

## Proposed Motion

**Recommendation of Approval of an Initial Master Plan for Parcel B-1 Consisting of 21.92 acres located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road and zoned Buckwalter Planned Unit Development.**

*"I move to [**Conditionally Approve**] the Initial Master Plan for Parcel B-1 Consisting of 21.92 acres located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road and zoned Buckwalter Planned Unit Development subject to the following conditions:*

- 1. A statement shall be placed on the initial master plan declaring that all development within the master plan shall conform to the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan.*
- 2. Whether located on- or off-site, it shall be the responsibility of developers to install a 10-foot-wide bicycle and pedestrian path along SC Highway 170 frontage consistent with the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan in conjunction with individual site development within the Parcel B-1 Initial Master plan.*
- 3. Site layouts for all parcels are subject to full Town review and approval at time of development plan submittal.*