

## Staff Report

**Subject:** Sketch Plan (Fifth District)  
**Author:** Teresa Concannon, Planning Manager  
**Department:** Development Services  
**Meeting Date:** May 2, 2023  
**Item Description:** **The Carson Company Unlimited, LLC** as Agent for **Cynthia Roberts et al** requests approval of a **sketch plan** for Baker Hill. Located on Old Augusta Road between Chimney Road and Caroni Drive, zoned **AR-1**; proposed zoning **R-3. Map# 476 Parcels# 71,72,78**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **sketch plan** for Baker Hill, a 151-unit multifamily development on Old Augusta Road.

### Executive Summary/Background

- The request for approval of a sketch plan is a requirement of Section 5.1 – Sketch Plan.  
*The purpose of a sketch plan is to provide both the applicant and the county an opportunity to review the proposed development before significant financial resources have been invested. Therefore, the sketch plan does not require the certification of an engineer, surveyor, or other professional. Existing features, including water bodies, wetlands, and flood zone limits, are required to be surveyed for the sketch plan.*
- The concept plan for the proposed 143-unit townhome development includes a clubhouse, playground, and common areas. There is a proposed 20' buffer around the perimeter, and a 35' buffer at Old Augusta Road property boundary.
- The parcels are in the Rincon service delivery area. Rincon has declined to provide service. Coastal Water and Sewerage, LLC, has indicated they have capacity to provide water and sewer services.
- Evidence of EPD approval of the additional taps, and of capacity to meet fire flow requirements, will be required during the development plan review process.
- A single entrance to Old Augusta Road is proposed.
- At the February 6, 2023 pre-application meeting, staff provided input on requirements for open space, block length, and utility requirements. If approved, staff will send a Notice to Proceed summarizing requirements and recommendations.
- At the March 14, 2023 Planning Board meeting, Mr. Ryan Thompson made a motion for denial due to incorrect property boundaries and questions about the adequacy of 20' buffer between the townhomes and neighboring single family residential units. The motion was seconded by Mr. Alan Zipperer, and carried unanimously.
- At the April 4 meeting, the Board of Commissioners tabled the sketch plan to the May 2 meeting, so the applicant could correct the property boundaries on the sketch plan exhibit.
- On April 13, a revised sketch plan was submitted. Gross density increased from 143 units to 151 units/26.68ac=5.8. 15% net usable area = ~4 acres of common outdoor open space includes areas that are not shown as usable common areas. Staff requested clarification of parking spaces and open space.
- On April 19 a second revised sketch plan was submitted. Gross density was reduced by 3 to 148. Open space was reconfigured.
- No parking will be permitted on the proposed pavement width of 24'. 28 overflow parking spaces are provided throughout the development. Open space is provided at the entrance, as well as behind townhouse buildings.

### Alternatives

1. **Approve** the **sketch plan** for Baker Hill, a 151-unit multifamily development on Old Augusta Road.
2. **Deny** the **sketch plan** for Baker Hill.

**Recommended Alternative:** 1

**Department Review:** Development Services

**Attachments:** 1. Sketch Plan Application

**Other Alternatives:** 2

**FUNDING:** N/A

2. Aerial Photograph 3. Sketch Plan