



MAJOR SUBDIVISION PROCESS
CONCEPTUAL / PRELIMINARY PLAT APPLICATION

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: \$0

OFFICE USE ONLY: Date Filed: Application #: Zoning District:
Site Area: Meeting Date:

Schedule: The Metropolitan Planning Commission (MPC) typically meets the 3rd Monday of each month at 5:30pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/metropolitan-planning-commission.aspx

Review Request: [X] Conceptual [] Preliminary

Submittal Requirements: 6 hard copies and 1 digital copy of all forms and information are required. In addition to a complete application form, applicants are required to submit the following information. Additional information, such as traffic studies, stormwater concepts/calculations, arborist report, may be required.

Conceptual Request: Sketch Plan as described in Section 9.3.1.B, Conceptual Plat showing lots, roads and street sections, sidewalks, existing/proposed trees, open space.

Preliminary Request: Site Plan for Preliminary Plat as described in Section 9.3.1.C

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? [] Yes [] No

Applicant, Property, and Project Information

Applicant Name: Whitehall Point Holdings

Applicant Address: 156 Spanish Point Drive, Beaufort, SC 29902

Applicant E-mail: sam.levin234@gmail.com Applicant Phone Number: 843-345-0824

Applicant Title: [] Homeowner [] Tenant [] Architect [] Engineer [X] Developer [] Contractor

Owner (if other than the Applicant):

Owner Address:

Project Name: Whitehall

Property Address:

Property Identification Number (s):(Tax Map & Parcel Number):

Meeting Date Requested: 2/19/18

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Samuel M. Levin Date: 1/31/18



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Required Project Information

Project Name: _____

Site Area in Acres: _____ Zoning District: _____

Proposed Allocations (in acres and gross %):

Developed Area: _____ Civic/Open Space: _____

Provide a brief Project Narrative:

See WJK Narrative

CONTACT INFORMATION – Application form & supplementary information may be submitted via email:

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



January 31, 2018

Lauren W. Kelly, Architect
City of Beaufort – Project Development Planner

RE: Whitehall – Conceptual Master Plan Submittal

Dear Mrs. Kelly,

On behalf of the Applicant, Whitehall Point Holdings, we are submitting for the February 19, 2018 Planning Commission review for the subdivision of the +/- 19.4 acre property bordering Sea Island Parkway (north); Beaufort River (west) and Harbor View Circle / Meridian Road (east). The property name for this application is **Whitehall**.

Whitehall is a Hamlet of the City of Beaufort; The Vision for Whitehall follows the urban growth pattern outlined in the Civic Master Plan while enhancing the character of Lady's Island.

The conceptual plan for Whitehall envisions a traditional neighborhood, with the northwestern tip of the property preserved as public open space for the regional parks and greenway system. The plan illustrates one major entrance to the property, marked by a civic or religious structure, and a public green defined by townhouses and mixed-use buildings. The town center green would include a diversity of uses, while land closer to the river would be primarily residential, including apartment buildings, townhouses, and single-family houses. A public dock would provide another connection to downtown Beaufort or other destinations from the river. Developed using this approach, the Whitehall property would become a logical extension of downtown that compliments, but does not compete with, the historic core. (source: City of Beaufort Civic Master Plan)

The Plan for Whitehall is using the by-right zoning, which is T4-Neighborhood (T4-N). The applicants' plan is to subdivide the property into a mix of boutique commercial, retail and residential uses. T4-N allows a wide range of building types, including, but not limited to, *commercial retail, apartment buildings, multi-family buildings, mixed use buildings, row homes, and single family housing*. The planned commercial areas are designed in scale to support small business owners. The majority of the commercial mixed-use buildings are planned to front on Sea Island Parkway. Commercial uses within the property will front a Main Street or Hamlet Green and will include a retail overlay designation on the Plat.

The buildings and streetscape will be designed in the Coastal Vernacular that ties to the History of Beaufort while remaining inspired, innovative and authentic.

23 Promenade Street, Suite 201
Bluffton, SC 29910
Tel: 843-757-7411

Along with review of the Conceptual Master plan / 'Draft' Preliminary Plat; following are items for endorsement by the Planning Commission at the February 19, 2018 meeting:

1. Vehicular Circulation and Street sections:

Following the guidance of the Beaufort Code, Street Network Diagram, the applicant has proposed 3 vehicular connection points including one off Sea Island Parkway, one access point off Meridian Road and a secondary access point off Harbor View Circle (see attached Conceptual Street Regulating plan).

The internal street network is designed using a modified grid to preserve existing landmark trees and tie in to the designated access points. An internal main street or avenue is planned to accommodate the mixed use area of Whitehall. This east – west street terminates on the open space along the Beaufort River. Other internal streets include neighborhood streets, a Low Impact Development Road, Commercial alley, and lanes to accommodate the adjacent lot types.

The attached Street Regulating plan outlines the street types along with potential locations for sidewalks and on-street parking planned for Whitehall.

A traffic Impact analysis has been completed based the conceptual master plan. The report supports the access points and development proposed within Whitehall. See attached Traffic Impact analysis.

2. Pedestrian and Bicycle Circulation:

The applicant has proposed sidewalks on all the streets within Whitehall. As outlined on the conceptual master plan, sidewalks will tie into the existing walkway along Sea Island Parkway and provide for future connectivity to sidewalks / bike paths along Meridian road.

A pervious trail is proposed along the open space fronting the Beaufort River. This trail will meander around existing grand trees and connect to the future pedestrian path to the Woods Memorial Bridge.

3. Tree Preservation, Tree Removal, and Proposed Street Trees

The conceptual plan takes into account the sensitive elements of the site and surrounding neighborhoods. All trees and vegetation on the perimeter of the site will be preserved. This will ensure the view-sheds from the Woods Memorial Bridge, Downtown Beaufort and the surrounding neighborhoods are preserved. In addition, the current plan includes a minimum +/-50' building setback and average 66' building setback.

The applicant has obtained a tree survey for all trees greater than 8" Diameter at Breast Height (DBH) on the property. Road layout, lot lines, and potential building locations have been adjusted to accommodate Landmark and specimen trees as outlined on the arborist report.

Michael Murphy, a local *Board Certified Master Arborist* has conducted a field assessment of the existing trees. This analysis was used as a starting point in accessing open spaces vs. development areas on the property. The applicant will also submit a tree protection and preservation plan during development plan review. Trees proposed for removal will be indicated on the tree protection and preservation plan.

The tree protection and preservation plan will include locations for all trees to be preserved within the Right-of-ways or open spaces adjacent to the street. The applicant has proposed planting live oak trees (and other native trees) at 40' on center, carefully working around the existing tree canopy.

4. Parks and Open Space

+/- 20% of Whitehall is designated as Open space, Park and Greens. The applicant has proposed an Open Space/ Park bordering the Beaufort River along with a series of parks and greens within the property. The Hamlet Green is a central gathering space for residents along with a destination for visitors. Cultural events, festivals and markets are planned for the Hamlet Green. Open spaces and Parks will be utilized for tree preservation; Storm-water management; and Passive / Active recreation.

(Open space plan attached)

5. Stormwater

Storm water runoff will be routed to above ground and underground detention/retention or a combination of these methods before leaving the site. Innovative methods including vegetated bio-retention corridors; pervious surfaces; and cisterns are planned for the open spaces within Whitehall. Every building lot will incorporate on-site stormwater retention and treatment including rain gardens; cisterns; and landscape treatment areas. The drainage design will be submitted to the City of Beaufort for review and approval as well as to the South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management.

6. Lots and Building types

The draft plat illustrates proposed lots within Whitehall. The lots vary in size to accommodate a mix of building types. Building types include Commercial / retail buildings, Livework/ Mixed-use, Apartment house / Multifamily building, Row homes, 2-3 Unit house, Single Family detached homes, and carriage houses.

7. Building Setbacks

Building setbacks will follow the District Development Standards outlined in 2.4.1 of the Beaufort Code. The Final plat will indicate special setbacks to preserve trees and provide protection of natural resources.

8. Utilities

- Water and sewer will be provided by BJWSA
- Electric and gas will be provided by SCE&G
- Cable and telephone will be provided by Hargray

9. Phasing

Whitehall roadways and infrastructure will be built in one phase. Any proposed phasing will be included in the final development plans.

10. Road Names

New road names are proposed on the Preliminary Plat as follows:

- a. To be included with Preliminary Plat Submittal

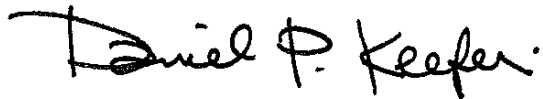
Attached are the following:

- a. Application (Conceptual review)
- b. Conceptual Plat
- c. Conceptual Master plan
- d. Street Regulating plan and Street sections
- e. Arborist report conceptual overlay
- f. Traffic Impact Analysis

Please contact myself to discuss any questions or comments.

Sincerely,

Witmer♦Jones♦Keefer, Ltd.

A handwritten signature in black ink that reads "Daniel P. Keefer". The signature is written in a cursive style with a large initial 'D' and 'K'.

Daniel Keefer, ASLA
Principal

Cc: Sam Levin
Tim Brutcher (Carolina Engineering)
Libby Anderson (City of Beaufort)