

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	August 27, 2025
PROJECT:	Livewell Terrace Preliminary Development Plan
APPLICANT:	Livewell Terrace L.P.
PROJECT NUMBER:	DP-02-25-019581
PROJECT MANAGER:	Dan Frazier Planning Manager Department of Growth Management

REQUEST: The Applicant, Livewell Terrace L.P., on behalf of property owner Beaufort County is requesting approval of a Preliminary Development Plan application. The project consists of the construction of a 120-unit apartment complex with a leasing office and future medical building and associated infrastructure (Attachment 1).

INTRODUCTION: The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.09 acres identified by tax map number R610 030 000 0712 0000 located east of Buckwalter Parkway within the Buckwalter Commons Planning Tract and Buckwalter Commons Phase 1 Initial Master Plan (Attachment 2).

BACKGROUND: On August 12, 2025, Town Council approved a Transfer of Development Rights of 60 residential units from the Town's Development Rights Bank. A 100% density bonus for affordable/workforce housing was also approved, allowing an additional 60 dwelling units for the project (UDO Section 6.5.4).

Units will be available to Beaufort County Memorial Hospital employees and any other persons seeking affordable housing. The development will include 30 units restricted to 40% Area Median Income (AMI), 60 units restricted to 60% AMI, and 30 units restricted to 80% AMI. Annual rent and income limits are determined by the AMI by unit size for Beaufort County.

This application is for a Preliminary Development Plan located within the Buckwalter PUD and as such is subject to the standards set forth in the Buckwalter PUD Concept Plan, Development Agreement, the Buckwalter Commons Phase 1 Initial Master Plan, and the UDO Sections 5.3 and 5.10 (Attachment 3).

As reflected in the revised site plan, the proposed development includes five (5) multi-family buildings totaling 120 units, one (1) leasing office building, amenities, and associated infrastructure. The project will include a building pad for a future medical office building. The site is primarily accessed from Buckwalter Parkway and secondary access will be provided through the existing parking lot of the adjacent property with a shared

access easement with Lord of Life Lutheran Church (Attachment 4).

In support of the proposed development, 291 onsite parking spaces are required (Buckwalter PUD, ZDSO 90/3 Modifications Section 5.2.1.1) calculated at 2.25 spaces per apartment and 3.5 per 1,000 SF of medical office use. The applicant proposes 263 parking spaces. Town Staff will coordinate with the Applicant on opportunities to meet the parking requirement.

A Traffic Impact Analysis (TIA) is currently being prepared and is anticipated to be complete by mid-end of September. The data collection will begin the week of August 25 in order to capture school-related traffic. The TIA will be provided at the time of Final Development Plan review.

Staff comments on the Preliminary Development Plan were reviewed at the July 9, 2025, Development Review Committee meeting (Attachment 5). The Applicant provided a response to comments and revised site plans on July 31, 2025 (Attachment 6 and 4).

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.

Finding. The property lies within the Buckwalter PUD and therefore is subject to, and in conformance with, the standards set forth in the Buckwalter PUD Development Agreement and Concept Plan, the Buckwalter Commons Phase 1 Master Plan, and Unified Development Ordinance Sections 5.3 and 5.10.

2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

Finding. Town Staff finds that the preliminary site plan is not in conformance with the Buckwalter PUD Development Agreement and Concept Plan and the Buckwalter Commons Phase 1 Master Plan. Per the Buckwalter PUD, apartments/multifamily require 2.25 parking spaces per unit. The Applicant proposes 2.01 parking spaces per unit.

3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at final development plan submittal.

Finding. While the proposed development is within the Buckwalter Commons Phase 1, the Applicant will provide an updated Traffic Impact Analysis at time of Final Development Plan.

4. **Section 3.10.3.A.4.** The proposed development must be able 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. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5.** The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

Finding. The project will be constructed and closed-out in phases. Each phase will provide the access, parking, and stormwater infrastructure needed to independently accommodate the number of units constructed. A phasing plan will be required at the time of final DRC.

6. **Section 3.10.3.A.6.** The application must comply with applicable requirements in the Applications Manual.

Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

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

RECOMMENDATION: Should the Planning Commission choose to approve the application with conditions, Town Staff finds that the following conditions should be met prior to final development approval to be in conformance with UDO Section 3.10.3.A:

1. The Applicant will coordinate with Town Staff to meet the parking requirement (Buckwalter PUD, ZDSO 90/3 Modifications Section 5.2.1.1).

ATTACHMENTS:

1. Application and Project Narrative

2. Vicinity Map
3. Buckwalter Commons Phase 1 Initial Master Plan
4. Site Development Plans 07 31 2025
5. DRC Comments and Original Site Plans 06 11 25
6. Response to DRC Comments 07 31 25