

TOWN COUNCIL



STAFF REPORT Department of Growth Management

MEETING DATE:	August 11, 2015
PROJECT:	Amendment to the Approved Master Plan for Shell Hall
PROJECT MANAGER:	Kendra Lelie, AICP, Assistant Director Growth Management Department

REQUEST: The Planning Commission recommends Town Council approve a request from Carolina Engineering Consultants, Inc on behalf of K. Hovnanian Homes at Shell Hall, LLC for an Amendment to the approved Master Plan for Shell Hall.

INTRODUCTION: The applicant is requesting an amendment to the Shell Hall Master Plan which will include Phase III (final phase) of the three (3) phase project. More specifically, this amendment includes:

1. Creation of 69 additional residential lots which results in a total of 251 lots. This is a reduction of 13 lots from the permitted maximum of 264 lots. The residual 13 units are reserved for residents wishing to add a mother-in-law suite.
2. Provision for a future access to Bluffton Parkway including a potential cross connection allowing the neighboring community, Pinecrest, future access to Bluffton Parkway.
3. Incorporation of three (3) stormwater lagoons.
4. Establish roadway and pedestrian network to serve residential lots.

BACKGROUND: Shell Hall is located in the eastern tract of the Buckwalter PUD, which was approved in April 2000 consisting of 120.7 acres. The Shell Hall Master Plan was originally approved by the Town Council in September 2001 which included 264 lots of which 200 were planned as single family dwellings and 64 were planned as mother-in-law suites. Town Council approved an amendment to the original Master Plan in 2009 which included the following revisions:

- Addition of an electronic gate at the entrance of Shell Hall;
- Removal of vehicular interconnectivity from Pinecrest in Phase III;
- Removal of vehicular interconnectivity from Cross Outreach Ministries¹;
- Restriction of pedestrian access between Shell Hall and Pinecrest;
- Addition of 10 lots in Phase I;
- Addition of a park in Phase I;

¹ The original Master Plan only required pedestrian connectivity, however, the roadway was stubbed to the Church of the Cross property allowing for vehicular access.

- Replacement of planned open space areas in Phase II with stormwater lagoons;
- Addition of 25 lots in Phase II; and
- Removal of Phase III lot layout and labeling as 'Future Development'.

Shell Hall is designed as a traditional neighborhood development with village themed residential structures centered on a community square which includes recreational amenities. The neighborhood receives ingress and egress access from Buckwalter Parkway.

TOWN COUNCIL ACTIONS: The Town Council has the authority to take the following actions with respect to the application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

REVIEW CRITERIA & ANALYSIS: The Town Council is required to consider the criteria set forth in Section 3.9.3 of the Unified Development Ordinance in assessing an application for a Master Plan Amendment. These criteria are provided below followed by a Staff Finding(s).

1. **Section 3.9.3.A. Promotion of and consistency with the land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.**

Finding. The application is consistent with the Comprehensive Plan.

In accordance with the Comprehensive Plan, Planned Unit Development (PUD) is a recognized form of a specific development technique that provides flexibility in the overall development in exchange for community benefits such as open space and recreational amenities. Shell Hall Master Plan is included in the Buckwalter Planned Unit Development, a 5,680 acre area which was approved in 2000 and was approved for a maximum of 6,885 dwelling units and 450 upland acres of commercial development, 120 acre school site and a 100 acre park. Shell Hall was originally approved for 264 residential units. The proposed amendment does not include an increase in the residential density and therefore is consistent with the Comprehensive Plan.

2. **Section 3.9.3.B. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in this Ordinance.**

Finding. As indicated in Item #1, the application is consistent with the Buckwalter PUD.

3. **Section 3.9.3.C. As applicable, consistency with the provisions of the associated Development Agreement and/or PUD Concept Plan.**

Finding. The application is consistent with the provisions of the Buckwalter Development Agreement and PUD Concept Plan.

The changes proposed with this amendment do not alter the uses or intensity of uses allowed within the Buckwalter PUD Concept Plan. The development pattern shown meets all requirements established within this document.

4. Section 3.9.3.D. Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding area.

Finding. The application is compatible with the surrounding area.

The land uses, densities, traffic circulation and design associated with the amendment is compatible with adjacent land uses and general character of the surrounding area provided the applicant comply with the conditions of recommendation from the Planning Commission. These conditions and their resolution are noted below.

- A. Provide a roadway connection to future Bluffton Parkway Phase 5B and illustrate the roadway to the northern property boundary on all exhibits. Provide a description in the narrative clarifying the proposed timing and responsibility of this roadway connection implementation.

The applicant has provided an updated exhibit for the Phase III connection which includes future right-of-way locations for a roadway connection and has provided written confirmation that an agreed upon amount of funds will be deposited into an escrow account with the Town as the beneficiary to aid in the roadway connection construction. Easements supporting the connections are required at the time of subdivision platting.

- B. Provide an easement connection to the Pinecrest community for access purposes to the future Bluffton Parkway phase 5B.

The applicant has provided an updated exhibit which depicts a right-of-way that will traverse the northwestern property boundary (located between the communities) and permit future access along the shared property boundary and through the existing power line easement terminating at the future connector road. Easements supporting the connections are required at the time of subdivision platting.

- C. Provide documentation to the Narrative and the Master Plan Exhibits clarifying the status of any as-built or potential "mother-in-law" units and how those units may impact the maximum density allocation permitted.

The applicant has provided written confirmation that mother-in-law units were not constructed as part of Phase I. However, the applicant was not able to verify the potential for future mother-in-law units to be constructed as part of the Phase I development. Therefore, to ensure the density limit

is not increased beyond the original approval of 264 units, it is recommended that any future building permits for mother-in-law units be conditioned upon not permitting any kitchen facilities within the unit beyond the current surplus of 13 units which results from the applicant proposing 251 lots where 264 lots are permitted under the original Master Plan.

- D. Provide a current set of Architectural Guidelines to be included in the PUD Master Plan Document.

The applicant will provide this document as part of the project close-out following Town Council approval.

5. **Section 3.9.3.E. Ability to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.**

Finding. The property is able to be served by adequate public services and has previously provided an analysis and mitigation measures on the impact on transportation, utilities, and community services with the Shell Hall Master Plan.

There are existing utilities and roadways in Phase I and II and the initial Master Plan approval included documentation indicating sufficient capacity to support the overall development of 264 units was provided. The applicant provided additional utility routing information for Phase III.

6. **Section 3.9.3.F. Demonstration of innovative site planning techniques that improves upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare.**

Finding. Phase III includes a future connection to Bluffton Parkway which allows for pedestrian and vehicular connections to adjacent communities as required by the Interconnectivity provisions of the Buckwalter Development Agreement.

7. **Section 3.9.3.G. Ability of the site to sufficiently accommodate the densities and land use intensities of the proposed development.**

Finding. The property is able to sufficiently accommodate the proposed development.

For the reasons noted above, the property is able to accommodate the proposed development. There are no environmental or infrastructure capacity issues limiting the intended development pattern.

8. Section 3.9.3.H. Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton.

Finding. The application is in conformance with adopted or accepted plans, policies, and practices of the Town.

Phase III includes a future connection to Bluffton Parkway which supports the goal of pedestrian and vehicular interconnectivity to adjacent roadways. However, the Planning Commission requests an update to the narrative, reports and exhibits in the PUD Master Plan document that have been changed by this amendment as a condition of the recommendation.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission finds that the requirements of Section 3.9.3 of the Unified Development Ordinance are met and recommends approval to Town Council for the Shell Hall Master Plan Amendment provided the outstanding conditions listed below are satisfied:

- A. Provide a current set of Architectural Guidelines to be included in the PUD Master Plan Document.
- B. Update to the narrative, reports and exhibits in the PUD Master Plan document that have been changed by this amendment.
- C. Any future building permits for mother-in-law units are conditioned upon not permitting any kitchen facilities within the unit beyond the current surplus of 13 units which results from the applicant proposing 251 lots where 264 lots are permitted under the original Master Plan.

NEXT STEPS: Based on the direction of Town Council, Town Staff will begin the following next steps to implement the amendment approval:

Master Plan Amendment Procedure	Step Completed
Step 1. Pre-Application Meeting	✓
Step 2. Application Check-In Meeting	✓
Step 3. Development Review Committee Technical Review	✓
Step 4. Planning Commission Recommendation to Town Council	✓
Step 5. Town Council Approval	

ATTACHMENTS:

- 1. Approved Shell Hall Master Plan
- 2. Application for Master Plan Amendment
 - a. Shell Hall Amended Master Plan



PHASE I
GROSS ACREAGE: 46.2 AC
TOTAL WETLANDS: 7.68 AC
NET ACREAGE: 39.0 AC
(INCLUDES 0.06 AC WETLANDS TO BE FILLED & 0.45 AC WETLANDS TO BE EXCAVATED)

PHASE II
GROSS ACREAGE: 37.1 AC
TOTAL WETLANDS: 12.7 AC
NET ACREAGE: 24.7 AC
(INCLUDES 0.38 AC WETLANDS TO BE FILLED)

PHASE III
GROSS ACREAGE: 37.4 AC
TOTAL WETLANDS: 11.5 AC
NET ACREAGE: 26.3 AC
(INCLUDES 0.426 AC WETLANDS TO BE FILLED)

FUTURE DEVELOPMENT

PHASE II OF THIS CONCEPTUAL MASTER PLAN ("THE PLAN") HAS BEEN PREPARED FOR LEGACY CONSTRUCTION ("THE COMPANY") FOR GRAPHIC PRESENTATION AND AN AID TO SITE LOCATION. ANY PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE APPROXIMATE. PHASE III IS SHOWN AS FUTURE DEVELOPMENT AND WILL BE SUBMITTED AS A MASTER PLAN UPDATE.

THE PLAN IS A PLANNING INSTRUMENT WHICH WILL BE UPDATED PERIODICALLY OVER THE YEARS AS REQUIRED TO BUILD A PLANNED COMMUNITY. AS SUCH IT IS SUBJECT TO CHANGE AND IS NOT A COMMITMENT OF THE COMPANY TO ANY PARTIES. PERSONS DESIRING TO DETERMINE ACTUAL COMMITMENTS SHOULD EXAMINE THE PLATS, DEED RESTRICTIONS AND COVENANTS APPLICABLE TO SPECIFIC PORTIONS OF THE PROPERTY WHICH INFORMATION IS AVAILABLE FOR INSPECTION IN THE OFFICE OF THE BEAUFORT COUNTY RMC.

LOT TABLE	
PHASE I	96 LOTS
PHASE II	86 LOTS
PHASE III	TBD

LEGEND	
LOT	[Symbol]
LAGOON	[Symbol]



PREPARED FOR:
LEGACY CONSTRUCTION

PREPARED BY:



**TOWN OF BLUFFTON
 PLANNED UNIT DEVELOPMENT (PUD)
 MASTER PLAN APPLICATION**

RECEIVED
 JUN 05 2015

ATTACHMENT 2

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843)706-4522
 www.townofbluffton.sc.gov
 applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Carolina Engineering Consultants, Inc.		Name: K. Hovnanian Homes at Shell Hall, LLC	
Phone: 843-322-0553		Phone: 843-247-1911	
Mailing Address: P.O. Box 294 Beaufort, SC 29901		Mailing Address: 10 Plantation Park Drive Bluffton, SC 29910	
E-mail: jeffa@carolinaengineering.com		E-mail: msaba@khov.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Shell Hall		<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Project Location: Buckwalter Parkway		Acreage: 36.7 Acres (Phase III)	
PUD Name: Shell Hall			
Tax Map Number(s): R610-030-000-0436-0000 (Phase III)			
Project Description: Amendment to initial master plan to add Phase III lots.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Master Plan. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 6/4/15	
Applicant Signature:		Date: 6/4/15	
For Office Use			
Application Number: MPA 6-15-009247		Date Received: 6-5-15	
Received By:		Date Approved:	



**TOWN OF BLUFFTON
 PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN APPLICATION
 PROCESS NARRATIVE**

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Planned Unit Development (PUD) Master Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit the PUD Master Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	Staff
If the UDO Administrator determines that the PUD Master Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The Applicant will be directed to address any comments, if any, and resubmit the application materials. The application shall be forwarded to the Planning Commission (PC).	
Step 5. Planning Commission Meeting	Applicant, Staff & Planning Commission
The PC shall review the PUD Master Plan Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
Step 6. Town Council Meeting	Applicant, Staff & Town Council
Town Council shall review the PUD Master Plan Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application.	
Step 7. PUD Master Plan Approval	Staff
If Town Council approves the PUD Master Plan Application, the UDO Administrator shall issue an approval letter to the Applicant.	



TOWN OF BLUFFTON MASTER PLAN APPLICATION CHECKLIST

ATTACHMENT 2

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Master Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

General Information.

1. Name and address of property owner(s) and applicant.
2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
3. Project name and/or name of development.
4. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
5. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
6. An explanation of why any items on this checklist are not included with the application materials.
7. Project name and/or name of development.
8. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
9. Vicinity map.
10. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
11. Phasing plan if the development is proposed to be developed in phases.
12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project):
 - a) United States Army Corp of Engineers;
 - b) South Carolina Department of Health & Environmental Control;
 - c) South Carolina Department of Transportation;
 - d) Beaufort County Engineering;
 - e) Beaufort County EMS;
 - f) Beaufort County School District;
 - g) Bluffton Township Fire District;
 - h) Beaufort Jasper Water Sewer Authority;
 - i) Town of Bluffton;
 - j) Electric Provider;
 - k) Natural Gas provider; and
 - l) Cable, telephone, and data provider.

Site and Existing Conditions Documentation.

1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.



**TOWN OF BLUFFTON
MASTER PLAN
APPLICATION CHECKLIST**

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
3. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
4. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the development property.
5. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
6. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
7. Existing topography and land cover. Contours shall be shown in intervals of 1 foot or less.
8. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
9. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man made objects located on the development property.
10. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
11. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
12. Existing deed covenants, conditions, and restrictions, including any design or architectural standards.
13. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
14. Legal documents for proposed public dedications.

Lot and Building Pattern.

1. Schematic block and roadway type layout and design indicating access, configuration, land use and intensity by block or portion thereof, and buffers including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

Transportation Networks.

1. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
2. A Traffic Assessment.
3. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
5. Proposed access indicating roadway names, connectivity, roadway extensions, proposed stub roads, and dead-end roadways including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
6. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
7. Emergency access provisions.
8. Phasing plan of proposed traffic mitigation measures, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.

Natural Resources, Tree Conservation, Planting, and Landscaping.

1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.



TOWN OF BLUFFTON MASTER PLAN APPLICATION CHECKLIST

NOTE: Depending on the activities proposed, Master Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.

2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.
3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.

Open Space Plan.

1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
2. Proposed public lands and methods of dedication and access.
3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
4. Proposed use for all portions of dedicated open space.

Stormwater Management.

1. Description of proposed methods, and general layout of stormwater drainage, water system, sewer system and open space areas.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

Date

JEFF P. ACKERMAN
Printed Name

6/5/15

Shell Hall – Initial Master Plan Revision Summary

June 4, 2015

The initial master plan included in the original Shell Hall Planned Unit Development (PUD) agreement was previously modified to remove the single family residential development located in Phase III and to show that area as future development.

At this time we are requesting to amend the initial master plan again to add back the single family residential development in Phase III. This area is in keeping with the original PUD; however, the proposed future access has been shifted and the development plan modified to allow a possible connection to the Parkway when/if it is relocated.

Phase I and Phase II have been completed and Phase III is the last phase in the Shell Hall project.



CAROLINA ENGINEERING
CONSULTANTS, INC.

ATTACHMENT 2

P.O. Box 294
Beaufort, SC 29901

(843) 322-0553
(843) 322-0556 Fax

June 4, 2015

Mr. Pat Rooney
Town of Bluffton
Department of Growth Management
20 Bridge Street
Bluffton, SC 29910

Re: Shell Hall
IMP - Revision
J - 1656

Dear Mr. Rooney:

Our client, K. Hovnanian Homes at Shell Hall, LLC, is proposing to revise the initial master plan for Shell Hall Planned Unit Development (PUD) to remove the area labeled as future development in Phase III and to replace it with a single family residential neighborhood as it was in the original PUD. In support of our request, please find attached the following items:

1. Master Plan Amendment Application
2. Master Plan Amendment Application Fee (\$250.00)
3. Project Narrative
4. Initial Master Plan - 24" X 36" - 3 Copies
5. Initial Master Plan - 11" X 17" - 3 Copies
6. CD Containing Digital Copy of the Submittal Documents

We would appreciate your review of the enclosed items and if you should have any questions or need anything else to make the proposed revisions, please give me a call.

Sincerely,

Jeff P. Ackerman, P.E.
Carolina Engineering Consultants, Inc.



PHASE I
 GROSS ACREAGE: 46.2 AC
 TOTAL WETLANDS: 7.68 AC
 NET ACREAGE: 39.0 AC
 (INCLUDES 0.06 AC WETLANDS TO BE FILLED & 0.45 AC WETLANDS TO BE EXCAVATED)

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 GROSS ACREAGE: 37.1 AC
 TOTAL WETLANDS: 12.7 AC
 NET ACREAGE: 24.7 AC
 (INCLUDES 0.38 AC WETLANDS TO BE FILLED)

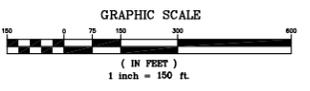
PHASE III
 GROSS ACREAGE: 37.4 AC
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 NET ACREAGE: 26.3 AC
 (INCLUDES 0.426 AC WETLANDS TO BE FILLED)

LOT TABLE	
PHASE I	96 LOTS
PHASE II	86 LOTS
PHASE III	69 LOTS
TOTAL	251 LOTS
TOTAL ALLOWABLE LOTS	264 LOTS

LEGEND	
LOT	[Yellow box]
LAGOON	[Blue box]
WETLAND	[Light green box]
WETLAND BUFFER	[Dark green box]
ROADWAY	[Grey box]
PROPOSED TREE	[Green circle]
PARK	[Green area]

PHASE II OF THIS CONCEPTUAL MASTER PLAN ("THE PLAN") HAS BEEN PREPARED FOR LEGACY CONSTRUCTION ("THE COMPANY") FOR GRAPHIC PRESENTATION AND AN AID TO SITE LOCATION. ANY PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE APPROXIMATE. PHASE III IS SHOWN AS FUTURE DEVELOPMENT AND WILL BE SUBMITTED AS A MASTER PLAN UPDATE.

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PREPARED FOR:
 LEGACY CONSTRUCTION
 PREPARED BY:
 CAROLINA ENGINEERING CONSULTANTS, INC.
 JULY 30, 2015
 JOB #1171