

Sharon Reed – Chairperson  
Vernon Pryor – Vice Chairperson  
Matthew Brady

**CITY OF NORTH CHARLESTON  
PLANNING COMMISSION  
THIRD FLOOR**

Sammie Douan  
Anil Rao  
Suzanne Thigpen  
Warren Wurscher

**Legal Staff:**  
Francie Austin  
Kriston Neely

**COUNCIL CHAMBERS**

**June 22, 2020**

**6:00 P.M.**

## **AGENDA**

- I. **Call to Order** –Chairperson Sharon Reed
  
- II. **Election of Officers**
  - Chairperson
  - Vice-Chair
  - Secretary
  
- III. **Minutes:**
  - Consideration of the Minutes of the June 8, 2020 Planning Commission Meeting
  
- IV. **Public Hearings and Recommendations:**
  - A. **Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment:** Proposed Rezoning of the Property Addressed 3380 Osceola Street (Charleston County TMS# 469-08-00-188) from R-1, Single-Family Residential, to B-1, Limited Business, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for That Same Parcel, Changing from “Single-Family, Traditional” to “Neighborhood Commercial”
  
  - B. **Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment:** Proposed Rezoning of the Split-Zoned Property Addressed 4287 Spruill Avenue (Charleston County TMS# 470-15-00-058) from R-1, Single-Family Residential, and B-2, General Business, to B-2, General Business, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for That Same Parcel, Changing from “Neighborhood Commercial” to “Major Business/Retail”
  
  - C. **Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment:** Proposed Rezoning of the Properties Addressed as 2748, 2758, and 2764 Otranto Road (Charleston County TMS#s 486-14-00-011, -361, & -362) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels Changing from “Single-Family, Suburban” to “Multi-Family Residential”

- D. Public Hearing and Recommendation to Council – Proposed PDD Amendment:** Proposed Amendment of the Planned Development District Known As Sumner Village Located at 1414 Sumner Avenue (Charleston County TMS# 473-14-00-189) to Make Several Minor Changes, Including Allowing Attached Single Family Dwelling Units and to Provide a New Conceptual Site Plan
- V. **Subdivision Variance**
- **Request for Variance:** Proposed Variance to Chapter 18-37(i) of the Subdivision Regulations, Relating to the Requirements for Dead-End Streets to Be No Longer Than 800 Feet and Provide a 80-Foot Diameter Turnaround at the Closed End of the Street, for the Properties Identified as Dorchester County TMS#s 178-01-01-040, -041, -042, & -046
- VI. **Commission Member Comments**
- VII. **Staff Comments**
- VIII. **Adjourn**

*Those persons who wish to appear before the Commission should sign-in or contact the Planning and Zoning Department (843-740-2589) no later than 5:30 pm on the date of the meeting.*

*The Planning Commission meets regularly the 2<sup>nd</sup> Monday of each month at 6:00 pm.  
The next meeting is Monday, July 13, 2020, at 6:00 pm.*

**CITY OF NORTH CHARLESTON  
PLANNING COMMISSION**

**June 8, 2020**

**Minutes**

Chairperson Sharon Reed called to order the regular meeting of the North Charleston Planning Commission, at 6:00 pm in the Council Chambers, third floor of North Charleston City Hall, 2500 City Hall Lane, North Charleston, SC 29406. Other Commissioners in attendance were Mr. Ed Astle, Mr. Sammie Douan, Mr. Anil Rao, and Mr. Warren Wurscher constituting a quorum. Also in attendance were Director of Planning and Zoning Gwen Moultrie, Deputy Director of Planning and Zoning Megan Clark, City Planner Charles Drayton, Deputy City Attorney Francie Austin, applicants, and members of the public.

The media, organizations, and the public were advised of the meeting in compliance with Section 34-8-80(d) of the South Carolina Code of Laws for 1976, as amended.

**1. The first official item before the Commission was a request to approve the meeting minutes of the February 10, 2020 Planning Commission meeting.**

The motion to approve as presented carried by roll call vote (5-0-0).

**2. Comprehensive Plan**

Kathryn Basha, BCDCOG Planning Director, gave a brief presentation on the update of the Comprehensive Plan since the last presentation in February. She stated five public houses had been attended by approximately 100 citizens and the results of online surveys have a majority of the public agreeing to the vision, principles and future land use within the proposed plan.

Chairperson Reed stated a public hearing is scheduled with the Council for consideration of public comments; however invited anyone wishing to be heard to come forward.

Neil Bailey, 5521 Boots Avenue, requested for the Singing Pines neighborhood to be changed from mixed-use to suburban residential due to the neighborhood being a well-established single-family neighborhood and felt the designation would lead to more crime.

Larry Chavis, 5600 Amboy Avenue, requested for the neighborhood to be changed from the mixed-use designation as he was scared of what mixed-uses would bring.

Kelly Dachille, 2002 Jedi Street, requested for the neighborhood to be changed from the mixed-use designation, stating Remount Road is currently commercial with many vacant lots and the focus of the plan should be to beautify existing commercial areas before expanding. She stated Charleston Farms is mixed use and there are many crimes in this area compared to Singing Pines, which is a well-established neighborhood with little crime.

Jerry Owens, 5629 Amboy Avenue, requested for the neighborhood to be changed from the mixed-use designation as it is the last single family community in the area and the neighborhood already deals with the commercial encroachment along Remount, including noise, congestion, and traffic.

Andrea Erb, 2012 Sylvia, presented signatures from a majority of the residents in support of changing the mixed-use land use designation to suburban residential in order to preserve the community.

Gilda Staggers, 5411 Gale, stated she moved to Singing Pines due to the low crime and mixed uses would bring more crime.

Betsy Haden, 2016 Renneau, stated she can see Rivers Avenue from her home and mixed uses and asked the Commission to change the designation to protect the existing housing.

Michael Miller, 1660 Pierport Avenue, stated changes occur commonly in vulnerable areas and consideration should be given to homeownership.

There were no additional comments.

**Recommendation to the Mayor and Council: Consideration of Resolution 2020-001 to Recommend Approval of the Comprehensive Plan**

Chairperson Reed stated in order to move the Comprehensive Plan to the public hearing process for consideration of approval, a Resolution of Approval of the Comprehensive Plan is required.

**Motion by Member Wurscher to recommend denial of the Comprehensive Plan.**

**After discussion, Member Wurscher motioned to amend his motion to approve the resolution contingent upon changing the land use designation of Singing Pines to Traditional Neighborhood, stating he supported the plan with the exception of the current designation of the Singing Pines Neighborhood as the comprehensive plan is used to consider future rezonings and the neighborhood should remain residential.**

**Member Douan seconded to the motion to amend the motion.**

Mr. Rao stated there are many neighborhoods in the City of over 100,000 people and the plan should not be changed just for one community.

Members Astle, Wurscher, Douan, and Reed voted “aye” to amend the motion and Mr. Rao voted “nay”. The motion to amend the motion passed (4-1-0).

**Motion by Member Wurscher to Approve Resolution 2020-001 to Recommend Approval of the Comprehensive Plan.**

Member Douan seconded the motion. The motion carried unanimously (5-0-0).

**3. Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment: Proposed Rezoning of the Properties Addressed 1921 Gumwood Boulevard (Charleston County TMS#s 472-04-00-105 & -106) from R-1, Single-Family Residential, to, B-2, General Business, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels, Changing from “Single-Family, Traditional” to “Major Business/Retail”**

Mr. Drayton reported that the applicant has requested that the property be rezoned from R-1 to B-2, which would allow for the reuse or redevelopment of the existing property for any of the general business uses allowed in B-2 including, but not limited to, hotels, department stores, office supply stores, repair shops, full service restaurants, and dry cleaners as well as multi-family uses. The properties, both separately and combined, do not meet the minimum lot size nor lot width requirements for the B-2 zoning category. The entire neighborhood has R-1 zoning, except for one large parcel on the southern border of the neighborhood is zoned B-2 and is being used as a junkyard for old vehicles. Otherwise, the nearest B-2-zoned property is at the front of the neighborhood along the Rivers Avenue

commercial corridor. The Comprehensive Plan's Future Land Map establishes a future land use for the parcel of "Single-Family, Traditional", which supports the current zoning and would require an amendment to "Major Business/Retail" to support the rezoning request. Based on the existing development of the subject parcels and the surrounding neighborhood as residential, the non-conforming size of the parcels for B-2 uses, and its location towards to the center of the neighborhood rather than close proximity to a commercial corridor, as well as the lack of support from the Comprehensive Plan, staff is recommending denial of the rezoning and the amendment to the Comprehensive Plan's Future Land Use Map.

Wilhelmina C. Rellora, applicant, stated she owns an assisted living facility and her intent is to relocate to this location.

Chairperson Reed stated this was a duly published public hearing and invited anyone wishing to be heard to come forward.

Geraldine Deveaux, 5837 Longleaf, spoke in opposition to the rezoning, stating commercial would not be appropriate at the center of the neighborhood.

James Crawford, 5874 Althea Avenue, spoke in opposition to the rezoning, stating the community takes pride in their neighborhood, no one had reached out to the community to discuss the proposed use, and commercial is inappropriate.

Bertha Bryant, 5871 Branch Avenue, spoke in opposition to the rezoning, stating there has not been a change in the character of the community that would allow to have commercial in the neighborhood.

Keri Jackson, 1922 Gumwood Blvd, spoke in opposition to the rezoning, stating it is a small neighborhood and once the property is zoned commercially, it can be used for any commercial use.

Claudia Pugh, 1922 Gumwood Blvd, spoke in opposition to the rezoning, citing the same concerns previously stated.

James Pearson Jr., 5840 Bramble Avenue, spoke in opposition to the rezoning, stating he has been in the neighborhood since 1963 and has seen changes in the community and the neighborhood is improving and does not need commercial development.

James Bryant, 5869 Branch Avenue, spoke in opposition to the rezoning, citing the same concerns previously stated.

Dorothy Gaillard, 1901 Spruce Blvd, spoke in opposition to the rezoning, stating she is the President of the Community Council, has been in the neighborhood for 50 years, and while the community is open for residential, they are opposed to business uses.

Vina Daniels, 1906 Spruce Blvd, spoke in opposition to the rezoning, stating she is opposed to business in the middle of the neighborhood.

Bertlin West, 1900 Spruce Blvd, spoke in opposition to the rezoning, citing the same concerns previously stated.

There were no speakers and the public hearing was closed.

Following discussion:

Motion by Member Wurscher:

**To recommend to the Council denial of the proposed rezoning of the property addressed as 1921 Gumwood Boulevard (Charleston County TMS#s 472-04-00-105 & -106) from R-1, Single-Family Residential, to B-2, General Business, and concurrently amending the Comprehensive Plan’s Future Land Use Map designation for those same parcels, changing from “Single-Family, Traditional” to “Major Business/Retail”**

Member Astle seconded the motion. The motion carried unanimously (5-0-0).

**4. Public Hearing and Recommendation to Council – Proposed Rezoning: Proposed Rezoning of the Properties Addressed 7910 & 7920 Dorchester Road (Charleston County TMS#s 397-00-00-061 & -081) from B-1, Limited Business, to, B-2, General Business**

Mr. Drayton reported that the applicant has applied to rezone the subject properties from B-1 to B-2 to expand the available uses of the property. The subject properties meet all of the dimensional standards for B-2 zoning districts. Also, the properties have a Future Land Use in the Comprehensive Plan of “Major Business/Retail,” which supports a rezoning to B-2. As the property is located along a major commercial corridor, Dorchester Road, and is supported by the existing Comprehensive Plan, staff recommends approval of the rezoning from B-1 to B-2.

Chairperson Reed stated this was a duly published public hearing and invited anyone wishing to be heard to come forward. There were no speakers and the public hearing was closed.

Following discussion:

Motion by Member Astle:

**To recommend to the Council denial of the proposed rezoning of the properties addressed as 7910 & 7920 Dorchester Road (Charleston County TMS#s 397-00-00-061 & -081) from B-1, Limited Business, to, B-2, General Business**

**The motion failed for lack of a second.**

Motion by Member Wurscher:

**To recommend to the Council approval of the proposed rezoning of the properties addressed as 7910 & 7920 Dorchester Road (Charleston County TMS#s 397-00-00-061 & -081) from B-1, Limited Business, to, B-2, General Business**

Member Douan seconded the motion. The motion carried with Members Wurscher, Douan, Reed, and Rao and voting “aye” and Member Astle voting “nay” (4-1-0).

**5. Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment: Proposed Rezoning of the Properties Addressed as 8836-8850 Deerwood Drive (Charleston County TMS#s 486-10-00-001 & -002) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels Changing from “Single-Family, Suburban” to “Multi-Family Residential”**

Mr. Drayton reported that the applicant has requested that the property be rezoned from R-1 to R-2, which would align the zoning with the current development and use of the parcels, making the 2 quadplexes legally conforming. The rezoning would also allow for the redevelopment of the properties with multi-family development of up to potentially 22 units assuming all site plan requirements could be met. The properties meet all of the minimum lot size requirements in the R-1 or R-2 zoning categories. There is no adjacent R-2 zoned property and the nearest is over 650 feet away off of Otranto Road. The Comprehensive Plan’s Future Land Map establishes a future land use for the parcel of “Single-Family, Suburban”, which supports the current zoning and would require an amendment to “Multi-Family Residential” to support the rezoning request. Based on the multi-family design of the existing development, the presence of various housing types in the area, and the close proximity of emergency services, due to the City’s fire station located less than 200 feet away, staff is recommending approval of the rezoning and the amendment to the Comprehensive Plan’s Future Land Use Map.

Chairperson Reed stated this was a duly published public hearing and invited anyone wishing to be heard to come forward.

Lou Baker, 2704 Fernwood Drive, President of Deer Park Civic Association, spoke in opposition to the rezoning, stating the property is along the middle of Deerwood and at the end of a single family street and R-2 zoning would allow for redevelopment into additional units and the community is already concerned with traffic in the area, therefore they are requesting denial of the rezoning.

Dennis Isquit, 2987 Edbillellis Road, spoke in opposition to the rezoning, citing the same concerns previously stated.

Ed Drutjons, 2728 Wheaton Street, spoke in opposition to the rezoning, stating he purchased his property 15 years ago and there is more traffic now, it is difficult to get out onto Deerwood, and there are a lot of seniors in the area, therefore he opposes the rezoning.

Tina Carroll, 2723 Wheaton Street, spoke in opposition to the rezoning, citing the same concerns previously stated.

Bill Carpenter, 2705 Wheaton Street, spoke in opposition to the rezoning due to traffic concerns.

There were no additional speakers and the public hearing was closed.

Motion by Member Rao:

**To recommend to the Council denial of the proposed rezoning of the properties addressed as 8836-8850 Deerwood Drive (Charleston County TMS#s 486-10-00-001 & -002) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels Changing from “Single-Family, Suburban” to “Multi-Family Residential”**

Member Astle seconded the motion. The motion carried unanimously (5-0-0).

**5. Public Hearing and Recommendation to Council – Proposed Rezoning and Comprehensive Plan Amendment: Proposed Rezoning of the Properties Addressed 4506 & 4520 Piggly Wiggly Drive (Charleston County TMS#s 470-01-00-029 & -041) from B-2, General Business, to M-1, Light Industrial, and Concurrently Amending the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels, Changing from “Major Business/Retail” to “Light Industrial”**

Mr. Drayton reported that the applicant has requested that the properties be rezoned from B-2 to M-1 which would broaden the potential use palette to both commercial and industrial uses. At just over 14,000 square feet and just under 7,000 square feet, the properties do not meet the minimum lot size required for M-1-zoned parcels. Additionally, while parcel (-029) meets the minimum street frontage requirement, parcel (-041) falls 40 feet short of the 100-foot requirement. While there are M-1 uses located across Piggly Wiggly Drive from the subject properties, the adjacent parcels and surrounding block is zoned General Commercial and almost exclusively used as residential. As the parcels do not meet the minimum lot standards for M-1 lots, if rezoned, potential development would not be able to meet the M-1 requirements, thus creating a situation where most or all of parcel (-041) would be undevelopable and a relatively large portion of (-029) may also become undevelopable due to building setback restrictions. The Comprehensive Plan’s Future Land Map establishes a future land use for the parcels of “Major Business/Retail,” which supports the current zoning and would require an amendment to “Light Industrial” to support the rezoning request. Based on the size of the lots, the adjacent residential uses on the block, and the lack of support in the Comprehensive Plan, staff recommends denial of the rezoning to M-1.

Harold Nielson, on behalf of the applicant, stated the owner has invested and rehabbed nearby properties and is looking for additional light industrial uses to occupy the properties, specifically for truck parking due to the proximity of the railyard.

Chairperson Reed stated this was a duly published public hearing and invited anyone wishing to be heard to come forward.

Corey VanHannegyn, 4515 Deas Hill Lane, spoke in opposition to the rezoning, stating the quality of life of the neighborhood is impacted from the industrial uses already and the rezoning would further encroach into the neighborhood.

Andrew Cygan, 4526 Piggly Wiggly Drive, spoke in opposition to the rezoning, stating a change in the zoning would be very close to residential uses and most recently there have been investments in the residential uses to enhance the neighborhood and therefore is opposed to the rezoning.

Annette VanHannegyn, 4525 Deas Hill Lane, spoke in opposition to the rezoning, citing the same concerns previously stated.

Candi VanHannegyn, 2170 Western Fern Drive, spoke in opposition to the rezoning, citing the same concerns previously stated.

Steve Sass, 4526 Piggly Wiggly Drive, stated there has been reinvestment in the area and Deas Hill is a tight-knit community, and industrial encroachment is not supported.

There were no additional speakers and the public hearing was closed.



Motion by Member Douan:

**To recommend to the Council denial of the proposed rezoning of the properties addressed as 4506 & 4520 Piggly Wiggly Drive (Charleston County TMS#s 470-01-00-029 & -041) from B-2, General Business, to M-1, Light Industrial, and concurrently amending the Comprehensive Plan's Future Land Use Map designation for those same parcels, changing from "Major Business/Retail" to "Light Industrial"**

Member Wurscher seconded the motion. The motion carried unanimously (5-0-0).

**6. Proposed Rezoning of the Property Addressed 1113 Bexley Street (Charleston County TMS# 470-07-00-259) from R-1, Single-Family Residential, to, R-2, Multi-Family Residential, and Concurrently Amending the Comprehensive Plan's Future Land Use Map Designation for That Same Parcel, Changing from "Single-Family, Traditional" to "Multi-Family Residential"**

Mr. Drayton reported that the applicant has requested that the property be rezoned from R-1 to R-2, which would allow the applicant to create a multi-family development on the property. The parcel's size would limit any possible development to six units. There is no adjacent R-2 zoned property although there are R-2 uses on the adjacent parcel and sprinkled throughout the surrounding neighborhood, and there have been two rezonings within the last year to properties just to the south of the rail line which have created opportunities for multi-family housing developments. The Comprehensive Plan's Future Land Use Map designates the future land use as "Single-Family, Traditional," which does not support the rezoning and would require an amendment to "Multi-Family Residential". Based on the predominance of the existing single-family infrastructure in the neighborhood, the lack of support in the Comprehensive Plan, and historical efforts of the City and the neighborhood to limit multi-family development in the area, staff is recommending denial of the rezoning and the amendment to the Comprehensive Plan's Future Land Use Map.

Chairperson Reed stated this was a duly published public hearing and invited anyone wishing to be heard to come forward. There were no speakers and the public hearing was closed.

Motion by Member Wurscher:

**To recommend to the Council denial of the proposed rezoning of the property addressed as 1113 Bexley Street (Charleston County TMS# 470-07-00-259) from R-1, Single-Family Residential, to, R-2, Multi-Family Residential, and concurrently amending the Comprehensive Plan's Future Land Use Map Designation for that same parcel, changing from "Single-Family, Traditional" to "Multi-Family Residential"**

Member Rao seconded the motion. The motion carried unanimously (5-0-0).

**7. Consideration of a Preliminary Plat and Road Name Approval: Proposed Approval of a Preliminary Plat titled "Consideration of a Preliminary Plat: Proposed Approval of a Preliminary Plat titled "Preliminary Plat Showing the Subdivision of Tract B, TMS No. 393-00-00-007 (151.33 Acres) Into HOA Area #1 (0.860 Acres), Albert Jasmin Drive R/W (1.344 Acres) and Residual Tract B (149.13)" and Road Name Approval of "Albert Jasmin Drive"**

Mr. Drayton reported that the preliminary plat proposes to subdivide a 151-acre tract in Ingleside to create a new street named “Albert Jasmin Drive”, a small HOA area, and a residual tract of approximately 149 acres. He stated the preliminary plat is in proper order and may be approved at the discretion of the Commission contingent on approval of road plans and profiles and a detailed drainage plan by the City Engineer.

Following discussion:

Motion by Member Rao:

**To approve a Preliminary Plat titled “Preliminary Plat Showing the Subdivision of Tract B, TMS No. 393-00-00-007 (151.33 Acres) Into HOA Area #1 (0.860 Acres), Albert Jasmin Drive R/W (1.344 Acres) and Residual Tract B (149.13)” contingent upon approval of road plans and profiles and a detailed drainage plan by the City Engineer and Road Name Approval of “Albert Jasmin Drive”**

Member Douan seconded the motion. The motion carried unanimously (5-0-0).

**7. Consideration of a Preliminary Plat and Road Name Approval: Preliminary Subdivision Plat of Tract B-3-1-3 TMS 393-00-00-472 (15.250 AC) To Create New Woodstock Station Road Right of Way (2.050 AC) and Creating Tract B-3-1-3 Residual (12.200 AC) and Creating Easements on Tract B-3-1-1 TMS 393-00-00-133 and B-3-1-2 TMS 393-00-00-471, All Tracts Owned by Weber USA Corporation, Located in the City of North Charleston, Charleston County, South Carolina” and Road Name Approval of “Woodstock Station Road”**

Mr. Drayton reported that the preliminary plat proposes to subdivide a 15-acre tract in Ingleside to create a new street named “Woodstock Station Road”, a residual tract of approximately 13.2 acres and associated easements. He stated the preliminary plat is in proper order and may be approved at the discretion of the Commission contingent on the approval of road plans and profiles and a detailed drainage plan by the City Engineer.

Following discussion:

Motion by Member Wurscher:

**To approve a Preliminary Plat titled “Preliminary Subdivision Plat of Tract B-3-1-3 TMS 393-00-00-472 (15.250 AC) To Create New Woodstock Station Road Right of Way (2.050 AC) and Creating Tract B-3-1-3 Residual (12.200 AC) and Creating Easements on Tract B-3-1-1 TMS 393-00-00-133 and B-3-1-2 TMS 393-00-00-471, All Tracts Owned by Weber USA Corporation, Located in the City of North Charleston, Charleston County, South Carolina” and Approval of Road Name “Park Creek Avenue” contingent upon the approval of road plans and profiles and a detailed drainage plan by the City Engineer.**

Member Astle seconded the motion. The motion carried unanimously (5-0-0).

**8. Consideration of a Preliminary Plat and Road Name Approval: “Preliminary Subdivision Plat of TMS#393-00-00-034 (69.64 Acres) Creating Windsor Hill Reserve Lots 1-200 and Datchet Road, Grateful Road, Kentworthy Lane, Windsor Ward Lane, Lannister Drive, Revival Road, Credence Drive, and the Extension of Windsor Hill Boulevard Rights of Ways” and Road Name Approval of**

**Datchet Road, Grateful Road, Kentworthy Lane, Windsor Ward Lane, Lannister Drive, Revival Road, and Credence Drive**

Mr. Drayton reported that the preliminary plat proposes to subdivide approximately 70 acres at the end of existing Windsor Hill Boulevard into 200 new single-family lots and create seven new streets and extend existing Windsor Hill Boulevard. He stated the preliminary plat is in proper order and may be approved at the discretion of the Commission contingent on approval of road plans and profiles and a detailed drainage plan by the City Engineer

Following discussion:

Motion by Member Rao:

**To approve a Preliminary Plat titled “Preliminary Subdivision Plat of TMS#393-00-00-034 (69.64 Acres) Creating Windsor Hill Reserve Lots 1-200 and Datchet Road, Grateful Road, Kentworthy Lane, Windsor Ward Lane, Lannister Drive, Revival Road, Credence Drive, and the Extension of Windsor Hill Boulevard Rights of Ways” and Road Name Approval of Datchet Road, Grateful Road, Kentworthy Lane, Windsor Ward Lane, Lannister Drive, Revival Road, and Credence Drive contingent upon the approval of road plans and profiles and a detailed drainage plan by the City Engineer.**

Member Astle seconded the motion. The motion carried unanimously (5-0-0).

**9. Road Name Approval: Road Name Approval of “Port Access Road”**

Mr. Drayton reported that South Carolina Ports Authority is requesting to name the road currently being constructed from I-26 Exit 218 to the new port facility for port access as “Port Access Road”. Charleston County has approved the road name request.

Following discussion:

Motion by Member Douan:

**To approve the road name “Port Access Road”.**

Member Astle seconded the motion. The motion carried unanimously (5-0-0).

**10. Consideration of a Final Plat: Final Plat Showing the Subdivision of TMS 406-10-00-061, Ashley River Commons, Phase 2B & 2C, (4.355 AC) Into 38 Lots, Existing Public Road Property Line & Right-Of-Way Abandonment/Adjustment, and P.O.A. Area, Property Owned by RHH Land Investors, LLC, Located in the City of North Charleston, Charleston County, South Carolina**

Mr. Drayton reported that final plat proposes to subdivide the residual land within Ashley River Commons, comprising of approximately 4 acres into 38 lots, public right of way, and POA area. He stated the final plat is in proper order and Council has approved the infrastructure.

Following discussion:

Motion by Member Rao:

**To approve a Final Plat titled “Final Plat Showing the Subdivision of TMS 406-10-00-061, Ashley River Commons, Phase 2B & 2C, (4.355 AC) Into 38 Lots, Existing Public Road Property Line & Right-Of-Way Abandonment/Adjustment, and P.O.A. Area, Property Owned by RHH Land Investors, LLC, Located in the City of North Charleston, Charleston County, South Carolina”**

Member Astle seconded the motion. The motion carried unanimously (5-0-0).

There being no further business, the meeting was adjourned at 8:43 pm.

Respectfully submitted,

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Megan Clark  
Secretary, City of North Charleston  
Planning Commission

These minutes were approved on

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**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** June 22, 2020

**Item Title:** **Public Hearing and Recommendation to Council** – Proposed Rezoning: Proposed Rezoning of the Property Addressed as 3380 Osceola Street (Charleston County TMS# 469-08-00-188) from R-1, Single-Family Residential, to B-1, Limited Business, and a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designation for That Same Parcel, Changing from “Single-Family, Traditional” to “Neighborhood Commercial”

**Contact Person:** Charles Drayton, 740-2589

**DESCRIPTION:**

Proposed rezoning of the property addressed as 3380 Osceola Street (Charleston County TMS# 469-08-00-188) from R-1, Single-Family Residential, to B-1, Limited Business, and a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designation for That Same Parcel, Changing from “Single-Family, Traditional” to “Neighborhood Commercial.”

**STAFF RECOMMENDATION:**

Approval. This item may be forwarded to City Council for first reading at its **July 9, 2020**, meeting, with an additional public input opportunity at the Public Safety Committee hearing on **July 16, 2020**.

**ATTACHED DATA FOR REVIEW:**

Staff report  
Application  
Maps

This material is submitted for:        **ACTION**                    INFORMATION

# ZONING CHANGE

CASE NUMBER: Z200503    DATE RECEIVED: 3/5/2020

<b>Existing Zoning:</b>	R-1, Single-Family Residential
<b>Requested Zoning:</b>	B-1, Limited Business
<b>Property Owner:</b>	East Atlantic Trust, LLC
<b>Applicant:</b>	Dominique Santos
<b>Tax Map:</b>	Charleston County 469-08-00-188
<b>Address:</b>	3380 Osceola Street
<b>Area:</b>	± 5750 square feet
<b>Annexation:</b>	1972
<b>Council District:</b>	10

## EXISTING LAND USE

The subject property is located on Osceola Street in the Chicora Place neighborhood one lot south of Cosgrove Avenue. The property is undeveloped and appears to have several large trees on site. Osceola Street is primarily residential, with single-family homes and structures converted to multi-family structures interspersed throughout the neighborhood.

## ZONING HISTORY

The subject property was annexed into the City in 1972, as a part of the Navy Base annexation, with R-2 zoning; the property was part of a massive rezoning to R-1 by the City, working with the neighborhood, in 2005.

## STAFF ANALYSIS

The applicant has requested that the property be rezoned from R-1 to B-1, which would allow the applicant to develop the land with a number of business uses as outlined in [Section 5-3.1 of the Zoning Regulations](#), including convenience stores, fast food restaurants, and day care facilities, to name a few. The property is slightly shy of the minimum lot size regulations for either the current R-1 zoning or the proposed B-1 zoning: 250 square feet short of the 6000 sf lot area requirement and 10 feet short of the 60-foot lot width (at building line) requirement. Both of the adjacent parcels on Cosgrove Avenue have the desired B-1 zoning, as do all of the properties along that avenue in this area. While a rezoning of the subject parcel would constitute a commercial encroachment into the neighborhood, it would not be out of character; there is another B-1-zoned parcel located less than 400 feet away in the interior of the neighborhood, where Osceola Street meets Kraft Avenue and intersects Cherokee Street. The current Comprehensive Plan Future Land Use map designates the subject property as single-family traditional and would require an amendment to Neighborhood Commercial. The proposed rezoning would be consistent with the Prime North Charleston Comprehensive Plan, which identifies the property as Traditional Neighborhood and supports appropriately scaled commercial uses. In addition, Cosgrove Avenue is a major transportation corridor with the potential to redevelop as development on the base continues and a new street connection is developed. Based on the close proximity of the subject parcel to the commercial corridor on Cosgrove Avenue, the adjacent B-1-zoned parcels, and the traditional nature of the neighborhood, with mixed housing types and interspersed commercial activities, staff is recommending approval of the rezoning to B-1.

**STAFF RECOMMENDATION: APPROVAL**

City of North Charleston  
Rezoning Application

Planning and Zoning Department  
2500 City Hall Lane  
P.O. Box 190016  
North Charleston, SC 29419-9016  
Phone (843) 740-2571

Property Information

Present Zoning District R-1 (residential) Proposed Zoning District B-1 mixed-commercial  
Property Address 3380 Osceola St North Charleston SC 29405

Current Land Use: Garden

Tax Map #: 469-0800-188 Acres: 0.21 Owner: \_\_\_\_\_  
Tax Map #: \_\_\_\_\_ Acres: \_\_\_\_\_ Owner: \_\_\_\_\_  
Tax Map #: \_\_\_\_\_ Acres: \_\_\_\_\_ Owner: \_\_\_\_\_  
Tax Map #: \_\_\_\_\_ Acres: \_\_\_\_\_ Owner: \_\_\_\_\_

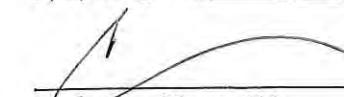
Applicant/Owner/Representative


Applicant Dominique Santos  
Address 2011 W Hwy 17 unit 1400F<sup>NE</sup> Pleasant 29416  
Email directrice.lescic@gmail.com  
Phone # (Day) 843 640 5981 Phone # (Night) 347 836 9691

Owner(s) (If different from applicant) EAST ATLANTIC TRUST  
Address 138 BROAD St #D CHARLESTON SC 29401  
Email MAJENCUP1@GMAIL.COM  
Phone # (Day) 843-408-1400 Phone # (Night) 843-408-1400

Representative (If different from applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_

I (we) certify that \_\_\_\_\_ is my (our) authorized representative for my (our) zoning change request.

  
Signature of Owner(s)\* \_\_\_\_\_ Date MARCH 19, 2020  
CHARLIE MAJENCUP (Print Name)  
MANAGER, EAST ATLANTIC TRUST

  
Signature of Applicant and/or \_\_\_\_\_ Date March 12, 2020  
Representative if different from the owner

\*Application must be physically signed by owner(s); a digital signature will not suffice.  
\*\*\$75.00 Non-refundable Application Fee  
\*\*Rezoning Signs are posted by City Staff  
The owner or representative should attend the Planning Commission Meeting and Public Hearing since additional information may be requested by the Planning Commission or City Council.

March 16 2020

To whom it may concern,

This letter is in reference to the attached rezoning application. My name is Dominique Santos, I am the founder of the bilingual education center Les Castors, that will be using the property. We are purchasing the three lots, 1935-1929 Cosgrove and 3380 Osceola for our daycare purposes. The property in question is part of the existing garden and I, with permission of the current owner, am requesting the rezoning solely for the children to profit of the garden in its entirety. Thank you for your time in this matter, I look forward to speaking with you at the Board Meeting.

Warmly,

A handwritten signature in black ink, appearing to read 'Dominique Santos', written over a horizontal line.

Dominique Santos

P: 843 640 5981

[www.lescic.org](http://www.lescic.org)



# PROPOSED REZONING

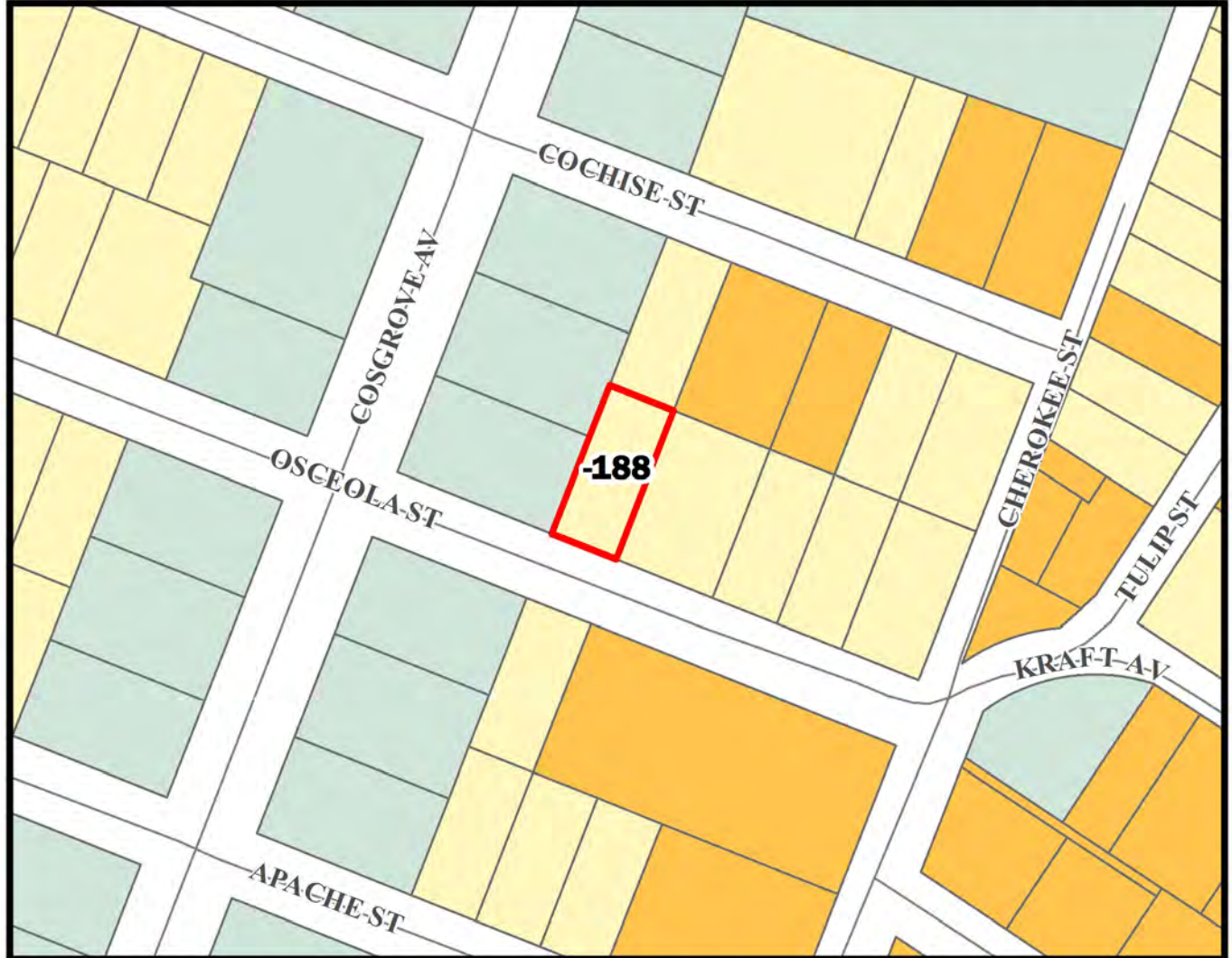
 SUBJECT PARCEL

## EXISTING ZONING

 R-1, SINGLE-FAMILY RESIDENTIAL

 R-2, MULTI-FAMILY RESIDENTIAL

 B-1, LIMITED BUSINESS



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community


**SITE LOCATION MAP**

**PROPOSED REZONING OF THE PROPERTY  
ADDRESSED AS 3380 OSCEOLA STREET  
(CHARLESTON COUNTY TMS# 469-08-00-188)  
FROM R-1, SINGLE-FAMILY RESIDENTIAL,  
TO B-1, LIMITED BUSINESS**

# 3380 OSCEOLA STREET



# PROPOSED MAP AMENDMENT

 SUBJECT PARCEL

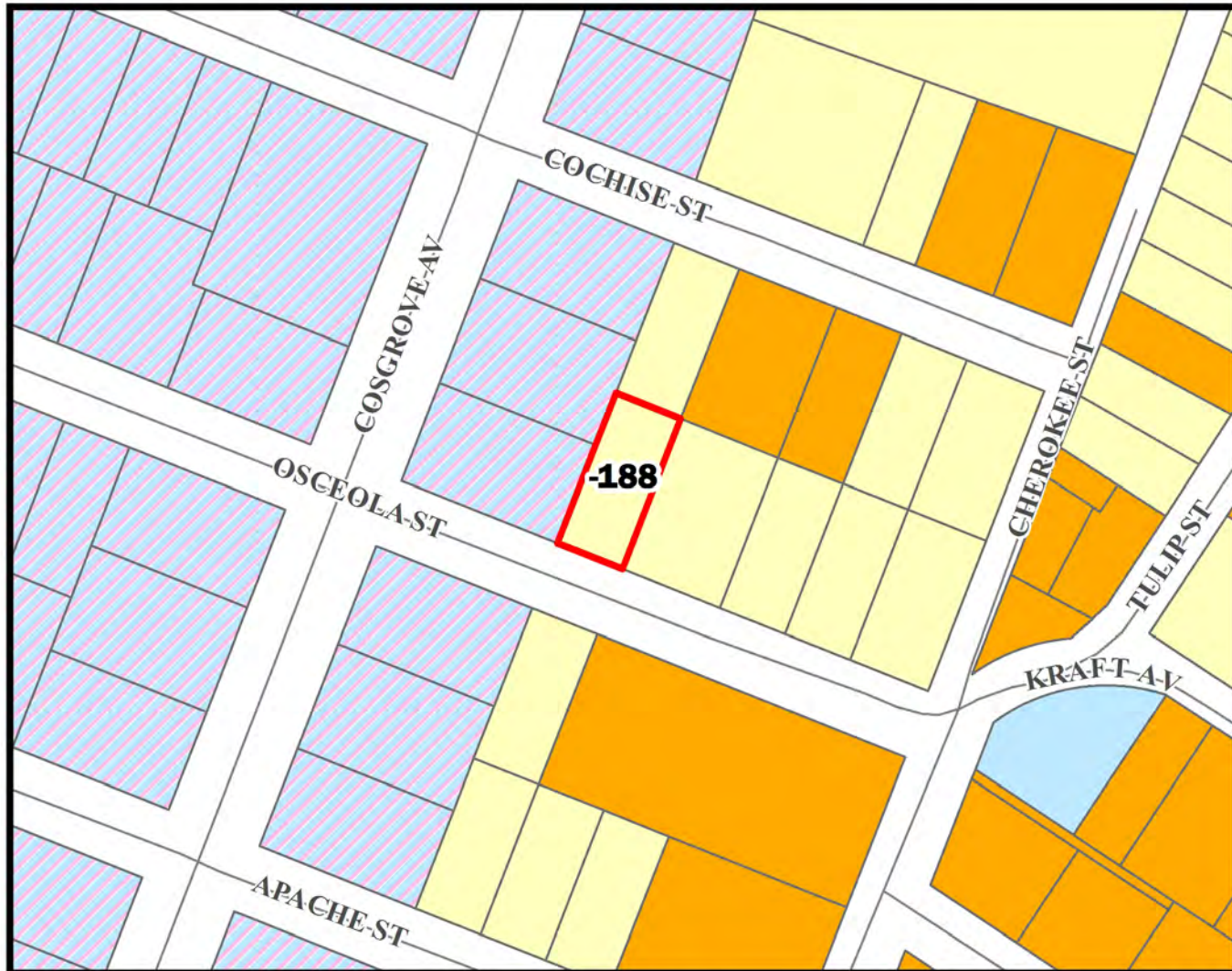
## FUTURE LAND USE

 SINGLE-FAMILY, TRADITIONAL

 MULTI-FAMILY RESIDENTIAL

 NEIGHBORHOOD COMMERCIAL

 MIXED USE



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**SITE LOCATION MAP**

**PROPOSED AMENDMENT OF THE COMPREHENSIVE PLAN'S  
FUTURE LAND USE MAP DESIGNATION FOR  
CHARLESTON COUNTY TMS# 469-08-00-188, CHANGING  
FROM "SINGLE-FAMILY, TRADITIONAL"  
TO "NEIGHBORHOOD COMMERCIAL"**

**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** June 22, 2020

**Item Title:** **Public Hearing and Recommendation to Council** – Proposed Rezoning: Proposed Rezoning of the R-1-Zoned Portion of the Property Addressed as 4287 Spruill Avenue (a Portion of Charleston County TMS# 470-15-00-058) from R-1, Single-Family Residential, to B-2, General Business, and a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designation for That Same Entire Parcel, Changing from “Neighborhood Commercial” to “Major Business/Retail”

**Contact Person:** Charles Drayton, 740-2589

**DESCRIPTION:**

Proposed rezoning of the R-1-zoned portion of the property addressed as 4287 Spruill Avenue (a portion of Charleston County TMS# 470-15-00-058) from R-1, Single-Family Residential, to B-2, General Business, and a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designation for That Same Entire Parcel, Changing from “Neighborhood Commercial” to “Major Business/Retail.”

**STAFF RECOMMENDATION:**

Approval. This item may be forwarded to City Council for first reading at its **July 9, 2020**, meeting, with an additional public input opportunity at the Public Safety Committee hearing on **July 16, 2020**.

**ATTACHED DATA FOR REVIEW:**

Staff report  
Application  
Maps

This material is submitted for:        **ACTION**                      INFORMATION

# ZONING CHANGE

CASE NUMBER: Z200502 DATE RECEIVED: 3/20/2020

<b>Existing Zoning:</b>	R-1, Single-Family Residential and B-2, General Business
<b>Requested Zoning:</b>	B-2, General Business
<b>Property Owner:</b>	Tri County Southern Ice Company
<b>Applicant:</b>	Cobalt Property Group, LLC
<b>Tax Map:</b>	a portion of Charleston County 470-15-00-058
<b>Address:</b>	4287 Spruill Avenue
<b>Area:</b>	± 0.63 acres of ± 2.94 acres (total)
<b>Annexation:</b>	1972
<b>Council District:</b>	7

## EXISTING LAND USE

The subject property is located along Spruill Avenue, just south of the North Charleston Terminal Company's rail line that separates the subject parcel from the Old North Charleston neighborhood of Park Circle. Most of the parcel is developed with buildings in support of the Reddy Ice business; there is also a building on the northern corner of the parcel next to Spruill Avenue which houses a company called Opportunity Business Loans. As noted, north of the property there is a rail line that separates the subject parcel from the predominantly single-family neighborhoods of Park Circle and Spruill Avenue is a commercial corridor with a variety of commercial businesses. The rear of the property is encumbered by a wetland finger of Noisette Creek, which separates the parcel from a townhome project under construction, known as South Rhett Multi-Family

## ZONING HISTORY

The subject property was annexed into the City in 1972, as a part of the Navy Base annexation, with the current R-1/B-2 zoning split; the property has never been rezoned.

## STAFF ANALYSIS

The applicant has requested a rezoning of the back portion of the subject parcel from R-1 to B-2, which would unify the zoning on the property under the B-2, General Business zoning district. The property is developed with an ice production and distribution facility, which is a legal but non-conforming use in the B-2 zoning district; therefore, the rezoning could result in additional commercial activity on the rear portion of the property but would not allow for the current ice company's expansion. The property meets all of the physical requirements for parcels in the B-2 zoning district. The potential uses within the B-2 classification include hotels, apartments, department stores among many other uses as outlined in [Section 5-4 of the Zoning Regulations](#). The existing Comprehensive Plan's Future Land Use Map designates the entire parcel for "Neighborhood Commercial" development which is inconsistent with both of the current zonings on the property, and would require an amendment to "Major Business/Retail" in order to support both the rezoning and the current zoning on the majority of the property. The Prime North Charleston Future Land Use Map identifies Spruill Avenue as a Mixed-Use Corridor, thus supports the rezoning. Based on the location of the R-1 portion of the parcel at the back of a developed ice factory, the existence of B-2 zoning on the majority of the parcel, and the lack of conflict with adjacent uses, staff recommends approval of the rezoning and an amendment of the existing Comprehensive Plan to change the entire parcel's designation to "Major Business/Retail".

**STAFF RECOMMENDATION: APPROVAL**

**City of North Charleston  
Rezoning Application**

**Planning and Zoning Department  
2500 City Hall Lane  
P.O. Box 190016  
North Charleston, SC 29419-9016  
Phone (843) 740-2571**

**Property Information**

Present Zoning District Split Zone of B-2 and R-1 Proposed Zoning District B-2 for entire parcel  
Property Address 4287 Spruill Avenue, North Charleston, SC

Current Land Use: Reddy Ice Freezer Building and other vacant structures

Tax Map #:	<u>470-15-00-058</u>	Acres:	<u>2.92</u>	Owner:	<u>Tri-County Equip. Company</u>
Tax Map #:	_____	Acres:	_____	Owner:	_____
Tax Map #:	_____	Acres:	_____	Owner:	_____
Tax Map #:	_____	Acres:	_____	Owner:	_____

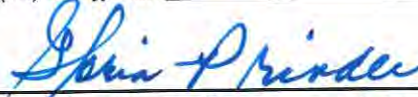
**Applicant/Owner/Representative**

Applicant Cobalt Property Group, LLC  
Address 134 Meeting Street, Suite 170, Charleston, SC 29401  
Email pmarr@cobaltpg.com  
Phone # (Day) 202-841-7171 Phone # (Night) 202-841-7171

Owner(s) (If different from applicant) Tri-County Equipment Company of Charleston, Inc.  
Address Attn: Gloria Prindle: 314 Fairington Dr. Summerville, SC 29485  
Email glocrea@bellsouth.net  
Phone # (Day) 843-760-3470 Phone # (Night) 843-760-3470



Representative (If different from applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_

I (we) certify that Patrick Marr is my (our) authorized representative for my (our) zoning change request.






	<u>3-12-20</u>		<u>3-12-20</u>
Signature of Owner(s)*	Date	Signature of Applicant and/or	Date
Gloria Prindle	(Print Name)	Representative if different from the owner	

\*Application *must* be physically signed by owner(s): a digital signature will not suffice.  
\*\*\$75.00 Non-refundable Application Fee  
\*\*Rezoning Signs are posted by City Staff  
The owner or representative should attend the **Planning Commission Meeting** and **Public Hearing** since additional information may be requested by the Planning Commission or City Council.

# PROPOSED REZONING

-  AREA PROPOSED FOR REZONING
-  SUBJECT PARCEL

## EXISTING ZONING

-  R-1, SINGLE-FAMILY RESIDENTIAL
-  B-2, GENERAL BUSINESS
-  PDD, PLANNED DEVELOPMENT
-  CRD, COMMERCIAL REDEVELOPMENT
-  M-1, LIGHT INDUSTRIAL



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**SITE LOCATION MAP**

**PROPOSED REZONING OF THE R-1-ZONED PORTION OF THE PROPERTY  
 ADDRESSED AS 4287 SPRUILL AVENUE  
 (A PORTION OF CHARLESTON COUNTY TMS# 470-15-00-058)  
 FROM R-1, SINGLE-FAMILY RESIDENTIAL,  
 TO B-2, GENERAL BUSINESS**

# 4287 SPRUILL AVENUE



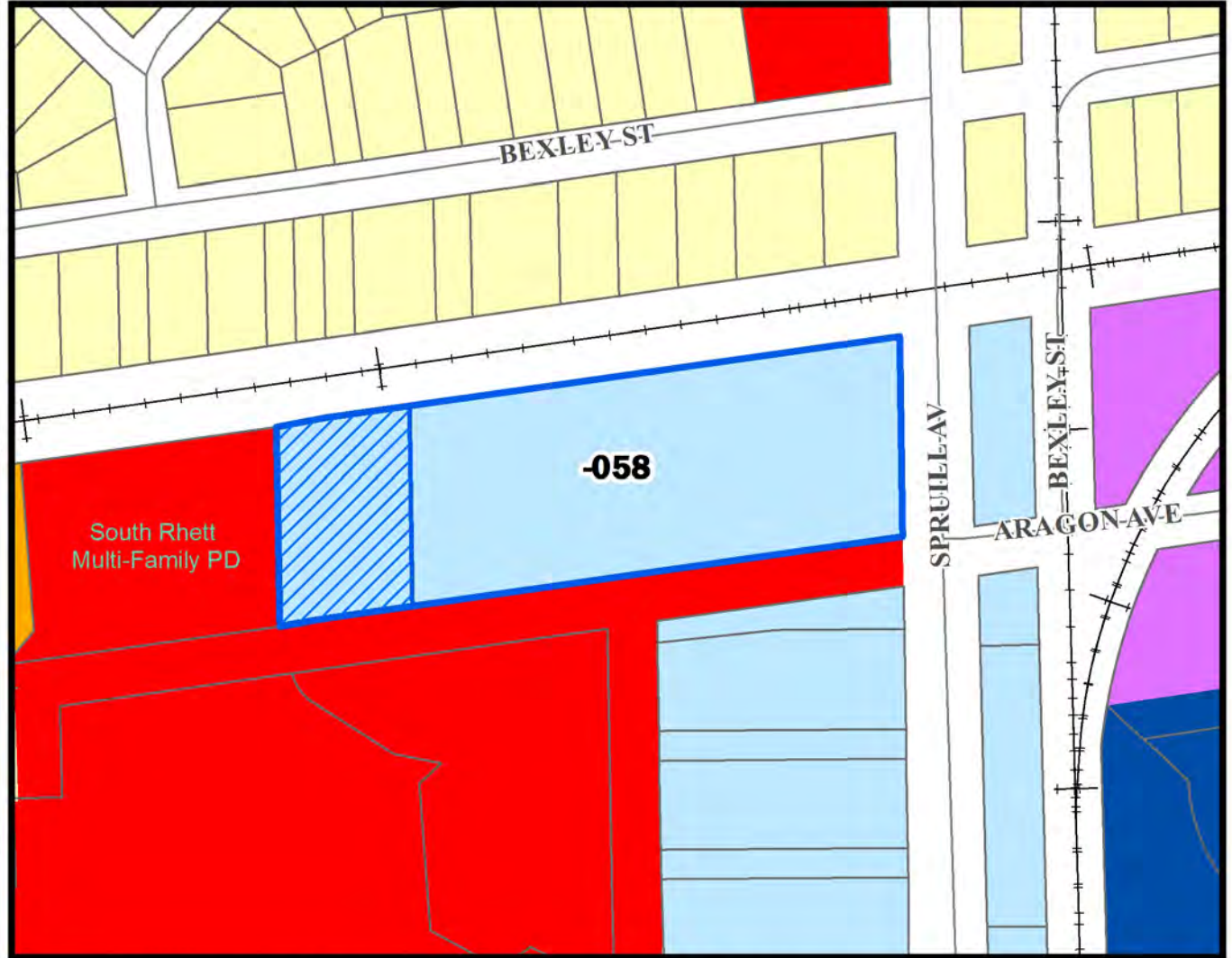


# PROPOSED MAP AMENDMENT

-  AREA PROPOSED FOR REZONING
-  SUBJECT PARCEL

## FUTURE LAND USE

-  SINGLE-FAMILY, TRADITIONAL
-  MULTI-FAMILY RESIDENTIAL
-  INSTITUTIONAL
-  NEIGHBORHOOD COMMERCIAL
-  MAJOR BUSINESS/RETAIL
-  LIGHT INDUSTRIAL



**SITE LOCATION MAP**

**PROPOSED AMENDMENT OF THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP DESIGNATION FOR THE ENTIRE PARCEL, CHARLESTON COUNTY TMS# 470-15-00-058, CHANGING FROM "NEIGHBORHOOD COMMERCIAL" TO "MAJOR BUSINESS/RETAIL"**

**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** June 22, 2020

**Item Title:** **Public Hearing and Recommendation to Council** – Proposed Rezoning: Proposed Rezoning of the Properties Addressed as 2748, 2758, & 2764 Otranto Road (Charleston County TMS#s 486-14-00-011, -361, & -362) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels, Changing from “Single-Family, Suburban” to “Multi-Family Residential”

**Contact Person:** Charles Drayton, 740-2589

**DESCRIPTION:**

Proposed rezoning of the properties addressed as 2748, 2758, & 2764 Otranto Road (Charleston County TMS#s 486-14-00-011, -361, & -362) from R-1, Single-Family Residential, to R-2, Multi-Family Residential, and a Concurrent Amendment of the Comprehensive Plan’s Future Land Use Map Designation for Those Same Parcels, Changing from “Single-Family, Suburban” to “Multi-Family Residential.”

**STAFF RECOMMENDATION:**

Denial. This item may be forwarded to City Council for first reading at its **July 9, 2020**, meeting, with an additional public input opportunity at the Public Safety Committee hearing on **July 16, 2020**.

**ATTACHED DATA FOR REVIEW:**

Staff report  
Application  
Maps

This material is submitted for:        **ACTION**                    INFORMATION

# ZONING CHANGE

CASE NUMBER: Z200501 DATE RECEIVED: 3/3/2020

<b>Existing Zoning:</b>	R-1, Single-Family Residential
<b>Requested Zoning:</b>	R-2, Multi-Family Residential
<b>Property Owners:</b>	Home Dreams Foundation (-011) & SC Revitalize, LLC (-361 & -362)
<b>Applicant:</b>	Will Silva
<b>Tax Maps:</b>	Charleston County 486-14-00-011, -361, & -362
<b>Addresses:</b>	2748, 2758, & 2764 Otranto Road
<b>Area:</b>	± 21,032 sf (-011), ± 9469 sf (-361), & ± 9062 sf (-362) or ± 0.91 acres (total)
<b>Annexation:</b>	1996
<b>Council District:</b>	3

## EXISTING LAND USE

The subject properties are located on Otranto Road in the Deer Park neighborhood near the intersection with Deerwood Drive. The properties were previously developed with several manufactured homes, but they were removed from the land in past few years leaving a one-story house in the northwest corner of parcel (-011). The properties are surrounded by primarily single-family residential uses on this portion of Otranto Road.

## ZONING HISTORY

The subject properties were annexed into the City in 1996 with R-1 zoning and have never been rezoned.

## STAFF ANALYSIS

The applicant has requested that the properties be rezoned from R-1 to R-2, which would allow the applicant to develop the land with multi-family uses. Each of the properties meet the minimum lot requirements in both the R-1 and R-2 zoning districts. There are no adjacent R-2 zoned properties or uses; the nearest R-2-zoned property, Greentree North Apartments, is approximately 400 feet to the east on Otranto Road. The Comprehensive Plan's Future Land Map establishes a future land use for the parcel of "Single-Family, Suburban," which supports the current zoning. The 2020 Comprehensive Plan identifies the property as "Suburban Residential" and as this area of Otranto Road is primarily single-family, the rezoning is not supported. An amendment to the Future Land Use Map in the existing Comprehensive Plan would be required to support the rezoning.

Based on the single-family nature of the adjacent properties in the Deer Park neighborhood and the nearby properties in the Northwoods Estates neighborhood to the south, as well as the lack of support from the Comprehensive Plan, staff is recommending denial of the rezoning and any amendment to the Comprehensive Plan.

**STAFF RECOMMENDATION: DENIAL**

# City of North Charleston Rezoning Application

Planning and Zoning Department  
2500 City Hall Lane  
P.O. Box 190016  
North Charleston, SC 29419-9016  
Phone (843) 740-2571

## Property Information

Present Zoning District R1 Proposed Zoning District R2  
Property Address 2748, 2758, 2764 Otronto Rd, North Charleston, SC 29406

Current Land Use: Residential R1

Tax Map #: <u>486-14-00-011</u>	Acres: <u>0.47</u>	Owner: <u>HDF</u>
Tax Map #: <u>486-14-00-361</u>	Acres: <u>0.21</u>	Owner: <u>SC Revitalize</u>
Tax Map #: <u>486-14-00-362</u>	Acres: <u>0.20</u>	Owner: <u>SC Revitalize</u>
Tax Map #: _____	Acres: _____	Owner: _____

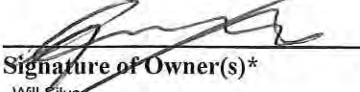
## Applicant/Owner/Representative

Applicant Will Silva  
Address 8567 Royal palm Lane, North Charleston, SC 29420  
Email wsilva@screvitalize.com  
Phone # (Day) 843-532-4871 Phone # (Night) \_\_\_\_\_

Owner(s) (If different from applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_

Representative (If different from applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_

I (we) certify that Will Silva is my (our) authorized representative for my (our) zoning change request.

  
Signature of Owner(s)\* Will Silva Date 3/3/29  
(Print Name)

Signature of Applicant and/or Representative if different from the owner \_\_\_\_\_ Date \_\_\_\_\_


\*Application *must* be physically signed by owner(s): a digital signature will not suffice.

\*\*\$75.00 Non-refundable Application Fee

\*\*Rezoning Signs are posted by City Staff


The owner or representative should attend the **Planning Commission Meeting** and **Public Hearing** since additional information may be requested by the Planning Commission or City Council.

# PROPOSED REZONING

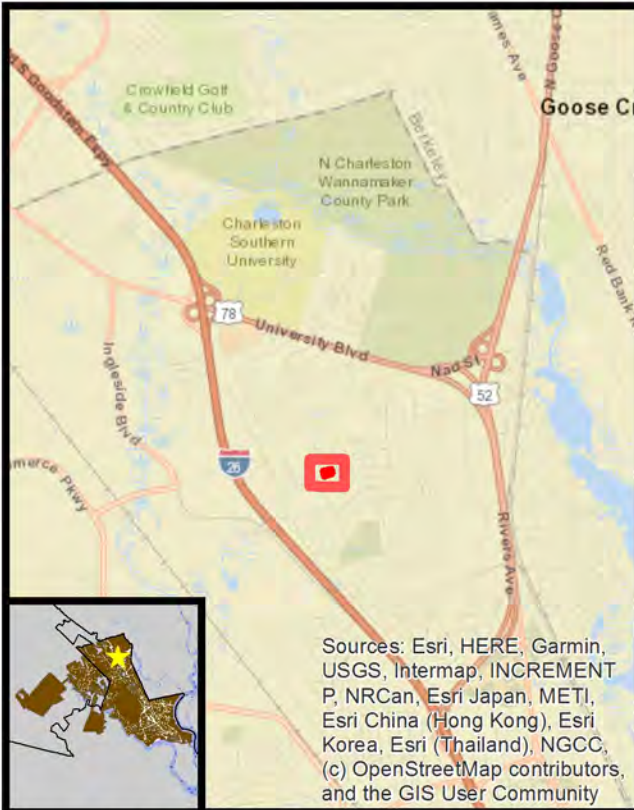
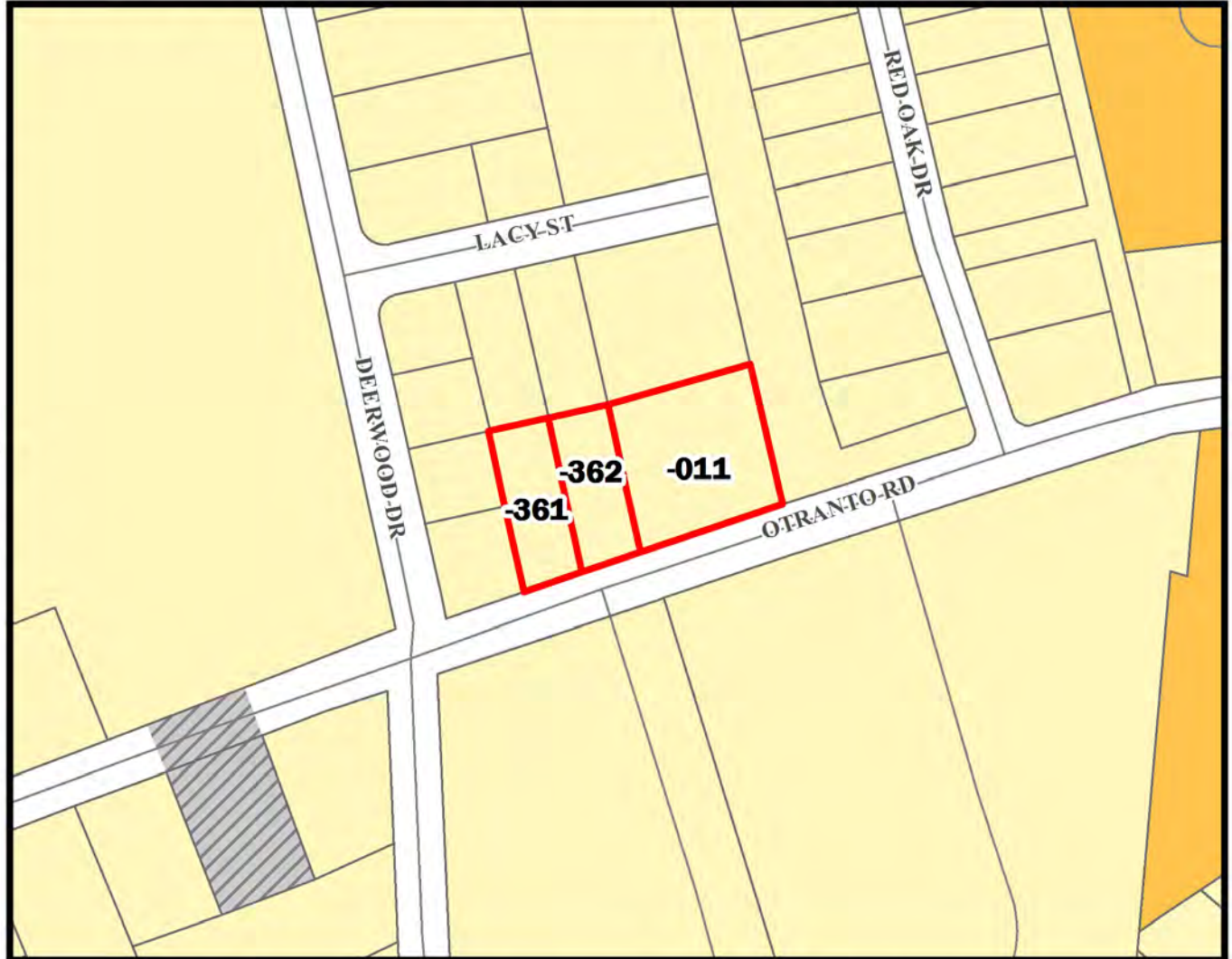
 SUBJECT PARCELS

## EXISTING ZONING

 R-1, SINGLE-FAMILY RESIDENTIAL

 R-2, MULTI-FAMILY RESIDENTIAL

 NOT IN CITY



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## SITE LOCATION MAP

PROPOSED REZONING OF THE PROPERTIES  
ADDRESSED AS 2748, 2758, & 2764 OTRANTO ROAD  
(CHARLESTON COUNTY TMS#s 486-14-00-011, -361, & -362)  
FROM R-1, SINGLE-FAMILY RESIDENTIAL,  
TO R-2, MULTI-FAMILY RESIDENTIAL

# 2748, 2758, & 2764 OTRANTO ROAD



**Legend**  
[Red Outline] Subject Parcels

# PROPOSED MAP AMENDMENT



SUBJECT PARCELS

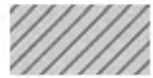
## FUTURE LAND USE



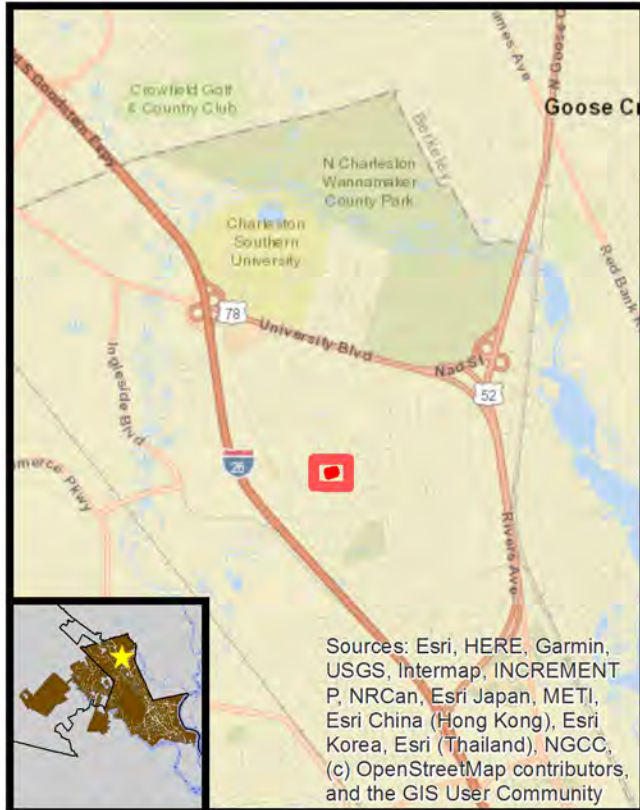
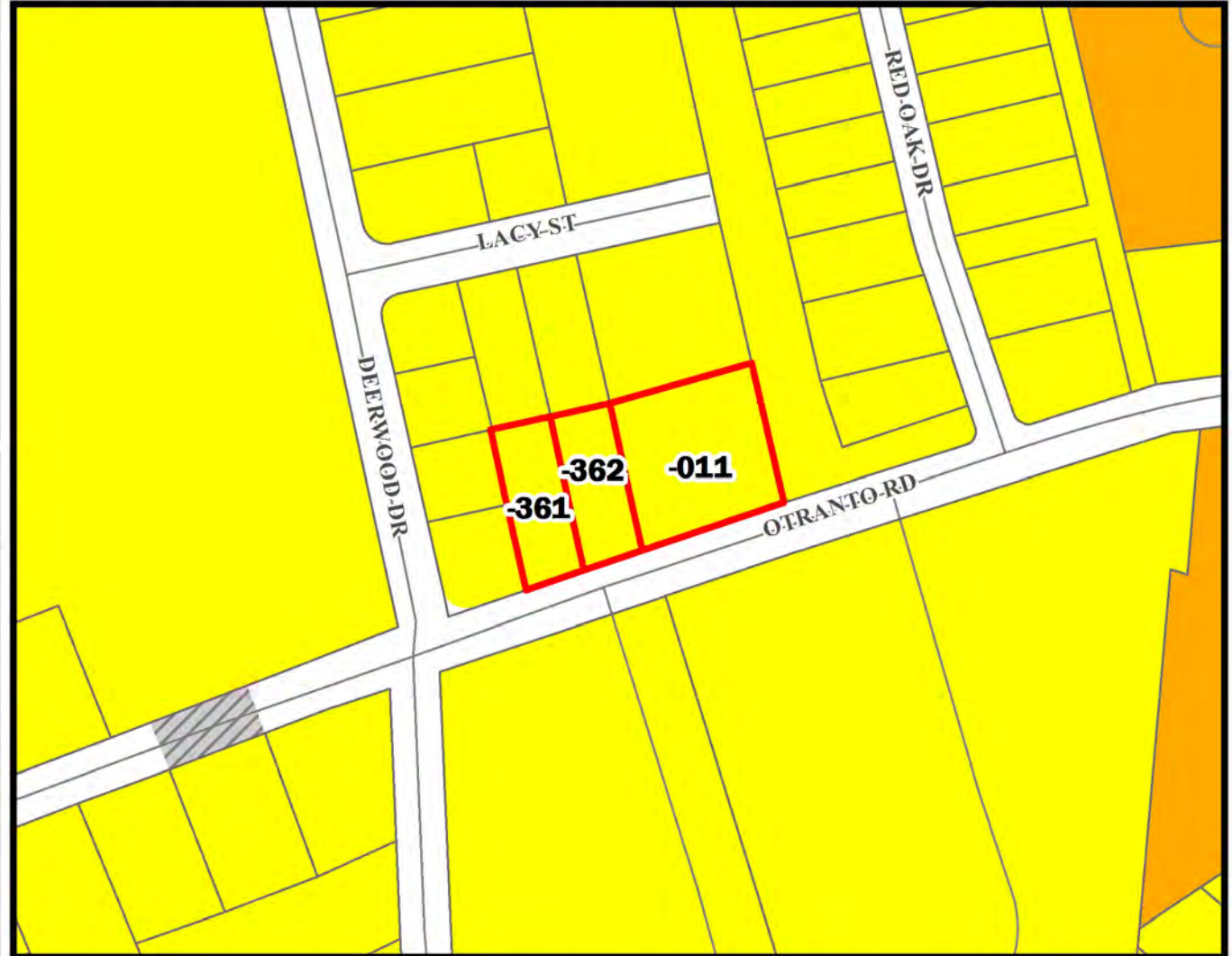
SINGLE-FAMILY, SUBURBAN



MULTI-FAMILY RESIDENTIAL



NOT IN CITY



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## SITE LOCATION MAP

PROPOSED AMENDMENT OF THE COMPREHENSIVE PLAN'S  
FUTURE LAND USE MAP DESIGNATION FOR  
CHARLESTON COUNTY TMS#s 486-14-00-011, -361, & -362,  
CHANGING FROM "SINGLE-FAMILY, SUBURBAN"  
TO "MULTI-FAMILY RESIDENTIAL"

**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** June 22, 2020

**Item Title:** **Public Hearing and Recommendation to Council** – Proposed Amendment to the Planned Development District Known As Sumner Village, Located at 1414 Suner Avenue (Charleston County TMS# 473-14-00-189) to Make Several Minor Changes, Including Allowing Attached Single Family Dwelling Units and to Provide a New Conceptual Site Plan

**Contact Person:** Charles Drayton (843)-740-2589

**DESCRIPTION:**

Proposed amendment of the Sumner Village planned development, addressed as 1414 Sumner Avenue (TMS # 473-14-00-189) to make several minor changes, including allowing attached single-family dwellings and to provide a new conceptual site plan.

**STAFF RECOMMENDATION:**

Approval. This item may be forwarded to City Council for first reading at its **July 9, 2020**, meeting, with an additional public input opportunity at the Public Safety Committee hearing on **July 16, 2020**.

**ATTACHED DATA FOR REVIEW:**

Staff report  
Application  
Maps

This material is submitted for:      **ACTION**                      INFORMATION



# ZONING CHANGE

**CASE NUMBER: Z200406**

**DATE RECEIVED: 03/27/2020**

<b>Existing Zoning:</b>	PD, Planned Development (Sumner Village)
<b>Requested Zoning:</b>	PD, Planned Development (Sumner Village)
<b>Property Owner:</b>	Charleston Development Company, LLC
<b>Applicant:</b>	SeamonWhiteside+Associates, Inc.
<b>Representative:</b>	Stanley Martin Properties, LLC
<b>Tax Map:</b>	Charleston County TMS# 473-14-00-189
<b>Address:</b>	1414 Sumner Avenue
<b>Area:</b>	± 3.79 acres
<b>Annexation:</b>	Original City
<b>Council District:</b>	8

## EXISTING LAND USE

The subject property is one of the largest remaining undeveloped lots in the Charleston Farms neighborhood, and a large percentage of the property is covered by canopy tree cover. The property is surrounded on three sides by the yards of single-family homes along Blackwell Street, Buskirk Avenue, and Aldrich Avenue. Despite the fact that all of the adjacent properties appear to be single-family homes, there are a number of duplexes, manufactured homes, and other housing types scattered throughout the neighborhood. The properties to the south across Sumner Avenue are all single-family homes or vacant lots.

## ZONING HISTORY

The subject property was incorporated as part of the original city in 1972 with R-2 zoning. The property was rezoned to R-1 in 2003 and then a PD, known as Sumner Village, was approved for the property in 2008.

## STAFF ANALYSIS

The subject parcel is a large tract of undeveloped land in the Charleston Farms neighborhood; the planned development, Sumner Village, was approved for the property in 2008, but construction of that project never commenced. Now the project has been revamped with some minor changes to the plans which will require an amendment to the originally approved PD guidelines and exhibits. The primary changes proposed include the following:

- A new layout for the development, which creates a cleaner design and circulation
- A change from 53 single-family detached units to 18 single-family detached and 27 single-family attached units (45 units total)
- Improves pedestrian access by increasing sidewalk width of 3 feet to 5-foot sidewalks and providing connectivity to Sumner Avenue and Aldrich Avenue.
- A more robust drainage plan with a series of easements to provide for the movement of water on the property to a large stormwater pond along Sumner Avenue.
- Increases roadway width from 20 feet to 22 feet in width and certifies that the property will be accessible for the largest fire equipment the City might employ.
- Type B buffers along the PD property lines and no internal buffers between uses within the development
- A variation to Section 6-16 to exempt pines and exotic species from tree mitigation plan that is and limiting the mitigation for grand trees to inch for inch on “good” graded trees and half inch for inch on “fair” graded trees.
- A variation to Section 4-10(d) to provide 9’ x 18’ parking spaces

Based on the improved quality of the site plan, the mixing of housing types, and the improved connectivity in the form of multiple sidewalk access points, staff is recommending approval of the amendment to the Sumner Village PD.

**STAFF RECOMMENDATION: APPROVAL**

**City of North Charleston  
Rezoning Application**

(PDD AMENDMENT)

**Planning and Zoning Department  
2500 City Hall Lane  
P.O. Box 190016  
North Charleston, SC 29419-9016  
Phone (843) 740-2571**

**Property Information**

Present Zoning District PDD Proposed Zoning District PDD

Property Address 1414 Sumner Avenue

Current Land Use: Planned Development District

Tax Map #: <u>473-14-00-189</u>	Acres: <u>3.79</u>	Owner: <u>Charleston Development Co., LLC</u>
Tax Map #: _____	Acres: _____	Owner: _____
Tax Map #: _____	Acres: _____	Owner: _____
Tax Map #: _____	Acres: _____	Owner: _____

**Applicant/Owner/Representative**

**Applicant** SeamonWhiteside+Associates, Inc. (Michael Cain or Sheila Sororian)

Address 501 Wando Park Boulevard, Ste 200

Mount Pleasant, SC 29464 Email mcain@seamonwhiteside.com

Phone # (Day) (843) 884-1667 Phone # (Night) \_\_\_\_\_

**Owner(s)** (If different from applicant) Charleston Development Company, LLC.

Address \_\_\_\_\_

\_\_\_\_\_ Email \_\_\_\_\_

Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_


**Representative** (If different from applicant) Stanley Martin Properties, LLC

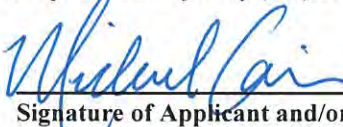
Address 502 Wando Park Boulevard Suite 101

Mount Pleasant, South Carolina 29464 Email HuntRB@stanleymartin.com

Phone # (Day) \_\_\_\_\_ Phone # (Night) \_\_\_\_\_

I (we) certify that SeamonWhiteside+Associates, Inc. is my (our) authorized representative for my (our) zoning change request.

 \_\_\_\_\_  
 Signature of Owner(s)\* Date  
Robert Holt (Print Name) 03/25/2020





 \_\_\_\_\_  
 Signature of Applicant and/or Date  
 Representative if different from the owner 03/27/2020

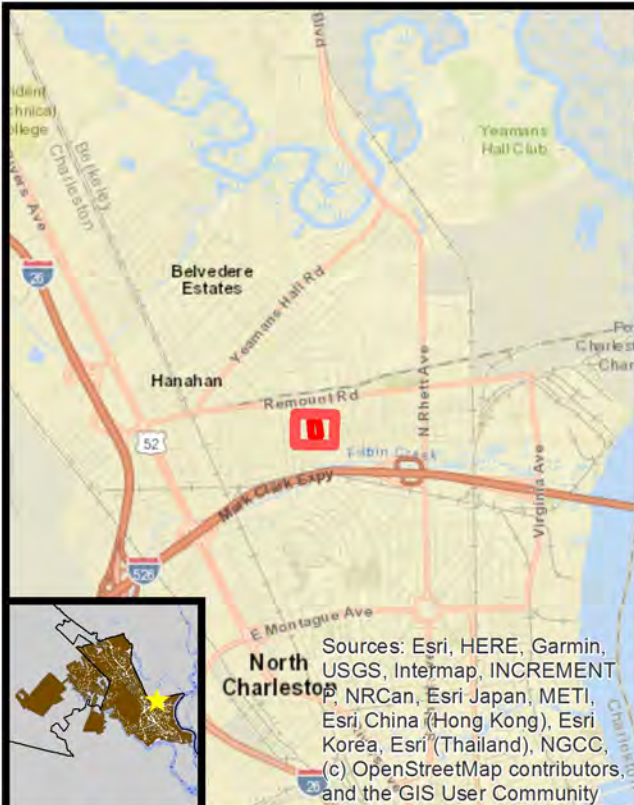
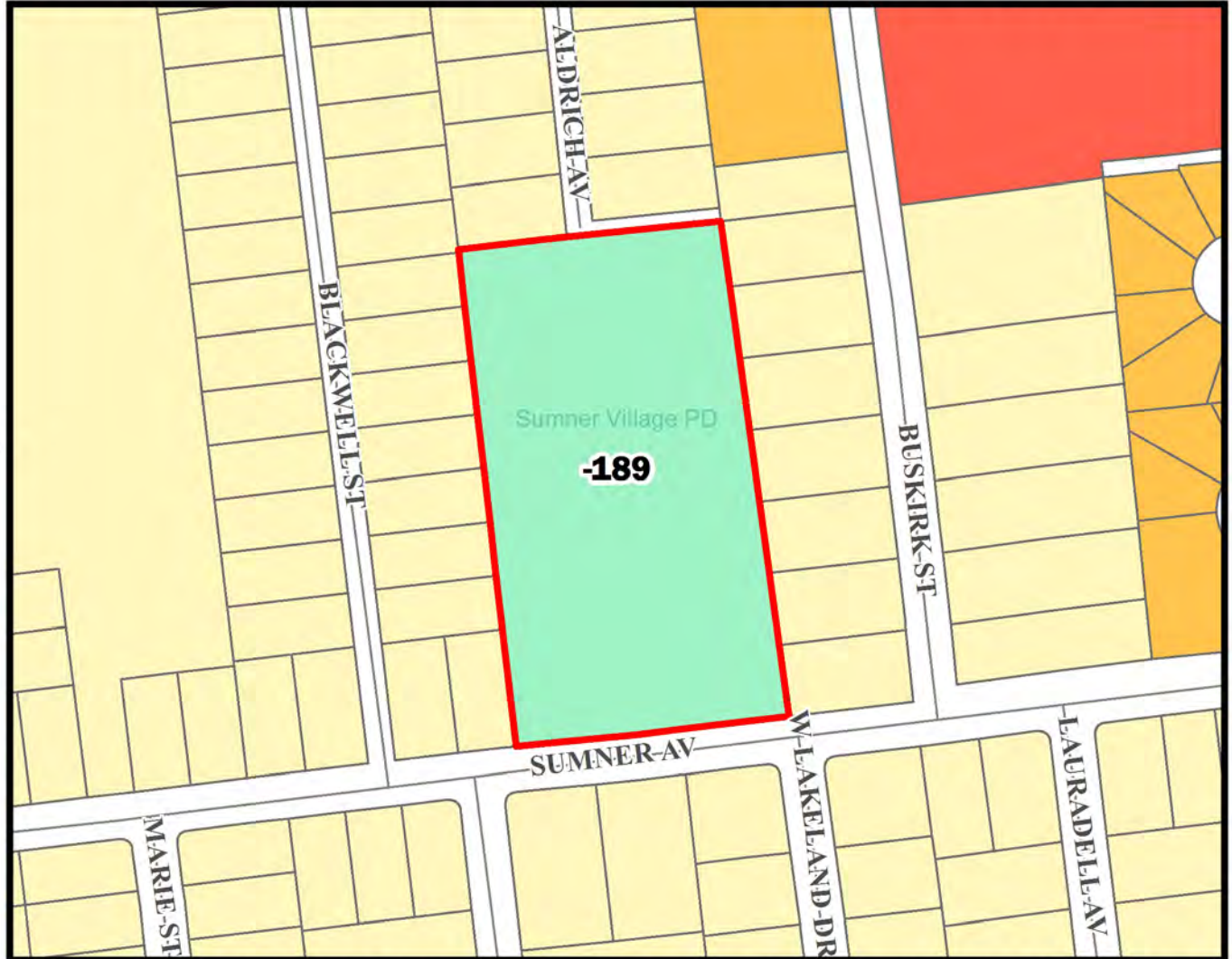
\*Application **must** be physically signed by owner(s): a digital signature will not suffice.  
 \*\*\$75.00 Non-refundable Application Fee  
 \*\*Rezoning Signs are posted by City Staff  
 The owner or representative should attend the **Planning Commission Meeting** and **Public Hearing** since additional information may be requested by the Planning Commission or City Council.

# PROPOSED REZONING

 SUBJECT PARCEL

## EXISTING ZONING

-  R-1, SINGLE-FAMILY RESIDENTIAL
-  R-2, MULTI-FAMILY RESIDENTIAL
-  B-2, GENERAL BUSINESS
-  PDD, PLANNED DEVELOPMENT



**SITE LOCATION MAP**


**PROPOSED AMENDMENT TO THE PLANNED DEVELOPMENT DISTRICT  
KNOWN AS SUMNER VILLAGE  
(CHARLESTON COUNTY TMS# 473-14-00-189)**

**TO PROPOSE A NEW CONCEPTUAL SITE PLAN WHICH INCLUDES:  
DIVERSIFYING THE RESIDENTIAL UNIT TYPES,  
REDUCING THE TOTAL NUMBER OF UNITS, AND OTHER MINOR CHANGES**

# SUMNER VILLAGE PD



## Legend

 Subject Parcel

# FUTURE LAND USE MAP

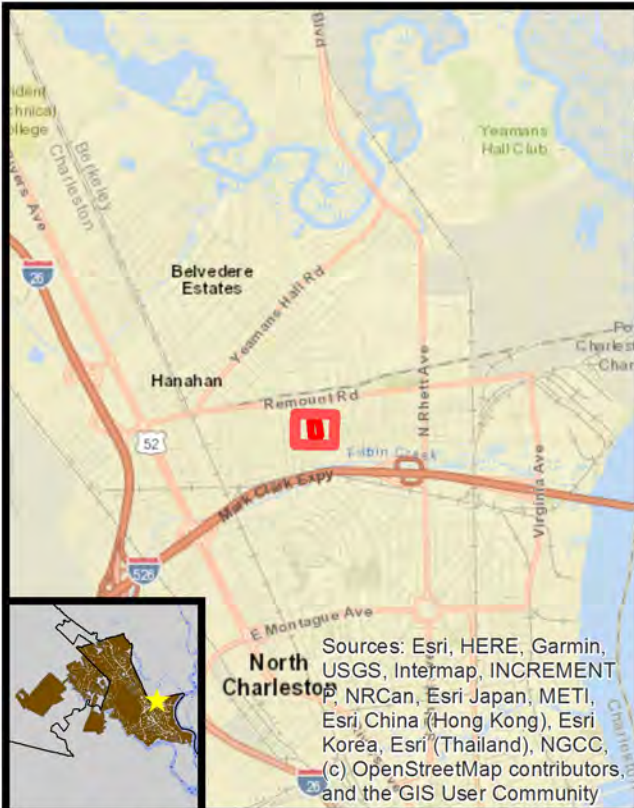
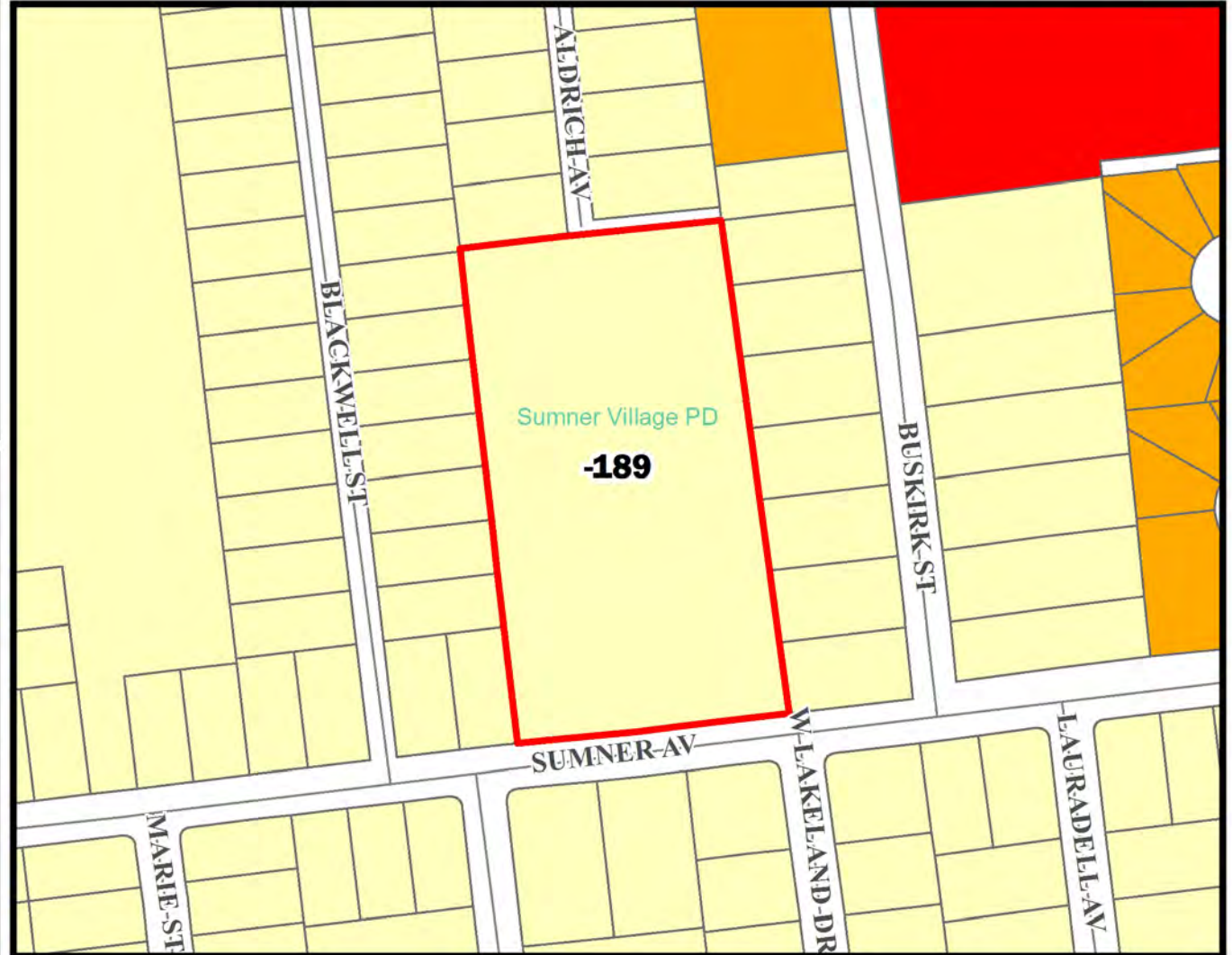
 SUBJECT PARCEL

## FUTURE LAND USE

 SINGLE-FAMILY, TRADITIONAL

 MULTI-FAMILY RESIDENTIAL

 MAJOR BUSINESS/RETAIL



**SITE LOCATION MAP**

THE FUTURE LAND USE FOR  
 THE PLANNED DEVELOPMENT DISTRICT  
 KNOWN AS SUMNER VILLAGE  
 (CHARLESTON COUNTY TMS# 473-14-00-189)  
 IS "SINGLE-FAMILY, TRADITIONAL"

---

# PLANNED DEVELOPMENT DISTRICT GUIDELINES

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## Sumner Village PDD

North Charleston, South Carolina

MARCH 13, 2008

City of North Charleston Project ID # 2008 – 31

APPROVED ZONING ORDINANCE – MAY 22, 2008

**PDD AMENDMENT – JUNE 17, 2020**

Applicant:

**Stanley Martin Properties LLC**

Owners:

Charleston Development Company, LLC

Prepared By:

Seamon, Whiteside & Associates, Inc.

501 Wando Park Boulevard, Suite 200

Mt. Pleasant, SC 29464

(843) 884-1667

SW+ Project No. 8361

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## I. OVERVIEW

This is the zoning master plan for a new neighborhood at 1414 Sumner Avenue (TAX ID NUMBER: 473-14-00-189, ~~473-14-00-188~~). This document and the attached information are submitted in conformance with section 5-7 PDD, Planned Development Districts of the City of North Charleston Zoning Ordinance.

The proposed name for this new neighborhood is Sumner Village. Included in this document are a survey and legal description for the site. **The PDD Amendment includes an updated survey, revised Preliminary Plat with townhouse and single-family lots, PDD text modifications (in red) and additional exhibits to the PDD.**

The property is approximately 4 acres and previously occupied by a single family residence. The property **was previously zoned SFR until the PDD was approved on May 22, 2008. The redevelopment of this site is to create a diversity of housing types, both single-family and townhouse lots, within the community. In addition, a drainage pond and common open spaces are shown on the revised Preliminary Plat.**

Sumner Village is designed and will be built to connect with the fabric of the surrounding neighborhoods. **The revised plat includes a streetscape that integrates both townhouse and single-family housing types within the development as well as a sidewalk from the curb cut at Sumner Avenue through the development to Aldrich Avenue. A pond and common spaces are shown on the revised Preliminary Plat to complete the development.**

**The streetscape and common spaces designed for Sumner Village are intended to create a harmonious residential infill district in North Charleston. All roadways, drainage easements, drainage infrastructure, property line buffers, pond, sidewalks, and common open spaces throughout this neighborhood will be maintained by the Developer/Property Owner's Association (POA). The rear yards of lots may be incorporated to be maintained by Developer/POA.**

The **original Sumner Village PDD plan includes single family detached homes of various sizes. The revised Preliminary Plat for Sumner Village includes both single-family and townhouse units with an objective to have a substantially diverse neighborhood with homes of differing sizes and designs.**

## II. STANDARDS FOR DEVELOPMENT

**The original PDD for this neighborhood as approved provided for a maximum density of 53 principal dwelling units (13.9 units/acre) with no commercial uses permitted in Sumner Village. It is anticipated that 90 to 100 percent of these units will be owner-occupied. The revised Preliminary Plat, as part of the Sumner Village PDD Amendment, proposes 45 principal dwelling units – see Appendix D for the Amended Preliminary Plat.**

**All roadways, drainage easements, drainage infrastructure, property line buffer, pond, sidewalks, and common open spaces identified on the revised Master Site Plan, found in Appendix D, will be maintained by the Developer/Property Owner's Association (POA).**



**A. SINGLE FAMILY BUILDING/LOT TYPES (Variation from Section 6-1 (a)(1) and (c))**

~~This is an inventory of permitted building and lot types in Sumner Village.~~

The single-family residences shall be limited to three stories or less (maximum 50'), with at least **two parking spaces per residence**. There shall be no minimum lot size and no minimum setbacks required for the single-family **residential lots**.

Fire separation distances shall comply with the International Residential Building Code.

**B. TOWNHOUSE BUILDING/LOT TYPES (Variation from Section 6-1 (a)(2) and (d))**

The townhome residences shall be limited to three stories or less, with at least two parking spaces per residence. There shall be no minimum lot size and no minimum setbacks required for the townhome residential lots.

Fire separation distances shall comply with the International Residential Building Code.

**C. PARKING SPACES (Variation from Section 4-10 Off Street Parking Required – Design standards for off-street parking)**

Parking spaces located on each lot shall be a minimum nine feet (9') by eighteen feet (18'). Two parking spaces have also been provided at the neighborhood mail kiosk.

**D. STREET TYPES**

There is one functional street type proposed for Sumner Village. This type is Type A - the streets within the development are proposed as a twenty-two-foot (22') roadway to allow unobstructed travel width throughout the development. Optional details regarding specific 22' roadway cross-sections may be reviewed with North Charleston staff during Site Plan Review.

**E. HEIGHT DISTRICT**

The maximum height proposed for the entire District is fifty (50) feet.

**F. SIDEWALKS (Variation from Section 18-52 Sidewalks)**

A sidewalk starts at the development entry and continues through the development to Aldrich Avenue - see Appendix D for location of sidewalk within the revised Preliminary Plat. Sidewalks shall be installed adjacent and parallel to the street and should the installation of the sidewalk be on private property, then a pedestrian easement shall be provided in an acceptable form to the City. A five-foot (5') sidewalk shall be located within common open spaces and adjacent to the single-family lots.

## **G. PROPERTY BUFFER**

There are no internal buffers between lots within the development; however, the PDD property line buffer shall comply with North Charleston's Zoning Code as a Type B buffer in the form of an eight-foot (8') opaque fence adjacent to single-family lots and a Type A buffer adjacent to Sumner Avenue. See Preliminary Plat sheets within Appendix D for location of buffers along the PDD property line.

The monument sign for the PDD development shall be allowed within the front Type A Buffer along Sumner Avenue. See Section K for more information regarding the location of the Monument Sign.

## **H. TREE SURVEY REQUIREMENTS (Variation from Section 6-16(b) Tree Protection)**

Survey requirements shall default to the tree survey requirements by the City of North Charleston Zoning Regulations except for pines and exotic species, see Section I - Tree Removal and Mitigation.

## **I. TREE REMOVAL & MITIGATION (Variation from Section 6-16(d)(f) Tree Protection)**

Tree mitigation shall be calculated during Site Plan Review and shall be provided either by replanting within common open spaces, as a donation to the North Charleston Tree Bank, or a combination of replanting within common open spaces and a Tree Bank donation.

All pines and exotic invasive tree species 8" and greater caliper Diameter Breast Height (DBH) shall not require mitigation.

A certified arborist's tree assessment report for all Grand Trees, 24" and greater DBH, shall be provided during Site Plan Review to assist with tree mitigation calculations.

Mitigation calculations for Grand Trees shall be as follows:

- Grand Trees graded "Good" shall require an inch of mitigation for an inch removed on site (1:1).
- Grand Trees graded "Fair" shall require half of an inch mitigation for each inch removed on site (1/2:1).
- Grand Trees graded "Poor" shall require no mitigation as it may pose a threat to the public safety due to its severe condition.

All other trees, 8" to 23.9", shall be subject to the Tree Removal standards within the City of North Charleston Zoning Regulations.

## **J. OPEN SPACE**

All common open spaces, as delineated on the Preliminary Plat and Master Site Plan, shall be maintained by the Developer/Property Owner's Association (POA). Common open space requirements are to follow North Charleston's Zoning Code Section 6-15. A minimum of 15% of the total development acreage is dedicated as common open space. Common open space may also include a pond amenity with seating opportunities and landscaped pond banks.

The following table outlines the proposed common open space provided on the revised Preliminary Plat:

Common Open Space (Landscaped Areas)	15 %
Common Open Space (Pond Amenity)	5.95 %
Common Open Space Provided	20.95 %
Common Open Space Required	15 %

**K. MONUMENT SIGN (Variation from Section 8-5 (b) General sign provisions)**

The PDD development will have a monument sign proposed at the intersection of the PDD development roadway and Sumner Avenue. This monument sign will be allowed within the Type A Buffer, see Master Site Plan within Appendix D for location. All other sign requirements shall comply with North Charleston's Zoning Code.

**III. EXCEPTION OR VARIATIONS**

All requirements of the North Charleston Zoning Ordinances apply to this PDD, except as specifically addressed in these Planned Development Guidelines and include the following variations:..

Section 6-1 (a)(1), (a)(2), (c), and (d): There shall be no minimum lot size or lot coverage. Lot sizes, shapes, locations and lot coverages shall be as depicted in the attached drawings. There shall be no minimum side, front or rear setbacks for both single-family and townhouse lots. Houses shall be permitted to be placed on the lots as depicted in the attached drawings. ~~Parking space sizes will be permitted in the sizes and shapes depicted in the attached drawings even where they vary from the standard parking space size.~~

Section 4-10 (d): This PDD requires a variation from the parking requirements of Article IV, Section 4-10 Off Street Parking of the City of North Charleston Code of Ordinances. This PDD requires a variation from the off-street parking space dimensions of Article IV, SECTION 4.10 (d) from nine feet (9') x nineteen feet (19') to nine feet (9') x eighteen feet (18').

Subdivision Ordinance, Section 17-80: This PDD requires a variation from the road width requirements of Chapter 17 Article IV- Streets, Sidewalks and Public Places, Section 17-80 of the City of North Charleston Code of Ordinances. The current ordinance requires a 20-foot width for roads with ditch sections or a 24-foot width for roads with curb and gutter sections. The subdivision plan calls for roads to be constructed of inverted crown section with drainage being directed to drainage inlets in the center of the road. Inverted crown road sections are allowed per Chapter 18 Article III, Section 18-37n. The Preliminary Plat Amendment allows for twenty-two-foot (22') roadway width throughout the development. Optional details regarding specific 22' roadway cross-sections may be reviewed with North Charleston staff during Site Plan Review.

Subdivision Ordinance, Section 18-52: This PDD requires a variation from the sidewalk width requirements of Chapter 17 Article IV, Section 17-107 Streets, Sidewalks & Public Places of the City of North Charleston Code of Ordinances. The current ordinance requires five (5) foot sidewalks on one side of the road. The PDD requires a variation to allow three (3) foot sidewalks

~~throughout the subdivision.~~ The PDD Amendment allows for five (5) foot sidewalks on single family lots and proposed five (5) foot sidewalks in the POA/common open spaces. The sidewalk is proposed on one side of the roadway throughout the development. (Variation from Section 18-52).

Section 6-16 (b): Pines and exotic species are proposed as no mitigation; therefore, those trees are not needed in the tree survey as required in the North Charleston Zoning Code. (See next Variation for more information)

Section 6-16 (d) and (f): This PDD requires a variation from the tree removal and mitigation requirements, as well as all pines and exotic invasive tree species 8" and greater caliper Diameter Breast Height (DBH) shall not require mitigation, as found in Article VI, Section 6-16 Tree Protection of the City of North Charleston Code of Ordinances. A certified arborist's tree assessment report will determine the Grand Tree removals based on their condition and health.

Section 8-5 (b): The monument sign will be allowed within the front PDD property line buffer and not adhere to the setback standards found in Section 8-5 (b).

#### **IV. SUMMARY OF APPENDICES**

The following were included in the approved PDD zoning Master Plan and PDD document, found in Appendix A:

##### **1. SITE BOUNDARIES**

This is a survey of the site showing the specific boundaries and the location of the existing streets.

##### **2. PDD USE AREAS**

This is shown in the Master Plan identifying land use areas within the site boundaries. The following is a description of these land use areas.

The lots depicted are to be used for single family dwellings. On many of the lots the parking area for the adjoining lot will encroach upon the neighboring lot. Where this occurs, an access easement will be granted so as to permit the use as a parking area by the adjoining property.

##### **3. ILLUSTRATIVE MASTER PLAN**

This is a plan drawing illustrating the design for the whole neighborhood. This plan illustrates the overall site design, location of buildings, streets, open spaces, parking and circulation.

##### **4. PUBLIC SPACE PLAN**

This is included and identified in the Master Plan and identifies the proposed dispersion of public streets, parks, squares, and plazas.

##### **5. ILLUSTRATIVE BUILDING DESIGNS**

This gives illustrations of some of the types of buildings that are anticipated for the District.

## **6. LANDSCAPE STANDARDS**

These are standards for common open space, parking, plazas, and buffers. There shall be no landscape buffers required for the parking areas in the District. Additionally, fence heights in the District shall be permitted to a height of no more than ten (10) feet.

The following Appendices are included in this PDD Amendment:

- **Appendix B – Zoning Map**
  - Updated zoning map depicting the approved PDD zoning
- **Appendix C – Updated Legal Description**
  - Updated legal description from surveyor
- **Appendix D – Revised Preliminary Plat**
  - Title Sheet & Revision Notes, Drawing Legend, Existing Conditions, Preliminary Plat, Master Site Plan, Drainage Plan, Utility Plan, Vehicle Tracking Plan, and Open Space Plan.
- **Appendix E – Building Elevations**
  - Example of the architecture proposed for Sumner Village development
- **Appendix F – Traffic Summary**
  - Traffic summary for Sumner Village development
- **Appendix G – Letters of Availability**
  - Acceptance from utility providers for servicing Sumner Village development
- **Appendix H – Wetland Exhibits**
  - Documentation of existing non-jurisdictional wetlands
- **Appendix I – SCDOT Exhibits**
  - Documentation of existing rights-of-way adjacent to Sumner Village development

**Appendix A**  
**Approved PDD Document**

**AN ORDINANCE  
AMENDING THE ZONING MAP TO REZONE THE PROPERTY LOCATED AT  
1414 SUMNER AVENUE (TMS #473-14-00-189) FROM R-1, SINGLE FAMILY  
RESIDENTIAL TO A PDD, PLANNED DEVELOPMENT TO BE KNOWN AS SUMNER  
AND APPROVING THE PRELIMINARY PLAT OF TMS #473-14-00-189 FOR SUMNER  
VILLAGE**

WHEREAS, the Planning Commission of the City of North Charleston has considered requests for the change of the Zoning Classification of certain property located within the City and made recommendations to City Council. Due notice has been published according to City ordinance and South Carolina law and a public hearing held thereon.

NOW, therefore, be it ordained by the Mayor and City Council, of the City of North Charleston, in Council duly assembled, that the Zoning Ordinance of the City of North Charleston is hereby amended by amending Section 4-1 and the Official Zoning Map of the City of North Charleston as follows:

**The property located at 1414 Sumner Avenue (TMS #473-14-00-189) is rezoned from R-1, Single Family Residential District to PDD, Planned Development District to be known as Sumner Village and the Preliminary Plat of TMS #473-14-00-189 for Sumner Village is approved.**

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON ITS RATIFICATION BY CITY COUNCIL.

ATTEST:

Ordained in City Council the 22<sup>nd</sup> day of May, in the Year of Our Lord, 2008, and in the 232<sup>nd</sup> year of the Independence of the United States of America.





*Linda D King*  
for ELLEN CLARK,  
MUNICIPAL CLERK

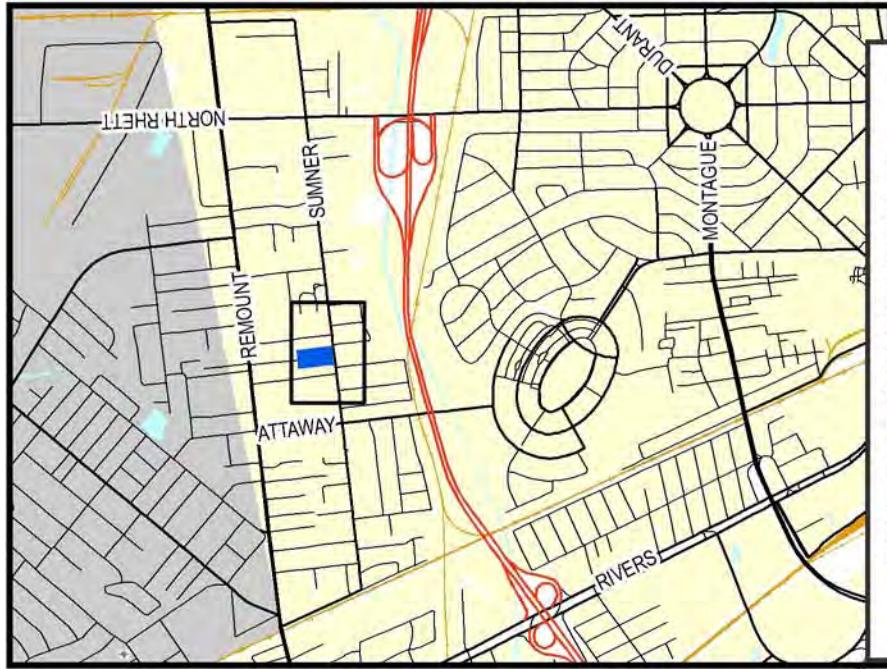
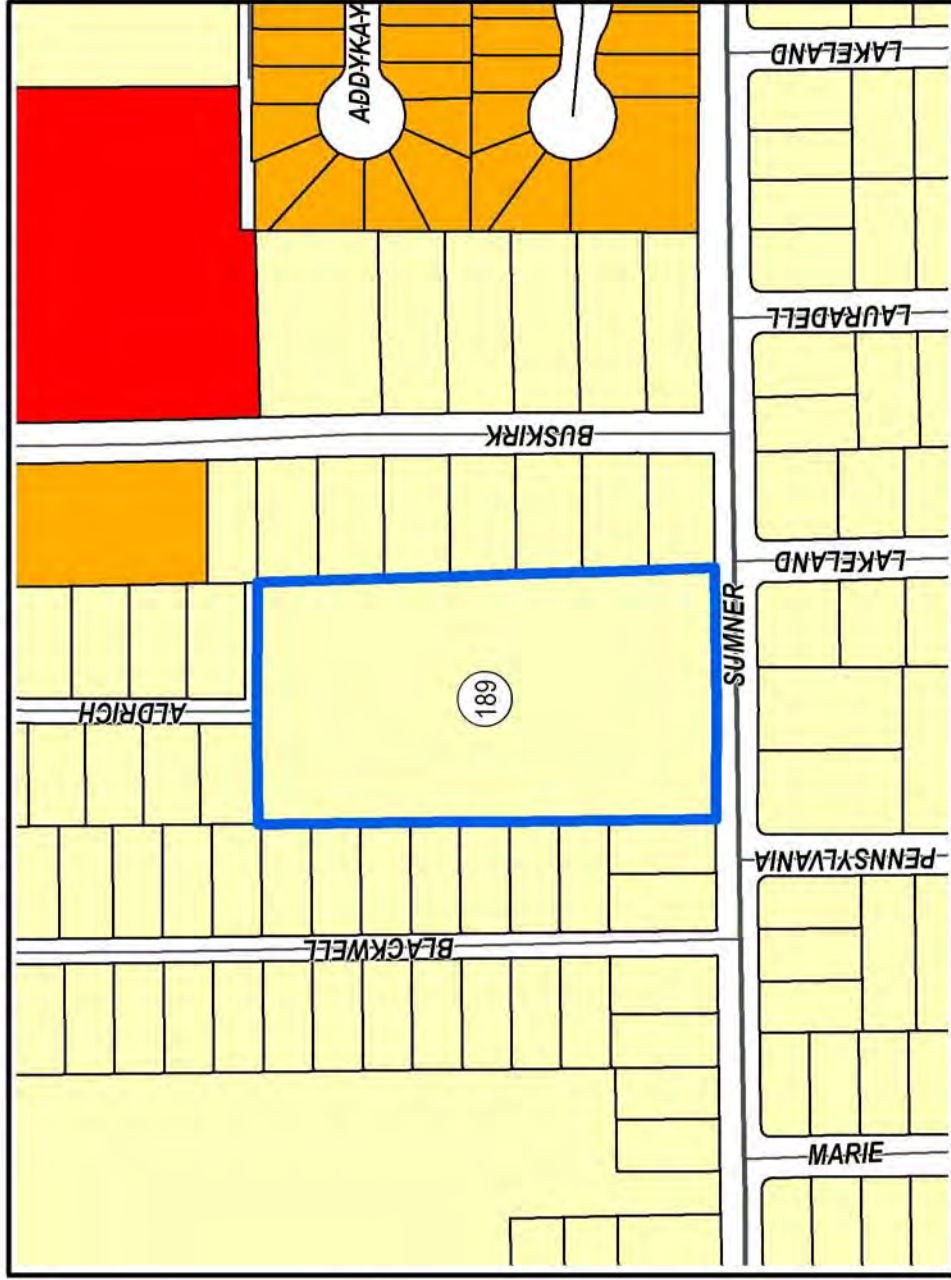
*R. Keith Summey*  
R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

*R. W. Longmiller*  
LEGAL COUNSEL

# PROPOSED REZONING

-  PARCEL TO BE REZONED TO PDD
-  R-1, SINGLE FAMILY RESIDENTIAL
-  R-2, MULTI-FAMILY RESIDENTIAL
-  B-2, GENERAL BUSINESS



**SITE LOCATION MAP**

**Proposed Rezoning of the property located at  
 1414 Sumner Avenue  
 (TMS #473-14-00-189) from  
 R-1, Single Family Residential to a  
 PDD, Planned Development  
 To be known as Sumner Village**



**NORTH CHARLESTON CITY COUNCIL  
AGENDA ITEM**

Meeting of May 22, 2008

Date: May 19, 2008

Item Title: Ordinance – Final Reading  
Proposed rezoning of the property located at 1414 Sumner Avenue (TMS #473-14-00-189) from R-1, Single Family Residential to a PDD, Planned Development to be known as Sumner Village along with a proposal to concurrently approve a Preliminary Plat of TMS #473-14-00-189 for Sumner Village/Council District 8

Submitted by: Planning Commission                      Contact Person: Bill Gore, 740-2578

**SUMMARY EXPLANATION**

The applicant is proposing the establishment of a final Planned Development District at 1414 Sumner Avenue in the Charleston Farms residential community. The total site is 3.79 acres in size.

The proposed final Planned Development District is located on a 4 acre site and meets all general conditions and specific requirements under the City of North Charleston's Zoning Ordinance. Under General Conditions, the applicant proposes more than one principal land use for the development along with variances. The proposed name of the development is Sumner Village. The development will have a maximum of 53 single family detached dwelling units. Approximately 90-100% of these will be owner occupied. The development will also include some public spaces to be dedicated to the City of North Charleston.

In going over the PDD document the applicant is asking that there be no minimum setbacks, maximum lot coverage, and no buffering or landscaping. They are requesting minimum required street widths of 20', some lots without street frontage (subdivision regulation variation), and some double frontage lots (subdivision regulation variation). They are also seeking to have no required parking sizes except as shown on site plan. There were several Planning comments which were resolved in the re-submittal.

The unresolved Public Works Comments are as follows:

1. There are a number of midblock crosswalk crossings. It is our recommendation that midblock crosswalks be avoided.
2. There are some diagonal crosswalk crossings. It is our recommendation that crosswalks cross perpendicular to the street.
3. The plans indicate inverted crown roads. We discourage the use of inverted crown roads and typically do not accept them as public roads.
4. The sidewalks are shown as 3' wide. 4' is the minimum we would recommend and is the minimum allowed by the ordinance.
5. Right-of-way width appears to be only 26'. This does not meet the minimum per the ordinance.
6. Service vehicles, garbage trucks, trash trucks may have difficulty maneuvering and serving all the lots.
7. There appears to be a couple of parking spaces directly off of Sumner Ave. These would require SCDOT approval.

Should the desire be to approve this PDD, we would recommend these be maintained as private roads.

The Fire Department offered a letter of concern from Fire Chief Judge in which he noted concerns about emergency access to lot 13, 15, 17 and 21. Ms. Charlynn Smith of our Fire Department indicates that the access-related problems have not yet been resolved to their satisfaction.

**STAFF RECOMMENDATION:**

Staff recommended approval contingent upon the above referenced comments being addressed.

**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

On April 14, 2008, the Planning Commission voted to recommend approval of the rezoning. (6-0-0)

**COUNCIL COMMITTEE RECOMMENDATION:**

On May 14, 2008, the Public Safety Committee voted to recommend approval of the rezoning. (6-0-0)

**COUNCIL ACTION:**

On May 8, 2008 the City Council held a public hearing and first reading and referred the item to the Public Safety Committee and requested this updated list of any remaining concerns.

\_\_\_\_\_ Resolution \_\_\_\_\_ Ordinance \_\_\_\_\_ Contract \_\_\_\_\_ Minutes \_\_\_\_\_ Exhibits \_\_\_\_\_ Plan/Map \_\_\_\_\_ Transfer of Funds \_\_\_\_\_ Other

**City of North Charleston  
Rezoning Application**

Department of Planning and Management  
4900 Lacross Road  
P.O. Box 190016  
North Charleston, SC 29419-9016  
Phone (843) 740-2571 Fax (843) 740-2575

Property Information

Present Zoning District R1 Proposed Zoning District PD  
Property Address 1414 Sumner Avenue  
North Charleston SC 29405  
Current Land Use: Single Family Residential

Tax Map #: <u>473-14-00-188</u>	Acres: <u>0.431</u>	Owner: <u>Bob Holt</u>
Tax Map #: <u>473-14-00-189</u>	Acres: <u>3.359</u>	Owner: <u>Bob Holt</u>
Tax Map #: _____	Acres: _____	Owner: _____
Tax Map #: _____	Acres: _____	Owner: _____
Tax Map #: _____	Acres: _____	Owner: _____

Reason for requested rezoning: To increase density and provide open space.

Applicant/Owner/Representative

Applicant Bob Holt Charleston Housing Company, LLC  
Address 6 Tully Alley Phone # (Home) \_\_\_\_\_  
Charleston, SC 29403 Phone # (Work) (843) 324-1161

Owner(s) (If different from applicant) \_\_\_\_\_  
Address \_\_\_\_\_ Phone # (Home) \_\_\_\_\_  
\_\_\_\_\_ Phone # (Work) \_\_\_\_\_

Representative (If different from applicant) Kevin J. Coffey Sr. P.E. Lowcountry Land Development Consultants, LLC  
Address 3030 Ashley Town Center Dr. Suite 101-A Phone # (Home) \_\_\_\_\_  
Charleston, SC 29414 Phone # (Work) (843) 266-3996

I (we) certify that Kevin J. Coffey is my (our) authorized representative for my (our) zoning change request.

Bob Holt 3/13/08  
Signature of Owner(s) Date

[Signature] 3/13/08  
Signature of Applicant and/or Date  
Representative if different from the owner

\*\*\$75.00 Non-refundable Application Fee

\*\*Rezoning Signs are posted by City Staff

The owner or representative should attend the Planning Commission Meeting and Public Hearing since additional information may be requested by the Planning Commission or City Council.

**For Office Use Only**

Docket # 2080405

Date application recieved: 3/14/08

\$75.00 Non-refundable Application Fee Paid On: 3/14/08

Staff Recommendation:

Planning Commission:

City Council (1st Reading & Public Hearing):

Public Safety:

City Council (Final Reading):

**SUMNER VILLAGE**

---

**PLANNED DEVELOPMENT DISTRICT**

**MARCH 13, 2008**

**CHARLESTON DEVELOPMENT COMPANY, LLC**

## SUMNER VILLAGE PLANNED DEVELOPMENT DISTRICT

This is the zoning master plan for a new neighborhood at 1414 Sumner Avenue (TAX ID NUMBERS: 473-14-00-189, 473-14-00-188). This document and the attached information are submitted in conformance with section 5-7 PPD, Planned development districts of the City of North Charleston Zoning Ordinance.

The proposed name for this new neighborhood is Sumner Village. Included in this document are a survey and legal description for the site.

The property is approximately 4 acres and previously occupied by a single family residence. The property is currently zoned SFR. We propose to redevelop this site for a diversity of housing types and sizes as well as a neighborhood park with opportunities neighbors to congregate, walk, and interact with each other.

Sumner Village is designed and will be built to connect with the fabric of the surrounding neighborhoods. The applicant would like all common spaces in this neighborhood to be public. The street and public space design for Sumner Village is intended to create a harmonious urban district in North Charleston. This plan is designed to create a fine public realm with a new grid of streets, parks, and other public spaces. This will be a neighborhood designed for walking to add vibrancy to the whole district.

This plan includes single family detached homes, of various sizes. The goal is to have a substantially diverse neighborhood with homes of differing sizes and designs.

### STANDARDS FOR DEVELOPMENT

This neighborhood will have a maximum of 53 principal dwelling units. It is anticipated that 90 to 100 percent of these units will be owner occupied.

Ideally, all public spaces identified on the Master Plan will be dedicated to the City of North Charleston. These spaces must be constructed to a standard approved by the City of North Charleston for dedication.

#### Building/Lot Types

This is an inventory of permitted building and lot types in Sumner Village. The single family residences shall be limited to three stories or less, with at least two off street parking spaces per residence. There shall be no minimum lot size, and no minimum setbacks required. There

shall be no commercial uses permitted in Sumner Village. Fire separation distances (as found in Section R302 of the International Residential Code) shall be constructed in accordance with the 2003 International Residential Code, regardless of the adoption of later building codes.

Single family detached homes	53
------------------------------	----

#### Street Types

There is one functional street type proposed for Sumner Village. This type is Type A – these streets have a minimum of twenty (20) feet of unobstructed travel width.

#### Height District

The maximum height proposed for the entire District is fifty (50) feet.

#### Exception or Variations

All requirements of the North Charleston Zoning Ordinances apply to this PDD, except as specifically addressed in this Master Plan. This PDD includes variances from the fire separation distances between buildings as they may vary from the 2003 International Residential Code, minimum lot sizes, minimum side, front and rear setback requirements, any and all buffering, vegetative or otherwise, permitted fence heights, buffering around parking areas, and any other portions of the North Charleston Zoning Ordinance as they may conflict with the site plan included in this PDD. Specifically, lots will be permitted that either do not front onto a street, or are flag shaped. Double frontage lots (lots fronting more than one road) will be permitted. There shall be no minimum lot size or lot coverage. Lot sizes, shapes, locations and lot coverages shall be as depicted in the attached drawings. There shall be no minimum side, front or rear setbacks. Houses shall be permitted to be placed on the lots as depicted in the attached drawings. Parking space sizes will be permitted in the sizes and shapes depicted in the attached drawings even where they vary from the standard parking space size.

This PDD requires a variation from the parking requirements of Article IV, Section 4-10 Off Street Parking of the City of North Charleston Code of Ordinances. The current ordinance requires two (2) parking spaces for each single family dwelling. The subdivision does allow for at least two parking spaces per single family dwelling (in many instances three parking spaces per unit) however many of the parking spaces will be placed in an access easement covering a portion of the adjacent lot as shown on the preliminary plat.

This PDD requires a variation from the road width requirements of Chapter 17 Article IV – Streets, Sidewalks and Public Places, Section 17-80 of the City of North Charleston Code of

Ordinances. The current ordinance requires a 20 foot width for roads with ditch sections or a 24 foot width for roads with curb and gutter sections. The subdivision plan calls for roads to be constructed of inverted crown section with drainage being directed to drainage inlets in the center of the road. Inverted crown road sections are allowed per Chapter 18 Article III, Section 18-37n. All road widths in the PDD are 20 feet wide.

This PDD requires a variation from the sidewalk width requirements of Chapter 17 Article IV, Section 17-107 Streets, Sidewalks & Public Places of the City of North Charleston Code of Ordinances. The current ordinance requires four (4) foot sidewalks on one side of the road. The PDD requires a variation to allow three (3) foot sidewalks throughout the subdivision.

The following are included in this PDD zoning Master Plan:

#### **SITE BOUNDARIES**

This is a survey of the site showing the specific boundaries and the location of the existing streets.

#### **PDD USE AREAS**

This is shown in the Master Plan identifying land use areas within the site boundaries. The following is a description of these land use areas.

The lots depicted are to be used for single family dwellings. On many of the lots the parking area for the adjoining lot will encroach upon the neighboring lot. Where this occurs, an access easement will be granted so as to permit the use as a parking area by the adjoining property.

#### **Illustrative Master Plan**

This is a plan drawing illustrating the design for the whole neighborhood. This plan illustrates the overall site design, location of buildings, streets, open spaces, parking and circulation.

#### **PUBLIC SPACE PLAN**

This is included and identified in the Master Plan and identifies the proposed dispersion of public streets, parks, squares, and plazas.



**Illustrative Building Designs**

This gives illustrations of some of the types of buildings that are anticipated for the District.

**LANDSCAPE STANDARDS**

These are standards for common open space, parking, plazas, and buffers. There shall be no landscape buffers required for the parking areas in the District. Additionally, fence heights in the District shall be permitted to a height of no more than ten (10) feet.

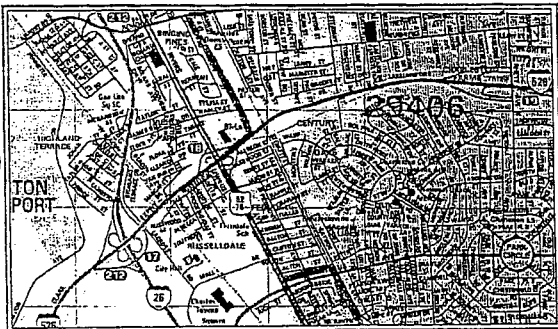
**Legal Description**

ALL that piece, parcel of lot of land, with the buildings and improvements thereon, if any, situate, lying and being in the City of North Charleston, County of Charleston, State of South Carolina, known and designated as **Lot Number 14, Block 5, Charleston Farms Subdivision**, shown on a plat made by Frank Crawford, surveyor, dated June 25, 1936, entitled "PLAT OF BLOCK NO. 5, IN A SUBDIVISION OF A TRACT OF LAND SITUATED IN CHARLESTON COUNTY, SC, LYING SOUTH OF COSGROVE AVE. AND WEST OF BLOCK NO. 1, FORMERLY OWNED BY THE CHARLESTON FARMS CORP. AND NOW OWNED BY NORTH CHARLESTON HOLDING COMPANY" recorded in **Plat Book E, Page 123**, in the RMC Office for Charleston County, S. C.

Said tract includes that portion described in prior deeds as all that piece, parcel or lot of land situate, lying and being on the north side of Sumner Avenue in the North Charleston Section of the County of Charleston, State aforesaid, being the Southeastern corner Section of Lot 14, Block 5, on a plat of Block 5 of Charleston Farms, surveyed and platted by Frank Crawford on June 25, 1936, and recorded in the said RMC Office in Plat Book E, Page 123, in the said RMC Office, and having Charleston County Tax Map #473-14-00-188.

THIS is the same property conveyed to Charleston Development Company, LLC by deed of conveyance from Michael A. Battiloro, Jr., and Ivania Battiloro, dated July 12, 2006, and being recorded simultaneously herewith in the said RMC Office.

TMS: 473-14-00-188 and 473-14-00-189



**SURVEYORS NOTES:**

1. THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
2. PROPERTY IS LOCATED IN FLOOD ZONE "C" AN AREA OF MINIMAL FLOODING FIRM MAP COMMUNITY-PANEL #450042 0010 C MAP REVISED: NOV. 5, 1986

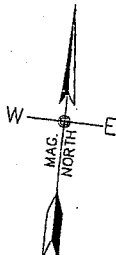
**REFERENCE PLATS BY:**

1. FRANK CRAWFORD - JUNE 25, 1936

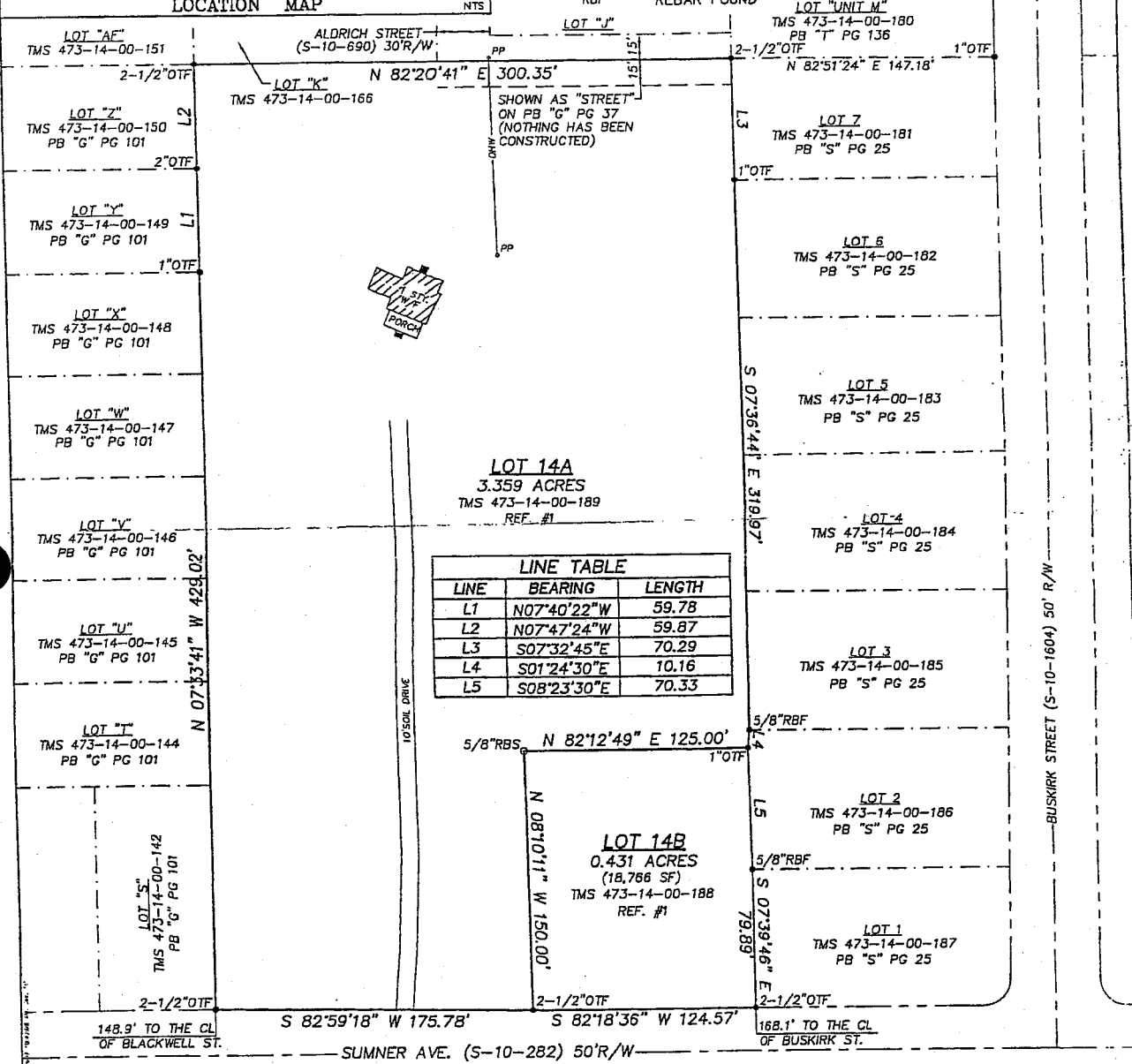
RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS PLAT BK. - PG "E" - 123

**LEGEND**

- — PROPERTY LINE W/ 5/8" REBAR SET
- — PROPERTY LINE W/ CORNER FD
- — RIGHT OF WAY
- - - ADJACENT PROPERTY LINE
- — CENTER LINE
- ▨ BUILDING LINE
- OTF OPEN TOP PIPE FOUND
- RBF REBAR FOUND



LOCATION MAP



LINE	BEARING	LENGTH
L1	N07°40'22"W	59.78
L2	N07°47'24"W	59.87
L3	S07°32'45"E	70.29
L4	S07°24'30"E	10.16
L5	S08°23'30"E	70.33

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON.

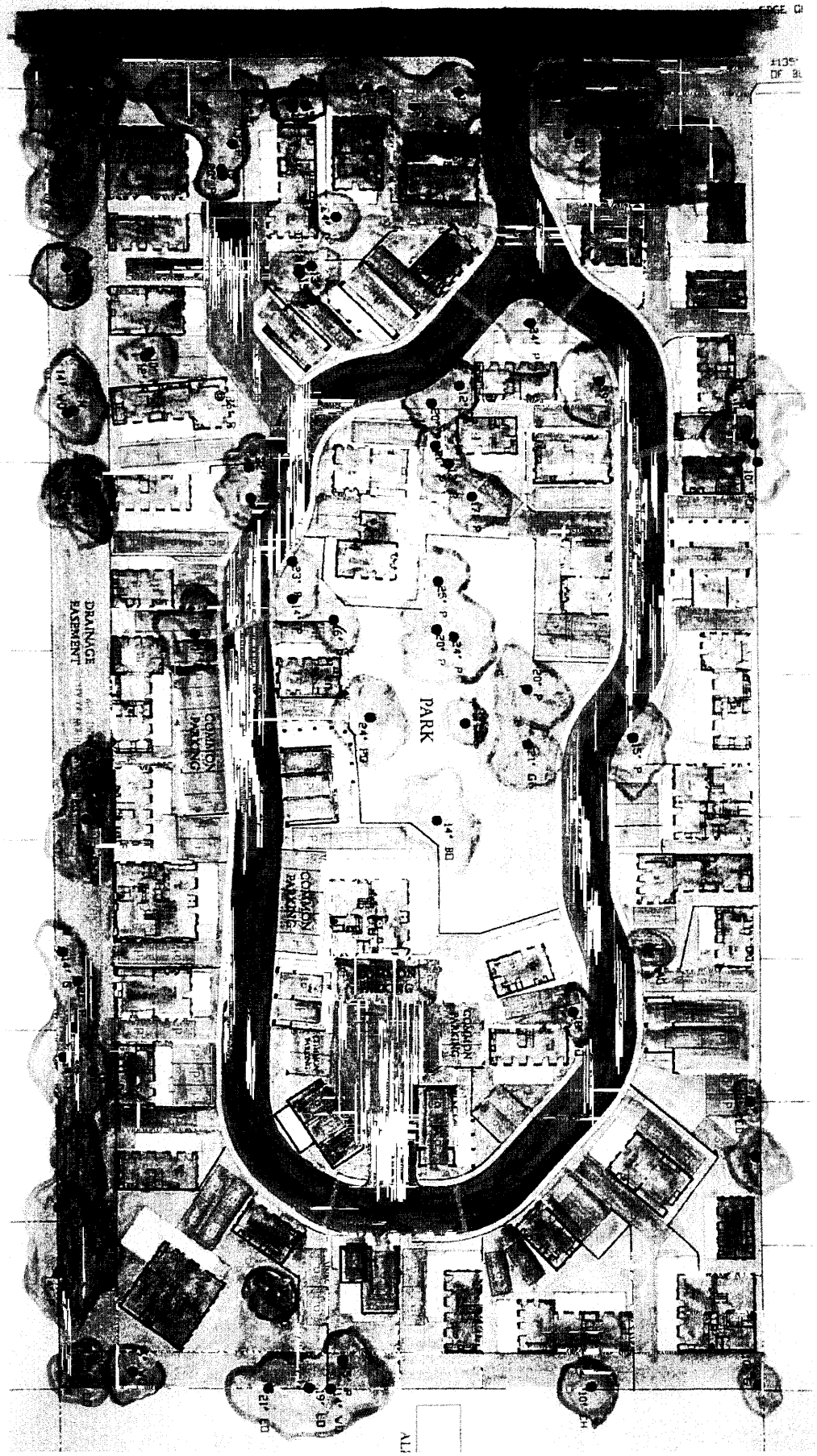


JOSEPH O. EELMAN - SCRLS No. 16492-B  
16 RIVER REACH WAY  
CHARLESTON, SC 29407  
(843) 571-5020

**CLOSING SURVEY**  
SHOWING  
**LOT 14A & 14B**  
TMS 473-14-00-189 & 188  
**CHARLESTON FARMS**  
ABOUT TO BE CONVEYED TO  
**JET ENTERPRISES**

LOCATED AT  
1414 SUMNER AVENUE  
CITY OF NORTH CHARLESTON  
CHARLESTON COUNTY, SC

SCALE 1" = 80' DEC. 15, 2003  
60 30 0 60 120



GEORGE HOLT | ANDREW GOULD  
WWW.GEORGEHOLTDDESIGN.COM

# 1414 SUMNER AVENUE

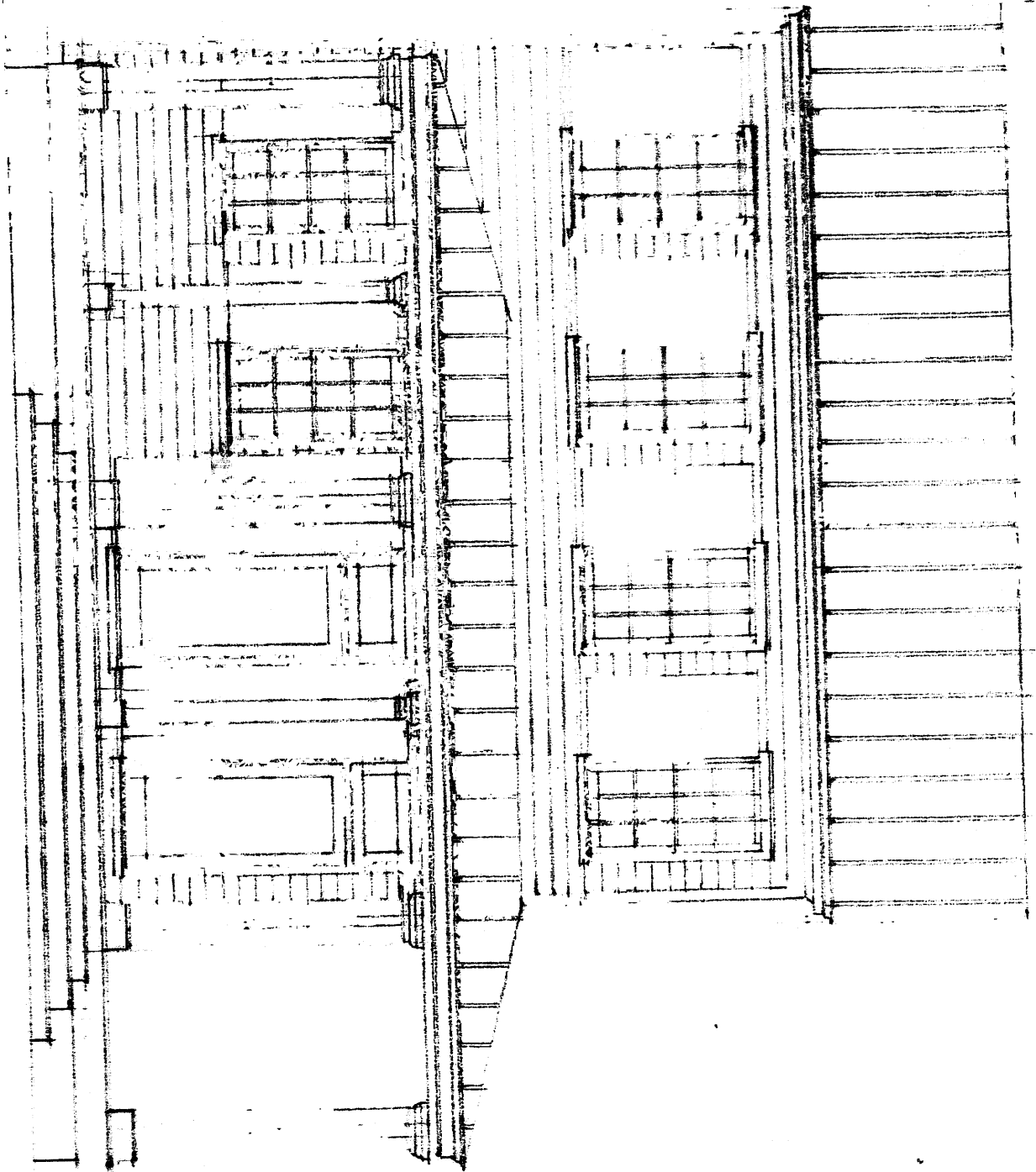
SCALE: 1"=40'

CHARLESTON DEVELOPMENT  
COMPANY, LLC

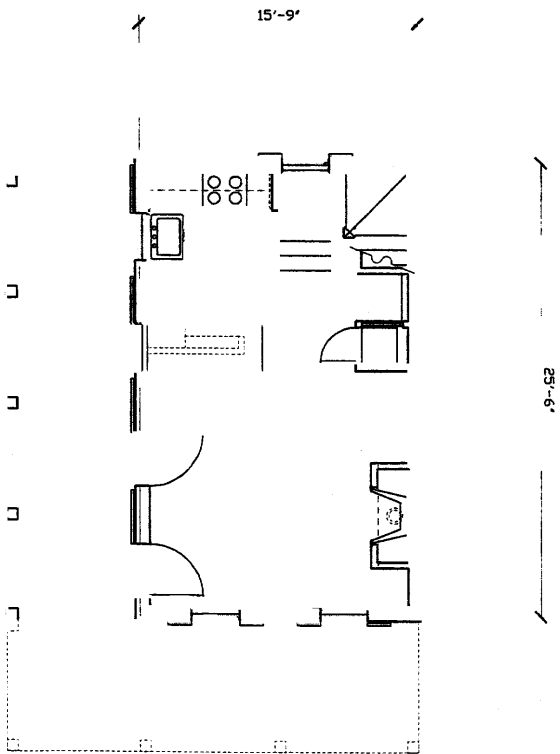
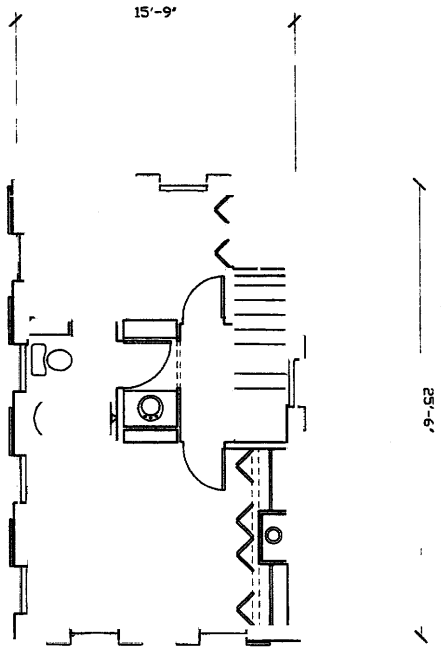


Acquid 3/17/72

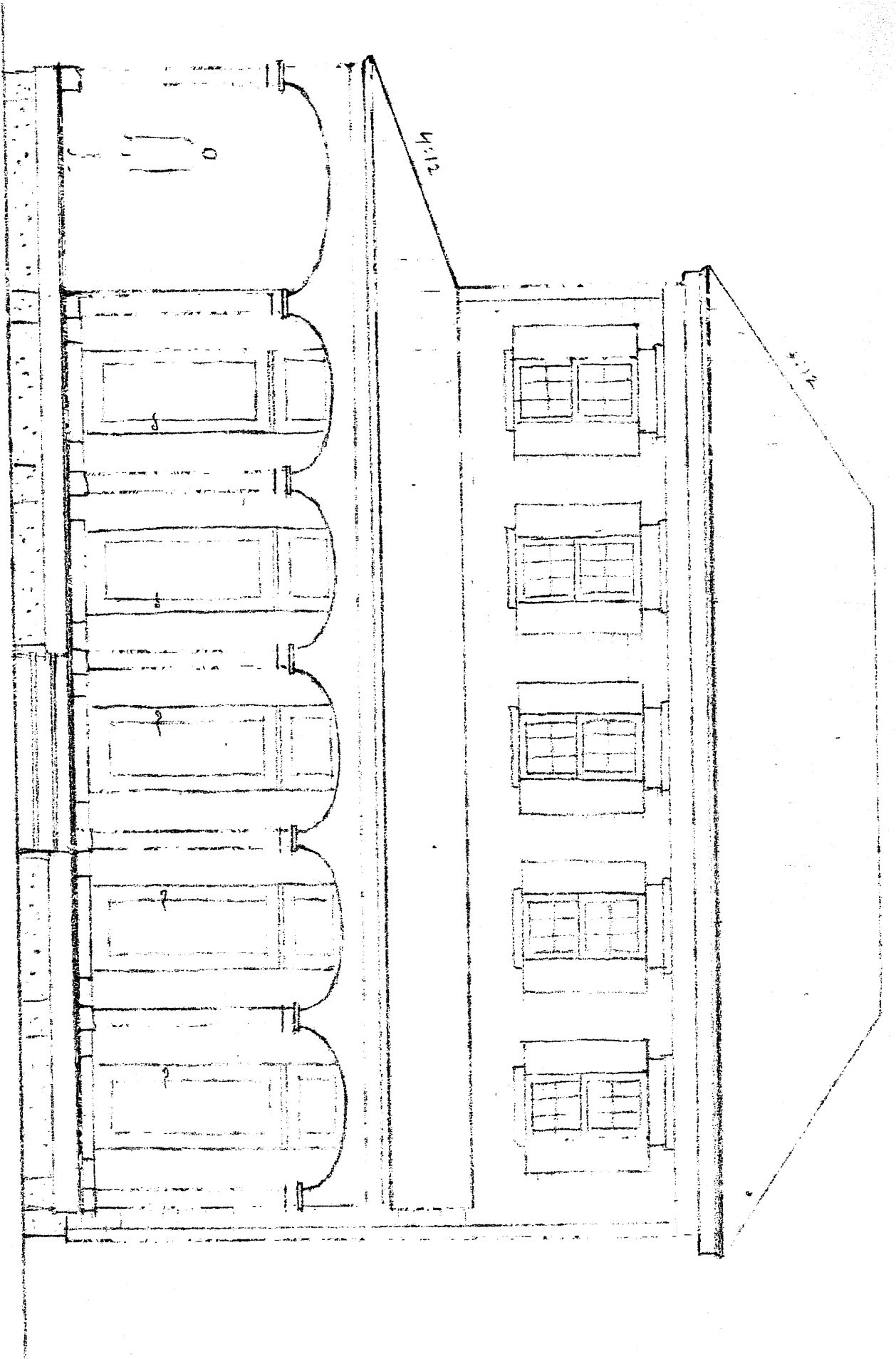
21A



SUMNER AVENUE  
HOUSE 21A



SCALE: 1/8" = 1'

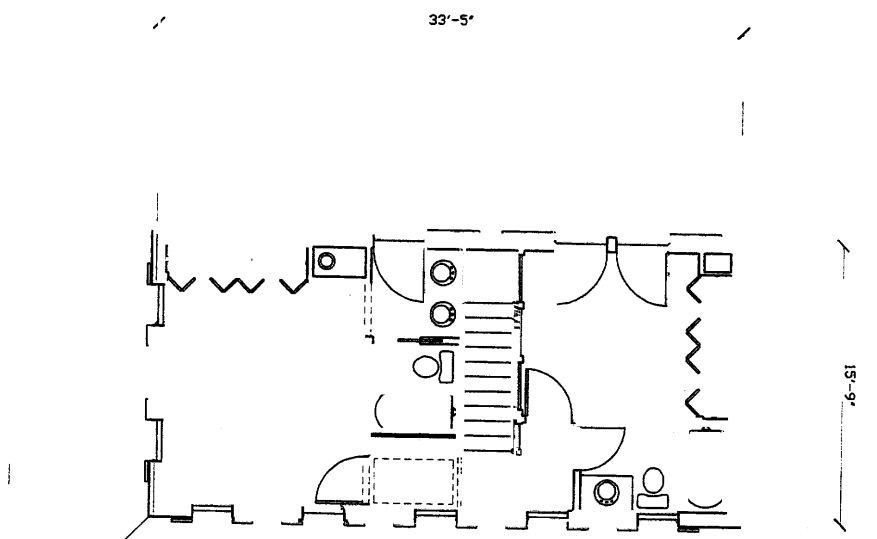
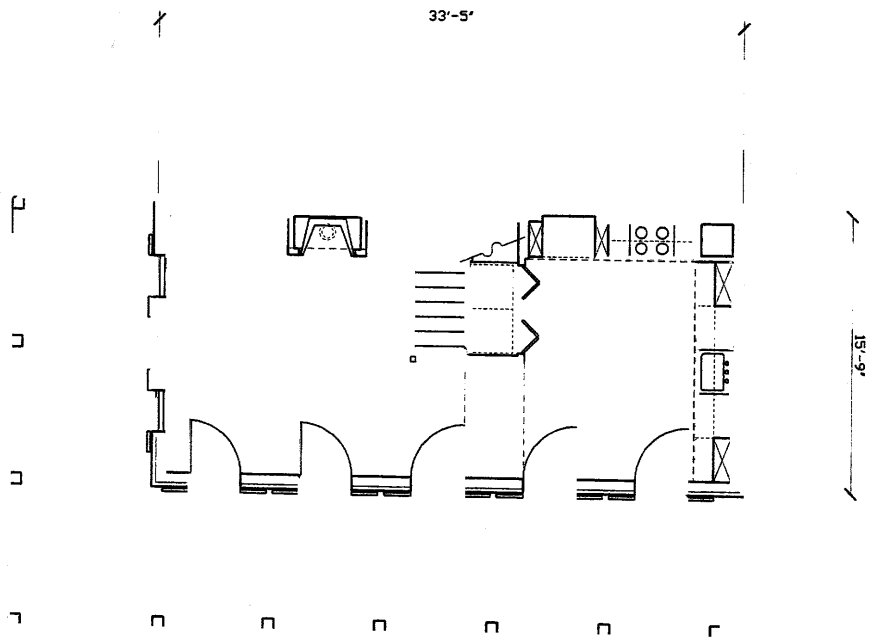


22A

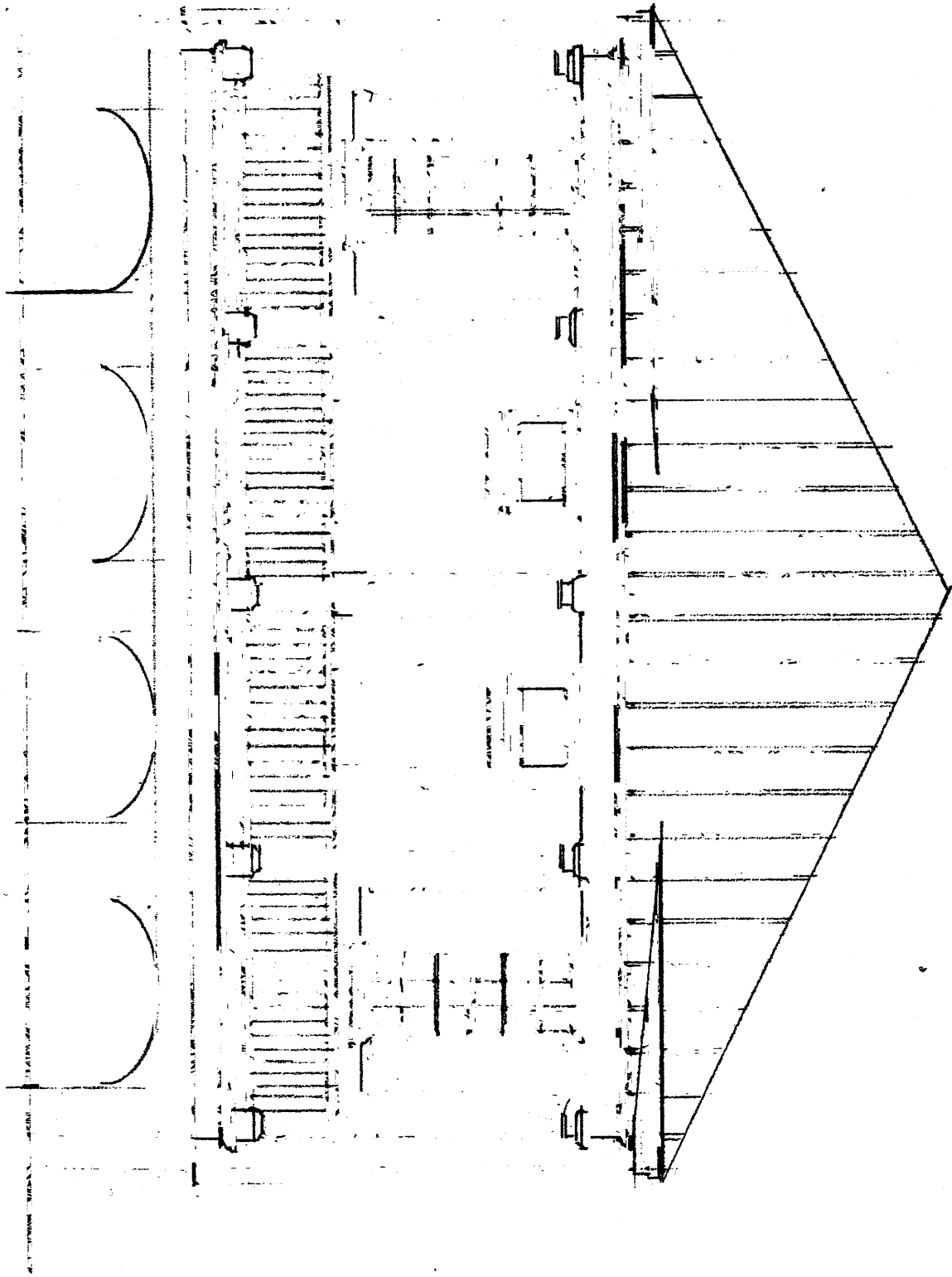
SUMNER AVE.  
HOUSE 22A  
A. GOULD 2/24/07



SUMNER AVENUE  
HOUSE 22A

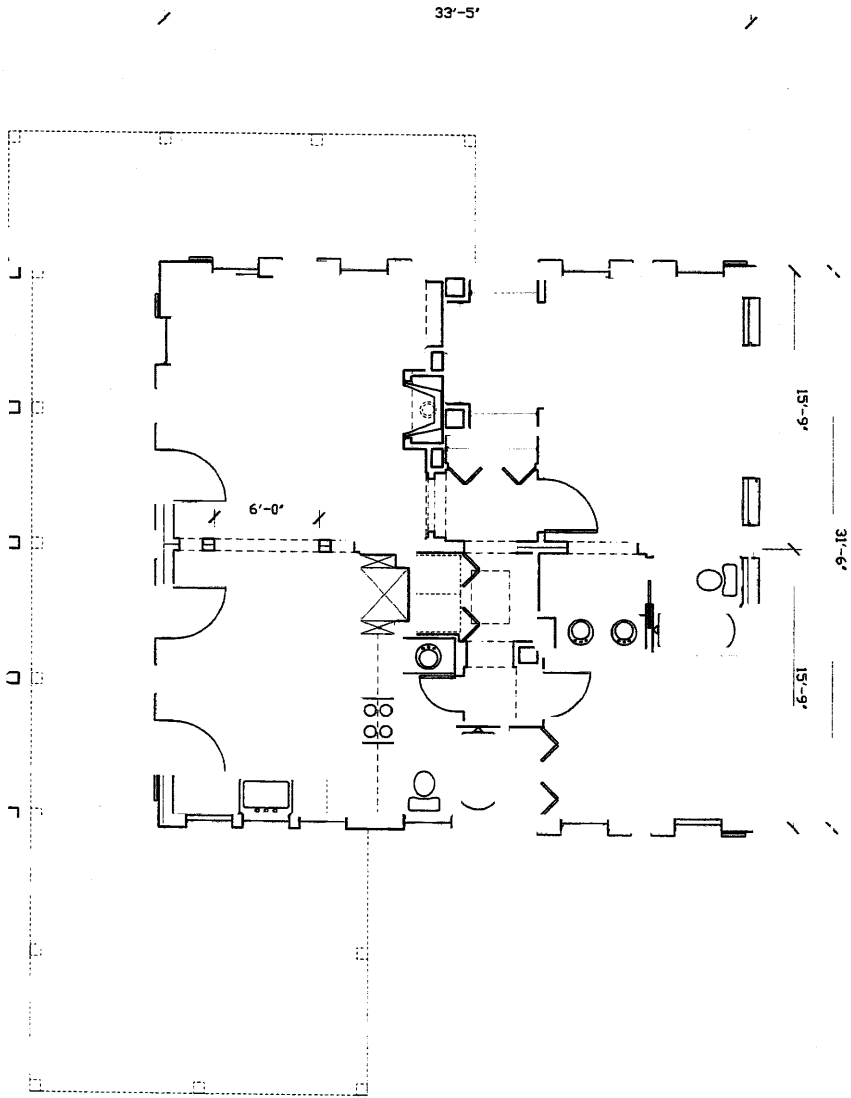


SCALE: 1/8" = 1'

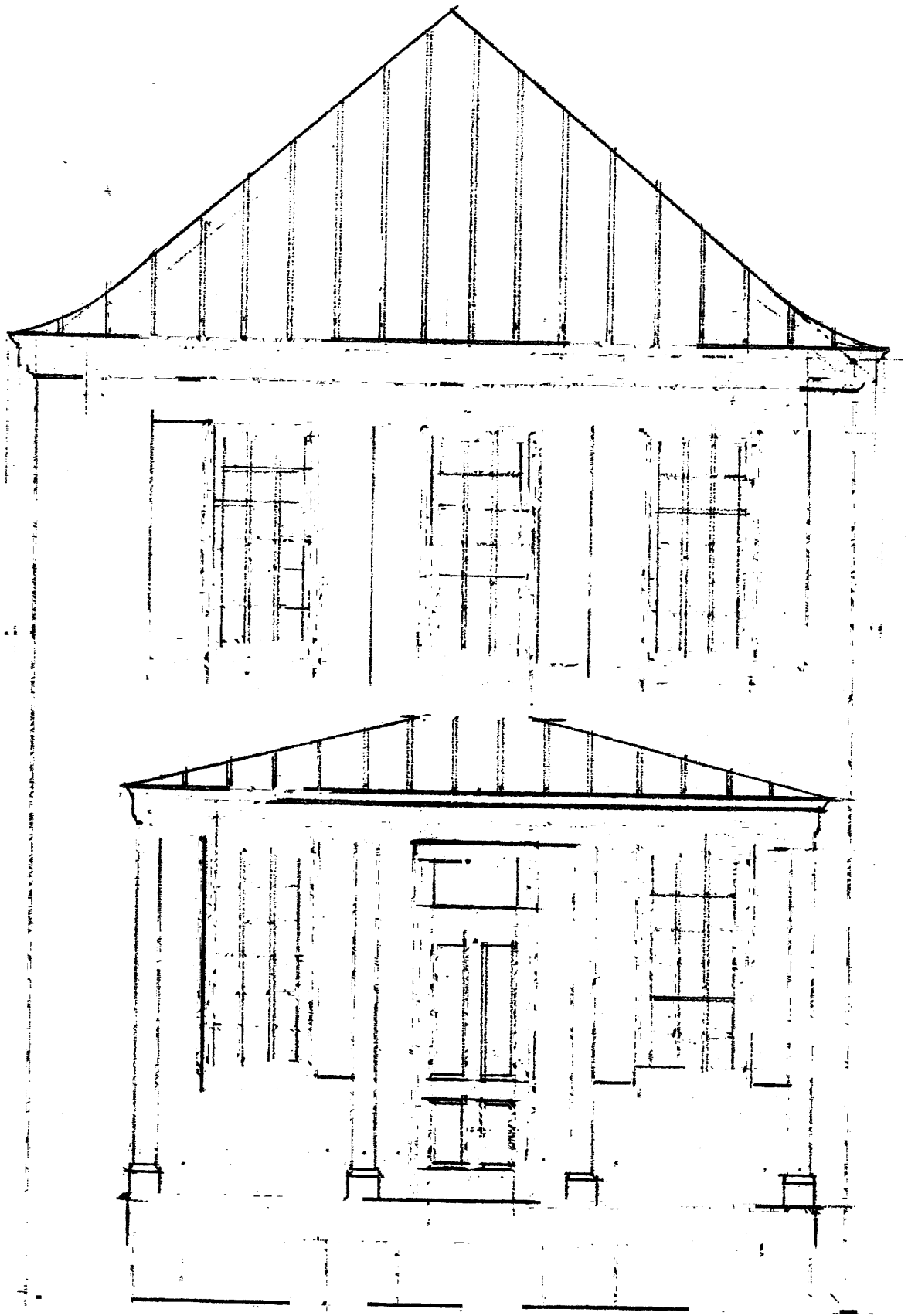


22B

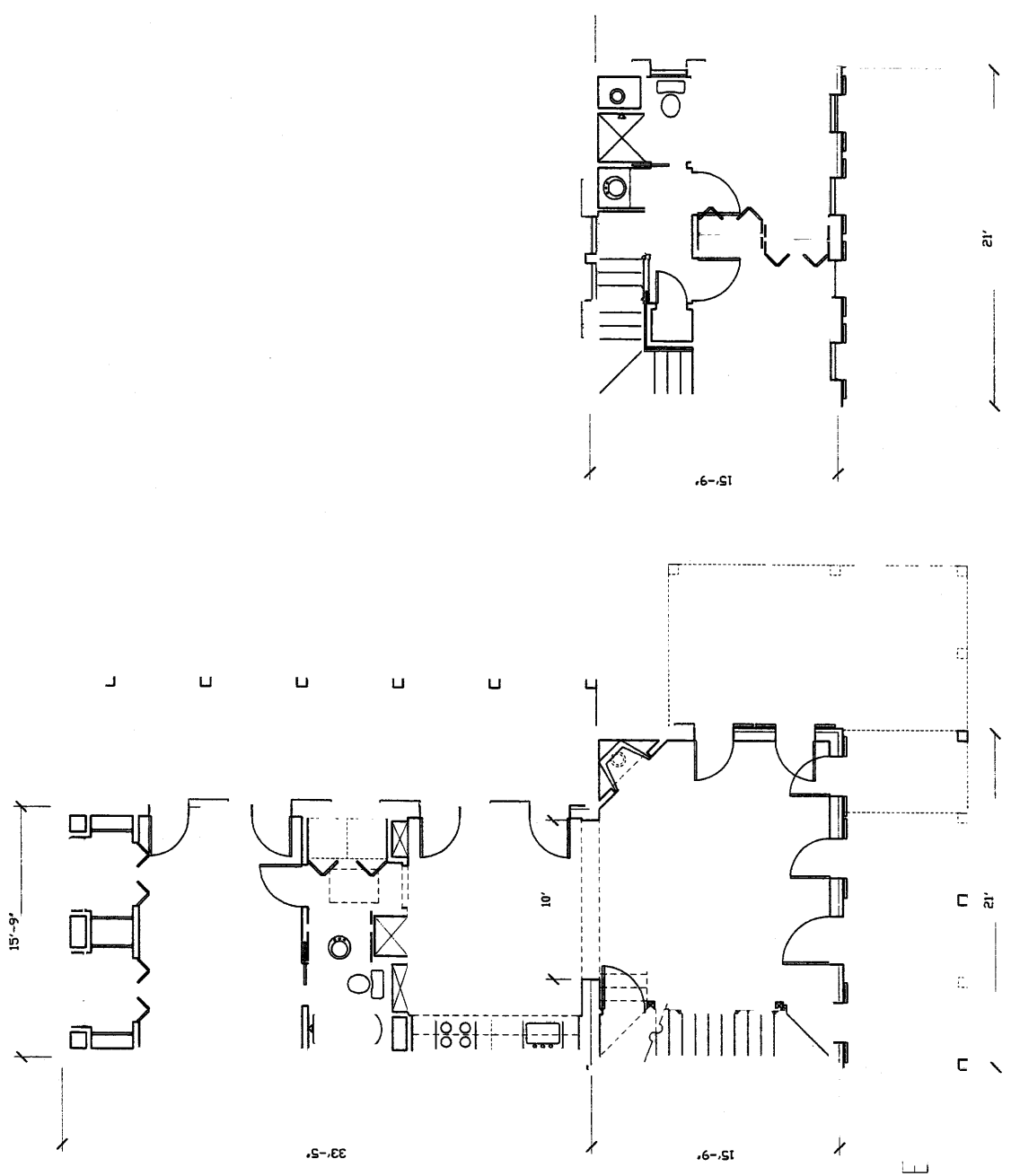
SUMNER AVENUE  
HOUSE 22B



SCALE: 1/8" = 1'



32.5A



SUMNER AVENUE  
HOUSE 32A

SCALE: 1/8" = 1'

**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

Meeting Date: April 14, 2008

Item Title: Proposed Approval of a Preliminary Subdivision Plat Showing  
TMS #473-14-00-189 – Sumner Village

Contact Person: William B. Gore, 740-2578

**STAFF RECOMMENDATION:**

Approval contingent upon noted comments being addressed.

**RATIONALE:**

Staff recommends approval of the Preliminary Subdivision Plat of TMS #473-14-00-189 to be known as Sumner Village contingent upon of noted comments being addressed.

**ATTACHED DATA FOR REVIEW:**

Department Comments  
Subdivision Plat

This material is submitted for: **ACTION**                      **INFORMATION**

---

**REPLY:**

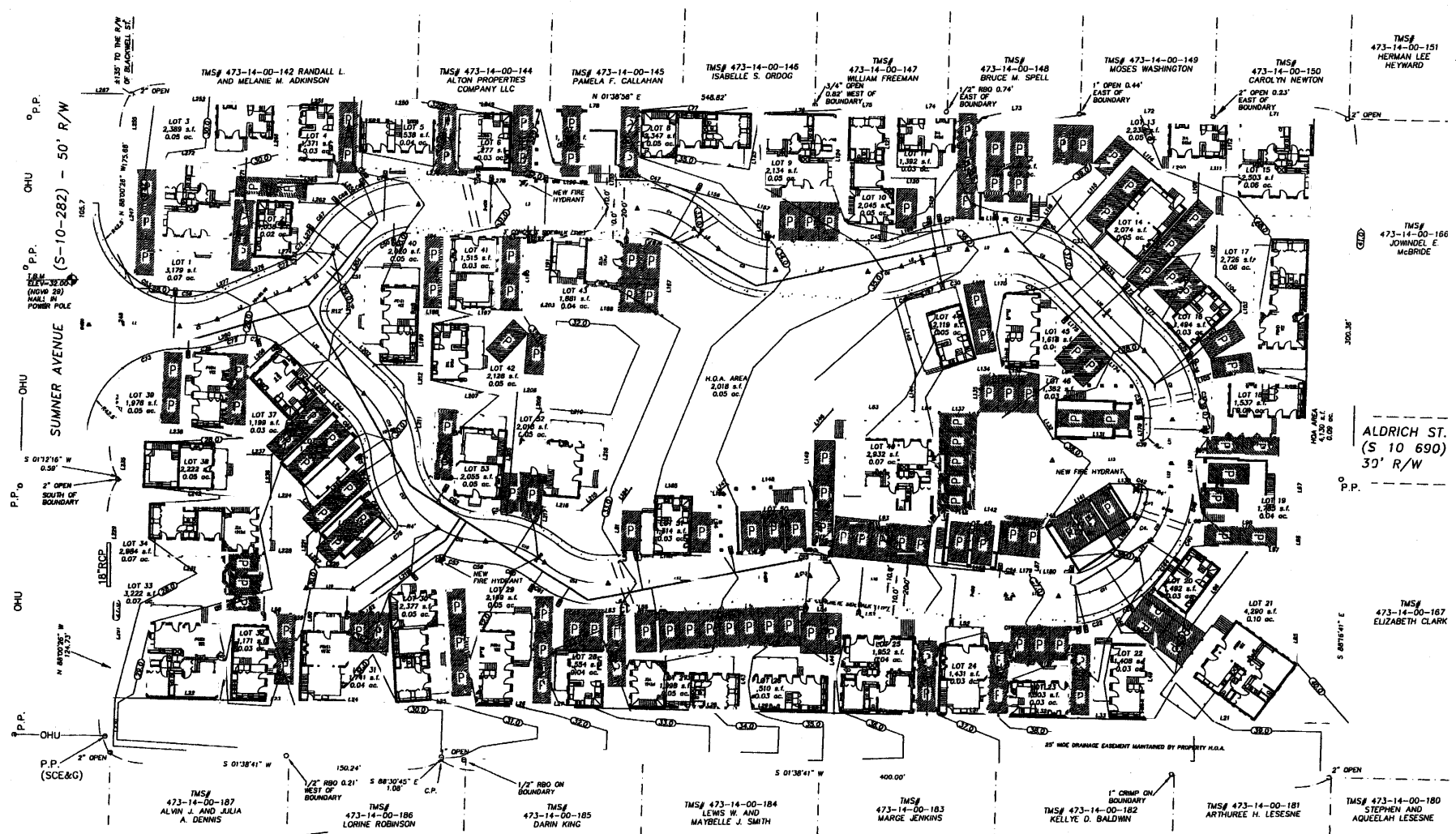
The following action was taken:

Recommended:

Delayed Action Until:

Other:

THE DRAWINGS AND DESIGN THEREON ARE THE PROPERTY OF ATLANTIC SURVEYING SERVICES AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER AND ANY INTRODUCTION WILL BE SUBJECT TO LEGAL ACTION.

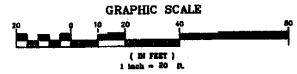


- FOOT NOTES:
1. PROJECT VARIES FROM ARTICLE II, SECTION 4-10 OF CITY ZONING ORDINANCE IN REQUESTING REDUCED PARKING REQUIREMENTS.
  2. PROJECT VARIES FROM ARTICLE II, CHAPTER 12, SECTION 17-107 OF CITY ZONING ORDINANCE IN REQUESTING 2' BOUNDARY.
  3. PROJECT VARIES FROM ARTICLE II, SECTION 4-10 OF CITY ZONING ORDINANCE IN REQUESTING 30' ROAD WITH THROUGH PROJECT.
  4. PROJECT VARIES FROM ARTICLE II, SECTION 4-10 OF CITY ZONING ORDINANCE IN REQUESTING 1/2" R/O THAT REQUIRES MINIMUM LOT SIZE FOR ONE 1/2" R/O AND 2000 LOT STRENGTH ON ALL LOTS WITHIN PROJECT.

ACREAGE AND LOT SUMMARY

TOTAL PROJECT AREA	3.79 ac.
TOTAL LOTS	53
LARGEST LOT	4,290 s.f. (0.10 ac.)
SMALLEST LOT	876 s.f. 0.02 ac.
OVERALL DENSITY	± 13.08 UNITS/AC.

- NOTES:
1. PROJECT IS TAB #473-14-00-188
  2. THE DATUM FOR THIS SURVEY IS NATIONAL GEODESIC VERTICAL DATUM OF 1985 (NGVD 85).
  3. ALL RINGS AND DRAINAGE SWILES ARE TO BE MAINTAINED BY THE PROPERTY H.O.A.
  4. THIS PROJECT IS A PLAT, PLANNED UNIT DEVELOPMENT, AND IF BUILDING STANDARDS HAVE BEEN PROTECTED UNDER THE PARAMETERS OF THE PLAT.
  5. THE CURRENT ZONING IS "R1" (SINGLE-FAMILY RESIDENTIAL).
  6. ZONING REQUIREMENTS FOR THE SITE ARE AS STATED IN THE PLANNED DEVELOPMENT DISTRICT ORDINANCE. THE CURRENT CONDITION IS AS SHOWN ON THE TOPOGRAPHIC SURVEY.
  7. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #8090 C033 J, DATED 11/7/04, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AN AREA OF SPECIAL FLOODING.



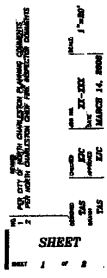
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTHERN STANDARD SURVEYING MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JAMES KELLY DAVIS, R.L.S. No. 9758



Atlantic Surveying, Inc.

PRELIMINARY PLAT  
CITY OF NORTH CHARLESTON  
CHARLESTON COUNTY  
LOT 14 A-B







17074



Received: \_\_\_\_\_

CITY OF NORTH CHARLESTON - REQUIRED DATA FOR PLATS

SURVEYOR: James Davis PLAT DATE: 3-14-08

LOCATION: Sullivan Ave 644A-D TMS# 473-1400-188

SUBDIVISION: Charlotte Avenue (#S-10) 2.22

COMMENTS ON REQUIRED DATA

SEE ATTACHED SHEET A -  
ADDITIONAL INFO REQUIRED.  
Also address items 1-9, 11-12, 14-15,  
on this sheet. See notes on back of plat.

REVIEWERS

CITY ENGR PLNG CLRK PLNG DIR.

#	Review Date	CITY ENGR	PLNG CLRK	PLNG DIR.
	<u>3-24-08</u>	<input checked="" type="checkbox"/>		
1	Title of the Plat to include purpose and legal designations	<input checked="" type="checkbox"/>		
2	Owner of the land involved	<input checked="" type="checkbox"/>		
3	Corporate Secretary's Authorization on behalf of the Signer (Affidavit A), or a copy of the Partnership Agreement if a partnership	<input checked="" type="checkbox"/>		
4	Title to the land, or a sworn Affidavit of Ownership (Affidavit B)	<input checked="" type="checkbox"/>		
5	Entire 10 digit County TMS# (Tax Map Sequence) for each property shown	<input checked="" type="checkbox"/>		
6	Meets and bounds including property corner description, size, type and material	<input checked="" type="checkbox"/>		
7	ZONING: ___ Meets minimum requirements for Zone (Lot width and area, setbacks and frontage)	<input checked="" type="checkbox"/>		
8	Show existing buildings on the property including front and <u>closest side</u> tie	<input checked="" type="checkbox"/>		
9	Acreage in the total tract, smallest lot size and total number of lots stated on plat	<input checked="" type="checkbox"/>		
10	References to known points (street right-of-way, intersections and railroad crossings)	<input checked="" type="checkbox"/>		
11	Right-of-Way width of existing streets, roads, railroads and utility easements, either on or adjacent to the property, center line where width varies. State Maintenance Number	<input checked="" type="checkbox"/>		
12	Locations of streams, marshes, lakes, swamps and any other conditions affecting the property and the common name and boundaries of each	<input checked="" type="checkbox"/>		

**CITY OF NORTH CHARLESTON - REQUIRED DATA FOR PLATS (continued)**

		REVIEWERS		
		CITY ENGR	PLNG CLRK	PLNG DIR.
13	City Limit Lines (where applicable)			
14	Graphic and numeric scales, date and North arrow identified as magnetic, grid or true	✓		
15	Location and Vicinity map with property shaded in	X		
16	Residual map with acreage, if applicable	h wt		
17	Flood Zone, Firm Community Panel Number, date of map (use the most recent map)	X		
18	Base Flood Elevations (for all properties in Zones A & V)	X		
19	Statement of Accuracy from the Surveyor (minimum Class 'A' per SC minimum standards)	✓		
20	Dedication Statement signed by Property Owners			
21	Lienholders' signature on Plat or written release for dedicated property (one for each lienholder; Use Release of Mortgage Lien Form)			
DATE APPROVED				
DATE DISAPPROVED				
REVISED DATE(S)				
FINAL APPROVAL DATE:      /      /      INITIALS				
COMMENTS:				
STATUS OF EASEMENTS:				
Approved by CPW		Name:	Date: / /	
Approved by NCSD		Name:	Date: / /	
Approved by Engineering		Name:	Date: / /	
STATUS OF ROADS: To be Built/Bonded prior to subdividing? YES / NO				
Plans Approved: / / Comments:				
Signature: _____				
Road Finaled: / /				
Signature: _____				

03-24-08

✓

X

PRELIMINARY PLAT  
ADDITIONAL ITEMS REQUIRED

- Entitled "Preliminary Plat"
- On-site T. B. M.
- Datum noted
- Contours at 1 foot interval
- Proposed Drainage easements and width
- Distance each side of centerline
- Previously dedicated easements marked as existing
- Note that all ponds and drainage swales are to be maintained by the H. O. A.
- Proposed water lines
- Sizes
- Hydrants
- Minimum building setbacks
- Proposed sidewalks, *4' wide residential / 5' wide commercial*





Received: \_\_\_\_\_

**CITY OF NORTH CHARLESTON - REQUIRED DATA FOR PLATS**

SURVEYOR: \_\_\_\_\_ PLAT DATE: \_\_\_\_\_  
 LOCATION: \_\_\_\_\_ TMS# \_\_\_\_\_  
 SUBDIVISION: \_\_\_\_\_ (#S-10 ) \_\_\_\_\_

COMMENTS ON REQUIRED DATA  
 Parking shown as stacked - some spaces overlap other parcels. Need to see free survey on site plan. Right of way width is substandard. Probably won't accommodate a CARTA Bus.

		REVIEWERS			
		CITY ENGR	PLNG CLRK	CITY PLNR	PLNG DIR.
#	Review Date				4-3
1	Title of the Plat to include purpose and legal designations				X
2	Owner of the land involved				X
3	Corporate Secretary's Authorization on behalf of the Signer (Affidavit A), or a copy of the Partnership Agreement if a partnership				X
4	Title to the land, or a sworn Affidavit of Ownership (Affidavit B)				X
5	Entire 10 digit County TMS# (Tax Map Sequence) for each property shown				✓
6	Meets and bounds including property corner description, size, type and material				✓
7	ZONING: Meets minimum requirements for Zone (Lot width and area, setbacks and frontage)				X
8	Show existing buildings on the property including front and closest side tie				NA
9	Acreage in the total tract, smallest lot size and total number of lots stated on plat				X
10	References to known points (street right-of-way, intersections and railroad crossings)				X
11	Right-of-Way width of existing streets, roads, railroads and utility easements, either on or adjacent to the property, center line where width varies. State Maintenance Number				X
12	Locations of streams, marshes, lakes, swamps and any other conditions affecting the property and the common name and boundaries of each				✓

col-de sac required for dead end streets.

**CITY OF NORTH CHARLESTON - REQUIRED DATA FOR PLATS (continued)**

		REVIEWERS			
		CITY ENGR	PLNG CLRK	CITY PLNR	PLNG DIR.
13	City Limit Lines (where applicable)				—
14	Graphic and numeric scales, date and North arrow identified as magnetic, grid or true				✓
15	Location and Vicinity map with property shaded in				X
16	Residual map with acreage, if applicable				NA
17	Flood Zone, Firm Community Panel Number, date of map (use the most recent map)				X
18	Base Flood Elevations (for all properties in Zones A & V)				X
19	Statement of Accuracy from the Surveyor (minimum Class 'A' per SC minimum standards)				SLBW
20	Dedication Statement signed by Property Owners				NA
21	Lienholders' signature on Plat or written release for dedicated property (one for each lienholder; Use Release of Mortgage Lien Form)				NA
DATE APPROVED					
DATE DISAPPROVED					4.3
REVISED DATE(S)					
FINAL APPROVAL DATE: / /		INITIALS			
COMMENTS: <i>Lighting plan? Cannot tell unit types</i>					
STATUS OF EASEMENTS:					
Approved by CPW		Name:		Date: / /	
Approved by NCSD		Name:		Date: / /	
Approved by Engineering		Name:		Date: / /	
STATUS OF ROADS: To be Built/Bonded prior to subdividing? YES / NO					
Plans Approved: / / Comments:					
Signature: _____					
Road Finaled: / /					
Signature: _____					

# NORTH CHARLESTON FIRE DEPARTMENT

## Memorandum

**To:** Gwen Moultrie-Williams  
**From:** Charlyne Smith-Chief Fire Inspector *CS*  
**Date:** March 31, 2008  
**Subject:** Preliminary Plat of TMS 473-14-00-188 & 189 Plat 1707 A  
1414 Sumner Avenue

---

I have reviewed the Preliminary Plat of TMS 473-14-00-188 & 198 Plat 1707 A, 1414 Sumner Ave., and I am approving the plans subject to the following: Also, see attached letter.

1. Must provide adequate turning radius of 42'6" at all entrances, exit ways and turns. IFC 503.2.4 *Specs of our apparatus are available upon request.*
2. Must provide 20' (unobstructed width) access roadways of all weather surfaces. IFC 503.2.3 *note: vehicles can not park within this 20' access roadway*
3. No portion of any commercial structures can exceed 500 feet from a fire hydrant by way of hard surface road travel.
4. Fire hydrants shall be located within eight hundred (800) feet of each building site for residential structures (1 and 2 family), and shall be accessible by roadway(s) of all weather surface. Fire Hydrants and water lines not shown.
5. Water distribution system **must** be capable of supplying a required fire flow as determined by our office. IFC 508.1
6. **Furnish information that the required fire flow demand is met. Must submit verification from water department, on all new construction (commercial and residential), that adequate flow is available. IFC 508.1**
7. A fire hydrant must be located within 100' of each fire department connection for sprinkled buildings.
8. Trees, shrubs, bushes, etc., over 6' tall must be set back at least 8 feet off of curbing on any turns and or curves in the roadway.
9. Fire apparatus access road(s) (20 feet unobstructed width) shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building(s) as measured by an approved route around the exterior of the building or facility. IFC 503.1.1
10. **Fire apparatus access roads (capable of supporting the imposed loads of fire apparatus) are required to be installed prior to and during the time of construction. IFC 501.4**
11. **Required water supply for fire protection is required to be installed and made serviceable prior to and during the time of construction. IFC 501.4**
12. No bushes, trees, fences, mailboxes, etc., can be placed within 3 feet of a fire hydrant(s). IFC 508.5.5

This examination of the submitted documents does not relieve the owner, designer and contractors, or their representatives, from the individual or collective responsibility to comply with applicable provisions of the standard codes. This examination is not to be construed as a check of every item in the submitted documents and does not prevent the local authorities from hereafter requiring corrections of errors in plans or construction.



R. KEITH SUMMEY  
Mayor

LEONARD JUDGE  
Fire Chief

*City of North Charleston*

SOUTH CAROLINA  
FIRE DEPARTMENT  
P.O. Box 190016  
North Charleston, SC 29419-9016  
(843) 740-2616  
Fax (843) 745-1002

March 31, 2008

Charleston Housing Company  
6 Tully Alley  
Charleston, SC 29403

Re: 1414 Sumner Avenue

To Whom It May Concern:

After reviewing the preliminary plat submitted concerning the above referenced address, our department is concerned about the limited access for emergency vehicles to some of the lots, (i.e.: lots 13, 15, 17, 21).

In an emergency response to any one of these buildings (lots), fire fighting/rescue operations would be seriously hindered due to the limited access, which is due to the placement of the buildings on the lot and the parking layout.

It appears that the plan submitted meets the intent of the code, however, in order for our department to perform our job more effectively (in case of an emergency); we are requesting that additional access be provided.

Perhaps additional emergency access could be provided from Aldrich Street. This would allow our department additional access to the lots in question in the event of an emergency.

A response from you is requested.

Sincerely,

Leonard Judge  
Fire Chief



**MEMORANDUM - - - - - BUILDING DEPARTMENT**

**Darbis L. Briggman  
Chief Building Official**

**To:** Gwen MoultrieWilliams, City Planner

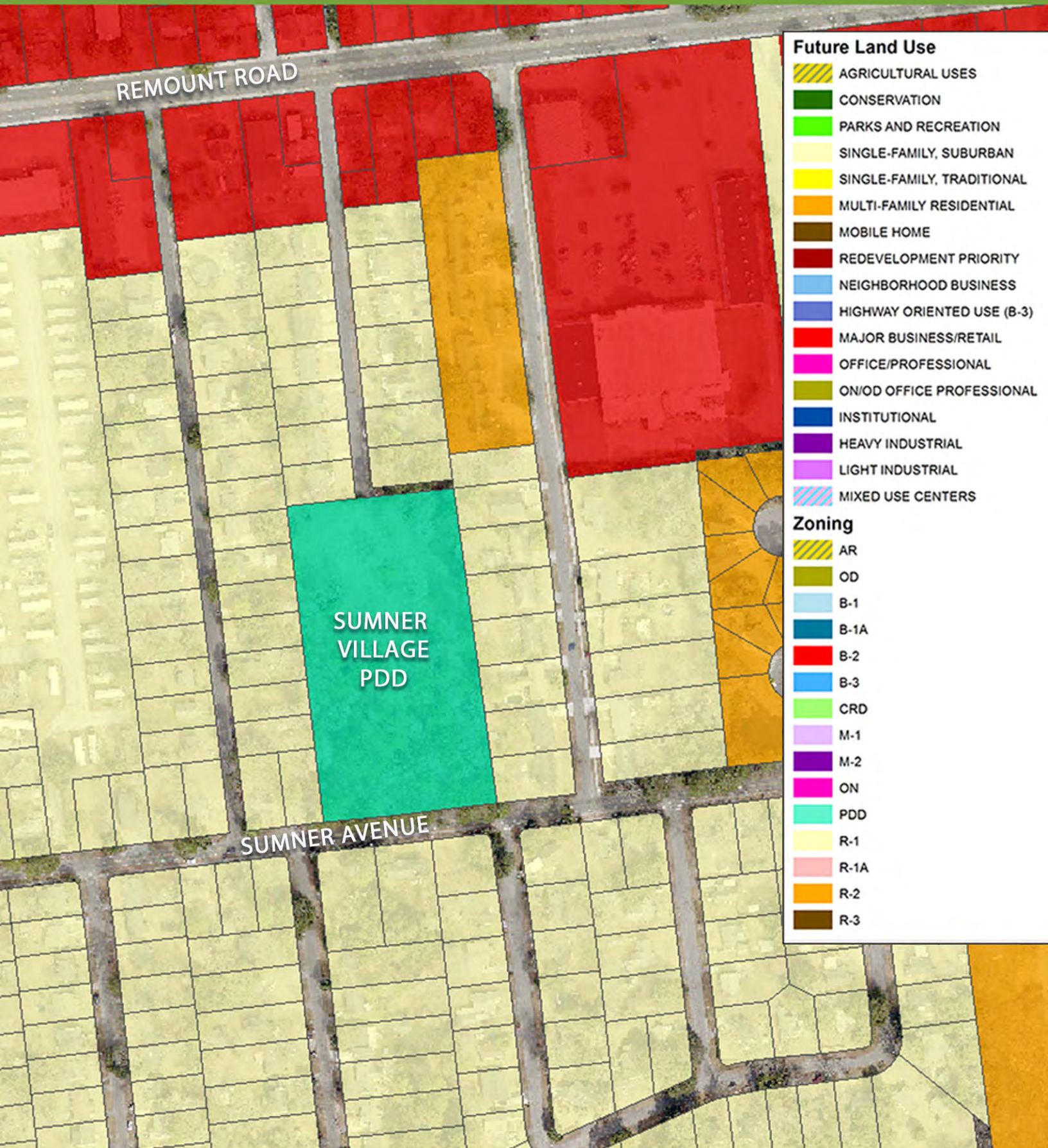
**Date:** March 26, 2008

**Subject:** Preliminary Plat for Involving TMS#473-14-00-188 & 473-14-00-189 Plat  
#1707

---

Upon review of the plat, I find that there are no building code violations, however, we will need flood zone information provided prior to final plat. Final approval pending receipt of flood information. Also which is correct

**Appendix B  
Revised Zoning Map**



Future Land Use	
	AGRICULTURAL USES
	CONSERVATION
	PARKS AND RECREATION
	SINGLE-FAMILY, SUBURBAN
	SINGLE-FAMILY, TRADITIONAL
	MULTI-FAMILY RESIDENTIAL
	MOBILE HOME
	REDEVELOPMENT PRIORITY
	NEIGHBORHOOD BUSINESS
	HIGHWAY ORIENTED USE (B-3)
	MAJOR BUSINESS/RETAIL
	OFFICE/PROFESSIONAL
	ON/OD OFFICE PROFESSIONAL
	INSTITUTIONAL
	HEAVY INDUSTRIAL
	LIGHT INDUSTRIAL
	MIXED USE CENTERS

Zoning	
	AR
	OD
	B-1
	B-1A
	B-2
	B-3
	CRD
	M-1
	M-2
	ON
	PDD
	R-1
	R-1A
	R-2
	R-3

CURRENT ZONING: PDD

## **Appendix C**

### **Updated Legal Description**

## Sumner Village Description

All that certain piece, parcel or lot of land, lying and being in The City of North Charleston, Charleston County, State Of South Carolina, and being more fully shown & designated as TMS S473-14-00-189, as shown on a survey of Existing Conditions, prepared by Parker Land Surveying, LLC and having the following metes and bounds to wit':

To find the point of commencement locate the northwest intersection of Sumner Avenue (S-10-282) and Buskirk Street, thence running along the northern right-of-way of Sumner Avenue, in a northwesterly direction for a distance of 140.0' to a point, a 2" open iron, the point of beginning, thence running along said Right-of-way, S83°21'13"W for a distance of 300.57' to a point, thence turning and running N06°58'13"W for a distance of 310.34' to a point, a 1/2" open iron, thence turning and running N05°14'26"W for a distance of 59.45' to a point, a 1/2" rebar, thence turning and running N07°10'09"W for a distance of 59.98' to a point, 3/4" open iron, thence turning and running N07°01'13"W for a distance of 59.95' to a point, 2" open iron, thence turning and running N07°09'46"E for a distance of 60.56' to a point, 2" open iron with 3/4" open iron, thence turning and running N83°20'34"E for a distance of 300.46' to a point, 2" pinched iron, thence turning and running S06°59'21"E for a distance of 70.47' to a point, 2" pinched iron, thence turning and running S07°09'52"E for a distance of 160.38' to a point, 3/4" open iron, thence turning and running S06°07'27"E for a distance of 79.20' to a point, a 1/2" rebar, thence turning and running S06°38'57"E for a distance of 80.04' to a point, a 1/2" rebar, thence turning and running S06°54'37"E for a distance of 160.24' to a point, a 2" open iron, the point of beginning.

Said TMS S473-14-00-189 contains 165,531.23 S.F. OR 3.800 ACRES MORE OR LESS.

**Appendix D**  
**Preliminary Plat Amendment**

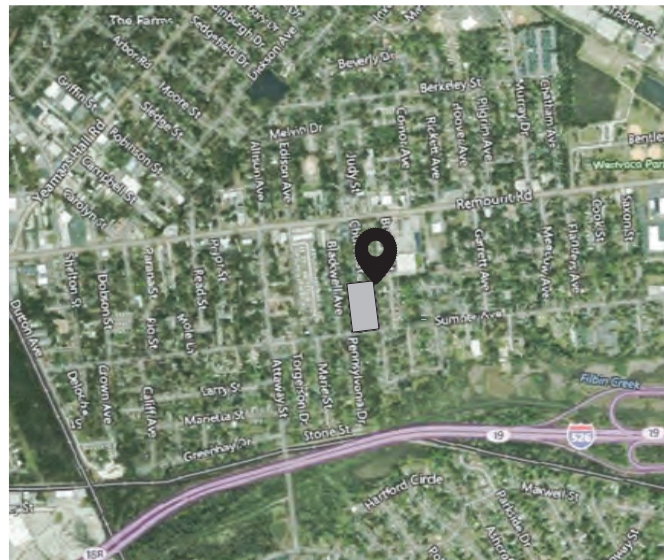
# AN AMENDED PRELIMINARY SUBDIVISION PLAT OF:

# SUMNER VILLAGE PDD

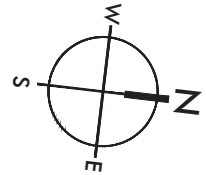
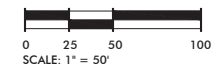
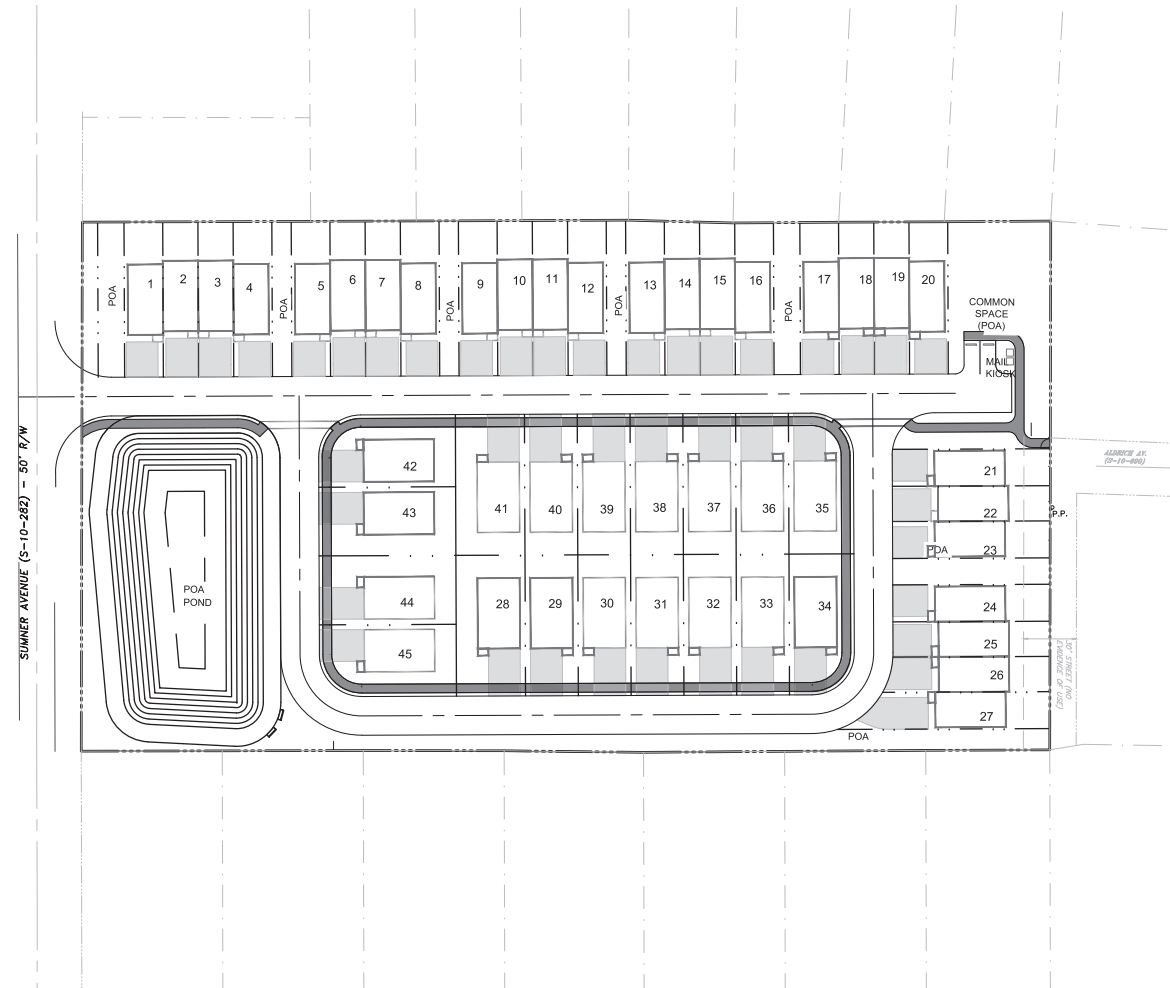
## CITY OF NORTH CHARLESTON, SOUTH CAROLINA

### TMS# 473-14-00-189

#### SITE LOCATION MAP (1 IN = 1,000 FT)



#### SITE OVERVIEW



SHEETS	
C1.0	TITLE SHEET & REVISION NOTES
C1.1	DRAWING LEGEND
-	EXISTING CONDITIONS
C1.2	PRELIMINARY PLAT
C1.3	MASTER SITE PLAN
C1.4	DRAINAGE PLAN
C1.5	UTILITY PLAN
C1.6	VEHICLE TRACKING PLAN
C1.7	OPEN SPACE PLAN

#### GENERAL NOTES

- BOUNDARY SURVEY CAD FILE PROVIDED BY PARKER LAND SURVEYING, ACCORDING TO THE BOUNDARY, TOPOGRAPHIC AND TREE SURVEY DATED 1/15/2020.
- PROPERTY IS ZONED SUMNER VILLAGE PDD.
- PROPERTY IS LOCATED IN THE CITY OF NORTH CHARLESTON FLOOD ZONE X AS SCALED FROM F.I.R.M. COMMUNITY PANEL #45019C0315J. (DATED 11-17-04) ARE DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.
- TOTAL TRACT ACREAGE = 3.79 ACRES
- THIS PHASE IS LOCATED ON TMS # 473-14-00-189.
- SETBACK DATA:

	FRONT	SIDE	REAR
SINGLE FAMILY	0'	0'	0'
TOWNHOUSE	0'	0'	0'

 (AS APPROVED WITHIN ORIGINAL PDD)
- SUMNER VILLAGE WILL CONSIST OF THE FOLLOWING USES:

TOWNHOUSE	27 LOTS
SINGLE FAMILY HOME	18 LOTS
TOTAL UNITS WITHIN AMENDED PRELIMINARY PLAT	45 LOTS
- NOTE: MAXIMUM 53 DWELLING UNITS IS ALLOWED IN APPROVED SUMNER VILLAGE PDD (13.98 UNITS PER ACRE)
- NET RESIDENTIAL DENSITY FOR CURRENT PHASE = 11.87 UNITS PER ACRE.
- LOT SIZE:

SINGLE FAMILY HOME LOTS	
LOT 35 - 2,216.98 SF (SMALLEST)	
LOT 28 - 2,904.17 SF (LARGEST)	
TOWNHOUSE LOTS	
LOT 18 - 1,728.96 SF (SMALLEST)	
LOT 8 - 1,938.15 SF (LARGEST)	
- THE DEVELOPER/POA (PROPERTY OWNER'S ASSOCIATION) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, PONDS, PRIVATE DRAINAGE EASEMENTS, SIDEWALKS, PRIVATE ROADWAYS, AND PROPERTY BUFFER.
- STREET LIGHTS SHALL BE A CUT-OFF LIGHT SOURCE WITH A MAXIMUM POLE HEIGHT OF 18'. COORDINATION WITH ELECTRICAL AGENCY WILL TAKE PLACE DURING SITE PLAN REVIEW.
- SIDEWALKS TO BE INSTALLED WITH MINIMUM WIDTH OF 5' ON LOTS AND 5' IN COMMON OPEN SPACE AREAS IN ACCORDANCE OF THE APPROVED SUMNER VILLAGE PDD. FINAL SIDEWALK LOCATIONS SHALL BE APPROVED BY DEVELOPER/POA (PROPERTY OWNER'S ASSOCIATION).
- STREET AND INFRASTRUCTURE MUST BE BUILT OR BONDED PRIOR TO FINAL PLAT APPROVAL.
- THE PROPOSED DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE LOCATIONS. THE FINAL LOCATIONS AND DIMENSIONS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- MAINTENANCE OF REQUIRED LANDSCAPE AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED TO ASSURE THE SURVIVAL AND AESTHETIC VALUE OF THE LANDSCAPING AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR READILY AVAILABLE WATER SUPPLY.

#### PROJECT CONTACTS

**OWNER:**  
CHARLESTON DEVELOPMENT COMPANY, LLC

**CIVIL ENGINEER & LANDSCAPE ARCHITECT:**  
SEAMON WHITESIDE & ASSOCIATES, LLC  
501 WANDO PARK BLVD., SUITE 200  
MOUNT PLEASANT, SC 29464  
CIVIL CONTACT: CHRIS ACKERMAN  
LANDSCAPE CONTACT: MICHAEL CAIN  
PHONE: (843) 884-1667

**SURVEYOR:**  
PARKER LAND SURVEYORS  
5910 GRIFFIN STREET  
HANAHAN, SC 29410  
CONTACT: BILL VAUSE  
PHONE: (843) 554-7777

**DEVELOPER:**  
STANLEY MARTIN HOMES  
502 WANDO PARK BLVD., SUITE 101  
MOUNT PLEASANT, SC 29464  
CONTACT: ROGER HUNT, PE

**UTILITY CONTACTS:**  
CHARLESTON WATER SYSTEM  
103 ST PHILLIP ST.  
CHARLESTON, SC 29403

NORTH CHARLESTON SEWER DISTRICT  
7225 STALL RD.  
NORTH CHARLESTON, SC 29406

**MUNICIPALITY CONTACTS:**  
CITY OF NORTH CHARLESTON  
2500 CITY HALL LN.  
NORTH CHARLESTON, SC 29406

NORTH CHARLESTON PUBLIC WORKS  
5800 CASPER PADGETT WAY  
NORTH CHARLESTON, SC 29406



**EXISTING UTILITY NOTE:**  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
843.972.0710  
SPARTANBURG, SC  
864.272.1272  
CHARLOTTE, NC  
980.312.5450  
WWW.SEAMONWHITESIDE.COM



**SUMNER VILLAGE**  
PLANNED DEVELOPMENT DISTRICT AMENDMENT  
STANLEY MARTIN HOMES  
NORTH CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 8361  
DATE: 3/27/2020  
DRAWN BY: MZC/NAL  
CHECKED BY: ECA

**REVISION HISTORY**

NO.	DESCRIPTION

**TITLE SHEET & REVISION NOTES**



REVISION HISTORY	

## DRAWING LEGEND

OBJECTS AND SYMBOLS	EXISTING	NEW	OBJECTS AND SYMBOLS	EXISTING	NEW	ABBREVIATIONS	EXISTING	NEW	SWPP PLAN LEGEND	
Adjoining Property Line	---	N/A	Benchmark	⊕	N/A	Sewer Easement	Ex. S.E.	S.E.	Turf Reinforcement Mat (See Turf and Grasses Species)	(TR)
Centerline	—	(Same as Existing)	Sanitary Sewer Manhole	⊙	⊙	Storm Easement	Ex. W.E.	W.E.	Sodding (See Turf and Grasses Specs)	(S)
Easement	---	---	Sanitary Sewer Cleanout	⊙	⊙	Drainage Easement	Ex. D.E.	D.E.	Surface Roughening (Surface Tracking/Stair Stepping-See Detail)	(SR)
Setback	---	(Same as Existing)	Double Sanitary Sewer Service (Residential Only)	⊙	⊙	General Utility Easement	Ex. G.U.E.	G.U.E.	Temporary Seeding (See Schedule in EC Notes)	(TS)
Sanitary Sewer (Gravity)	—ES—ES—	—S—S—	Single Sanitary Sewer Service (Residential Only)	⊙	⊙	Access Easement	Ex. A.E.	A.E.	Permanent Seeding (See Turf and Grasses Species)	(PS)
Sanitary Sewer (Force Main)	—EFM—EFM—	—FM—FM—	TYPE 1 Storm Drainage Structure	□	□	Ingress/Egress Easement	Ex. I.E.E.	I.E.E.	Mulching (See Turf and Grasses Species)	(M)
Water Line	—EW—EW—	—W—W—	TYPE 16 Storm Drainage Structure	□	□	Pond Maintenance Easement	Ex. P.M.E.	P.M.E.	Typical Lot Erosion Control Plan (See Detail)	(LE)
Curb & Gutter (Straight)	====	====	TYPE 17 Storm Drainage Structure	□	□	Water Surface Elevation	Ex. W.S.E.	W.S.E.	Flexible Growth Medium (See Turf and Grasses Species)	(FG)
Curb & Gutter (Roll)	====	====	TYPE 18 Storm Drainage Structure	□	□	Polyvinyl Chloride Pipe	Ex. PVC	PVC	Erosion Control Blanket (See Turf and Grasses Species)	(EC)
Storm Drain	—ED—ED—	—(Width varies with size)—	Catch Basin	□	□	Reinforced Concrete Pipe	Ex. RCP	RCP	Dust Control	(DC)
Roof Drain	—ERD—ERD—	—RD—RD—	Isolation Box	□	□	High Density Corrugated Polyethylene Pipe	Ex. HDPE	HDPE	Bonded Fiber Matrix (See Turf and Grasses Species)	(BF)
Subsurface Drainage	—EUD—EUD—	—UD—UD—	Storm Drainage Junction Structure	□	□	Ductile Iron Pipe	Ex. DIP	DIP	Concrete Washout Basin (See Detail)	(CW)
Silt Fence, Standard	—ESF—ESF—	—SF—SF—	Yard Inlet	□	□	Corrugated Metal Pipe	Ex. CMP	CMP	Block & Stone Inlet Protection (See Detail)	(BS)
Silt Fence, Reinforced	—ERSF—ERSF—	—RSF—RSF—	Storm Drainage Structure ID #	N/A	N/A	Home Owner's Association	Ex. HOA	HOA	Temp. Sediment Control Tube (See Tube)	(ST)
Phase Line	N/A	---	Telephone Box	⊕	N/A	Property Owners Association	Ex. POA	POA	Temp. Rock Ditch Checks (See Detail)	(RD)
Watershed Limit	N/A	---	Telephone Manhole	⊕	N/A				Turf Reinforcement Mat Outlet Protection (See Detail and Turf and Grasses Specs)	(TR)
Flood Zone	---	N/A	Electrical Box	⊕	N/A				Filter Fabric Inlet Protection (See Detail)	(FF)
Conduit	—EC—EC—	—C—C—	Electrical Manhole	⊕	N/A				Temp. Curb Inlet Weep Filter (See Detail)	(CF)
Natural Gas	—EG—EG—	—G—G—	Power Pole	⊕	⊕				Curb Inlet Sediment Filter (See Detail)	(CS)
Overhead Electrical	—EP—EP—	—P—P—	Light Pole	⊕	⊕				Both Curb Inlet Filters (See Above)	(CB)
Underground Electrical	—EUP—EUP—	—UP—UP—	Fire Hydrant Assembly	⊕	⊕				Construction Entrance	(CE)
Underground Telephone	—ET—ET—	—T—T—	Water Blowoff	⊕	⊕					
Underground Cable	—ETV—ETV—	—TV—TV—	Water Line Bends, Angle Varias	N/A	N/A					
Underground Fiber Optic	—EFO—EFO—	—FO—FO—	Water Line Valve	⊕	⊕					
Fence	—X—X—	—O—O—	Water Line Reducer	⊕	⊕					
Elevation Contour	---	---	Single Water Service (Residential Only)	⊕	⊕					
Revision Cloud (Encloses Revision)	N/A	---	Double Water Service (Residential Only)	⊕	⊕					
			Sign	⊕	⊕					
			ADA Accessible Parking Space	⊕	⊕					
			Spot Elevation	⊕	⊕					
			Watershed Area	⊕	⊕					
			Detail ID #	⊕	⊕					
			Keynote	⊕	⊕					
			Parking Count ID #	⊕	⊕					
			Lot #	⊕	⊕					
			Revision ID #	⊕	⊕					

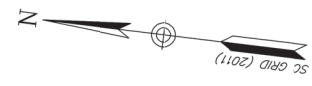
  

HATCH PATTERNS	
Non-Jurisdictional Wetland	
Freshwater Wetland Buffer	
Saltwater Marsh	
Saltwater Marsh Buffer	
Area to Be Cleared and Grubbed	



**EXISTING UTILITY NOTE:**  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





NO.	DATE	REVISIONS

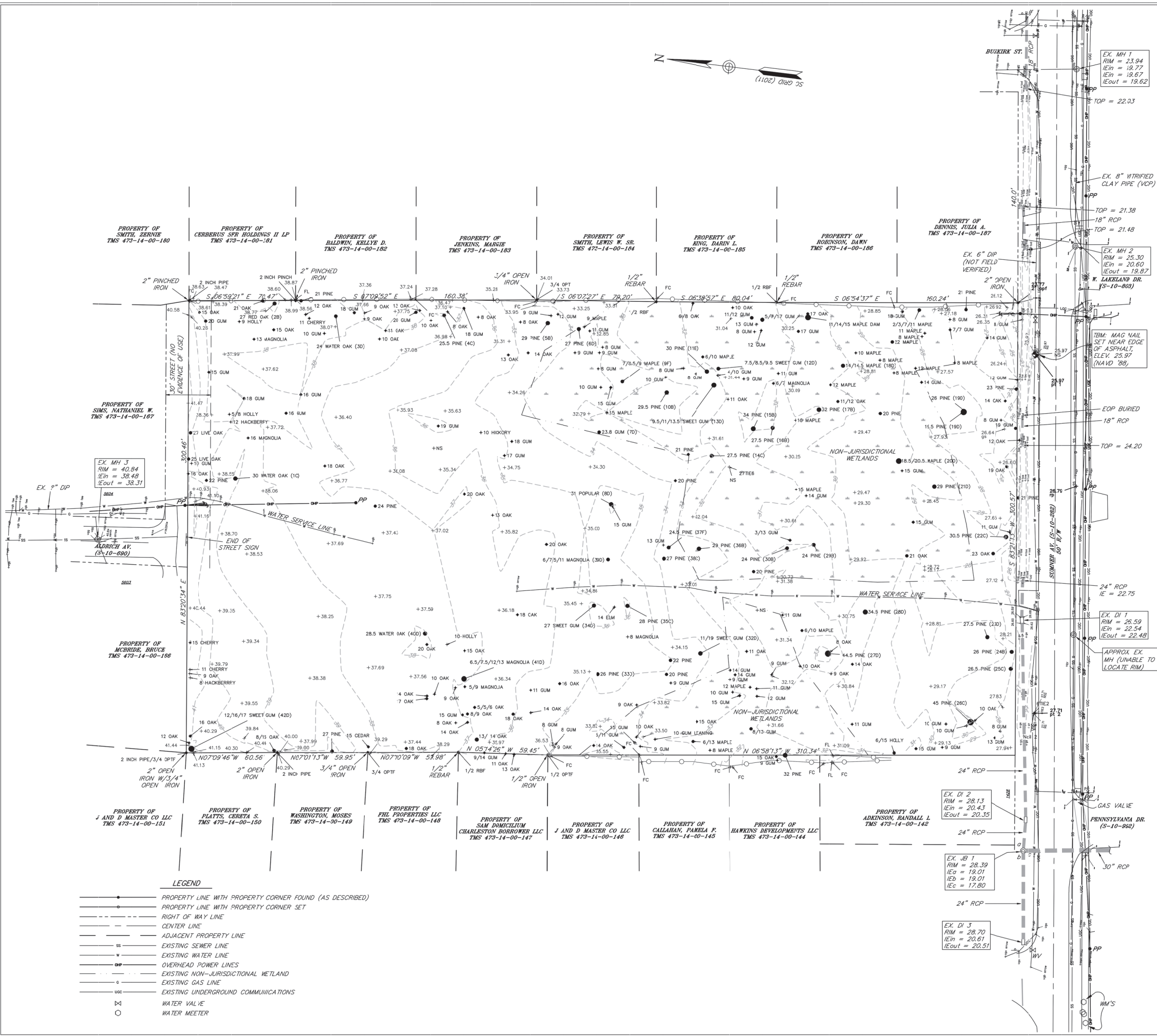
**TITLE**  
**EXISTING CONDITIONS**  
**SUMNER VILLAGE (3.8 AC.)**  
**FOR STANLEY MARTIN HOMES**  
**LOCATED IN**  
**CHARLESTON COUNTY, SOUTH CAROLINA**



**Parker Land Surveying, LLC**  
 5910 Gaithers Street  
 Florence, SC 29505  
 Phone: (843) 554-1777  
 Fax: (843) 554-1779



DESIGNED: —  
 DRAWN: MNAV  
 CHECKED: MNAV  
 APPROVED: ACC  
 SCALE: 1" = 20'  
 DATE: 1/15/2020  
 PROJECT NO.: 20004  
 SHEET 1 OF 7



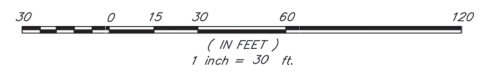
- REFERENCES:**
- PLAT OF A BLOCK NO. 5, IN A SUBDIVISION OF A TRACT SITUATED IN CHARLESTON COUNTY, SC, LYING SOUTH OF COSGROVE AVE. AND WEST OF BLOCK NO. 1 (FORMALLY OWNED BY THE CHARLESTON FARMS CORP. AND NOW OWNED BY NORTH CHARLESTON HOLDING COMPANY, DATED JUNE 25, 1936, BY FRANK CRAWFORD, SURVEYOR, RECORDED IN PLAT BOOK E, PAGE 123.
  - PLAT SHOWING RESUBDIVISION OF EASTERN HALF OF LOT 7, BLOCK 5, CHARLESTON FARMS, DATED MARCH 9, 1950, BY J. O'HEAR SANDERS, JR., SURVEYOR, RECORDED MARCH 14, 1950, IN PLAT BOOK G, PAGE 37.
  - SUBDIVISION OF BLACKWELL TERRACE, LOT 13, AND PART OF LOT 8, BLOCK 5, CHARLESTON FARMS, DATED MARCH 29, 1950, BY J. O'HEAR SANDERS, JR., SURVEYOR, RECORDED APRIL 24, 1950, RECORDED IN PLAT BOOK G-101.
  - SUBDIVISION OF LOT 15, BLOCK 5 CHARLESTON FARMS, DATED NOVEMBER 3 1964, BY J. O'HEAR SANDERS, JR., SURVEYOR, RECORDED IN PLAT BOOK S, PAGE 25.

- NOTES:**
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X, AS PER F.E.M.A. F.I.R.M. NUMBER 45019C 0315A, EFFECTIVE DATE: NOVEMBER 17, 2004 (PRELIMINARY MAP 45019C0315K HAS THE SITE IN FLOOD ZONE X).
  - AREA WAS DETERMINED BY COORDINATE METHOD.
  - ALL PROPERTY CORNERS ARE 3/4" REBAR.
  - CHARLESTON COUNTY TMS NUMBER 473-14-00-189.
  - IT IS EXPRESSLY UNDERSTOOD THAT THE SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY WETLANDS ON THE PROPERTY SHOWN HERON.
  - THE PUBLIC RECORDS REFERENCED ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
  - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
  - PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
  - THIS PLAT AREA IS ZONED PDD (PLANNED DEVELOPMENT DISTRICT) SINGLE-FAMILY, TRADITIONAL.
  - ALL EASEMENTS ARE NEW UNLESS NOTED OTHERWISE.
  - PER THIS SURVEY, THERE IS NO RESIDUAL OF TMS 259-00-00-140 & 259-00-00-168.

**SURVEYOR'S STATEMENT**

I CERTIFY THAT THE INFORMATION SHOWN HEREON REPRESENTS A FIELD SURVEY MADE UNDER MY SUPERVISION ON JANUARY 15, 2020. I FURTHER CERTIFY THAT ALL INFORMATION DEPICTED IS A CORRECT REPRESENTATION OF ACTUAL FIELD CONDITIONS, AND THAT ALL HORIZONTAL DIMENSIONS, VERTICAL DIMENSIONS, AND GRADE LINES SHOWN ARE A TRUE REPRESENTATION OF EXISTING CONDITIONS.

ANDREW C. GILLETTE  
 S.C.P.L.S. NO. 5933-B

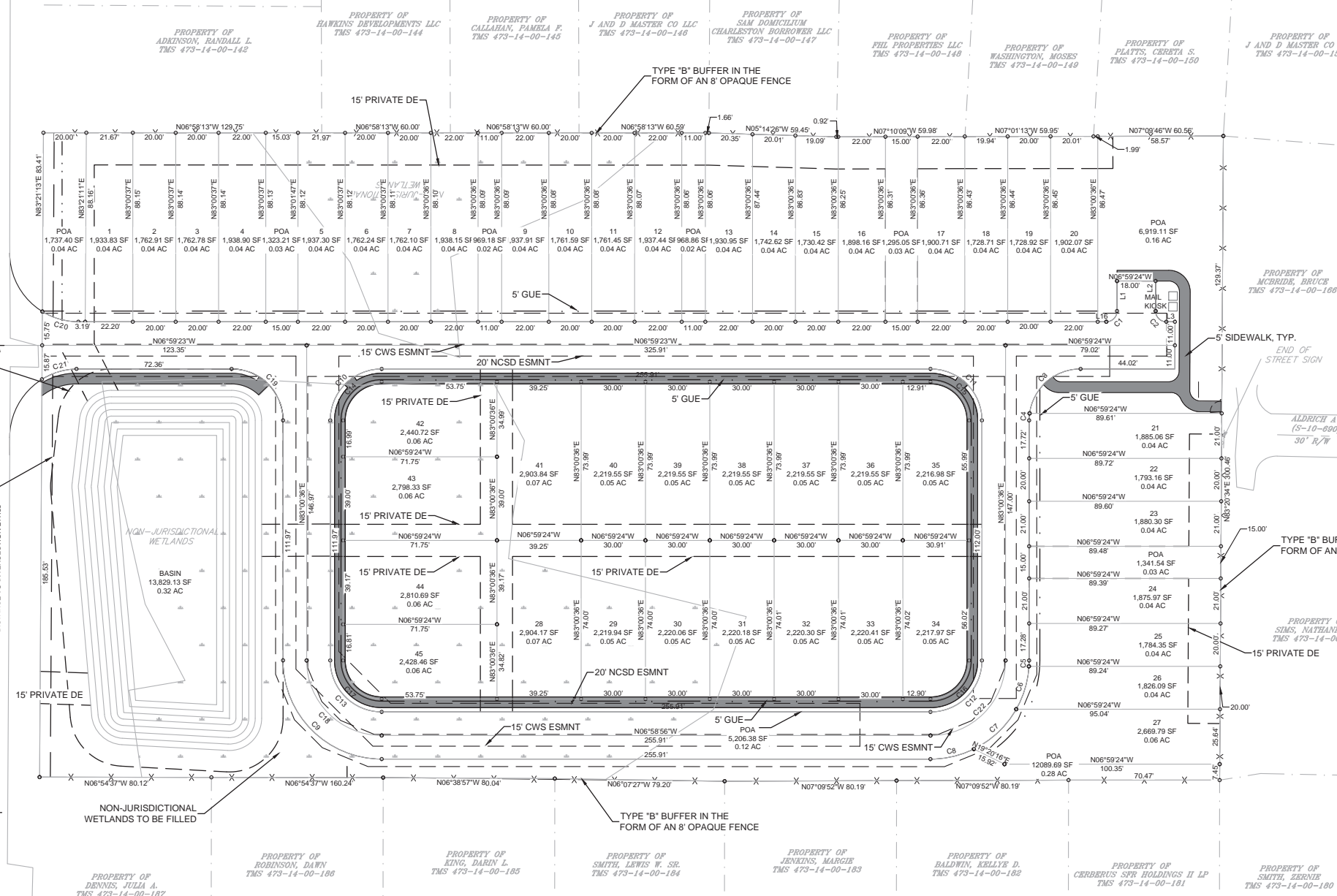


**LEGEND**

●	PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
○	PROPERTY LINE WITH PROPERTY CORNER SET
---	RIGHT OF WAY LINE
---	CENTER LINE
---	ADJACENT PROPERTY LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
OP	OVERHEAD POWER LINES
---	EXISTING NON-JURISDICTIONAL WETLAND
---	EXISTING GAS LINE
---	EXISTING UNDERGROUND COMMUNICATIONS
⊠	WATER VALVE
○	WATER METER

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601  
 COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC.

PENNSYLVANIA DR  
(S-10-892)



PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.85	5.00	090.0000	S51°00'24"E	7.07
C2	7.85	5.00	090.0000	S38°00'36"W	7.07
C3	34.41	24.00	082.1536	N48°04'00"W	31.54
C4	3.29	24.00	007.8464	S86°56'00"W	3.28
C5	2.72	46.00	003.3885	S84°42'24"W	2.72
C6	21.04	46.00	026.2083	N80°29'42"W	20.86
C7	27.51	46.00	034.2614	N50°15'37"W	27.10
C8	20.99	46.00	026.1472	N20°03'21"W	20.81
C9	72.25	46.00	089.9946	N38°00'54"E	65.05
C10	37.70	24.00	090.0000	N51°59'24"W	33.94
C11	37.70	24.00	090.0000	N38°00'36"E	33.94
C12	37.70	24.00	090.0076	N51°59'10"W	33.94
C13	37.70	24.00	089.9924	N38°00'50"E	33.94
C14	28.27	18.00	090.0000	N51°59'24"W	25.46
C15	28.27	18.00	090.0000	N38°00'36"E	25.46
C16	28.28	18.00	090.0076	N51°59'10"W	25.46
C17	28.27	18.00	089.9924	N38°00'50"E	25.45
C18	54.97	35.00	089.9924	N38°00'50"E	49.49
C19	37.70	24.00	090.0000	N38°00'36"E	33.94
C20	17.66	32.00	031.6263	S08°49'24"W	17.44
C21	17.00	32.29	030.1588	S23°50'20"E	16.80
C22	54.98	35.00	090.0076	N51°59'10"W	49.50

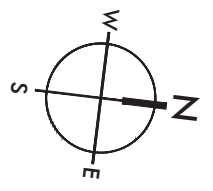
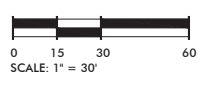
PARCEL LINE TABLE		
Line #	Bearing	Length
L1	N83°00'36"E	14.00
L2	S83°00'36"W	14.00
L3	S06°59'24"E	4.00

BUILDING DWELLING	
TOWNHOUSES	27
SINGLE FAMILY	18
<b>TOTAL</b>	<b>45</b>

NOTE: MAXIMUM OF 53 TOTAL DWELLING UNITS ARE ALLOWED WITHIN APPROVED SUMNER VILLAGE PDD.

- GENERAL NOTES:**
- PURPOSE SUBDIVISION OF EXISTING PARCELS INTO 45 RESIDENTIAL LOTS, ATTACHED AND DETACHED. MAXIMUM OF 53 DWELLING UNITS ALLOWED IN APPROVED SUMNER VILLAGE PDD.
  - THIS DRAWING IS A PRELIMINARY PLAT AND IS NOT FOR RECORDATION OR CONVEYANCE.
  - PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT FOR SUMNER VILLAGE PDD.
  - DEVELOPER/POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, PONDS, PRIVATE DRAINAGE EASEMENTS (DE), PRIVATE DRAINAGE INFRASTRUCTURE, SIDEWALKS, PRIVATE ROADWAYS, AND PROPERTY BUFFER.
  - ALL MEASUREMENTS ARE CALCULATED AND ARE NOT SURVEYED UNLESS OTHERWISE NOTED.
  - PARENT PARCELS IDENTIFIED AS CHARLESTON COUNTY TAX MAP NUMBER # 473-14-00-189
  - TOPOGRAPHIC AND TREE SURVEY BY PARKER LAND SURVEYING DATED JANUARY 15, 2020.
  - LOTS 18 IS THE SMALLEST AT 1,728.96 S.F. AND LOT 28 IS THE LARGEST LOT AT 2,904.17 S.F.
  - ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, ROADWAY LOCATION OR DRAINAGE AS INDICATED AND APPROVED BY THE CITY MUST BE SUBMITTED AND APPROVED IN WRITING BY THE ENGINEER AND THE CITY OF NORTH CHARLESTON ENGINEERING DEPARTMENT.
  - THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC WORK AND EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
  - A 5' GENERAL UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ROADWAY.
  - THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAPS. PANEL NO. 45019C 0315J, REVISED NOVEMBER 17, 2004.
  - ALL ELEVATIONS ARE BASED ON NAVD 1988.
  - DRIVEWAYS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION UNTIL FINAL PLAT APPROVAL.
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- CWS, NCSD, AND PROPERTY OWNER'S ASSOCIATION NO FENCES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN DRAINAGE EASEMENTS (DE) UNLESS APPROVED BY THE DEVELOPER/POA.
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- WATER DISTRIBUTION SUPPLY BY CHARLESTON WATER SERVICE (CWS).
- SANITARY SEWER SUPPLY BY NORTH CHARLESTON SEWER DISTRICT (NCSD).
- EROSION CONTROL METHODS IN THE FORM OF SILT FENCE ARE TO BE USED ALONG PROPERTY LINES SUBJECT TO CONCENTRATED RUNOFF TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- IN ACCORDANCE WITH OCRM REGULATION PART VI.E.D AND PART VI.G ALL CONTRACTORS AND SUBCONTRACTOR OF THE OWNER/OPERATOR WHOSE ACTIVITIES AT THE SITE MAY IMPACT STORM WATER DISCHARGES OR CONTROLS DURING THE DURATION OF THE PROJECT, SHALL BECOME A CO-PERMITTEE AND ACCEPT THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT NUMBER SCR 100000) ISSUED TO THE OWNER/OPERATOR OF THE CONSTRUCTION ACTIVITY FOR WHICH HE/SHE HAS BEEN CONTRACTED TO PERFORM CONSTRUCTION RELATED SERVICES AS A CO-PERMITTEE. THE CONTRACTOR, SUBCONTRACTOR, AND THEIR COMPANIES, AS THE CASE MAY BE, ARE LEGALLY ACCOUNTABLE TO THE SC DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (DHEC), UNDER THE AUTHORITIES OF THE CWA AND THE SC POLLUTION CONTROL ACT, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE SWPPP.
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REDUCTIONS IN THE NUMBER OF HOUSING UNITS OR AREA OF NONRESIDENTIAL SPACE PROPOSED, AS COMPARED TO THE APPROVED PDD, PROVIDED, SUCH CHANGE IS CONSISTENT WITH THE FUTURE LAND USE DESIGNATION FOR THE SUBJECT PARCEL.



MOUNT PLEASANT, SC 843.884.1667  
 GREENVILLE, SC 864.298.0534  
 SUMMERVILLE, SC 843.972.0710  
 SPARTANBURG, SC 864.272.1272  
 CHARLOTTE, NC 980.312.5450  
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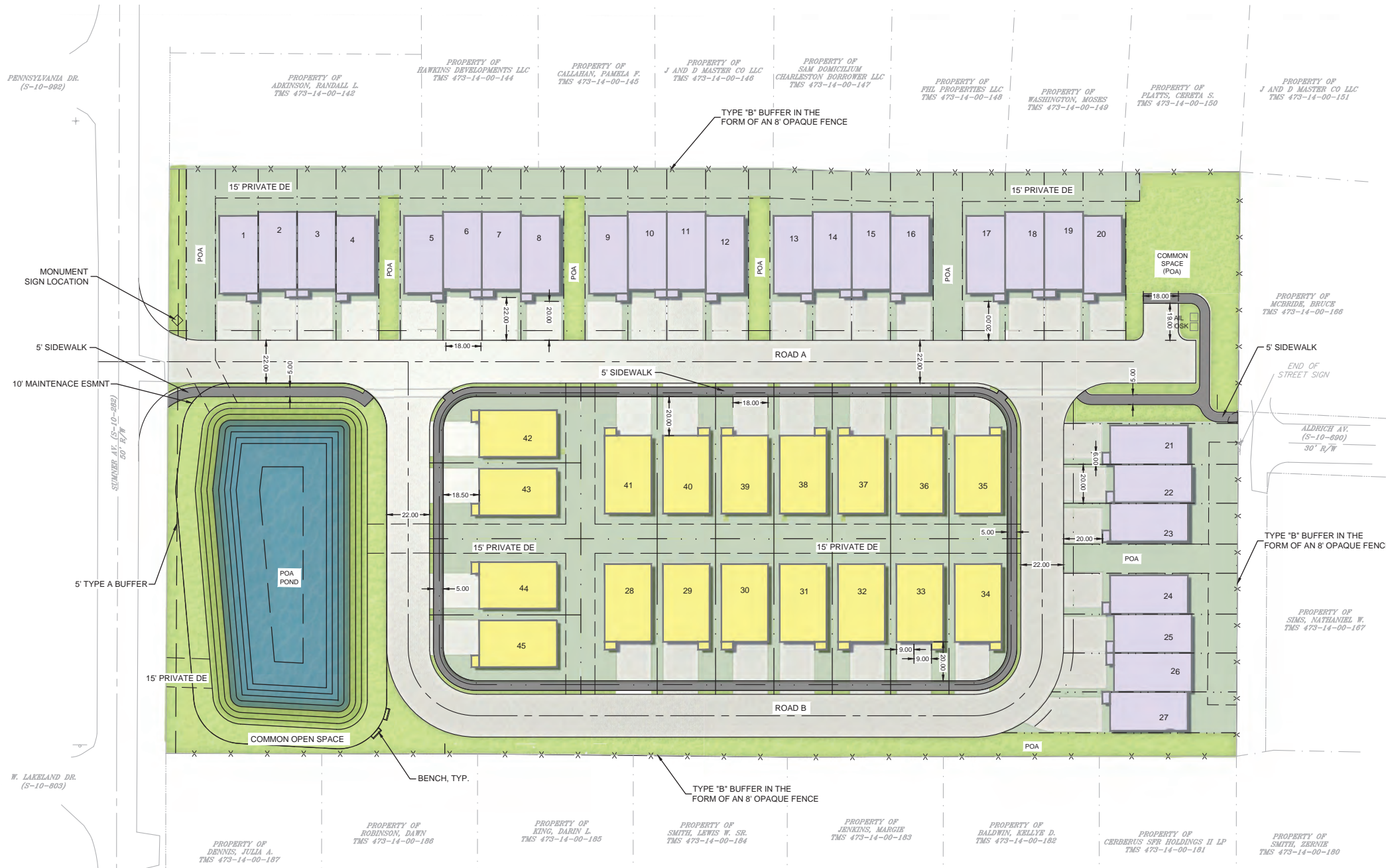
**SUMNER VILLAGE**  
 PLANNED DEVELOPMENT DISTRICT AMENDMENT  
 STANLEY MARTIN HOMES  
 NORTH CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 8361  
 DATE: 3/27/2020  
 DRAWN BY: MZC/NAL  
 CHECKED BY: ECA

REVISION HISTORY	

PRELIMINARY PLAT

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 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



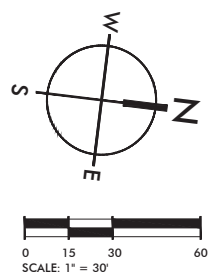
BUILDING DWELLING	
TOWNHOMES	27
SINGLE-FAMILY	18
<b>TOTAL</b>	<b>45</b>

NOTE: MAXIMUM OF 53 TOTAL DWELLING UNITS ARE ALLOWED WITHIN APPROVED SUMMER VILLAGE PDD.

PARKING SUMMARY (BY USE):	
TOWNHOMES: 27 UNITS * 2 SPACES/UNIT = 54 SPACES REQUIRED	TWO (9' X 18') PARKING SPACES ARE PROVIDED ON EACH LOT
SINGLE-FAMILY DETACHED: 18 LOTS * 2 SPACES/UNIT = 36 SPACES REQUIRED	TWO (9' X 18') PARKING SPACES ARE PROVIDED ON EACH LOT
TOTAL PARKING SPACES REQUIRED = 90 SPACES	TOTAL PARKING SPACES PROVIDED = 92 SPACES*
*NOTE: TWO (2) ADDITIONAL PARKING SPACES ARE PROVIDED AT MAIL COMMON SPACE AREA	

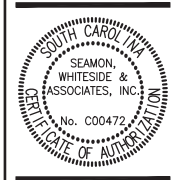
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 SEAMON WHITESIDE

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**SUMMER VILLAGE**  
**PLANNED DEVELOPMENT DISTRICT AMENDMENT**  
**STANLEY MARTIN HOMES**  
 NORTH CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 8361  
 DATE: 3/27/2020  
 DRAWN BY: MZC/NAL  
 CHECKED BY: ECA

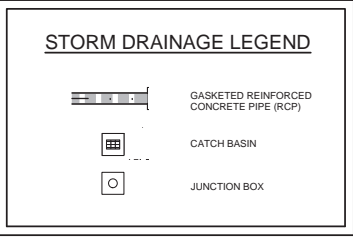
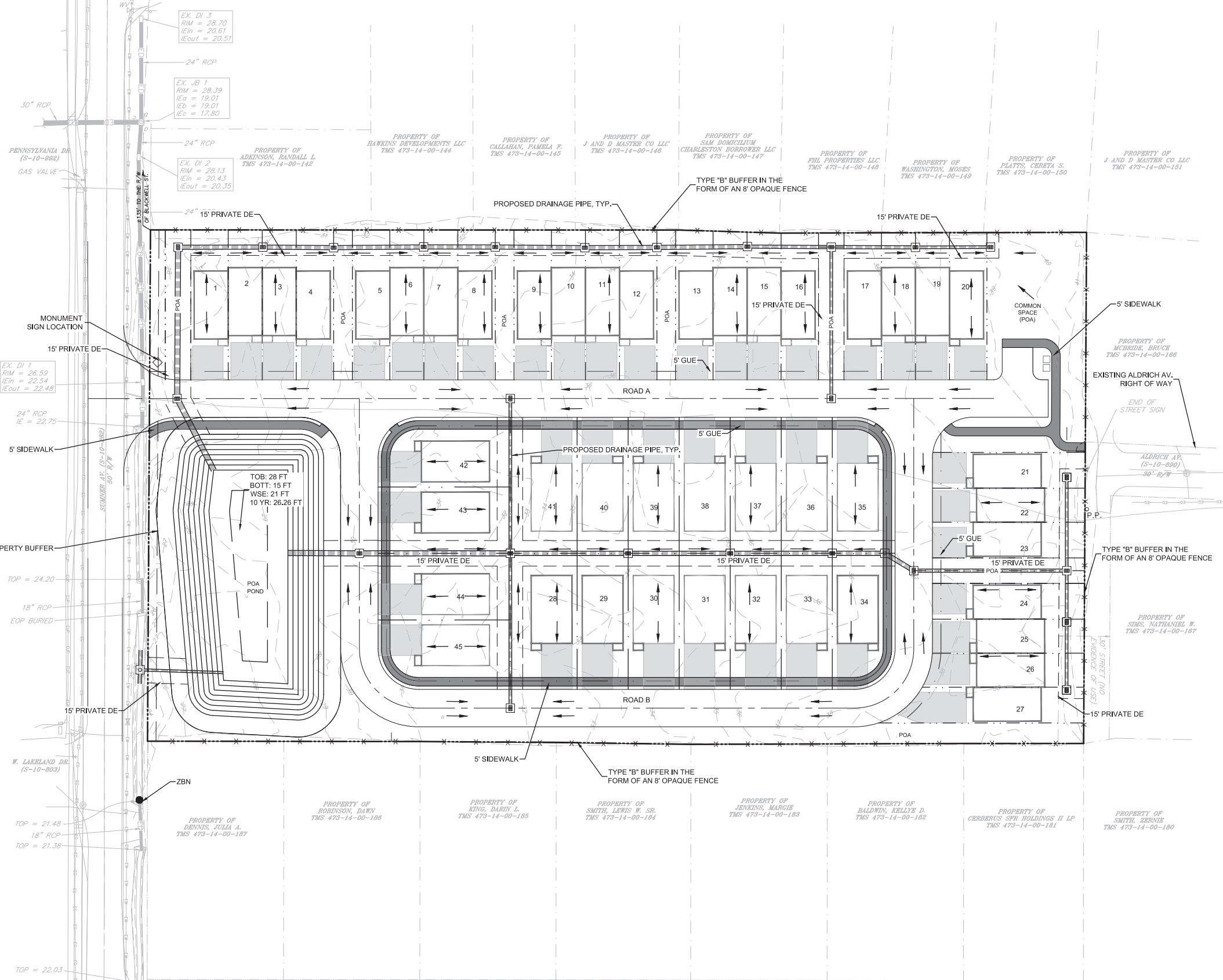
REVISION HISTORY	

MASTER SITE PLAN  
 (REVISED FOR PDD AMENDMENT)

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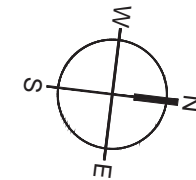
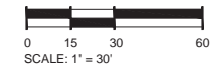
SW+ PROJECT: 8361  
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REVISION HISTORY

NO.	DATE	DESCRIPTION

DRAINAGE PLAN

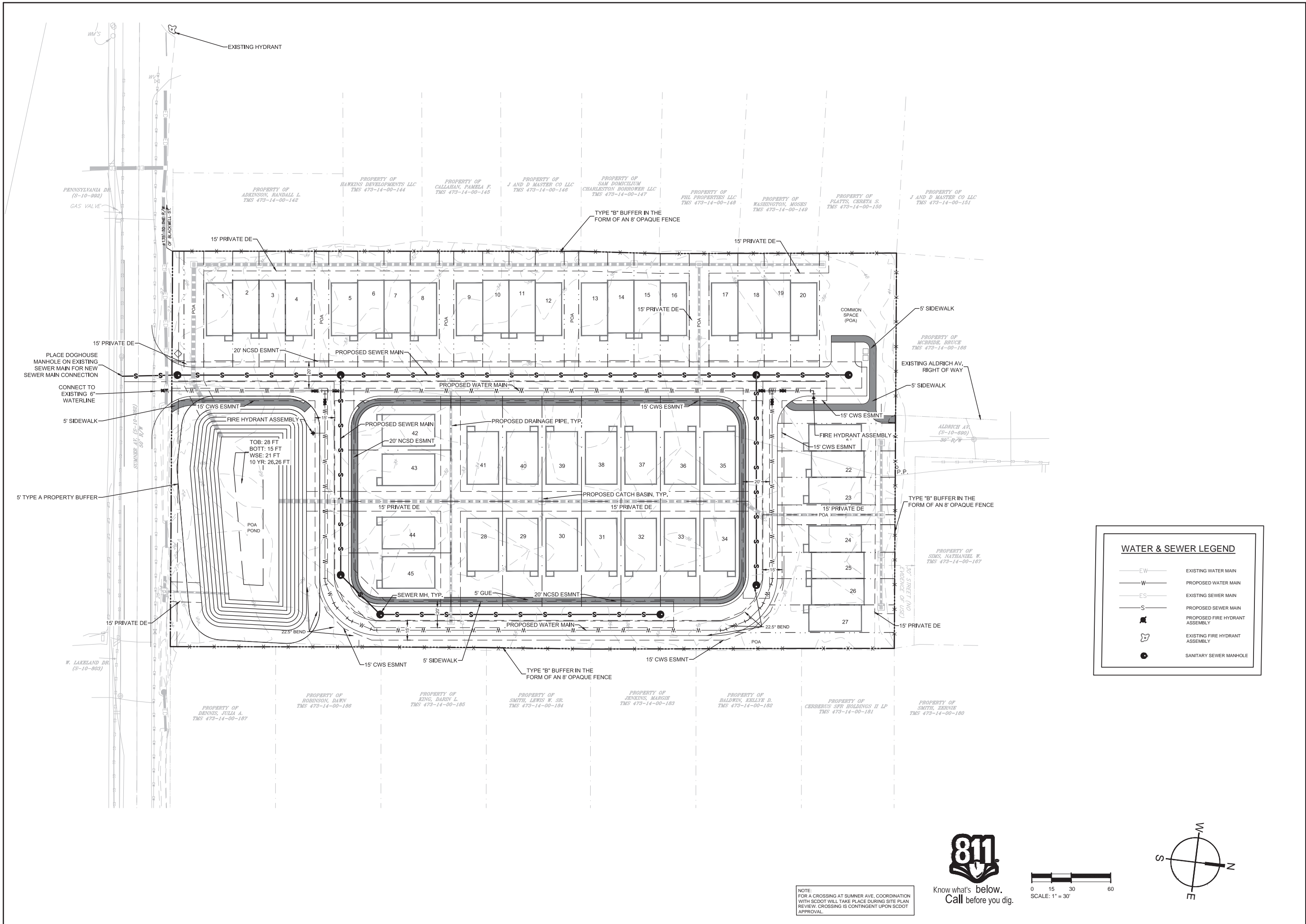
NOTE:  
 FOR A CROSSING AT SUMNER AVE. COORDINATION WITH SCDOT WILL TAKE PLACE DURING SITE PLAN REVIEW. CROSSING IS CONTINGENT UPON SCDOT APPROVAL.



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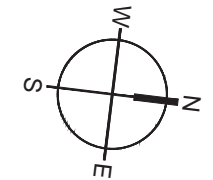
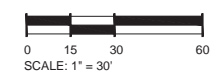
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**WATER & SEWER LEGEND**

- EW — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- ES — EXISTING SEWER MAIN
- S — PROPOSED SEWER MAIN
- ⊕ — PROPOSED FIRE HYDRANT ASSEMBLY
- ⊕ — EXISTING FIRE HYDRANT ASSEMBLY
- — SANITARY SEWER MANHOLE

NOTE:  
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MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
843.972.0710  
SPARTANBURG, SC  
864.272.1272  
CHARLOTTE, NC  
980.312.5450  
WWW.SEAMONWHITESIDE.COM



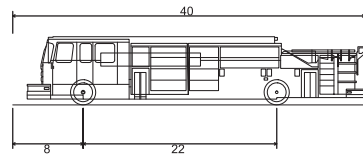
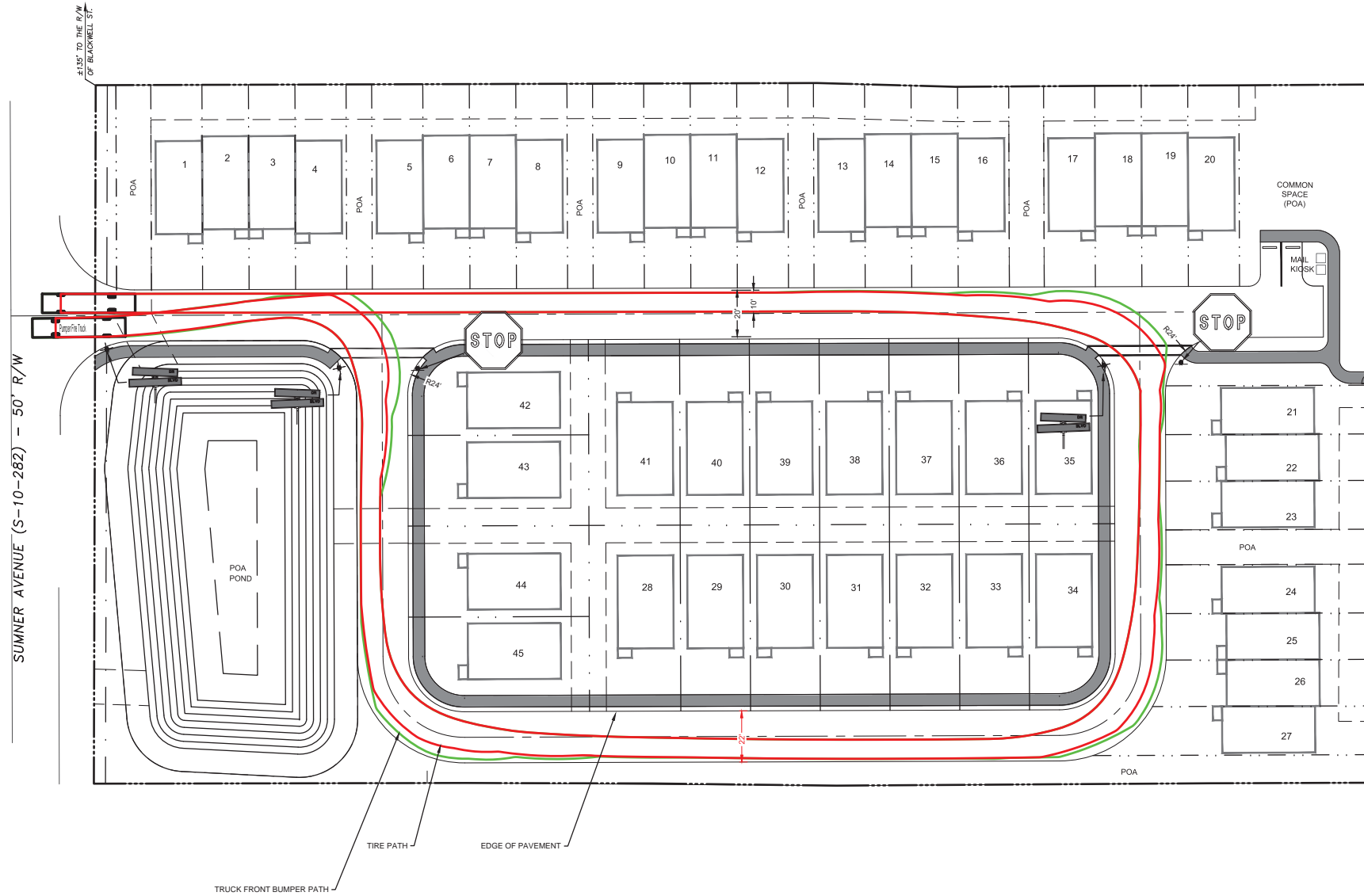
**SUMNER VILLAGE**  
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STANLEY MARTIN HOMES  
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SW+ PROJECT: 8361  
DATE: 3/27/2020  
DRAWN BY: MZCNAL  
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**REVISION HISTORY**

NO.	DESCRIPTION

UTILITY PLAN

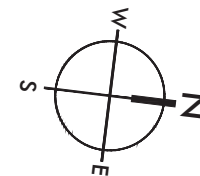
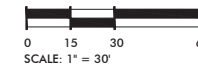


Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

- GENERAL NOTES:**
- 1) POSTED SPEED: 20 MPH
  - 2) ALL ROADS ARE PRIVATE



Know what's below.  
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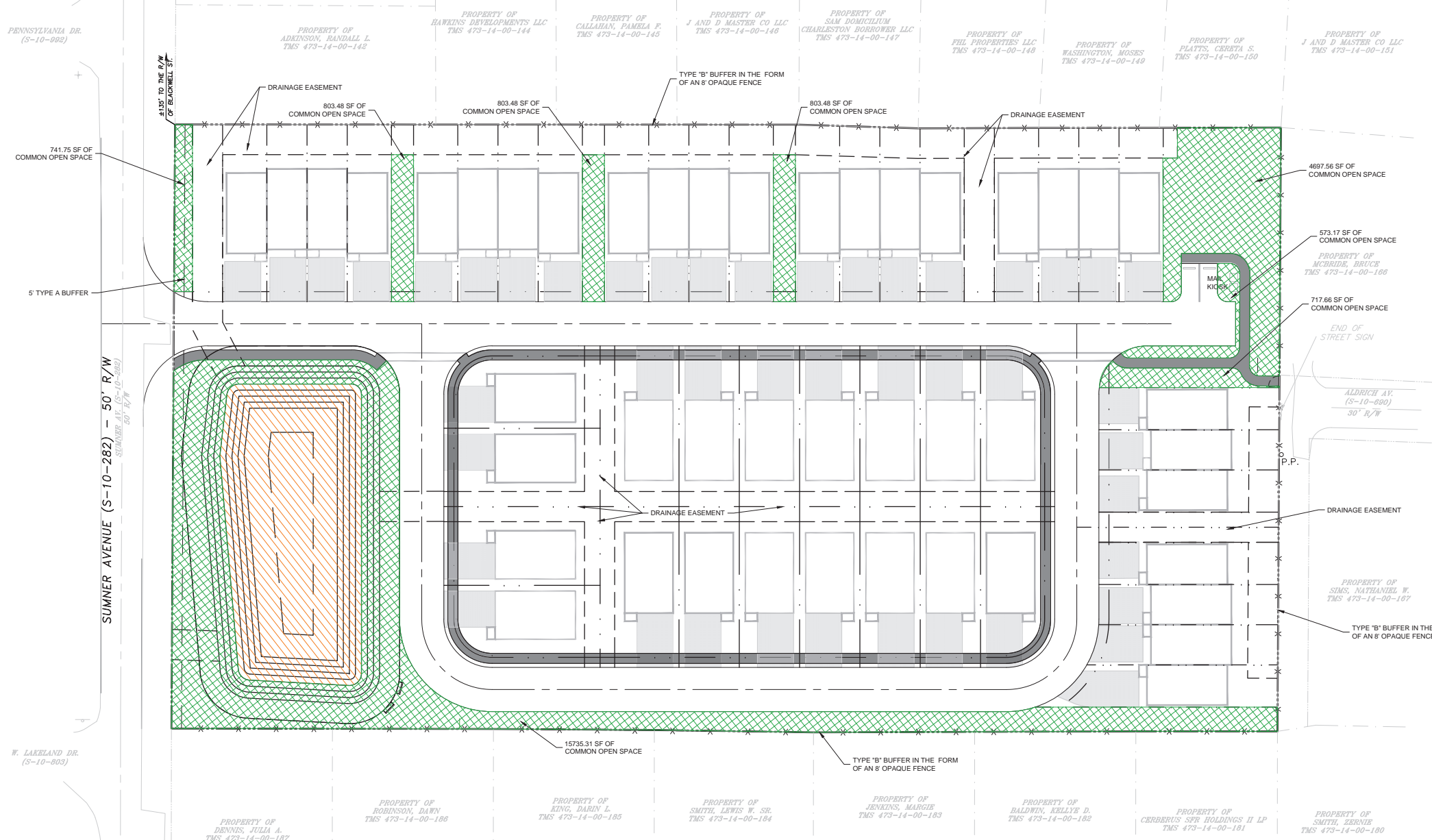
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**REVISION HISTORY**

NO.	DESCRIPTION

VEHICLE TRACKING PLAN

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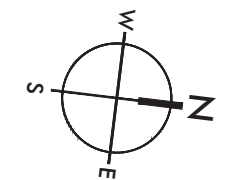
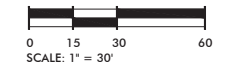
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  21. EROSION CONTROL METHODS IN THE FORM OF SILT FENCE ARE TO BE USED ALONG PROPERTY LINES SUBJECT TO CONCENTRATED RUNOFF TO PREVENT SEDIMENT FROM LEAVING THE SITE.
  22. IN ACCORDANCE WITH OCRM REGULATION PART VI.E.D AND PART VI.G ALL CONTRACTORS AND SUBCONTRACTOR OF THE OWNER/OPERATOR WHOSE ACTIVITIES AT THE SITE MAY IMPACT STORM WATER DISCHARGES OR CONTROLS DURING THE DURATION OF THE PROJECT, SHALL BECOME A CO-PERMITTEE AND ACCEPT THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT NUMBER SCR 100000) ISSUED TO THE OWNER/OPERATOR OF THE CONSTRUCTION ACTIVITY FOR WHICH HE/SHE HAS BEEN CONTRACTED TO PERFORM CONSTRUCTION RELATED SERVICES. AS A CO-PERMITTEE, THE CONTRACTOR, SUBCONTRACTOR, AND THEIR COMPANIES, AS THE CASE MAY BE, ARE LEGALLY ACCOUNTABLE TO THE SC DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL, (DHEC), UNDER THE AUTHORITIES OF THE CWA AND THE SC POLLUTION CONTROL ACT, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE SWPPP.
  23. THE PROPOSED BUILDING PAD SIZES FOR THE TOWNHOMES ARE 20' X 40' AND FOR THE SINGLE FAMILY UNITS ARE 24' X 40'
  24. PROPOSED DEVELOPMENT TO BE MIXED USE WITH TOWNHOUSE & SINGLE FAMILY UNITS.
  25. PDD PROPERTY LINE BUFFERS SHALL COMPLY WITH CITY OF NORTH CHARLESTON ZONING AS SHOWN ON PLANS. NO BUFFERS ARE REQUIRED BETWEEN LOTS OR BETWEEN PROPOSED ROADWAY AND LOTS.
  26. SITE TO BE ACCESSED FROM SUMNER AVENUE AND TWO ADDITIONAL PARKING SPACES ARE PROVIDED AT MAIL KIOSK.
  27. NO SETBACKS PROPOSED FOR TOWNHOUSE & SINGLE FAMILY LOTS PER PDD.
  28. THE FOLLOWING MINOR VARIATIONS TO THE SITE PLAN MAY BE GRANTED BY THE ZONING ADMINISTRATOR  
 MINOR SHIFTS IN LOT LONE LOCATIONS WHERE SUCH SHIFTS DO NOT ALTER THE NUMBER OF LOTS WITHIN THE PD DISTRICT OR MATERIALLY ALTER LOT SIZE:  
 MINOR SHIFTS IN ROAD, ALLEY, AND/OR DRIVEWAY ALIGNMENT TO ACCOMMODATE TREES, IMPROVED TRAFFIC FLOW, SAFETY CONCERNS, THE PROVISION OF PUBLIC SERVICES, OR OTHER TECHNICAL CONCERNS; AND  
 REDUCTIONS IN THE NUMBER OF HOUSING UNITS OR AREA OF NONRESIDENTIAL SPACE PROPOSED, AS COMPARED TO THE APPROVED PDD, PROVIDED, SUCH CHANGE IS CONSISTENT WITH THE FUTURE LAND USE DESIGNATION FOR THE SUBJECT PARCEL.

BUILDING DWELLING	
TOWNHOUSES	27
SINGLE FAMILY	18
<b>TOTAL</b>	<b>45</b>

NOTE: MAXIMUM OF 53 TOTAL DWELLING UNITS ARE ALLOWED WITHIN APPROVED SUMNER VILLAGE PDD.

COMMON OPEN SPACE CALCULATIONS		
	COMMON OPEN SPACE (LANDSCAPED AREAS)	15.03% 24,875.89 SF
	COMMON OPEN SPACE (POND AMENITY)	5.95% 9,827.01 SF
	<b>COMMON OPEN SPACE PROVIDED</b>	<b>20.98%</b> <b>34,702.9 SF</b>
	<b>COMMON OPEN SPACE REQUIRED</b>	<b>15%</b> <b>24,829.2 SF</b>

PER NORTH CHARLESTON'S ZONING CODE (SECTION 6-15); COMMON OPEN SPACES IS LAND AND/OR WATER BODIES USED FOR RECREATION, AMENITY, OR BUFFER; IT INCLUDES LANDSCAPED AREAS, LAWNS, AND REQUIRED BUFFER AREAS, INCLUDING CREATIVE LANDSCAPED AREAS (SEE SECTION 6-15 FOR ADDITIONAL COMMON OPEN SPACE REQUIREMENTS).



MOUNT PLEASANT, SC 843.884.1667  
 GREENVILLE, SC 864.298.0534  
 SUMMERVILLE, SC 843.972.0710  
 SPARTANBURG, SC 864.272.1272  
 CHARLOTTE, NC 980.312.5450  
 WWW.SEAMONWHITESIDE.COM



**SUMNER VILLAGE**  
**PLANNED DEVELOPMENT DISTRICT AMENDMENT**  
**STANLEY MARTIN HOMES**  
 NORTH CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 8361  
 DATE: 3/27/2020  
 DRAWN BY: MZC/NAL  
 CHECKED BY: ECA

REVISION HISTORY	

**OPEN SPACE PLAN**

## **Appendix E Building Elevations**





Example of Building Architecture proposed for Sumner Village PDD.  
Note: Conceptual in nature and subject to modification. Building must adhere to the Development Standards within the Sumner Village PDD Guidelines.

## **Appendix F Traffic Summary**



To: Roger Hunt, Director, Stanley Martin Homes

From: Jennifer T. Bihl, PE, PTOE, RSP<sub>1</sub>

Date: March 25, 2020

Re: *Sumner Village Development - Trip Generation Review*

This memorandum documents the traffic generation potential of the proposed Sumner Village development planned to be located on Sumner Avenue in North Charleston, SC. The development is proposed to consist of 18 single-family homes and 27 low-rise multifamily units and have one full access point located on Sumner Avenue.

**Figure 1** (attached) shows the site location and **Figure 2** (attached) shows the project conceptual site plan.

Existing Roadway Conditions

Roadways in the project vicinity include Sumner Avenue.

Sumner Avenue (S-282) is a two-lane, undivided roadway with a posted speed limit of 30 miles per hour. Per 2019 South Carolina Department of Transportation average annual daily traffic counts Sumner Avenue experienced approximately 2,400 vehicles per day.

Projected Trip Generation

The traffic generation potential of the proposed development was determined using trip generation rates published in the Institute of Transportation Engineers’ (ITE) *Trip Generation, 10<sup>th</sup> Edition* (2017) based on the projected use.

**Table 1** shows the projected trip generation for the proposed development.

<b>Table 1: Projected Trip Generation<sup>1</sup></b>								
<b>Land Use and Intensity</b>	<b>ITE Land Use Code</b>	<b>Daily Weekday</b>	<b>AM Peak Hour</b>			<b>PM Peak Hour</b>		
			<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>
18 Single-Family Homes	210	215	18	4	14	20	12	8
27 Low-Rise Multifamily Units	220	163	14	3	11	18	11	7
<b>Total External Trips</b>			<b>32</b>	<b>7</b>	<b>25</b>	<b>38</b>	<b>23</b>	<b>15</b>

1. Source: ITE *Trip Generation, 10<sup>th</sup> Edition*



As shown in **Table 1**, the development is projected to generate 32 trips during the AM peak hour (seven entering and 25 exiting) and 38 trips during the PM peak hour (23 entering and 15 exiting).

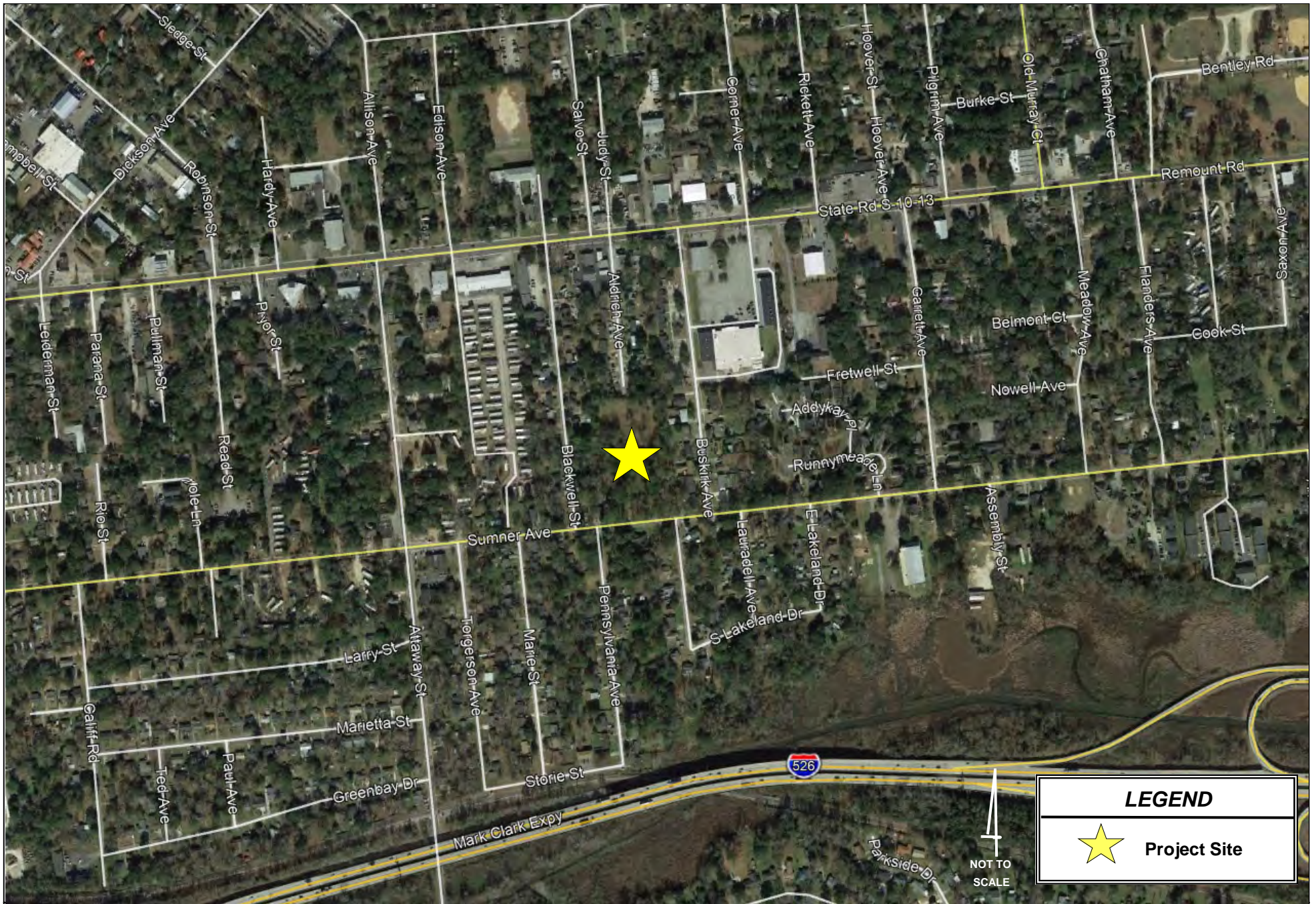
#### Site Access

The development is planned to have one full access point located on Sumner Avenue. It is expected to be primarily accessed via N. Rhett Avenue and Remount Road and Dutton Avenue. The N. Rhett Avenue travel path will be used to primarily access I-526 and origins and destinations in Mount Pleasant, North Charleston and Hanahan. The Remount Road travel path would primarily be used to access Rivers Avenue and I-26 and origins and destinations in the remainder of the tri-County area.

#### Summary

The proposed 18 single-family homes and 27 low-rise multifamily units are projected to generate 32 trips during the AM peak hour and 38 trips during the PM peak hour.

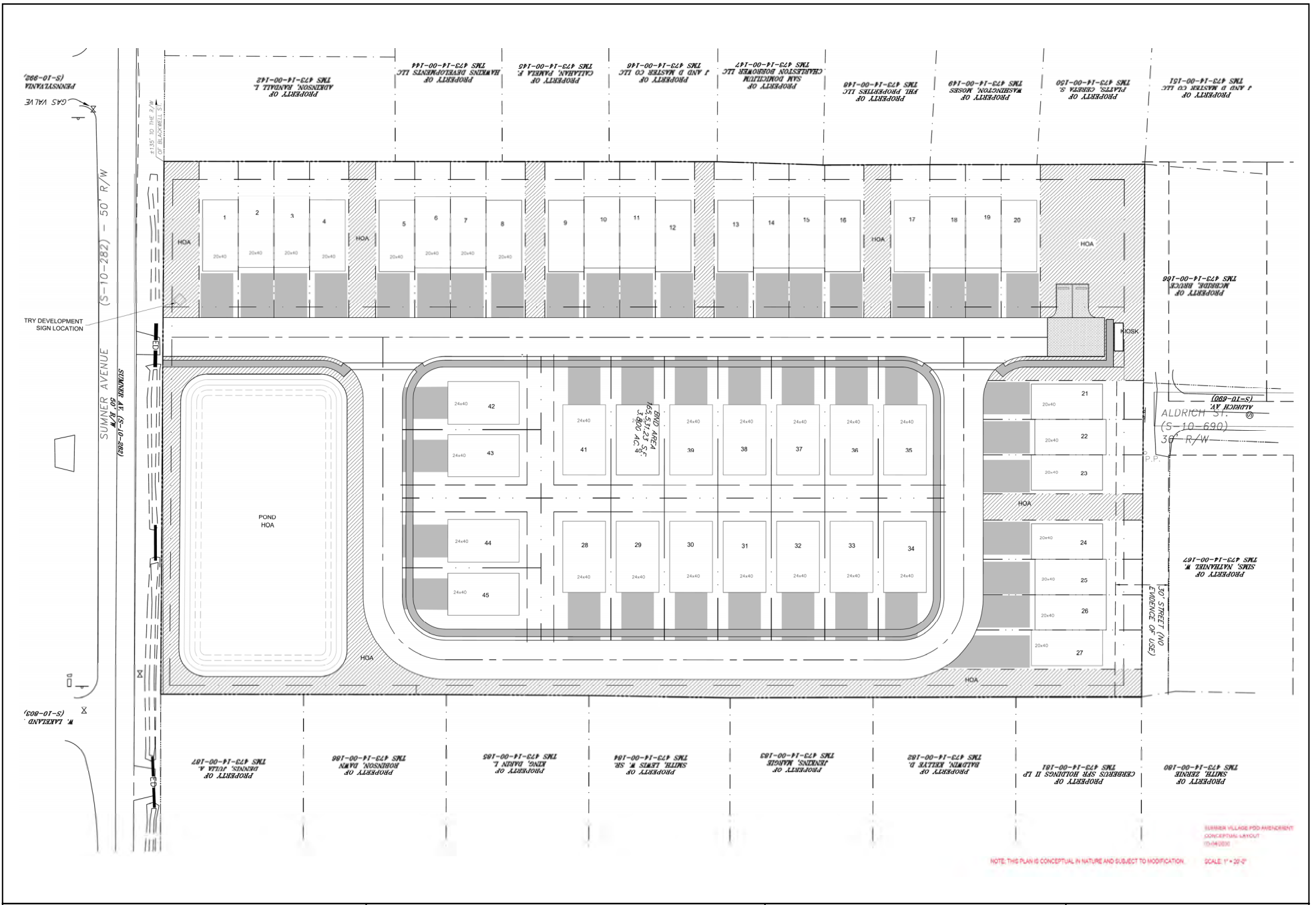
Results in this report are based solely on traffic studies and are considered input into final design considerations. The final design will be determined by the project engineer after other design elements (such as, but not limited to, utilities, stormwater, etc.) are taken into consideration.



**Sumner Village Development  
Trip Generation Review**

**Site Location**

**Figure 1**



Source: Seamon Whiteside

Sumner Village Development  
Trip Generation Review

Conceptual Site Plan

Figure 2



To: Michael Cain, Seamon Whiteside  
From: Jennifer T. Bihl, PE, PTOE, RSP1  
Date: May 26, 2020  
Re: Response to Comments – *Sumner Village Development – Trip Generation Review (Bihl Engineering, LLC, March 25, 2020)*

This memo provides a response to comments received from the City of North Charleston staff associated with the *Sumner Village Development – Trip Generation Review* memo prepared by Bihl Engineering, LLC (March 25, 2020). The comment and subsequent response are provided below. The comment is italicized.

1. *Does not address required elements 3, 4, and 5. From Section 5-7*

*(3) Known improvements currently planned and/or funded within the immediate area, including the funding mechanism and/or source;*

No known projects are currently planned and/or funded within the immediate area of the project.

*(4) Information, if available, on how the PDD boundary has been incorporated into current regional transportation models such as the CHATS Long Range Transportation Plan and how the proposed development projections relate;*

Due to the small size of the development and the anticipated traffic impacts, it is not expected that the PDD boundary would be included in the regional CHATS Long Range Transportation Plan modeling.

*(5) A proposed plan of how internal traffic will be analyzed and managed throughout the development process. If information relative to items (2) through (4) above is not known or available, an appropriate study shall be conducted and submitted.*

Traffic internal to the site will travel via a two-lane bidirectional roadway accessed via Sumner Avenue. Due to the small size of the development (32 trips during the AM peak hour, seven entering and 25 exiting, and 38 trips during the PM peak hour, 23 entering and 15 exiting) it is assumed that traffic at the two minor intersections within the site will be minimal.

## **Appendix G**

### **Letters of Availability**





*Safeguarding today, preserving tomorrow*  
7225 Stall Road /P.O. Box 63009 North Charleston, SC 29419 843.764.3072

6/15/2020

**Anna Lewis**  
Entitlements Manager  
501 Wando Park Boulevard, Suite 200  
Mount Pleasant, South Carolina 29464  
(843) 884-1667 x 247  
[ALewis@SeamonWhiteside.com](mailto:ALewis@SeamonWhiteside.com)

Attn: Anna Lewis

Re: Sanitary sewer availability to TMS 473-14-00-189

Dear Ms. Lewis,

Please be advised that sanitary sewer service is available to TMS 473-14-00-189. The property owner is responsible for installing a service into the main line or manhole located in an easement/right-of-way next to the property. If this property is subdivided, the property owner will be responsible for any sewer line modifications necessary to provide sewer service to each lot. If you have any questions, please call me at 843-764-3072.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Trepen". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Kevin Trepen  
Capital Projects Specialists  
North Charleston Sewer District



PO Box B  
Charleston, SC 29402  
103 St. Philip Street (29403)  
  
(843) 727-6800  
[www.charlestonwater.com](http://www.charlestonwater.com)

**Board of Commissioners**  
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David E. Rivers, Vice Chairman  
William E. Koopman, Jr., Commissioner  
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Mark Cline, P.E., Assistant Chief Executive Officer  
Dorothy Harrison, Chief Administrative Officer  
Wesley Ropp, CMA, Chief Financial Officer  
Russell Huggins, P.E., Capital Projects Officer

June 8, 2020

Jeffrey Magers  
Stanley Martin Companies, LLC  
Via email: [magersjr@stanleymartin.com](mailto:magersjr@stanleymartin.com)

Water Availability to TMS: 473-14-00-189  
Re: Single Family Residential

This letter is to certify our willingness and ability to provide water service to the above referenced site in Charleston County, South Carolina. CWS currently has a 6" cast iron water main in the right of way on Sumner Ave.

It will of course be a developer responsibility to ensure there are adequate pressures and quantities on the existing mains to serve this site with domestic water/fire flow and not negatively impact the existing developments. Please be advised any extensions or modifications to the infrastructure as well as any additional fire protection will be a developer's expense. All fees and cost associated with providing service to this site will be a developer expense and will be due prior to connection of any Charleston Water System's water system. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6869.

Sincerely,

A handwritten signature in blue ink that reads "Lydia Owens".

Lydia Owens  
Charleston Water System

BOARD:  
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*Promoting and protecting the health of the public and the environment*

October 20, 2008

BOB HOLT  
CHARLESTON DEVELOPMENT COMPANY LLC  
6TULLY ALLEY  
CHARLESTON SC 29403

RE: SUMNER VILLAGE, Charleston County  
File number: 10-08-05-06

Dear Bob Holt:

The Department of Health and Environmental Control (Department or DHEC) has reviewed and approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on **October 20, 2008**. Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities SCR100000 (2006 CGP), this project has been granted coverage under the 2006 CGP. This project's general permit coverage number is **SCR10J117**. The total disturbed area for this site is **3.8 acres**. This NPDES coverage expires on **10/20/2013**, 5 years from the date of issuance.

See attached DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification approved 10/20/2008 for additional conditions related to the Coastal Zone Consistency determination.

The inspections for this site must be performed by qualified personnel who meets the requirements list in Section 3.10.D of the 2006 CGP. Qualified personnel must be one of the following:

1. SWPPP preparer
2. Person under direct supervision of SWPPP preparer
3. Person who has been certified through a Construction Site Inspector Certification Course that has been approved by DHEC (see our website for a list of approved courses)
4. Person with registration equivalent of SWPPP preparer
5. Person under direct supervision of person with registration equivalent to SWPPP preparer

The 2006 CGP can be downloaded at the following website:

or you may request a copy from us via email ( ). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the 2006 CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act) and the Federal Clean Water Act (CWA).

You must notify this DHEC-OCRM Office prior to starting any land-disturbing activity. The address and telephone number of the DHEC-OCRM office are as follows:

S.C. DHEC-OCRM  
1362 McMillan Avenue, Suite 400  
Charleston, SC 29405  
843-953-0200

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the DHEC-OCRM at (843) 953-0200.

Please contact Greg Wahl at 843-953-0242 to arrange for pick up or mailing of three (3) sets of stamped, approved plans. A copy of the stamped, approved SWPPP (including a copy the 2006 CGP and signed co-permittee and contractor certifications), NOI, and CGP coverage letter from DHEC must be retained at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. A copy of the stamped, approved SWPPP must be available at a central location on-site for the use of all those identified as having responsibilities under the SWPPP whenever they are on the construction site. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must sign a certification statement as a co-permittee or as a contractor who is not a co-permittee. You are responsible for any contractor who is not a permittee. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each co-permittee and contractor who is not a co-permittee before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action. Failure to comply with the approved SWPPP or the minimum requirements of the 2006 CGP, 1991 Act, or CWA may subject you to applicable penalties.

This NPDES coverage should be terminated by the permittee when one of the conditions listed in Section 5.1 of the 2006 CGP has been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the 2006 CGP. Please see section 5.1 of the 2006 CGP for more information about termination of coverage.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

Please see the enclosed "Notice of Appeal Procedure" document for information about the procedures for appealing this NPDES coverage. Also, see the enclosed document from the S.C. DHEC Compliance Assurance Division detailing some of the compliance requirements of the 2006 CGP.

If you have any questions or cannot access the referenced websites, please call Greg Wahl at 843-953-0242.

Sincerely,

Greg Wahl  
Stormwater Project Manager  
Stormwater Permitting Section

CC: Kevin J Coffey Sr-LOWCOUNTRY LAND DEVELOPMENT CONSULTANTS  
Greg Wahl-Charleston OCRM Office  
Region 7, Charleston EQC Office

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## Notice of Appeal Procedure

The following procedures are in effect beginning July 1, 2006, pursuant to 2006 Act No. 387:

1. This decision of the S.C. Department of Health and Environmental Control (Department) becomes the final agency decision 15 days after notice of the decision has been mailed to the applicant or respondent, unless a written request for final review is filed with the Department by the applicant, permittee, licensee, or affected person.
2. An applicant, permittee, licensee, or affected person who wishes to appeal this decision must file a written request for final review with the Clerk of the Board at the following address or by facsimile at 803-898-3393.

Clerk of the Board  
SC DHEC  
2600 Bull Street  
Columbia, SC 29201

3. The request for final review should include the following:
  - a. the grounds on which the Department's decision is challenged and the specific changes sought in the decision
  - b. a statement of any significant issues or factors the Board should consider in deciding how to handle the matter
  - c. a copy of the Department's decision or action under review
4. In order to be timely, a request for final review must be received by the Clerk of the Board within 15 days after notice of the decision has been mailed to the applicant or respondent. If the 15th day occurs on a weekend or State holiday, the request is due to be received by the Clerk of the Board on the next working day. The request for final review must be received by the Clerk of the Board by 5:00 p.m. on the date it is due.
5. If a timely request for final review is filed with the Clerk of the Board, the Clerk will provide additional information regarding procedures.
6. The Board of Health and Environmental Control has 60 days from the date of receipt of a request for final review to conduct a final review conference. The conference may be conducted by the Board, its designee, or a committee of three members of the Board appointed by the chair.
7. If a final review conference is not conducted within 60 days, the Department decision becomes the final agency decision, and a party may request a contested case hearing before the Administrative Law Court within 30 days after the deadline for the final review conference.

**The above information is provided as a courtesy; parties are responsible for complying with all applicable legal requirements.**

October 31, 2006

# New Compliance Requirements:

## Facility inspections and monthly reports

Please note that there are several new compliance requirements under the recently issued NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities, SCR100000 (2006 CGP).

- One of the following inspection schedules has been identified in your approved Storm Water Pollution Prevention Plan (SWPPP): Inspections of the site must be conducted at least once every 7 calendar days or at least once every 14 days and within 24 hours of the end of a storm event of 0.5 inches or greater. You must notify the Department (Bureau of Water, Compliance Assurance Division) in writing to switch your inspection schedule.
- Inspections conducted under this requirement must be available with the SWPPP and include at a minimum: a) Inspection date, b) Name, title, and qualifications of inspection personnel, c) Weather information since last inspection, including details of storm events d) Weather information and discharge information observed during the inspection, e) Location of discharges of sediment or pollutants from the site, f) Locations of Best Management Practices (BMPs) that need maintenance, g) Locations of BMPs that failed to operate as designed or were inadequate for a particular location, h) Locations where additional BMPs are needed, i) Corrective action required including changes needed in the SWPPP and implementation dates. **(An inspection form that may be used for these inspections is available at or from the Compliance Assurance Division)**
- For sites disturbing more than 2 acres, these inspections must be conducted by “qualified personnel”(please see section 3.10D of the 2006 CGP for details on “qualified personnel”).
- For construction sites disturbing 10 acres or more, a monthly report must be submitted to **SCDHEC, Bureau of Water, Compliance Assurance Division, 2600 Bull St. Columbia, SC 29201** by the 28<sup>th</sup> day of the following month and, if applicable, the appropriate Municipal Separate Storm Sewer System (MS4) operator. The monthly report must include at a minimum: a) A summary of the inspections conducted during the month, b) A listing of deficiencies and the date noted, c) For deficiencies requiring corrective action, list the name, address, and telephone number or the responsible party, d) Whether the deficiency was listed in a previous monthly report, e) Corrective actions taken and the date the actions were completed, f) Whether the SWPPP was updated to deal with the noted deficiencies, g) A copy of each inspection conducted during the month. In addition, the first monthly report must include all co-permittee agreements and contractor certifications. As co-permittees and contractors are added during the life of the project, applicable agreements and certifications must be submitted with the next monthly report. These must also be available with the SWPPP. If construction has not begun, the monthly report is still required, but it may simply state that construction has not yet started

**Note:** For construction sites disturbing less than ten (10) acres, DHEC may require monthly reports on either a Project-by-Project basis or Operator-by-Operator basis.



## Commercial Letter of Availability

October 8, 2019

Mr. Jeffrey Magers  
Email: [magersjr@stanleymartin.com](mailto:magersjr@stanleymartin.com)

Re: TMS # 4731400189

Dear Mr. Magers,

I am pleased to inform you that Dominion Energy will be able to provide electric and gas service to the above referenced project. Electric and gas service will be provided in accordance with Dominion Energy General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. Any associated customer contribution will be determined when equipment loads and projected revenues are analyzed. In order to begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan (AutoCAD format) showing water, sewer, and storm drainage as well as requested service point/transformer location.
- 2.) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- 3.) Electric load breakdown by type with riser diagrams.
- 4.) Gas load and delivery pressure (if applicable)

Dominion Energy South Carolina, Inc. construction standards and specifications are available upon request. For more information or questions, contact me by phone at (843) 576-8737 or at [william.w.reid@scana.com](mailto:william.w.reid@scana.com)

Sincerely,

A handwritten signature in black ink, appearing to read "Willi W. Reid".

Will Reid  
Customer Service Engineering  
Dominion Energy South Carolina, Inc.



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October 20, 2008

BOB HOLT  
CHARLESTON DEVELOPMENT COMPANY LLC  
6TULLY ALLEY  
CHARLESTON SC 29403

RE: SUMNER VILLAGE, Charleston County  
File number: 10-08-05-06

Dear Bob Holt:

The Department of Health and Environmental Control (Department or DHEC) has reviewed and approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on **October 20, 2008**. Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities SCR100000 (2006 CGP), this project has been granted coverage under the 2006 CGP. This project's general permit coverage number is **SCR10J117**. The total disturbed area for this site is **3.8 acres**. This NPDES coverage expires on **10/20/2013**, 5 years from the date of issuance.

See attached DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification approved 10/20/2008 for additional conditions related to the Coastal Zone Consistency determination.

The inspections for this site must be performed by qualified personnel who meets the requirements list in Section 3.10.D of the 2006 CGP. Qualified personnel must be one of the following:

1. SWPPP preparer
2. Person under direct supervision of SWPPP preparer
3. Person who has been certified through a Construction Site Inspector Certification Course that has been approved by DHEC (see our website for a list of approved courses)
4. Person with registration equivalent of SWPPP preparer
5. Person under direct supervision of person with registration equivalent to SWPPP preparer

The 2006 CGP can be downloaded at the following website:

or you may request a copy from us via email ( ). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the 2006 CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act) and the Federal Clean Water Act (CWA).

You must notify this DHEC-OCRM Office prior to starting any land-disturbing activity. The address and telephone number of the DHEC-OCRM office are as follows:

S.C. DHEC-OCRM  
1362 McMillan Avenue, Suite 400  
Charleston, SC 29405  
843-953-0200

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the DHEC-OCRM at (843) 953-0200.

Please contact Greg Wahl at 843-953-0242 to arrange for pick up or mailing of three (3) sets of stamped, approved plans. A copy of the stamped, approved SWPPP (including a copy the 2006 CGP and signed co-permittee and contractor certifications), NOI, and CGP coverage letter from DHEC must be retained at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. A copy of the stamped, approved SWPPP must be available at a central location on-site for the use of all those identified as having responsibilities under the SWPPP whenever they are on the construction site. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must sign a certification statement as a co-permittee or as a contractor who is not a co-permittee. You are responsible for any contractor who is not a permittee. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each co-permittee and contractor who is not a co-permittee before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action. Failure to comply with the approved SWPPP or the minimum requirements of the 2006 CGP, 1991 Act, or CWA may subject you to applicable penalties.

This NPDES coverage should be terminated by the permittee when one of the conditions listed in Section 5.1 of the 2006 CGP has been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the 2006 CGP. Please see section 5.1 of the 2006 CGP for more information about termination of coverage.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

Please see the enclosed "Notice of Appeal Procedure" document for information about the procedures for appealing this NPDES coverage. Also, see the enclosed document from the S.C. DHEC Compliance Assurance Division detailing some of the compliance requirements of the 2006 CGP.

If you have any questions or cannot access the referenced websites, please call Greg Wahl at 843-953-0242.

Sincerely,

Greg Wahl  
Stormwater Project Manager  
Stormwater Permitting Section

CC: Kevin J Coffey Sr-LOWCOUNTRY LAND DEVELOPMENT CONSULTANTS  
Greg Wahl-Charleston OCRM Office  
Region 7, Charleston EQC Office

BOARD:  
Paul C. Anghy, III  
Chairman  
Edwin H. Cooper, III  
Vice Chairman  
Steven G. Kiszor  
Secretary



BOARD:  
Henry C. Scott  
M. David Mitchell, MD  
Glenn A. McCall  
Coleman F. Buckhouse, MD

*Promoting and protecting the health of the public and the environment*

## Notice of Appeal Procedure

The following procedures are in effect beginning July 1, 2006, pursuant to 2006 Act No. 387:

1. This decision of the S.C. Department of Health and Environmental Control (Department) becomes the final agency decision 15 days after notice of the decision has been mailed to the applicant or respondent, unless a written request for final review is filed with the Department by the applicant, permittee, licensee, or affected person.
2. An applicant, permittee, licensee, or affected person who wishes to appeal this decision must file a written request for final review with the Clerk of the Board at the following address or by facsimile at 803-898-3393.

Clerk of the Board  
SC DHEC  
2600 Bull Street  
Columbia, SC 29201

3. The request for final review should include the following:
  - a. the grounds on which the Department's decision is challenged and the specific changes sought in the decision
  - b. a statement of any significant issues or factors the Board should consider in deciding how to handle the matter
  - c. a copy of the Department's decision or action under review
4. In order to be timely, a request for final review must be received by the Clerk of the Board within 15 days after notice of the decision has been mailed to the applicant or respondent. If the 15th day occurs on a weekend or State holiday, the request is due to be received by the Clerk of the Board on the next working day. The request for final review must be received by the Clerk of the Board by 5:00 p.m. on the date it is due.
5. If a timely request for final review is filed with the Clerk of the Board, the Clerk will provide additional information regarding procedures.
6. The Board of Health and Environmental Control has 60 days from the date of receipt of a request for final review to conduct a final review conference. The conference may be conducted by the Board, its designee, or a committee of three members of the Board appointed by the chair.
7. If a final review conference is not conducted within 60 days, the Department decision becomes the final agency decision, and a party may request a contested case hearing before the Administrative Law Court within 30 days after the deadline for the final review conference.

**The above information is provided as a courtesy; parties are responsible for complying with all applicable legal requirements.**

October 31, 2006

# New Compliance Requirements:

## Facility inspections and monthly reports

Please note that there are several new compliance requirements under the recently issued NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities, SCR100000 (2006 CGP).

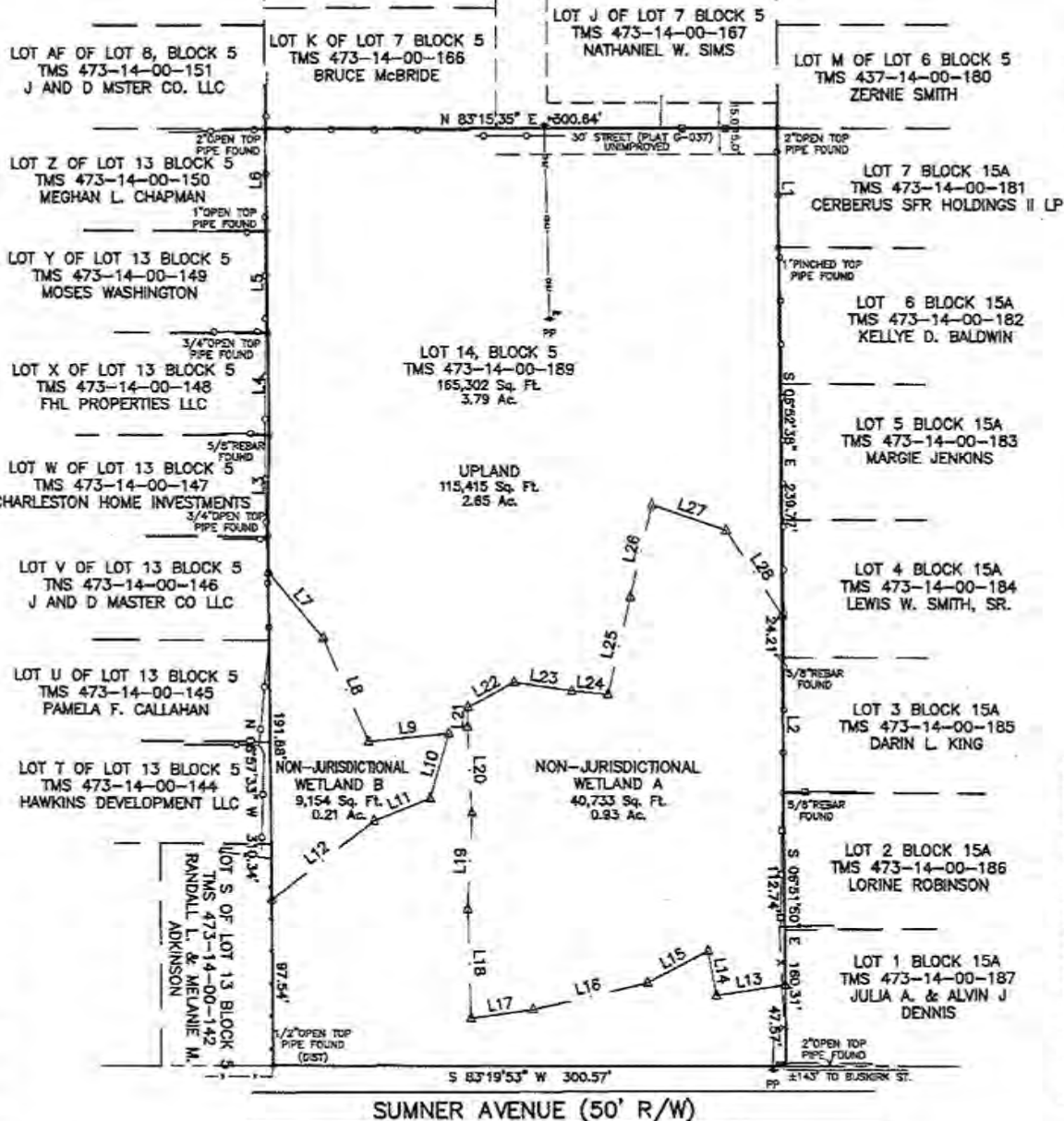
- One of the following inspection schedules has been identified in your approved Storm Water Pollution Prevention Plan (SWPPP): Inspections of the site must be conducted at least once every 7 calendar days or at least once every 14 days and within 24 hours of the end of a storm event of 0.5 inches or greater. You must notify the Department (Bureau of Water, Compliance Assurance Division) in writing to switch your inspection schedule.
- Inspections conducted under this requirement must be available with the SWPPP and include at a minimum: a) Inspection date, b) Name, title, and qualifications of inspection personnel, c) Weather information since last inspection, including details of storm events d) Weather information and discharge information observed during the inspection, e) Location of discharges of sediment or pollutants from the site, f) Locations of Best Management Practices (BMPs) that need maintenance, g) Locations of BMPs that failed to operate as designed or were inadequate for a particular location, h) Locations where additional BMPs are needed, i) Corrective action required including changes needed in the SWPPP and implementation dates. **(An inspection form that may be used for these inspections is available at or from the Compliance Assurance Division)**
- For sites disturbing more than 2 acres, these inspections must be conducted by “qualified personnel”(please see section 3.10D of the 2006 CGP for details on “qualified personnel”).
- For construction sites disturbing 10 acres or more, a monthly report must be submitted to **SCDHEC, Bureau of Water, Compliance Assurance Division, 2600 Bull St. Columbia, SC 29201** by the 28<sup>th</sup> day of the following month and, if applicable, the appropriate Municipal Separate Storm Sewer System (MS4) operator. The monthly report must include at a minimum: a) A summary of the inspections conducted during the month, b) A listing of deficiencies and the date noted, c) For deficiencies requiring corrective action, list the name, address, and telephone number or the responsible party, d) Whether the deficiency was listed in a previous monthly report, e) Corrective actions taken and the date the actions were completed, f) Whether the SWPPP was updated to deal with the noted deficiencies, g) A copy of each inspection conducted during the month. In addition, the first monthly report must include all co-permittee agreements and contractor certifications. As co-permittees and contractors are added during the life of the project, applicable agreements and certifications must be submitted with the next monthly report. These must also be available with the SWPPP. If construction has not begun, the monthly report is still required, but it may simply state that construction has not yet started

**Note:** For construction sites disturbing less than ten (10) acres, DHEC may require monthly reports on either a Project-by-Project basis or Operator-by-Operator basis.

## **Appendix H**

### **Wetland Exhibits**

THIS DRAWING HEREON IS THE PROPERTY OF ATLANTIC SURVEYING AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT. WILL BE SUBJECT TO LEGAL ACTION.

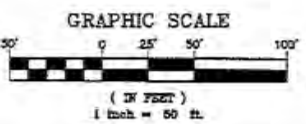


**NOTES & REFERENCES:**

1. REFERENCE DEED RECORDED IN THE CHARLESTON CO. R.O.D. OFFICE IN DEED BOOK B591 AT PAGE 247.
2. REFERENCE PLAT BY FRANK CRAWFORD RECORDED IN THE CHARLESTON CO. R.O.D. OFFICE IN PLAT BOOK E AT PAGE 123.
3. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
4. THIS PROPERTY LIES WITHIN THE CITY OF NORTH CHARLESTON PDD (PLANNED DEVELOPMENT DISTRICT) ZONING DISTRICT. ZONING AND SETBACKS ARE A LEGAL MATTER AND MUST BE VERIFIED BY THE PROPER NORTH CHARLESTON OFFICIAL.
5. AS DETERMINED BY GRAPHICALLY SCALING F.E.M.A. F.I.R.M. 45019C 0315 J DATED NOV. 17, 2004 THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE X. FLOOD ZONES ARE SUBJECT TO ONGOING FLOOD STUDIES AND MUST BE VERIFIED BY THE CITY OF NORTH CHARLESTON FLOOD PLAIN MANAGER.
6. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

LINE	BEARING	DISTANCE	REMARKS
L1	N 09°46'10" E	70.16	
L2	S 08°47'35" E	09.58	
L3	N 03°19'35" W	88.48	
L4	S 07°13'03" W	89.28	
L5	N 07°02'52" W	88.92	
L6	N 07°17'23" W	89.15	
L7	S 08°43'51" E	48.78	
L8	S 22°28'39" E	86.47	
L9	N 77°47'18" E	47.15	
L10	S 09°32'00" W	89.44	
L11	S 43°38'54" W	75.49	
L12	S 74°43'58" E	41.05	
L13	N 18°48'43" E	78.41	
L14	S 05°26'48" W	40.24	
L15	N 70°17'23" E	88.93	
L16	N 73°16'33" E	16.91	
L17	S 08°18'13" E	84.30	
L18	N 03°54'44" E	58.09	
L19	S 09°29'10" E	30.53	
L20	N 04°35'07" E	111.87	
L21	S 05°11'17" W	33.99	
L22	N 88°18'15" W	34.18	
L23	S 85°24'33" W	21.32	
L24	N 06°50'59" E	26.50	
L25	S 06°50'59" W	26.50	
L26	N 77°53'31" W	45.84	
L27	N 32°29'12" W	59.02	

- LEGEND:**
- - - - - PROPERTY LINE
  - - - - - ADJACENT PROPERTY LINE
  - - - - - ROAD RIGHT-OF-WAY LINE
  - - - - - EASEMENT LINE
  - - - - - JURISDICTIONAL WETLAND LINE
  - - - - - PROPERTY CORNER FOUND
  - ⊙ - - - - PROPERTY CORNER SET
  - ⊕ - - - - WOOD FENCE
  - - - - - CHAIN LINK FENCE



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



**Atlantic Surveying, Inc.**  
 ATLANTIC SURVEYING, INC.  
 1055 SARDIS ROAD, SUITE 100  
 CHARLESTON, SOUTH CAROLINA 29407  
 (843) 768-6688 (FAX) 768-7411 FAX  
 www.atlanticsurveying.com

**BOUNDARY AND JURISDICTIONAL WETLAND SURVEY**  
**LOT 14, BLOCK 5, CHARLESTON FARMS**  
 LOCATED ON SUMNER AVENUE IN THE CITY OF NORTH CHARLESTON  
 CHARLESTON COUNTY, SOUTH CAROLINA  
 PROPERTY OF CHARLESTON DEVELOPMENT CO. LLC, PREPARED FOR ERIKA HARRISON

DATE: 10-30-2018  
 SCALE: 1" = 80'  
 REVISIONS:  
 NO. ENVIRONMENTAL CONSULTANT'S COMMENTS  
 DATE  
 BY  
 CHECKED BY  
 APPROVED BY  
 PROJECT NO. 18-00565  
 DATE  
 OCT. 30, 2018  
 JKD  
 GBN  
**SHEET**



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT  
69A HAGOOD AVENUE  
CHARLESTON, SOUTH CAROLINA 29403-5107

JAN 11 2019

Regulatory Division

Mr. Nelson Mills  
Newkirk Environmental, Inc.  
P. O. Box 746  
Mt. Pleasant, South Carolina 29465

Dear Mr. Mills:

This letter is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2018-00568) received in our office on April 12, 2018, for a 3.79-acre site located at 0 Sumner Ave in North Charleston, Charleston County, South Carolina (Latitude: 32.8983 °N, Longitude: -79.9978 °W). An AJD is used to indicate that this office has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 403).

The site in question is shown on the enclosed survey plat entitled "Boundary and Jurisdictional Wetland Survey Lot 14, Block 5, Charleston Farms Located on Sumner Avenue In The City Of North Charleston Charleston County, South Carolina Property of Charleston Development Co. LLC, prepared for Erika Harrison" and dated October 30, 2018, prepared by Atlantic Surveying, Inc. Based on an on-site inspection, a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, and Wetland Determination Data Form(s), this office has determined that the referenced site, as shown on the referenced plat, does not contain any aquatic resources that are subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

In addition, the site in question contains 1.14 acres of freshwater wetlands as federally defined by the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplement; however, the 1.14 acres of freshwater wetlands are not considered to be subject to the jurisdiction of this office due to decisions by the U.S. Supreme Court. The location and configuration of these non-jurisdictional areas are reflected on the above referenced plat. It should be clearly noted that decisions of the U.S. Supreme Court to exclude certain waters and wetlands from federal jurisdiction under the CWA have no effect on any state or local government restrictions or requirements concerning wetlands. You are strongly cautioned to ascertain whether such restrictions or requirements exist for the area in question before undertaking any activity which might impact these aquatic resources.

Enclosed is a form describing the basis of jurisdiction for the area(s) in question. It should also be noted that some or all of these areas may be regulated by other state or local government entities. Specifically, you are encouraged to contact the South Carolina Department of Health and Environmental Control, Bureau of Water or the Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.



Please be advised that this AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD has been conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence concerning this matter, please refer to file number SAC-2018-00568. A copy of this letter is being forwarded to certain State and/or Federal agencies for their information. If you have any questions concerning this matter, please contact Leslie Estill, Project Manager, at (843) 329-8039.

Sincerely,



Robin Coller-Socha  
Chief, South Branch

Enclosures:

Approved Jurisdictional Determination Form

Notification of Appeal Options

Survey plat entitled "Boundary and Jurisdictional Wetland Survey Lot 14, Block 5, Charleston Farms Located on Sumner Avenue In The City Of North Charleston, Charleston County, South Carolina Property of Charleston Development Co. LLC

Copies Furnished:

Mr. Bob Holt  
Charleston Development Company, LLC  
6 Tully Alley  
Charleston, South Carolina 29403

South Carolina DHEC; Bureau of Water  
2600 Bull Street  
Columbia, South Carolina 29201

South Carolina DHEC; OCRM  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405

APPROVED JURISDICTIONAL DETERMINATION FORM  
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

**SECTION I: BACKGROUND INFORMATION**

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): **JAN 11 2019**

B. DISTRICT OFFICE, FILE NUMBER, FILE NAME: CESAC-RDS; Sumner Ave; SAC-2018-00568

C. PROJECT LOCATION AND BACKGROUND INFORMATION: A 3.79-acre site located at 0 Sumner Ave.  
State: South Carolina County/parish/borough: Charleston County City: North Charleston  
Center coordinates of site (lat/long in degree decimal format): Lat. 32.8983830693201° N, Long. -79.9978414690512° W.  
Universal Transverse Mercator: NAD83

Name of nearest waterbody: **Filbin Creek**

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: **none**

Name of watershed or Hydrologic Unit Code (HUC): **030502010707, Lower Cooper River**

Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

Office (Desk) Determination. Date: **July 18, 2018**

Field Determination. Date(s):

**SECTION II: SUMMARY OF FINDINGS**

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **Are no** "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

Waters subject to the ebb and flow of the tide.

Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce.

Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **Are no** "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply):<sup>1</sup>

- TNWs, including territorial seas
- Wetlands adjacent to TNWs
- Relatively permanent waters<sup>2</sup> (RPWs) that flow directly or indirectly into TNWs
- Non-RPWs that flow directly or indirectly into TNWs
- Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
- Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
- Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
- Impoundments of jurisdictional waters
- Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:

Non-wetland waters: linear feet: width (ft) and/or acres.

Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: **Pick List, Pick List, Pick List**

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):<sup>3</sup> [Including potentially jurisdictional features that upon assessment are NOT waters or wetlands]

Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.

Explain: **The site contains 1.14 acres of wetlands (Wetland A – 0.21 acre and Wetland B – 0.93 acre). In addition to**

<sup>1</sup> Boxes checked below shall be supported by completing the appropriate sections in Section III below.

<sup>2</sup> For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).

<sup>3</sup> Supporting documentation is presented in Section III.F.

utilizing remote resource tools (to include USGS Topographic map, LIDAR, and historic aerial photographs found on Google Earth Pro), a field inspection was completed on July 18, 2018. The 1.14 acres of wetlands sit in a depression pocket within the landscape and are surrounded by uplands. The wetlands have no apparent physical, chemical, or biological connection to waters of the U.S., and have no apparent surface or shallow subsurface hydrologic connections to waters of the U.S. The 1.14 acres of wetlands exchange water with the adjacent ditch along Sumner Ave. However, the length of the roadside ditch was walked during the field inspection and the ditch has no outlet. The ditch gradually diminishes into flat space. It appears the roadside ditch was not fully constructed or maintained. The wetlands also has no connection to interstate or foreign commerce.

### SECTION III: CWA ANALYSIS

#### A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW

Identify TNW:

Summarize rationale supporting determination:

2. Wetland adjacent to TNW

Summarize rationale supporting conclusion that wetland is "adjacent":

#### B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are "relatively permanent waters" (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody<sup>4</sup> is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:

Watershed size: Pick List ;

Drainage area: Pick List

Average annual rainfall: inches

Average annual snowfall: inches

(ii) Physical Characteristics:

(a) Relationship with TNW:

Tributary flows directly into TNW.

Tributary flows through Pick List tributaries before entering TNW.

Project waters are Pick List river miles from TNW.

<sup>4</sup> Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

Project waters are **Pick List** river miles from RPW.  
Project waters are **Pick List** aerial (straight) miles from TNW.  
Project waters are **Pick List** aerial (straight) miles from RPW.  
Project waters cross or serve as state boundaries. Explain:

Identify flow route to TNW<sup>5</sup>:  
Tributary stream order, if known:

(b) General Tributary Characteristics (check all that apply):

Tributary is:  Natural  
 Artificial (man-made). Explain:  
 Manipulated (man-altered). Explain:

Tributary properties with respect to top of bank (estimate):

Average width:        feet  
Average depth:        feet  
Average side slopes: **Pick List**.

Primary tributary substrate composition (check all that apply):

Silts                       Sands                       Concrete  
 Cobbles                   Gravel                     Muck  
 Bedrock                   Vegetation. Type/% cover:  
 Other. Explain:

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain:

Presence of run/riffle/pool complexes. Explain:

Tributary geometry: **Pick List**.

Tributary gradient (approximate average slope):        %

(c) Flow:

Tributary provides for: **Pick List**

Estimate average number of flow events in review area/year: **Pick List**

Describe flow regime:

Other information on duration and volume:

Surface flow is: **Pick List**. Characteristics:

Subsurface flow: **Pick List**. Explain findings:

Dye (or other) test performed:

Tributary has (check all that apply):

Bed and banks  
 OHWM<sup>6</sup> (check all indicators that apply):  
 clear, natural line impressed on the bank     the presence of litter and debris  
 changes in the character of soil                 destruction of terrestrial vegetation  
 shelving     the presence of wrack line  
 vegetation matted down, bent, or absent        sediment sorting  
 leaf litter disturbed or washed away            scour  
 sediment deposition                                multiple observed or predicted flow events  
 water staining                                         abrupt change in plant community  
 other (list):  
 Discontinuous OHWM.<sup>7</sup> Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

High Tide Line indicated by:                       Mean High Water Mark indicated by:  
 oil or scum line along shore objects            survey to available datum;  
 fine shell or debris deposits (foreshore)       physical markings;  
 physical markings/characteristics               vegetation lines/changes in vegetation types.  
 tidal gauges  
 other (list):

<sup>5</sup> Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.

<sup>6</sup>A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.

<sup>7</sup>Ibid.

(iii) **Chemical Characteristics:**

Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).

Explain:

Identify specific pollutants, if known:

(iv) **Biological Characteristics. Channel supports (check all that apply):**

Riparian corridor. Characteristics (type, average width):

Wetland fringe. Characteristics:

Habitat for:

Federally Listed species. Explain findings:

Fish/spawn areas. Explain findings:

Other environmentally-sensitive species. Explain findings:

Aquatic/wildlife diversity. Explain findings:

2. **Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW**

(i) **Physical Characteristics:**

(a) General Wetland Characteristics:

Properties:

Wetland size: \_\_\_\_\_ acres

Wetland type. Explain:

Wetland quality. Explain:

Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:

Flow is: Pick List. Explain:

Surface flow is: Pick List

Characteristics:

Subsurface flow: Pick List. Explain findings:

Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:

Directly abutting

Not directly abutting

Discrete wetland hydrologic connection. Explain:

Ecological connection. Explain:

Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW

Project wetlands are Pick List river miles from TNW.

Project waters are Pick List aerial (straight) miles from TNW.

Flow is from: Pick List.

Estimate approximate location of wetland as within the Pick List floodplain.

(ii) **Chemical Characteristics:**

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:

Identify specific pollutants, if known:

(iii) **Biological Characteristics. Wetland supports (check all that apply):**

Riparian buffer. Characteristics (type, average width):

Vegetation type/percent cover. Explain:

Habitat for:

Federally Listed species. Explain findings:

Fish/spawn areas. Explain findings:

Other environmentally-sensitive species. Explain findings:

Aquatic/wildlife diversity. Explain findings:

3. **Characteristics of all wetlands adjacent to the tributary (if any)**

All wetland(s) being considered in the cumulative analysis: Pick List

Approximately ( ) acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

<u>Directly abuts? (Y/N)</u>	<u>Size (in acres)</u>	<u>Directly abuts? (Y/N)</u>	<u>Size (in acres)</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Summarize overall biological, chemical and physical functions being performed:

### C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs. Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D:
2. Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs. Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:
3. Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW. Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

Documentation for the Record only: Significant nexus findings for seasonal RPWs and/or wetlands abutting seasonal RPWs:

### D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. TNWs and Adjacent Wetlands. Check all that apply and provide size estimates in review area:  
 TNWs: linear feet width (ft), Or, acres.  
 Wetlands adjacent to TNWs: acres.
2. RPWs that flow directly or indirectly into TNWs.  
 Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial:  
  
 Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally:

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters: linear feet width (ft).
  - Other non-wetland waters: acres.
- Identify type(s) of waters:

**3. Non-RPWs<sup>8</sup> that flow directly or indirectly into TNWs.**

- Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):

- Tributary waters: linear feet width (ft).
  - Other non-wetland waters: acres.
- Identify type(s) of waters:

**4. Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**

- Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
- Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:
- Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

**5. Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**

- Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

**6. Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**

- Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

**7. Impoundments of jurisdictional waters.<sup>9</sup>**

As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.

- Demonstrate that impoundment was created from "waters of the U.S.," or
- Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
- Demonstrate that water is isolated with a nexus to commerce (see E below).

Explain:

**E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):<sup>10</sup>**

- which are or could be used by interstate or foreign travelers for recreational or other purposes.
- from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
- which are or could be used for industrial purposes by industries in interstate commerce.
- Interstate isolated waters. Explain:
- Other factors. Explain:

**Identify water body and summarize rationale supporting determination:**

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters: linear feet width (ft).
- Other non-wetland waters: acres.

<sup>8</sup>See Footnote # 3.

<sup>9</sup>To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.

<sup>10</sup>Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

Identify type(s) of waters:

Wetlands:          acres.

**F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):**

- If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:          .
- Other: (explain, if not covered above):          .

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- Non-wetland waters (i.e., rivers, streams):          linear feet          width (ft).
- Lakes/ponds:          acres.
- Other non-wetland waters:          acres. List type of aquatic resource:          .
- Wetlands: **1.14 acres.**

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- Non-wetland waters (i.e., rivers, streams):          linear feet,          width (ft).
- Lakes/ponds:          acres.
- Other non-wetland waters:          acres. List type of aquatic resource:          .
- Wetlands:          acres.

**SECTION IV: DATA SOURCES.**

**A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):**

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: **Survey plat entitled "Boundary and Jurisdictional Wetland Survey Lot 14, Block 5, Charleston Farms Located on Sumner Avenue In The City Of North Charleston Charleston County, South Carolina Property of Charleston Development Co. LLC, prepared for Erika Harrison" and dated October 30, 2018, prepared by Atlantic Surveying, Inc..**
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - Office concurs with data sheets/delineation report.
  - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas:
  - USGS NHD data.
  - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name:
- USDA Natural Resources Conservation Service Soil Survey. Citation:          .
- National wetlands inventory map(s). Cite name:          .
- State/Local wetland inventory map(s):          .
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is:          (National Geodectic Vertical Datum of 1929)
- Photographs:  Aerial (Name & Date):          .  
or  Other (Name & Date):          .
- Previous determination(s). File no. and date of response letter:          .
- Applicable/supporting case law:          .
- Applicable/supporting scientific literature:          .
- Other information (please specify):          .

**B. ADDITIONAL COMMENTS TO SUPPORT JD: Based on the above information it has been determined by this office that the 1.14 acres of wetlands (Wetland A – 0.21 acre and Wetland B – 0.93 acre) within the 3.79-acre site are isolated, non-jurisdictional waters that are not subject to regulation under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act.**





**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND  
REQUEST FOR APPEAL**

Applicant:	File Number:	Date:
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
XX	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

**SECTION I -** The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the Division Engineer, South Atlantic Division, 60 Forsyth St, SW, Atlanta, GA 30308-8801. This form must be received by the Division Engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is **not appealable**. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact the Corps biologist who signed the letter to which this notification is attached. The name and telephone number of this person is given at the end of the letter.

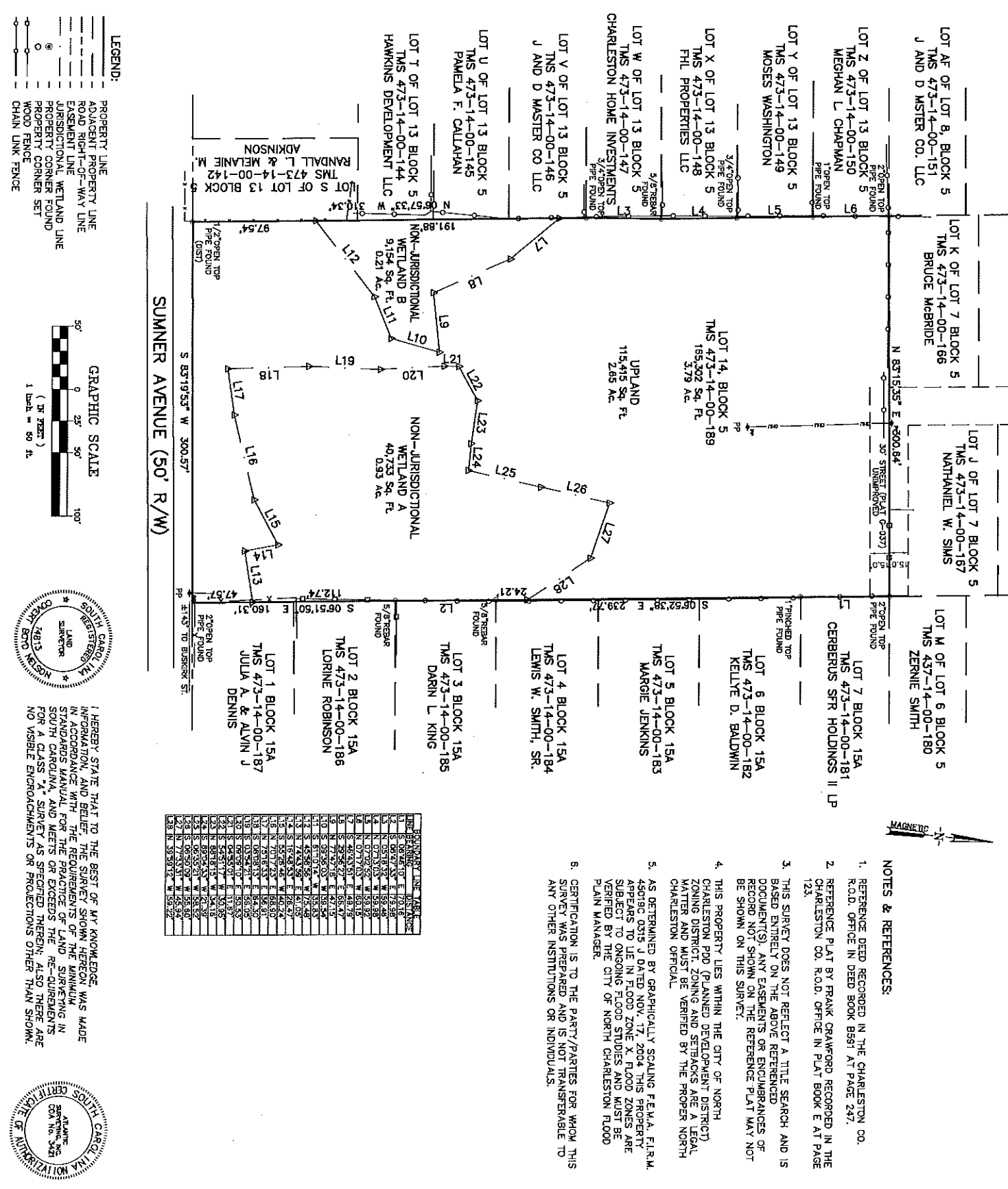
If you only have questions regarding the appeal process you may also contact: Jason W. Steele  
Administrative Appeals Review Officer  
USACE South Atlantic Division  
60 Forsyth St, SW  
Atlanta, GA 30308-8801  
(404) 562-5137

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

\_\_\_\_\_  
Signature of appellant or agent.

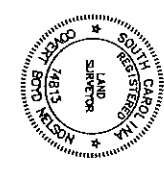
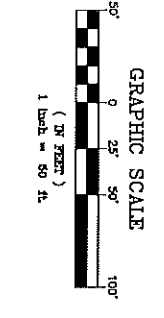
Date: \_\_\_\_\_

Telephone number: \_\_\_\_\_



**LEGEND:**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD RIGHT-OF-WAY LINE
- EASEMENT LINE
- JURISDICTIONAL WETLAND LINE
- PROPERTY CORNER FOUND
- WOOD FENCE
- CHAIN LINK FENCE



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



**BOUNDARY LINE TABLE**

LINE NO.	BEARING	DISTANCE
1	S 08°48'10" E	79.16
2	S 08°47'35" E	79.28
3	S 08°47'00" E	79.40
4	N 07°51'03" W	159.88
5	N 07°50'32" W	159.92
6	N 07°47'03" W	160.18
7	S 82°32'27" E	168.72
8	S 82°31'52" E	168.76
9	N 77°47'16" E	472.15
10	S 08°38'03" W	158.54
11	S 08°37'28" W	158.58
12	S 08°36'53" W	158.62
13	S 08°36'28" W	158.66
14	S 08°35'53" E	148.24
15	S 08°35'28" E	148.28
16	S 08°34'53" E	148.32
17	N 77°47'16" E	472.15
18	S 08°38'03" E	154.50
19	S 08°37'28" E	154.54
20	S 08°36'53" E	154.58
21	S 08°36'28" E	154.62
22	S 08°35'53" E	148.24
23	S 08°35'28" E	148.28
24	S 08°34'53" E	148.32
25	S 08°34'28" E	148.36
26	S 08°33'53" E	148.40
27	N 77°47'16" W	472.15
28	N 77°47'16" W	472.15
29	N 77°47'16" W	472.15
30	N 33°39'12" W	158.22

- NOTES & REFERENCES:**
- REFERENCE DEED RECORDED IN THE CHARLESTON CO. R.O.D. OFFICE IN DEED BOOK B591 AT PAGE 247.
  - REFERENCE PLAT BY FRANK CRAWFORD RECORDED IN THE CHARLESTON CO. R.O.D. OFFICE IN PLAT BOOK E AT PAGE 123.
  - THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
  - THIS PROPERTY LIES WITHIN THE CITY OF NORTH CHARLESTON PDD (PLANNED DEVELOPMENT DISTRICT) ZONING DISTRICT ZONING AND SETBACKS ARE A LEGAL MATTER AND MUST BE VERIFIED BY THE PROPER NORTH CHARLESTON OFFICIAL.
  - AS DETERMINED BY GRAPHICALLY SCALING F.E.M.A. F.I.R.M. 45019C 0315 J DATED NOV. 17, 2004 THIS PROPERTY APPEARS TO BE IN FLOOD ZONE X. FLOOD ZONES ARE SUBJECT TO ONGOING FLOOD STUDIES AND MUST BE VERIFIED BY THE CITY OF NORTH CHARLESTON FLOOD PLAIN MANAGER.
  - CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

**BOUNDARY AND JURISDICTIONAL WETLAND SURVEY**  
**LOT 14, BLOCK 5, CHARLESTON FARMS**  
 LOCATED ON SUMNER AVENUE IN THE CITY OF NORTH CHARLESTON  
 CHARLESTON COUNTY, SOUTH CAROLINA  
 PROPERTY OF CHARLESTON DEVELOPMENT CO. LLC, PREPARED FOR ERIKA HARRISON

**Atlantic**  
 Surveying, Inc.  
 ATLANTIC SURVEYING, INC.  
 1455 GARDNER RD.  
 CHARLESTON, SOUTH CAROLINA 29407  
 (843) 763-8668; (843) 768-7411 FAX  
 www.atlanticsurvey.com

**REVISIONS**

NO.	REVISION	CHKD.	DATE
1	ENVIRONMENTAL CONSULTANT'S COMMENTS	SD	11-24-19

**PROJECT INFORMATION**

SURVEYED BY	CHKD. BY	DATE	SCALE
RH/SG/CH	SD/AH	18-20361	1"=50'
DATE	APPROVED		
OCT. 30, 2018	JKD		

**ENVIRONMENTAL CONSULTANT'S COMMENTS**

NO.	REVISION

## **Appendix I**

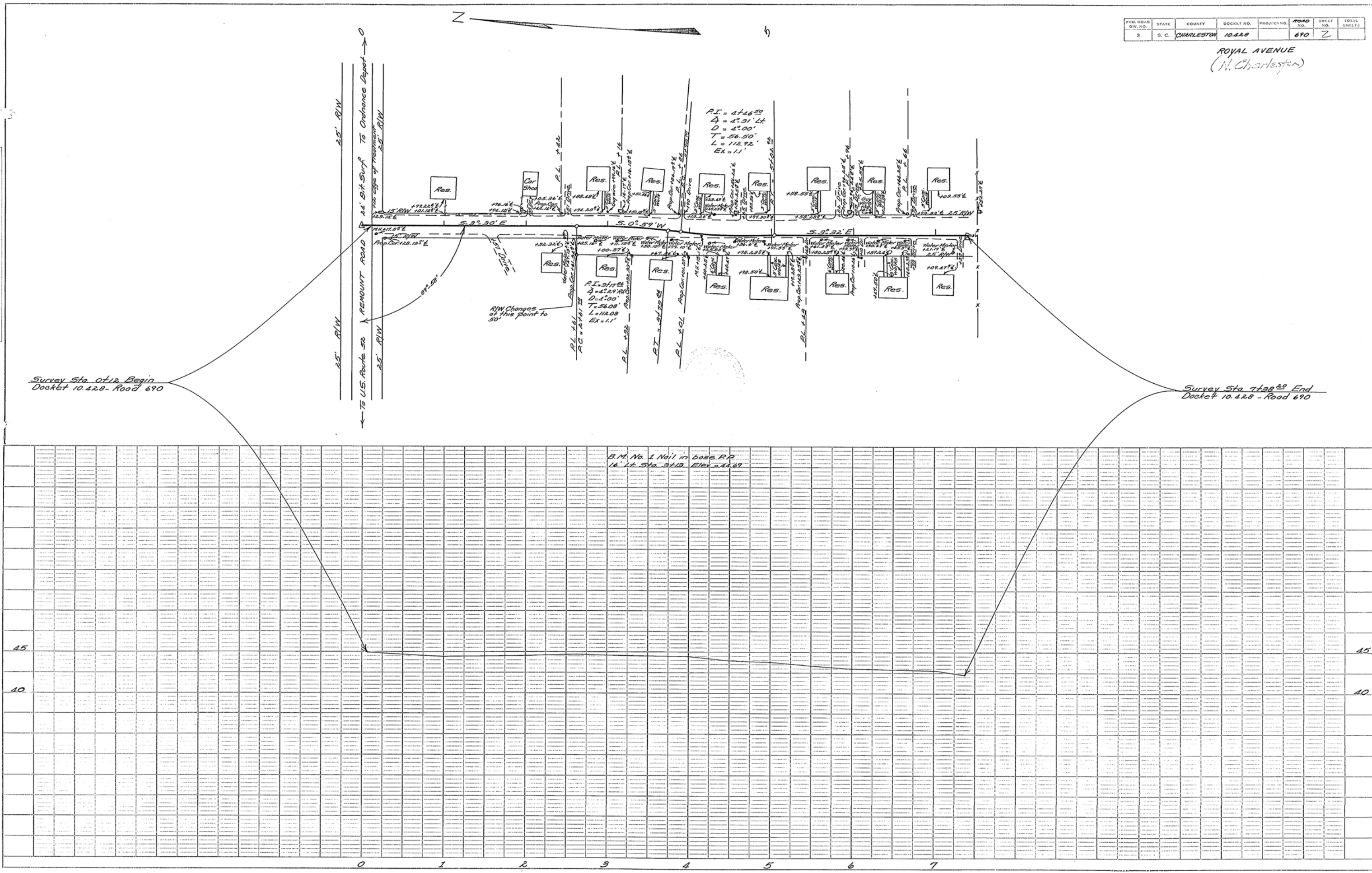
### **SCDOT Exhibits**

FED. ROAD DIV. NO.	STATE	COUNTY	DOCKET NO.	PROJECT NO.	ROAD NO.	SHEET NO.	TOTAL SHEETS
3	S. C.	CHARLESTON	10.428		690	2	

ROYAL AVENUE  
(N. Charleston)

PLAN  
NOTE BOOK NO. 10113  
CHECKED BY: [Signature]  
DATE: 10/1/58

PROFILE  
NOTE BOOK NO. 10113  
CHECKED BY: [Signature]  
DATE: 10/1/58



SOUTH CAROLINA  
STATE HIGHWAY DEPARTMENT  
COLUMBIA

MEMORANDUM TO: District Engineer - District No. 6

Docket No. 10.428

County CHARLESTON

Project No. \_\_\_\_\_

Route No. \_\_\_\_\_

Road No. 690

Description: STREET IN NORTH CHARLESTON

RD. 690: ALONG ROYAL AVE. FROM REMOUNT ROAD  
SOUTHERLY TO STA. 7+38.

There is attached a list of the property owners and rights of way secured on the ROAD and docket given above.

One bound copy of this list is for your office, one is for the Maintenance Superintendent, and one is for the Project Engineer. One bound copy is being furnished the Clerk of Court in accordance with Section 33-116, Code of Laws of South Carolina, 1952.

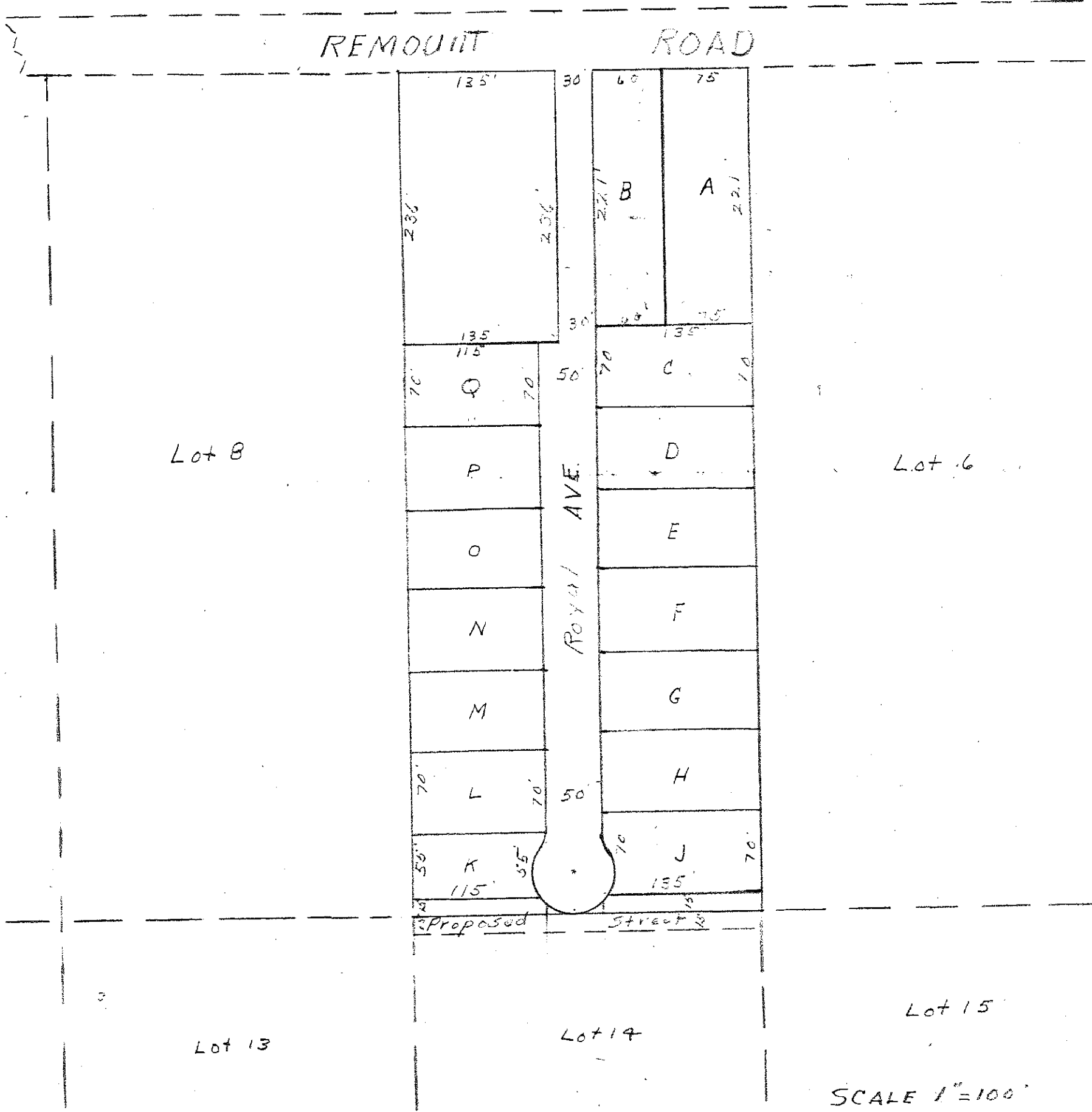
  
  
  
Right of Way Engineer

NOTE: NO DEEDS WERE SECURED FROM INDIVIDUAL  
PROPERTY OWNERS, ON ROAD 690 (ROYAL AVE) IN  
NORTH CHARLESTON AS THE DEPARTMENT WILL  
OCCUPY ONLY THE DEDICATED WIDTHS OF 30' FROM  
REMOUNT ROAD SOUTHERLY FOR 236' & 50' FROM  
A POINT 236' SOUTH OF REMOUNT ROAD SOUTHERLY

OVER

TO END OF ROAD (STA. 7+38) AS INDICATED ON A  
PLAT SHOWING ROYAL AVE AND LOTS ADJACENT  
THERE TO. THIS PLAT WAS MADE BY J. O'HEAR SANDER  
AND WAS NOT ON RECORDS AT THE TIME THE  
R/W WAS BEING ACQUIRED FOR THIS DOCKET.





J. O'HEAR SANDERS  
411 BERCHMAN ROAD  
CHARLESTON

PLAT IS NOT RECORDED  
PLAT FOR ROAD 690

**NORTH CHARLESTON PLANNING COMMISSION  
AGENDA ITEM**

**Meeting Date:** June 22, 2020

**Item Title:** Proposed Variance to Chapter 18-37(i) of the Subdivision Regulations, Relating to the Requirements for Dead-End Streets to Be No Longer Than 800 Feet and Provide a 80-Foot Diameter Turnaround at the Closed End of the Street, for the Properties Identified as Dorchester County TMS#s 178-01-01-040, -041, -042, & -046

**Contact Person:** Megan Clark, (843) 740-2617

**DESCRIPTION:**

The applicant is proposing to construct a 170-unit single-family subdivision off Highway 165, Delemar Highway, in the section of the City located west of the Ashley River. The property is adjacent to Boyle Plantation, a large 52-lot subdivision in unincorporated Dorchester County. There is no adjacent development to the south, where the properties abut other lands in the City, nor to the east or north, where the properties are not in the City. The applicant has proposed a site plan that includes a single point of access to the subdivision from Delemar Highway, four to six wetland crossings, four cul-de-sacs, and a dead end. At the dead end, the applicant is proposing to leave the connection ready for a development on the parcel to the rear (TMS# 178-00-00-001) rather than to create the 80-foot wide turnaround that would otherwise be required on a conforming dead-end street. The proposed dead-end street, however, would not be conforming, as it would have a  $\pm 5050$ -foot long main road that would dead-end at the rear property line without a turnaround provided on the subject parcel. There would also be four branch roads of  $\pm 369$  feet,  $\pm 560$  feet,  $\pm 1077$  feet, and  $\pm 1342$  feet off the main road that would also end in cul-de-sacs. Therefore, the request is in fact for a variance to create three dead-end roads of non-conforming length and to forego the required turnaround on one of those roads.

Per Section 18-4 of the Subdivision Regulations, the Planning Commission must find all of the following five criteria are met in the granting of a subdivision variance:

(1) The variance will not be detrimental to the public health, safety and general welfare of the community: *Staff believes the variance may be detrimental to the community as the proposed development is surrounded by wetlands, and thus susceptible to flooding. A portion of the proposed development is in flood zone AE per the preliminary Flood Insurance Rate Map number 45019C0265K. The proposal of one access road that must cross multiple wetland areas for an approximately 170-lot development to use during a flood event poses a public safety concern. Additionally, if there were to be an accident at the entrance from Delemar Highway or along the main roadway, blocking access to the remainder of the subdivision, a large number of residents could be left without means to leave nor access to emergency services.*

(2) The variance will not adversely affect the reasonable development of adjacent property: *Staff believes that the provision of a single access point through a 170-lot subdivision where many of the lots abut the main access road leading to a future development at the rear of the property could potentially stifle development of the property to the rear, due to the limited connectivity and the nature of the streetscape along that  $\pm 5050$ -foot access.*

(3) The variance is justified because of topographic or other special conditions unique to the property involved, in contrast to mere inconvenience or financial disadvantage: *Staff finds that the variance is not justified due to the property being surrounded by wetlands, as the property is still able to be developed, just not at the density nor within the configuration the applicant is proposing.*

(4) The variance is consistent with the objectives of this chapter and will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan: *Staff believes that the granting of the variance will conflict with the Subdivision Regulations and Comprehensive Plan, as the regulations provide a minimum standard to ensure adequate public safety such that long dead-end roads are prohibited and the Comprehensive Plan encourages support of public safety measures to protect and improve quality of life.*

(5) Such variance will not conflict with the requirements of the zoning ordinance of the City: *The variance does not conflict with the Zoning Ordinance, though a traffic study will be required with the development along with adequate buffering of the wetlands.*

**STAFF RECOMMENDATION:**

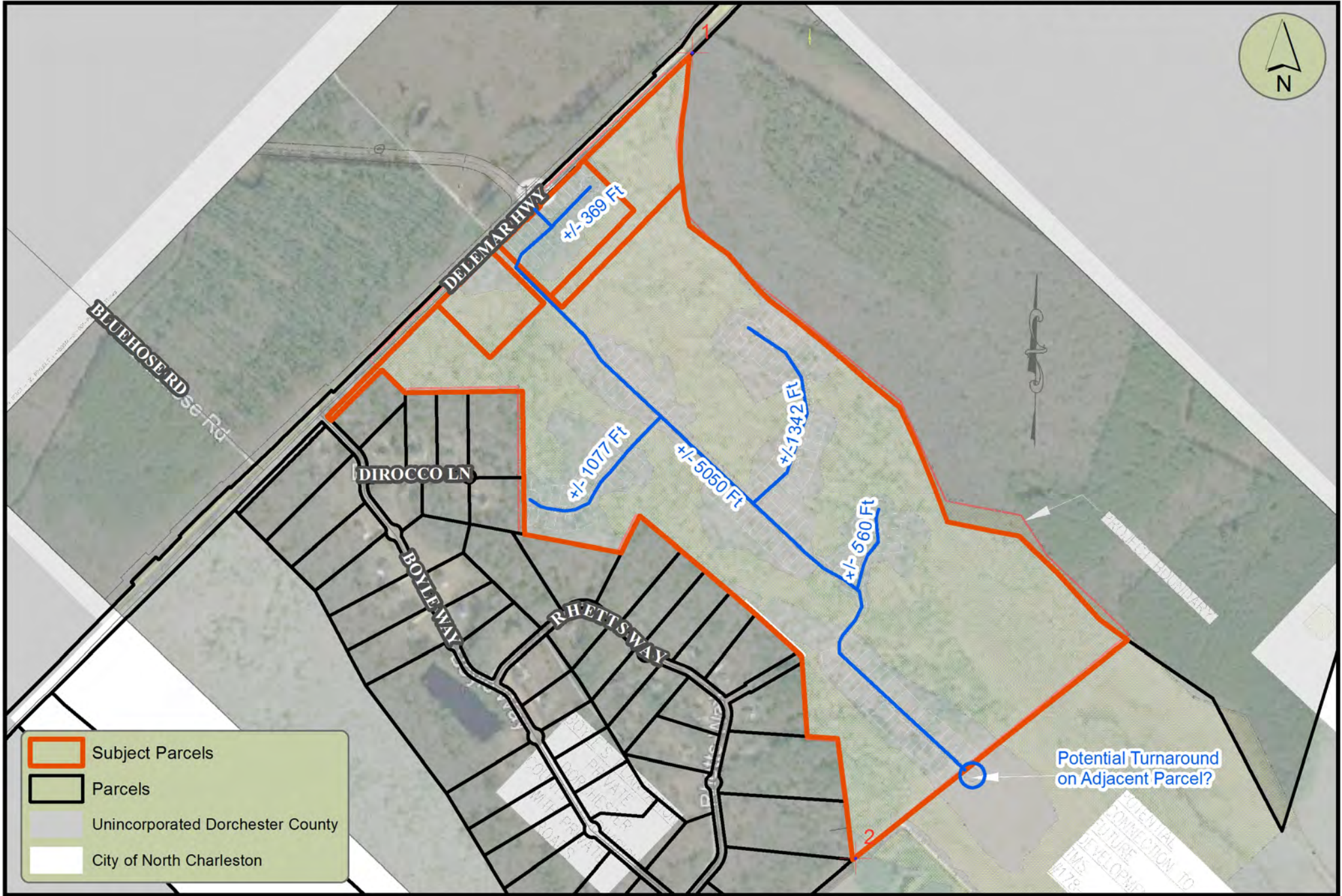
Denial.

# NORTON TRACT

## TMS#s 178-01-01-040, -041, -042, & -046



# NORTON TRACT PROPOSED CONDITIONS





**APPLICATION FOR VARIANCE**

**NORTH CHARLESTON SUBDIVISION REGULATIONS**

DATE: 5/11/2020

CASE NO. \_\_\_\_\_

LOCATION OF PROPERTY FOR WHICH VARIANCE IS REQUESTED \_\_\_\_\_  
**TMS #178-01-01-040, -041, -042 and -046**

APPLICANT Bowman Consulting Group, C/O Ricky Waters PHONE: 843-990-3413

ADDRESS 210 Seven Farms Drive Suite 101 Charleston SC ZIP CODE 29492

REASON FOR REQUEST Section 18-37(i) of the Subdivision Regulations requires that except where  
land cannot be so subdivided practically, dead-end streets to be no longer than 800 feet and shall be  
provided at the closed end with a turnaround having a street property line diameter of at least eighty (80) feet.  
A variance of the subdivision requirements to provide a dead end street longer than 800 feet is required  
for the subdivision to proceed as proposed. Please see attached letter for additional information/justifications.

  
SIGNATURE OF APPLICANT

**For Office Use**

Request for variance from the provision of Article XVIII, Section \_\_\_\_\_, Paragraph \_\_\_\_\_

Applicants desiring a variance from the Subdivision Regulations are required to fill out this application and file it with the City's Planning Department four (4) weeks prior to the next Planning Commission meeting. The Planning Commission normally meets the second Monday of the month at 6:00 p.m. in the Buist Conference Room, Third Floor at North Charleston City Hall (2500 City Hall Lane). Interested parties are invited to attend. If you have any questions concerning this application, please call (843) 740-2571.

City of North Charleston  
Planning and Zoning Department  
2500 City Hall Lane  
North Charleston, SC 29406

P.O. Box 190016  
North Charleston, SC 29419-9016

May 11, 2020

City of North Charleston  
Planning and Zoning Department  
2500 City Hall Lane  
North Charleston, SC 29406

**Re: Application for Variance  
North Charleston Subdivision Regulations  
Section 18-37(i) Street Design  
Parcel ID No. 178-01-01-040, -041, -042 and -046**

Dear Sir or Ma'am:

As outlined in the enclosed application, we are seeking a variance to Section 18-37(i) which requires that "Except where land cannot be so subdivided practically, dead-end streets shall be no longer than eight hundred (800) feet and shall be provided at the closed end with a turnaround having a street property line diameter of at least eighty (80) feet." The developer we represent would like to develop the subject properties with single family homes in accordance with the existing R-1 zoning regulations; based on concept plans we have created there's potential for there to be approximately 170 single family residences. We offer the following reasons and explanations to substantiate this variance request:

**Item #1:** The variance will not be detrimental to the public health, safety and general welfare of the community.

*Response: The authorization of the variance will not affect adjacent properties and their public health, safety, and general welfare of the community. Granting this variance would allow for the addition of work force housing to an area that needs it by allowing these properties to be developed with new single-family homes. Each proposed road ends in a cul-de-sac meeting the requirements of the City's Code of Ordinances.*

**Item #2:** The variance will not adversely affect the reasonable development of adjacent property.

*Response: The development potential of adjacent properties would not be negatively affected by this variance request. Land to the SW is currently developed with the Boyle Plantation single-family subdivision, adjacent land to the south (portion of TMS No. 178-00-00-001) would be able to be developed more reasonably with the construction of this subdivision, adjacent portions of land to the northeast and east (TMS No. 169-00-00-002) are largely wetland and undevelopable. Granting of this variance will enhance the property south of the project (TMS No. 178-00-00-001) by providing an additional point of public access.*

**Item #3:** The variance is justified because of topographic or other special conditions unique to the property involved, in contrast to mere inconvenience or financial disadvantage.

*Response: Please see attached preliminary site design, which reflects approved US Army Corps of Engineers wetland locations. As depicted on this preliminary site design, the property's natural topography and approved wetland locations drives where development can occur. The wetlands are forcing the development to spread out like proposed, this results in minimal wetland impacts to support the proposed development. An existing stream/wetland combination is located on land to the NE/E further limiting access to this property for development. For these reasons, the land cannot be practically subdivided in a different manner.*

**Item #4:** The variance is consistent with the objectives of this chapter and will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan.

*Response: Granting of this variance will not have the effect of nullifying the intent or purpose of this chapter or the comprehensive plan. Recent plans to develop Watson Hill via the Wragg Barony Planned Development District (WBPDD) have begun to address development and growth opportunities in this Planning Area. This project plans to address the following important development considerations:*

- Traffic Congestion: A Traffic Impact Analysis will be conducted during the development process to evaluate specific components of the surrounding transportation system for adequate capacity and levels of service.*
- Environmental Stewardship: Minimal wetland impacts are proposed. A vast majority of the wetlands and all low-lying areas are being preserved because of clustering development.*
- Cultural Sensitivity: Single family homes are proposed which is in keeping with the character of the surrounding development in this planning area.*
- Public Services: City services are in closer proximity to this property because of the passing of the Wragg Barony Planned Development District (WBPDD). If this variance is granted, the Developer will work with City Departments to ensure public services could be successfully supplied.*

*This property would add residential housing to the City while allowing other portions of this Planning Area to be conserved as is intended. The addition of these single-family homes will help spur non-residential development in the area which would support the City's strategy of developing nodes of neighborhood commercial services and offices along Dorchester Road.*

**Item 5:** Such variance will not conflict with the requirements of the zoning ordinance of the City.

*Response: The variance does not conflict with the Zoning Ordinance. Additionally, these properties are appropriately zoned for single family residential development and no additional variances are required.*



Please do not hesitate to contact me directly if you have any questions. I can be reached at (843) 990-3413.

Very respectfully,  
**BOWMAN CONSULTING GROUP, LTD.**



Richard Waters, P.E.  
Principal | Branch Manager

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