the property. **FIRE STATION AND EMS LOCATIONS EXHIBIT P** is attached identifying Jasper County Fire Stations 34 and 35 and their distances (each less than 5 miles) and times in route to the CSP Development.

SECTION II:**LAND USE DESIGNATION AND DEFINITIONS****A. INTRODUCTION and NARRATIVE**

The Conceptual Master Plan consists of an area of approximately 38.84 acres. The proposed predominate uses shall include but not be necessarily limited to:

- For-Rent Single Family Residential
- Active and passive community amenity areas
- Model homes and leasing center
- Site infrastructure

The land use areas indicated on the Conceptual Master Plan are not intended to be rigid exact boundaries for future improvements. The Conceptual Master Plan PDD for the CSP Development shall maintain flexibility to accommodate specific soils conditions, environmental concerns, physical constraints, market conditions and design parameters and as such, the exact location of boundary lines and any proposed buildings or structures, between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time of the Master Plan Phase and Development Permit Plan submission; provided that maximum densities and other conditions of the Development Agreement between the Applicant / Owner and Jasper County, South Carolina will be adhered to strictly, unless adjustments are requested by the Applicant / Owner and approved by Jasper County.

All residential dwelling units, amenities, on-property infrastructure and improvements not dedicated or otherwise conveyed to public or private third parties shall be owned, controlled and maintained by the Applicant / Owner or its successors.

B. ALLOWED LAND USES

The following land uses shall be permitted in the CSP Development PDD. The purpose of this portion of the PDD document is to state which land uses shall be allowed within the CSP Development PDD and to clearly define development within the area. However, by allowing these uses this does not obligate the Applicant / Owner to provide all of the uses or facilities herein. The allowed land uses and definitions shall be as follows:

For-Rent Single Family Residential

- For-Rent Single Family Residential Dwelling - A detached or attached home used exclusively for residential purposes which is leased to its tenant(s) located on a single parcel of unsubdivided land. Dwelling units may have either private or shared access. Units may be arranged in a variety of configurations including detached, attached, back-to-back, side to side, vertical or any combination thereof.
- Home Sites - Individual un-platted sites available for short or long term lease.
- Amenity Areas - including Club House / swimming pool / playground / bocce ball / cornhole / horseshoes / oyster tables / pickleball and tennis courts / amphitheater / fitness facility or other recreational amenities.

- Mail kiosks including drone delivery station(s)
- Utilities
- Recreational Amenity Uses such as, but not limited to:
 - Dog park
 - Multi-use field(s)
 - Gazebo
 - Kayak, canoe and boat storage areas
 - Trails or sidewalks
 - Bike paths
 - Mini-golf and/or golf putting green
 - Pavilion
 - Grilling areas
 - Common open space and other active and passive recreational uses
 - Maintenance Areas or Buildings
 - Planting/vegetable garden(s)

Design Standards and Regulations may be established for each area and use at the time of development permit, unless agreed at development permit approval or in this PDD, the standard for uses from the Jasper County Land Development Regulations shall apply.

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

C. ALLOWED DENSITY WITHIN PLANNING AREAS

1. Preliminary planning for the Property contemplates the For-Rent Residential land use (including wetlands) for the entire property as depicted on the Conceptual Master Plan. The Conceptual Master Plan layout may be modified at the time of development permit application.

2. The total project is allowed a maximum of 275 For-Rent, Single Family Dwelling Units. The maximum size per dwelling unit shall be 2,500 square feet. The minimum dwelling unit shall be 800 square feet. The size and configuration of anticipated dwelling units displayed on the Conceptual Master Plan may be modified at the time of development permit. The submitted Conceptual Site Plan presently indicates 265 For-Rent, Single Family Dwelling Units.

3. Overall residential density may include both Attached and Detached Single Family Residential dwelling units.

D. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS

In the absence of a term definition in this Conceptual Master Plan or in the proposed CSP Development PDD with Jasper County, the definitions of the Jasper County Land Development Regulations shall apply in the interpretation of this Conceptual Master Plan. The definitions below shall generally describe the allowed uses and terms within the CSP Development PDD.

1. Acre
 - a. Gross Acre shall mean the entire acreage within the site boundaries.
 - b. Net Acre shall mean the acre which remains after deduction of easements for existing utilities, wetland buffers, and onsite wetlands.

2. Maintenance Areas

The maintenance areas will contain the facilities, tools, and equipment necessary to maintain the common properties and amenities within the CSP Development PDD. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, recreation area maintenance or individual property regime maintenance.

Permitted uses include:

- a. Storage of vehicles and parts, boats, recreational vehicles, tools, supplies, and resident storage.
- b. Offices associated with community and maintenance.

3. Open Space

Total open space for the Property shall be calculated for the boundary of the Property and not on a site-specific basis for each parcel or phase of the Property, individual development or project. The Property shall provide at least 10% open space. Open space shall be calculated based upon the total gross acreage. Open space shall consist of the following:

- a. Landscape surface areas (areas not covered by buildings, parking, impervious surface) including manicured village greens or equivalent
- b. Lagoons, ponds, impoundments, and lakes (detention, retention, or recreational)
- c. Freshwater wetlands
- d. Wetland buffers
- e. Forest, wildlife preserves / corridors, conservation areas and greenbelts
- f. Community Park, amenity areas and community garden plots
- g. Recreation areas including swimming pools, tennis courts, playgrounds, multi-purpose fields, lawn games, gardens, etc.
- h. Pedestrian / bicycle trails /paths /nature trails
- i. Perimeter buffers

4. Setbacks and Buffers

- a. There shall be no minimum setbacks applied to the CSP Development PDD unless noted otherwise in this PDD document. Setbacks and buffers shall meet the minimum requirements established herein, and except as set forth in this PDD Standards, shall apply to the perimeter of the PDD only provided, however, that any required wetlands buffers shall apply according to law throughout the Property.
- b. Setbacks /buffer areas shall be provided for jurisdictional wetlands within the PDD. Setbacks / buffers for wetlands shall be 25 feet .
- c. Perimeter buffer standards shall include:

- (i) At adjacent property boundaries to the east and to the north of the PDD (adjacent properties to east and north are jurisdictional wetlands) buffers shall be 20 feet at a minimum. See PDD Conceptual Master Plan for proposed perimeter buffers. A 50-foot buffer shall be provided along the property's boundary with the GC zoned property to its west. Underground utilities and stormwater management facilities are allowed in the perimeter buffer area.
- (ii) At all buffers of the PDD, disturbances related to grading activities are allowed provided that the following preservation practices are met:
 - (A) Within 50-foot U.S. 278 highway buffer a minimum of 7 broadleaf overstory trees, 8 understory trees, and 35 shrubs shall be preserved or re-planted per 100 linear feet of U.S 278 frontage.
- (iii) Highway 278 Corridor Overlay District (HCOD) standards shall be adhered to provided that signage shall be governed by the provisions established by the future Master Plan.

5. Wetlands

This designation allows the following uses within wetlands. Freshwater wetlands on the property shall be those areas over which the applicable governmental agencies claim jurisdiction for freshwater wetlands. Unless restricted via a future Memorandum of Understanding (MPA) to the contrary, the following are permitted uses:

- a. Open space and buffers
- b. Conservation areas
- c. Activities in all wetland areas as permitted by the U.S. Army Corps of Engineers and/or the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management as applicable
- d. Disposal of reclaimed water as permitted by SCDHEC.
- e. Boardwalks, trails, bridges, and other permitted structures.
- f. Game Management

6. Utilities

This designation allows for utility service to serve the planning areas of the CSP Development PDD. The following land uses shall be allowed only after written approval from the Applicant / Owner and its consultants for location and design. Screening, buffering, and other aesthetic matters must meet or exceed the Jasper County Land Development Regulations and may be approved at the time of site development application.

- a. Potable water supply and distribution
- b. Wastewater collection, treatment, and disposal

- c. Stormwater collection, treatment and detention
- d. Irrigation
- e. Communication towers
- f. Satellite antennas
- g. Cable television facilities
- h. Telephone facilities
- i. Power transmission and distribution
- j. Fiber optic lines
- k. Other utility services i.e., Internet access and other telecommunication uses

Certain community-wide infrastructure is required for the development of any large, master-planned community. This infrastructure may include, but is not limited to the following:

- 1. Arterial streets and primary access roads
- 2. Water supply
- 3. Wastewater Treatment and Effluent Disposal
- 4. Power substations
- 5. Central telephone facilities/ Cell phone towers
- 6. Stormwater Management Lagoons
- 7. Natural Gas Supply
- 8. Sewer Pump Station

Infrastructure serving the community (on-site and off-site) will be approved as part of the development plan approval process.

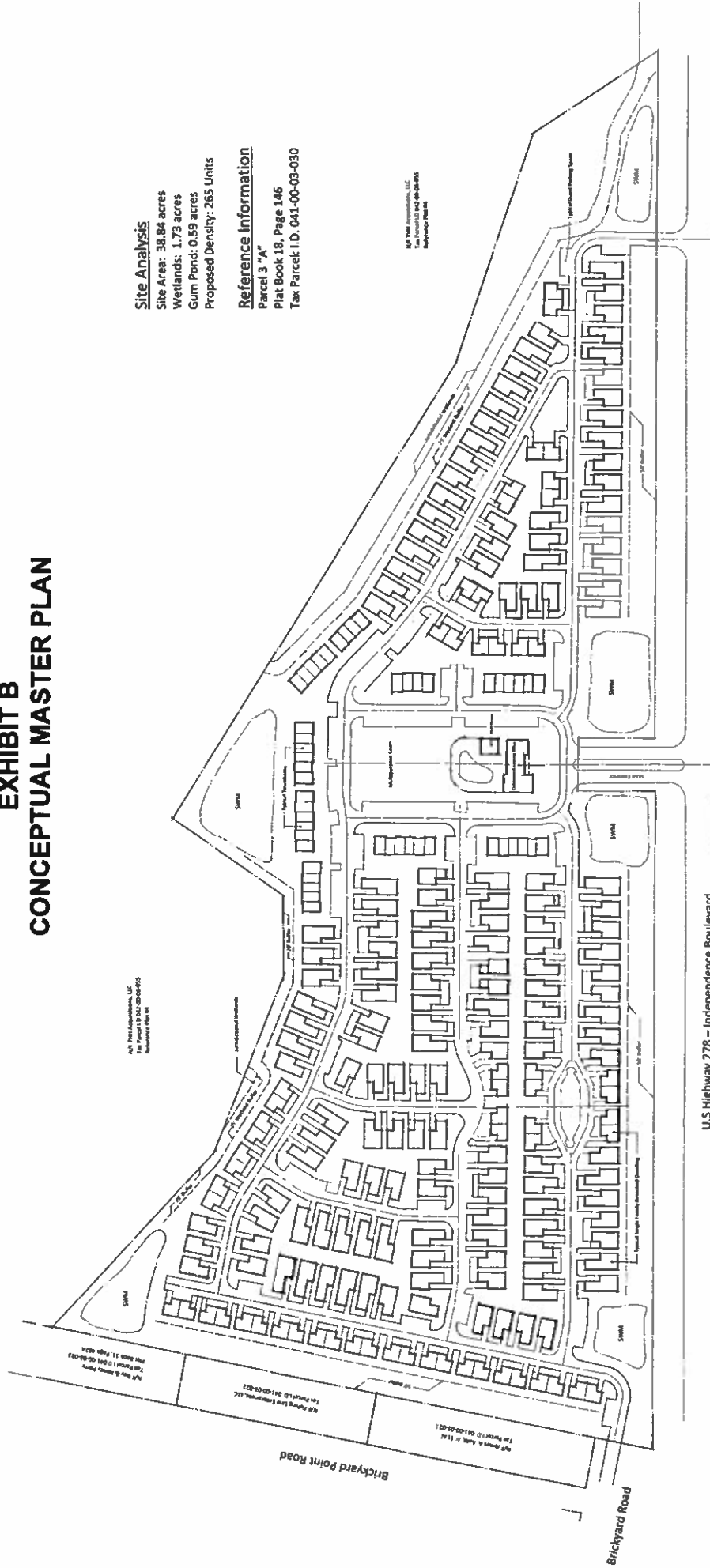
7. Design Standards

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

**EXHIBIT A
SITE LOCATION MAP**



EXHIBIT B CONCEPTUAL MASTER PLAN



ASB Site Associates, LLC
Tax Parcel ID: 041-00-03-030
Reference Plan No.

ASB Site Associates, LLC
Tax Parcel ID: 041-00-03-030
Reference Plan No.

Site Analysis
 Site Area: 38.84 acres
 Wetlands: 1.73 acres
 Gum Ponds: 0.59 acres
 Proposed Density: 265 Units

Reference Information
 Parcel 3 "A"
 Plat Book 18, Page 146
 Tax Parcel: I.D. 041-00-03-030



U.S. Highway 278 – Independence Boulevard
 Right-of-Way Varies

Conceptual Master Plan
 CSP Development
 Single Family Rental Community
 Applicant: Conduit Street Partners, LLC
 Town of Hardeeville, Jasper County, SC
 January 27, 2022

Scale: 1" = 500'



HILTON HEAD LAKES NORTH
GOLF COMMUNITY

TO BLUFFTON AND
HILTON HEAD

38.8 AC PROPERTY

LATITUDE
MARGARITAVILLE

TO I95

ROUTE 278

TO SAVANNAH

EXHIBIT C
CSP DEVELOPMENT PROPERTY

Hampton County

Colle

Scotia

Furman

Yemassee



Beau

Ridgeland

County

Jasper County Zoning Map Updated 08-13-2013

Hardeeville

Beaufort County

CSP DEVELOPMENT PROPERTY EXHIBIT D-1

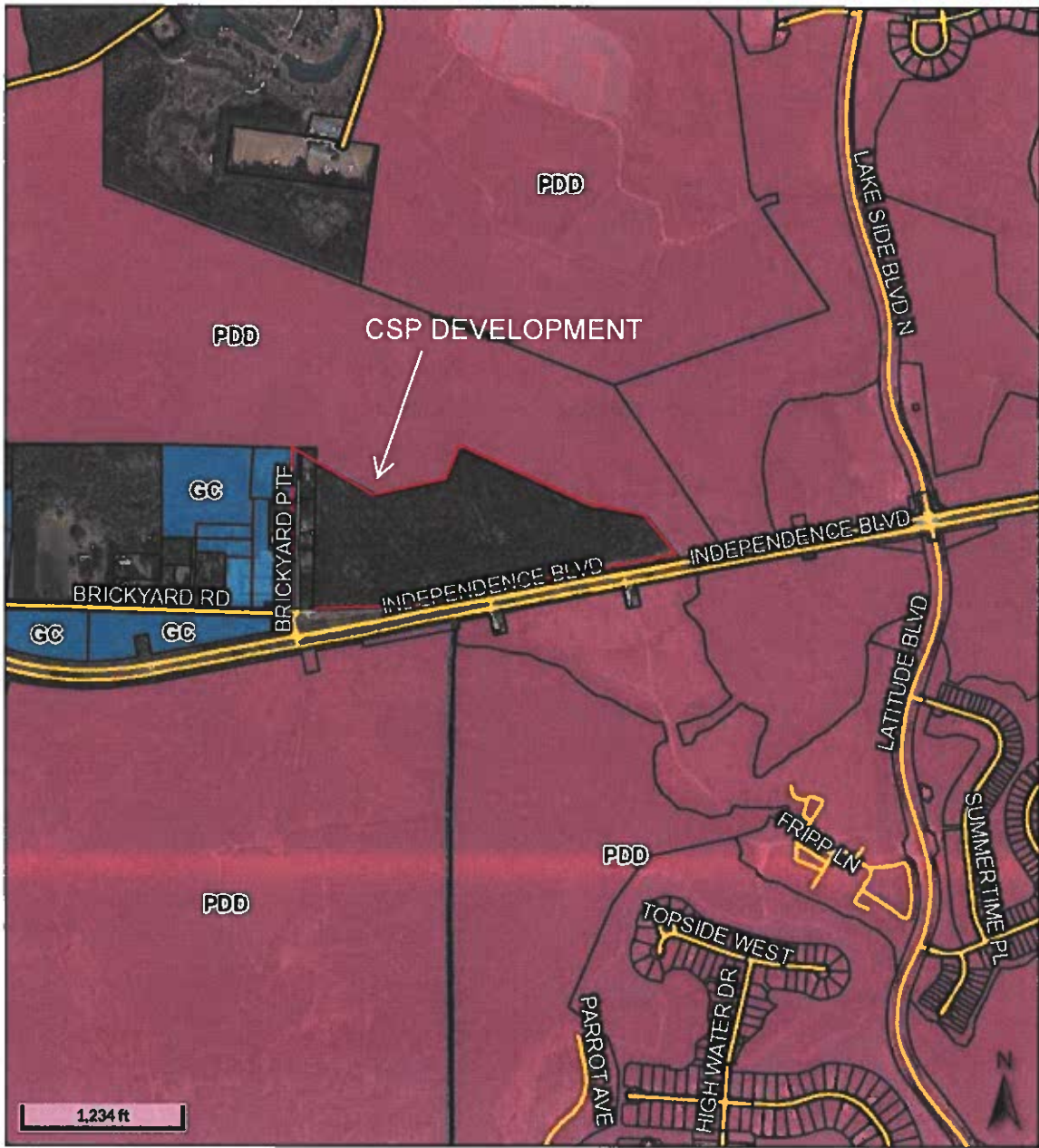
Bluffton

Legend

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



County





- Legend**
- Parcels
 - Roads
- Hardeeville Zoning**
- CP
 - DGC
 - DMU
 - GC
 - HC
 - LI
 - MFR
 - MU
 - PDD
 - RA
 - SFR1
 - SFR2
 - Schools

Date created: 1/5/2022
 Last Data Uploaded: 1/5/2022 2:23:20 AM

Developed by **Schneider**
 GEOSPATIAL

EXHIBIT D-2 HARDEEVILLE ZONING MAP CSP DEVELOPMENT PROPERTY

Legend

-  Approximate Wetlands
-  Approx. Project Limits



Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


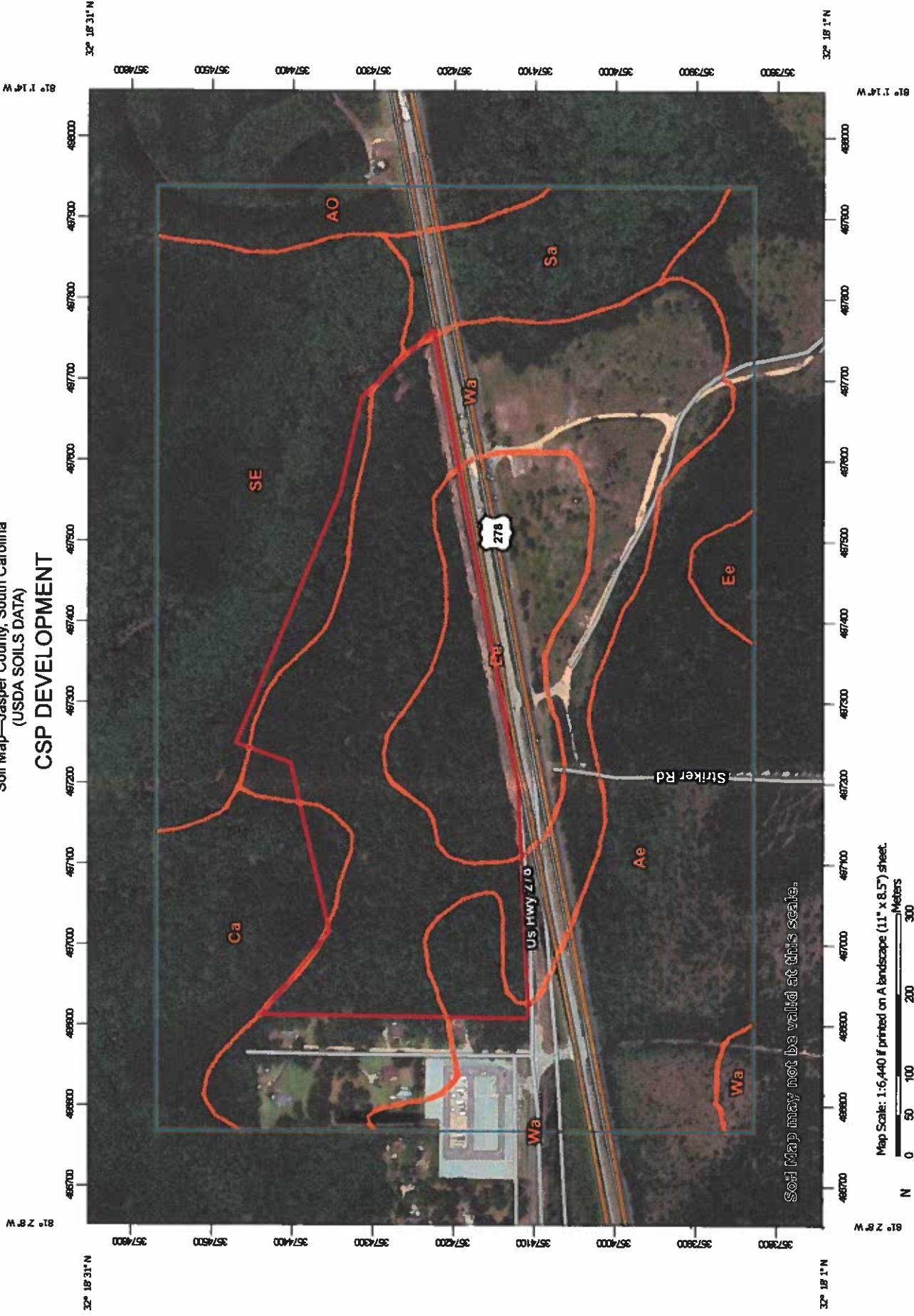
Acres
Project #: 04-4943a Date: Dec. 2021
Created by: AH
 Newkirk ENVIRONMENTAL INC.

EXHIBIT E
Coleman Estate
Jasper County, SC
WETLANDS
CSP DEVELOPMENT PROPERTY

EXHIBIT G

Soil Map—Jasper County, South Carolina
(USDA SOILS DATA)

CSP DEVELOPMENT



Soil Map may not be valid at this scale.

Map Scale: 1:6,440 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

EXHIBIT G

Soil Map—Jasper County, South Carolina
(USDA SOILS DATA)

MAP LEGEND

- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features**

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jasper County, South Carolina
Survey Area Data: Version 16, Aug 30, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 21, 2014—Nov 23, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ae	Argent fine sandy loam	50.0	23.3%
AO	Argent-Okeetee association	7.0	3.3%
Ca	Cape Fear loam	16.0	7.4%
Ee	Eulonia fine sandy loam	23.5	10.9%
Sa	Santee fine sandy loam	12.4	5.8%
SE	Santee association	39.4	18.3%
Wa	Wahee fine sandy loam	66.6	31.0%
Totals for Area of Interest		214.9	100.0%

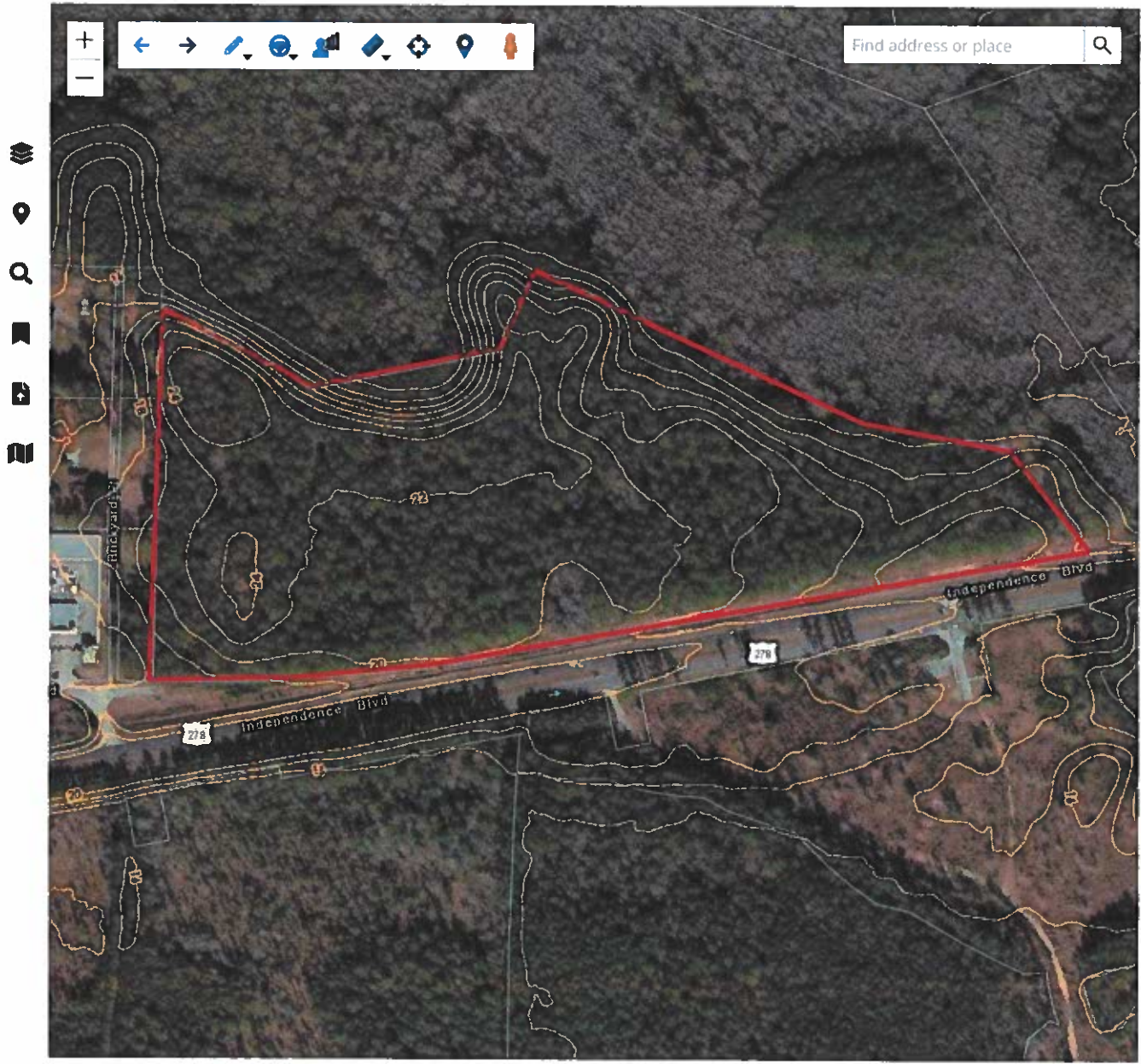


EXHIBIT H
SITE TOPOGRAPY
CSP DEVELOPMENT PROPERTY



100 m
300 ft

PZ

Imagery Date: 12/31/2019





EXHIBIT J
BJWSA AVAILABILITY TO SERVE LETTER

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

Our mission: Inspire trust and enhance public health

JOE MANTUA, PE, GENERAL MANAGER

January 14, 2022

Peter Zadoretzky
OA Partners, LLC
Conduit Street Partners, LLC
59 Franklin Street
Annapolis, MD 21401

Via email: pzadoretzky@oapartners.com

Subject: Water and Sewer Availability – Independence Boulevard, PIN 041-00-03-030.

Dear Ms. Zadoretzky,

This letter is in response to the water and sewer availability request for the above referenced parcel. Water is available from BJWSA's existing 30" water main on Independence Boulevard. Gravity sewer is not currently available; however, there is a 24" wastewater force main located within the Independence Boulevard right of way. Sewer would require a pump station to be installed at the owner/developer's expense. Please be advised, depending on the amount of water and sewer capacity required to serve the development, the developer maybe responsible for offsite improvements or upgrades to the existing system.

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

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

Sincerely,

James Clardy
Development Projects Manager

JBC/mya

JAMES E. BAKER, JR.
CHAIR

GREGORY A. PADGETT
VICE CHAIR

DONNA L. ALTMAN
SECRETARY/TREASURER

MICHAEL L. BELL
IMMEDIATE PAST CHAIR

LORRAINE W. BOND
R. THAYER RIVERS, JR.

BRANDY M. GRAY
GERALD H. SCHULZE

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

J. ROBERT McFEE, PE



**EXHIBIT K
DOMINION AVAILABILITY TO
SERVE LETTER**

Natural Gas Letter of Availability

1/13/2022

CSP Development
Single Family Rental Community
U.S. 278
Hardeeville, SC 29927

I am pleased to inform you that Dominion Energy South Carolina will be able to provide natural gas service to the above referenced. Natural gas service can be provided in accordance with Dominion Energy's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. In order to begin the design process for the project, the following information will need to be provided:

1. Site Plan / Cad File / PDF
2. Natural Gas load breakdown by anticipated appliance type with desired metering locations.
3. Estimated wanted by date for gas line installation

Thank you in advance for this information and I look forward to working with your company.

For more information or questions, don't hesitate to contact me.

Sincerely,

Jake Baker

**Account Manager III – Natural Gas
Dominion Energy South Carolina**

**81 May River Rd. Bluffton, SC 29910
P (843) 576-8911 • M (843) 412-5178
jake.baker@dominionenergy.com**

**EXHIBIT L
PALMETTO AVAILABILITY TO SERVE LETTER**



1 Cooperative Way

Hardeeville, SC 29927

843-208-5551

January 14, 2022

Peter Zadoretzky
pzadoretzky@oapartners.com
OA Partners, LLC
Conduit Street Partners, LLC
59 Franklin Street
Annapolis, MD 21401

Re: CSP Development

Dear Peter:

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced project with existing infrastructure. There may be "Aid-in-Construction" charges for line extensions or special grades of service as described in PECI policies. A redline drawing will be provided when the electrical load requirements and a detailed CAD drawing have been received.

Thank you for your cooperation in this matter. Please contact me at (843) 208-5508 or via email TBrabham@palmetto.coop if you have any questions or if I may be of further assistance.

Sincerely,
PALMETTO ELECTRIC COOPERATIVE, INC.

John A. Brabham
Distribution Engineer

JAB:mhl

c: Mr. Matt Loxley, PECI
Mr. Corey Tuten, PECI
Mr. Tim Hutchinson, PECI



EXHIBIT M
HARGRAY AVAILABILITY TO SERVE LETTER



January 14, 2022

Peter Zadoretzky
Conduit Street Partners, LLC
50 Franklin Street
Annapolis, MD 21401

Dear Mr. Zadoretzky:

Subject: Letter of Availability to provide service for: **CSP Development Independence Blvd
Jasper County Pin 041-00-03-030**

Hargray engineering services has reviewed the master plan for the above referenced project. This Letter of Availability is to report that Hargray can provide telecommunications service to the above referenced project. We request that you forward a digital copy of the plan that has been approved by the county or town for use with Micro station or AutoCAD. Our office will include the owner/developer conduit requirements on the plan and return it to your office.

By accepting this Letter of Availability, you accept the responsibility to forward the construction requirements listed on the Project Application Form to the owner/developer.

Where conduits are to be placed in commercial or subdivision areas the pipes are required to extend 5' (five feet) beyond any placed or planned curbed or sidewalk edge for facility access away from the roadside.

Should there be any changes or additions to the original master plan, this Letter of Availability will only cover areas shown on the original master plan. All changes or additions will require another Letter of Availability. All costs incurred by Hargray resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer.

Commercial projects require a pre-construction meeting with Hargray to review requirements. Non-recurring charges to offset construction costs may apply to certain projects. Easements are required prior to installing facilities for the project.

I am available to discuss these requirements at your convenience.

Sincerely,

Rodney Cannon

Rodney Cannon
Manager, Facilities Engineering
843-815-1697

Requirement for Letter of Intent to Provide Service

HARGRAY COMMUNICATIONS GROUP, INC

Engineering Services Construction Application

CONTACT INFORMATION

Project Owner Name:	Conduit Street Partners, LLC	Phone No.:	410-703-0896
Address:	59 Franklin Street	City, State, Zip	Annapolis, MD 21401
Developer Name:	Conduit Street Partners, LLC	Phone No.:	
Address:	Same	City, State, Zip	
Project Manager Name:	Peter Zadoretzky	Phone No.:	410-703-0896
Address:	Same	City, State, Zip	

PROJECT INFORMATION

Project Name/Location	CSP Development/Jasper County Pin 041-00-03-030 - see attached materials		
Proposed Start and Finish Dates	1Qtr2023 - 2Qtr2025	Lots	265 single family rental SFD units/lots
No. of Phases	Two	Units Per Phase	130+/-
		Condominium Units	N/A
Comments	Requesting "Intent to Serve" letter or equivalent		
		Commercial Sq. Ft.	

REQUIREMENTS INFORMATION

APPLICATION REQUIREMENTS

PROJECT REQUIREMENTS

****Engineering note: Check boxes that apply to applicant.**

These must be in place before service can be provided.

Hargray Communications Group, Inc. must have copies of the following items before we can furnish a "Letter of Intent" and schedule your project.

- One copy of development or site plans indicating property and/or lot lines, proposed buildings, roads, parking, water, sewer and drainage layout.
- Have attached Concept Plan, Concept Program outline and house types, PIN map and project Aerial
- Digital copy of county/town approved plan.

Presently processing rezoning of property from its rural preservation classification to PDD. Expect approval June 2022.

- * Commercial Buildings-Apartments-Villas - Hotels Minimum 4 inch diameter conduit Sch. 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of- way or property line. **Conduits are required from each building site & multiple conduits may apply.**
- * Commercial buildings with multiple "units" may require conduit(s) minimum 3/4" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- Equipment rooms to have 3/4 inch 4'X8' sheet of plywood mounted on wall to receive telephone equipment.**
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.**
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data (industry standard).
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet**
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.
- Easements are required.

* Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.

I understand and agree to provide or meet the application and project requirements as stated above and to inform the contractor/builder of these requirements. I understand that if the project design changes or the proposed start date is delayed by nine (9) months or more, that I must submit a new application. All costs incurred by TELCO resulting from any requested change or failure to comply with minimum requirements, shall be borne by the Developer. **Non-recurring charges to offset construction costs may apply to certain projects.**

	1/13/2022	<i>Rodney Cannon</i>	01/15/2022
Applicant/f	Date	Engineering Services Representative	Date

After recording return to:

Hargray Communication Group, Inc.
Attn: Legal Department
856 William Hilton Parkway, Bldg. C.
P.O. Box 5986
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

NON-EXCLUSIVE TELECOMMUNICATIONS AND VIDEO AND/OR BROADBAND FACILITIES EASEMENT AND INDEFEASIBLE RIGHT TO USE

THIS NON-EXCLUSIVE TELECOMMUNICATIONS AND VIDEO AND/OR BROADBAND FACILITIES EASEMENT AND INDEFEASIBLE RIGHT OF USE (“Easement”) given this _____ day of _____, 2022, by _____ (“Grantor”), to Hargray Communications Group, Inc., a South Carolina Corporation (hereinafter referred to as “Grantee”).

WITNESSETH:

That in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor does hereby grant a Non-Exclusive Telecommunications and Video and/or Broadband Facilities Easement and Indefeasible Right of Use to Grantee in, across, through, under and over that certain real property (including the buildings and other structures thereon) (“Property”) hereinafter more fully described on Exhibit “A” attached hereto, which easement shall include, without limitation, an indefeasible right to use any current or future conduit system owned, controlled or authorized by Grantor for purposes of serving the Property with communications or other utility services (the “Conduit System”).

Grantor hereby grants and conveys to Grantee, its successors and assigns, the perpetual right, privilege and authority, from time to time, to enter upon, construct, extend, inspect, operate, replace, relocate, repair and perpetually maintain over, under and through the Property, including, but not limited to, over and under and through any and all streets, alleys, roads and/or other public ways or areas of the said Property now existing or hereafter laid out, telecommunications and cablevision systems (“Systems”), including cables, wires, poles, pedestals, and other usual fixtures and appurtenances as may from time to time be or become convenient or necessary for the provision of telecommunications and video and/or broadband services to the homes and other structures located within the Property, together with the indefeasible right to use the Conduit System, and right of ingress and egress, and access to and from such easement, across and upon the Property, as may be necessary or convenient for the purposes connected therewith. The easement herein granted is an easement in-gross in favor of Hargray Communications Group, Inc., its affiliates, successors and assigns.

Grantee agrees to maintain all Systems, including cables, wires, poles, pedestals and other usual fixtures and appurtenances in good condition, and Grantee shall repair and restore any damage to Grantor's real or personal property, restore all paving resulting from Grantee's construction, installation and/or maintenance of the Systems, or any use or presence surrounding the Property.

Grantor reserves the right to grant other easements or rights-of-ways upon, over across, through or under the easement property for utility, access or other purposes which do not unreasonably interfere with Grantee's easement hereunder. Grantor further reserves the right to construct any manner of things, including, but not limited to, roads, landscaping and signage or other items upon, over, across, through and under the Grantee's Systems, which do not unreasonably interfere with Grantee's easement hereunder.

Grantor further grants and conveys to Grantee the right, from time to time, to trim trees and underbrush that create obstructions to the non-exclusive utilization of the easement by Grantee; provided, however, any damage to the Property of Grantor caused by Grantee in maintaining or repairing said lines shall be borne by Grantee; provided, further, however, the Grantor shall have the right to request relocation of any underground facility from time to time at Grantor's expense; provided that such relocation continues to afford Grantee the use of Conduit System(s) on the Property.

It is specifically agreed that all Systems Facilities shall be located underground, with the exception of those pedestals and other fixtures that are necessary and are designed for above-ground location.

NOW THEREFORE, Grantor hereby warrants and represents that it is the fee simple owner of the Property and has the right and authority to make this Grant of easement. Grantor further covenants, that Hargray Communications Group, Inc., and its affiliates, success and assigns, subject to the terms and conditions of this instrument, shall peaceably and quietly enjoy the use of the easement herein granted in perpetuity without hindrance, objection or molestation.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this Easement to be duly executed the day and year first above written.

WITNESSES:

GRANTOR: _____

First Witness

By: _____

Its: _____

Second Witness/Notary Public

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

PROBATE

PERSONALLY appeared before me the undersigned witness, and made that s/he saw the _____ within _____ named _____, by _____, its _____, sign and seal and deliver the within written instrument, and that s/he with the other witness, whose signature appears above, witnessed the execution thereof.

First Witness

SWORN TO before me this _____
day of _____, 20_____

Notary Public for _____
My Commission Expires: _____

EXHIBIT "A"
Easement and Access Area

All that certain piece, parcel, or tract of land containing (fill in legal)

This being the same property, or a portion thereof, as described by Deed (fill in derivation)

(Add Tax Map number)

EXHIBIT N
ARCHAEOLOGICAL REPORT



January 24, 2022

Mr. Peter Zadoretzky
Conduit Street Partners, LLC
59 Franklin Street
Annapolis, MD 21301

Re: *Archaeological Investigations, 38.84 Acre Parcel, Jasper County, SC. PIN No. 041-00-03-030*

Dear Mr. Zadoretzky,

Reference is made to the above reference parcel in Jasper County, South Carolina. An archival literature review and Phase II evaluative testing, which included background research, field investigations, and laboratory analyses using methods as prescribed by the Council of South Carolina Professional Archaeologists, has been conducted by Brockington and Associates (Brockington) which have determined that the three sites recorded in the South Carolina ArchSite database on the subject parcel are not eligible for the National Register of Historic Places (NRHP). Heretofore, two of the three sites, (38JA50 and 39JA165) had been previously listed as not eligible for the NRHP. Further evaluative testing and investigations were conducted for Site 38JA51 to definitively determine its NRHP eligibility status. Based on our Phase II evaluative investigations and laboratory analyses, we have determined that Site 38JA51 is also not eligible for the NRHP. Additional management considerations of all three sites (38JA50, 38JA51, and 38JA165) are not warranted. Brockington will soon be providing a detailed management summary of our work and conclusions. Our detailed technical report required to be submitted to the South Carolina State Historic Preservation Office and OCRM remains a work in progress and will be completed on or about early March 2022 a copy of which will be provided to you for your review and records.

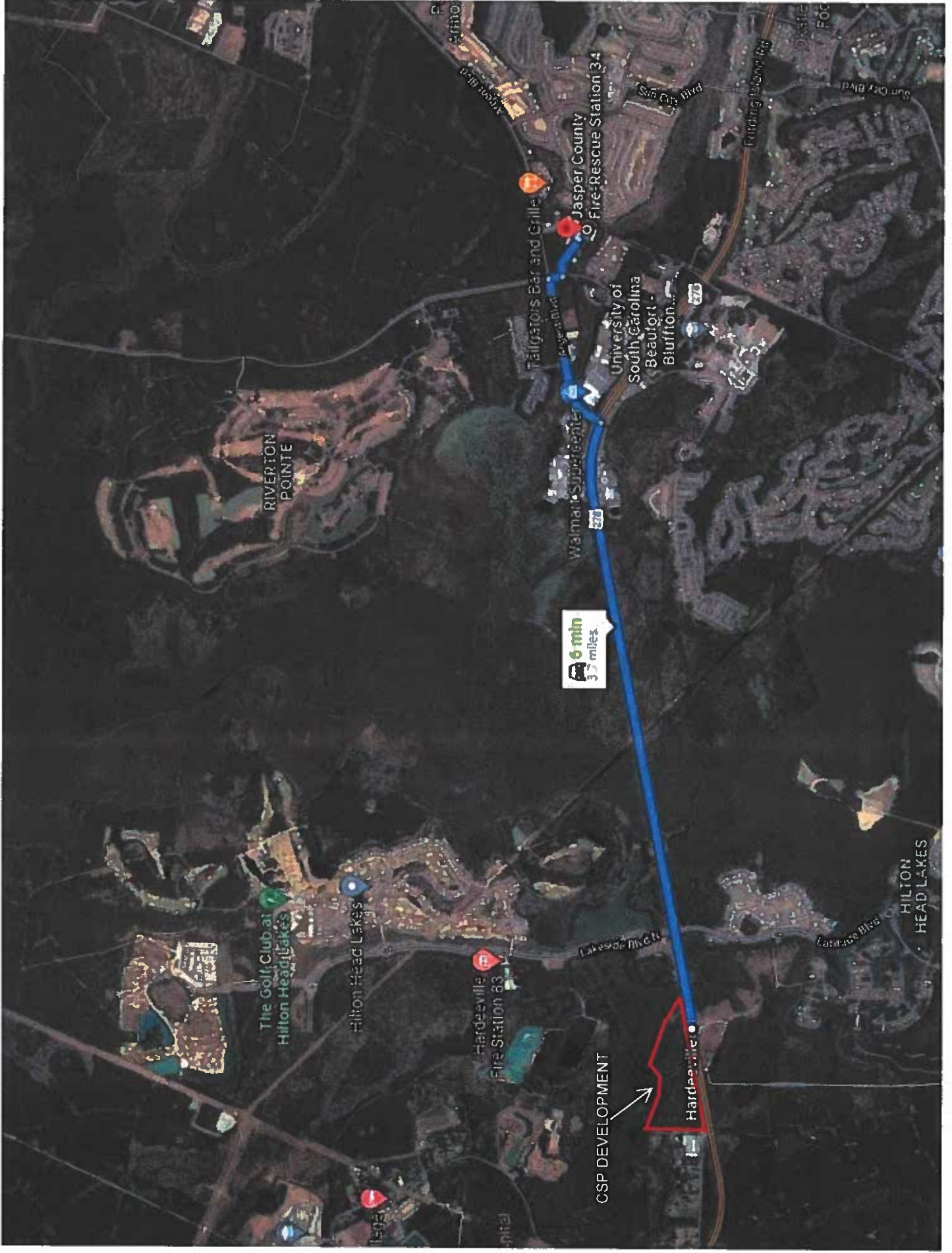
Please feel free to contact me at 912-233-2550 or alexsweeney@brockingtoncrm.com if you have any questions regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Sweeney". The signature is stylized and written in a cursive-like font.

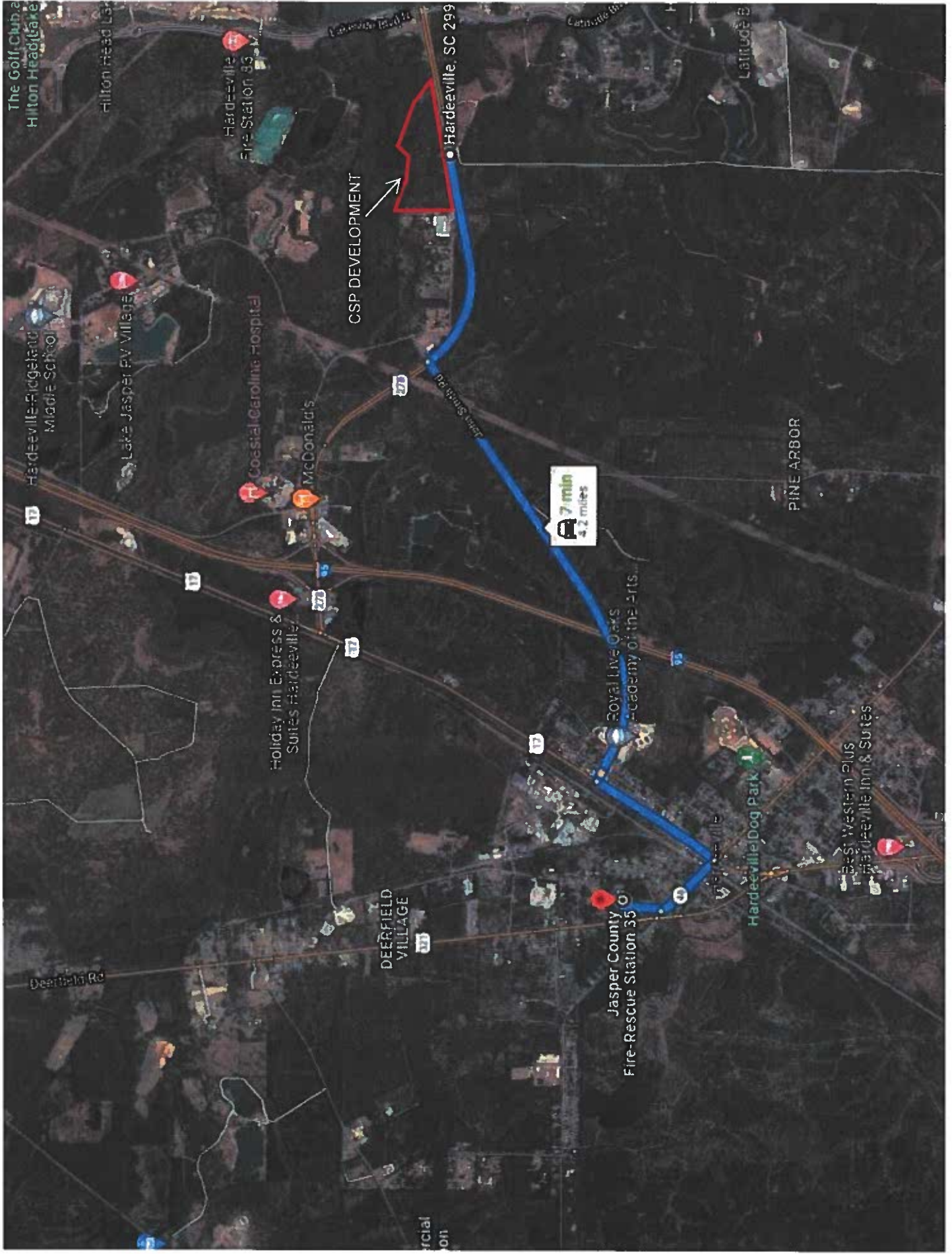
Alex Sweeney
Branch Manager and Senior Archaeologist
Brockington and Associates, Inc.
31 Park of Commerce Way, Suite 200A
Savannah, Georgia 31405

EXHIBIT P - FIRE STATION AND EMS LOCATIONS



FIRE STATION 34 TO CSP DEVELOPMENT

EXHIBIT P - FIRE STATION AND EMS LOCATIONS



FIRE STATION 35 TO CSP DEVELOPMENT

THOMAS & HUTTON

50 PARK OF COMMERCE WAY | SAVANNAH, GA 31405
912.234.5300 | WWW.THOMASANDHUTTON.COM

MEMORANDUM

TO: Lisa Wagner, Jasper County Director of Planning & Building
FROM: Doyle Kelley, P.E.
DATE: February 10, 2022
RE: Trip Generation Calculations for CSP Planned Development District J-30007.0000

Introduction

This memorandum shows the traffic generated for the approximately 39-acre tract located in Jasper County, South Carolina on Independence Boulevard (US 278). An application to remove the change the current zoning from Rural Preservation (RP), will be filed with Jasper County, SC. The newly proposed development includes 157 single-family detached homes, 60 single-family attached homes, and 48 townhomes in addition to a clubhouse, pool house, and multipurpose lawn. The current zoning currently allows for 31 single family dwelling units.

Existing Conditions

US 278 is a four-lane, principal arterial roadway with a grass center median and a posted speed limit of 60-mph near the project site. Brickyard Road is a two-lane, major collector with no posted speed limit. The site is located north of US 278 and approximately a mile east of the intersection with John Smith Road. The ADT of US 278 was 30,000 in 2019.

Trip Generation

The current Conceptual Master Plan proposes a residential development with a density of 7.3 dwelling units per acre. Below are the trips generated for the site on a daily, AM peak, and PM peak basis compared to the maximum of 31 single family dwelling units with current Rural Preservation zoning.

Current Zoning – 31 Single Family units

Daily = 31 units x 9.43 trips/unit = 292 trips
AM peak = 31 units x 0.70 trips/unit = 22 trips (6 entering, 16 exiting)
PM peak = 31 units x 0.94 trips/unit = 29 trips (18 entering, 11 exiting)

Proposed Zoning

157 Single Family Detached units

Daily = 157 units x 9.43 trips/unit = 1481 trips
AM peak = 157 units x 0.70 trips/unit = 110 trips (29 entering, 81 exiting)
PM peak = 157 units x 0.94 trips/unit = 148 trips (93 entering, 55 exiting)

60 Single Family Attached units

Daily = 60 units x 7.20 trips/unit = 432 trips
AM peak = 60 units x 0.48 trips/unit = 29 trips (9 entering, 20 exiting)
PM peak = 60 units x 0.57 trips/unit = 34 trips (19 entering, 15 exiting)

Memorandum to
Lisa Wagner
February 10, 2022
Page 2

48 Multi-Family units (Low-Rise)

Daily = 48 units x 6.74 trips/unit = 324 trips

AM peak = 48 units x 0.40 trips/unit = 19 trips (5 entering, 14 exiting)

PM peak = 48 units x 0.51 trips/unit = 124 trips (15 entering, 9 exiting)

The above trip calculations are based on the ITE Trip Generation Manual, 11th edition. Single-Family Detached Housing consists of any single-family detached home on an individual lot. Single-Family Attached Housing consists of any single-family that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space. The Multi-Family Low-Rise housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors.

Trip Distribution

The primary site trip distribution patterns are assumed the same as the data collected at SCDOT Count Station #0067 on US 278, which is located at the project site location. The distribution assumptions are estimated as follows:

- 15% will use the Brickyard Road access
 - 8% to/from the east
 - 7% to/from the west
- 70% will use the main access
 - 30% to/from the east
 - 30% to/from the west
- 15% will use the eastern access
 - 8% to/from the east
 - 7% to/from the west

Proposed Accesses & Possible Improvements

There are three proposed access points along US 278. The first access will tie into the existing Brickyard Road intersection to the west of the site. US 278 has an existing median break and eastbound left turn lane. The second access will serve as the main entrance to the site using an existing median break and left turn lane into the site. The final entrance will be a full access utilizing the existing left in, left out median break and is located approximately 2500' east of US 278 & Brickyard Road intersection and 1000' from the main access, which meets SCDOT spacing requirements. For a development this size, a right turn lane is likely needed at the main access and a left and right turn lane at the eastern access. Existing left turn lengths and right turn lane volume requirements will need to be verified upon a more detailed analysis.

Note, with US 278 traffic volumes nearing capacity, Jasper County has set aside funds to widen from four lanes to six travel lanes from I-95 to SC 141 as discussed at the Jasper County Council meeting dated December 6, 2021 (see attached excerpt). The rezoning of this parcel for the proposed development is consistent with the County's plan to widen US 278.

SYMBOL: **TYPE:**



Natural Areas (Wetlands & Woodlands), Landscaped Areas, Parks, and Required Buffer Areas



Recreational Areas (Includes Clubhouse, Pool, and Pool House)

ACREAGE:

+/- 12.75 Acres (+/- 32.83% Site)

+/- 1.34 Acres (+/- 3.34% Site)

TOTAL OPEN SPACE: +/- 14.09 Acres (+/- 45.42% Site Area)

SYMBOL: **TYPE:**



Stormwater BMP's

ACREAGE:

+/- 2.21 Acres (+/- 5.69% Site)

EXHIBIT B CONCEPTUAL MASTER PLAN



Site Analysis
 Site Area: 38.84 acres
 Wetlands: 1.73 acres
 Gum Pond: 0.59 acres
 Proposed Density: 265 Units

Reference Information
 Parcel 3 "A"
 Plat Book 18, Page 146
 Tax Parcel: I.D. 041-00-03-030



WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

CSP SINGLE FAMILY DEVELOPMENT - OPEN SPACE & STORMWATER BMP'S CALCULATIONS
Jasper County, SC
04-2-14-052

U.S Highway 278 - Independence Boulevard
Right-of-Way Varies



0 100 200 400 600
SCALE: 1" = 200'-0"
The plan is conceptual in nature & subject to change
U:\Projects\041-00-03-030 - Jasper County, SC - CSP Single Family Development - 04-2-14-052.dwg
Date: 04/23/2014 10:51:11 AM
User: J. Williams

EXHIBIT B CONCEPTUAL MASTER PLAN

Site Analysis
 Site Area: 38.64 acres
 Wetlands: 1.73 acres
 Gum Pond: 0.59 acres
 Proposed Density: 265 Units

Reference Information
 Parcel 3 "A"
 Plat Book 18, Page 146
 Tax Parcel: I.D. 041-00-03-030



U.S. Highway 278 - Independence Boulevard
 Right-of-Way Varies

Applicant: Conduit Street Partners, LLC
 Scale: 1" = 100' (Horizontal)
 Scale: 1" = 20' (Vertical)
 Date: 11/15/2023

CSP DEVELOPMENT - SINGLE FAMILY RENTAL COMMUNITY
CONCEPTUAL MASTER PLAN
 Town of Independence - Jasper County, NC
 January 17, 2024

WOOD PARTNERS
 ARCHITECTS
 LAND PLANNERS
 1000 W. 10th Street, Suite 100
 Raleigh, NC 27603
 Phone: 919.876.1000
 Fax: 919.876.1001
 www.woodpartners.com