

The following notice was advertised in the Post & Courier on July 19, 2015 and August 23, 2015.

**Charleston County Council Public Hearings: Proposed Spring Grove Development Agreement**

Charleston County Council will hold two public hearings on the proposed Spring Grove Development Agreement, Case Number ZDA-12-10-10106, submitted by MWV-East Edisto Spring Grove, LLC. The first public hearing will be held at **6:30 pm, Tuesday, August 25, 2015**. The second public hearing will be held at **6:30 pm, Tuesday, September 29, 2015**. Both public hearings will be held in Charleston County Council Chambers, located on the second floor of the Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC, 29405. In general, the Development Agreement proposes a mixture of development uses including, but not limited to, agricultural, residential, civic/institutional, office, commercial, industrial, and open space. The total project size is 14,508 acres (8,849 acres highland; 5,659 acres freshwater wetlands). Below is a list of the Property Identification Numbers (PID), addresses, and acreages for properties included in the proposed Development Agreement:

- PID 050-00-00-017, 5613 New Road, 2.22 acres;
- PID 099-00-00-012, 5610 Highway 174, 20.00 acres;
- PID 099-00-00-033, 7926 Old Jacksonboro Road, 5.41 acres;
- PID 099-00-00-089, 5670 Highway 174, 4.08 acres;
- PID 121-00-00-033, 7925 Old Jacksonboro Road, 43.20 acres;
- PID 121-00-00-035, 5640 Old Jacksonboro Road, 250.00 acres;
- PID 168-00-00-023, 6731 Old Jacksonboro Road, 0.69 acres;
- PID 175-00-00-009, 7117 Highway 165, 13,933.90 acres;
- PID 175-00-00-017, 7900 Savannah Highway, 245.00 acres; and
- PID 186-00-00-062, 6209 New Road, 3.50 acres.

If you require further information, or would like to view a copy of the proposed Development Agreement, please contact the Charleston County Zoning and Planning Department at 843.202.7200. Lengthy presentations should be submitted in writing prior to the public hearing. This Public Notice is in accordance with Section 6-31-50 of the Code of Laws of South Carolina.

Beverly T. Craven  
Clerk of Council

The following notice was advertised in the Post & Courier on July 19, 2015 and August 23, 2015.

**Charleston County Council Public Hearings: Proposed Comprehensive Plan Amendments and Zoning Map Amendments - Spring Grove Development**

Charleston County Council will hold two public hearings on applications for Charleston County Comprehensive Plan Amendments and Zoning Map Amendments submitted by MWV-East Edisto Spring Grove, LLC for the proposed Spring Grove Development (Case Numbers ACP-7-13-16648 and FBZD-7-13-16652). The first public hearing will be held at **6:30 pm, Tuesday, August 25, 2015**. The second public hearing will be held at **6:30 pm, Tuesday, September 29, 2015**. Both public hearings will be held in Charleston County Council Chambers, located on the second floor of the Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC, 29405. The Comprehensive Plan Amendment application requests changing the Future Land Use classifications of the subject properties to "Development of County Significance." The Zoning Map Amendment application requests changing the Zoning District designations of the subject properties to "Form-Based Zoning District" and includes a Form District Master Plan. The total project size is 14,508 acres (8,849 acres highland; 5,659 acres freshwater wetlands). Below is a list of the Property Identification Numbers (PID), addresses, and acreages for the subject properties:

- PID 050-00-00-017, 5613 New Road, 2.22 acres;
- PID 099-00-00-012, 5610 Highway 174, 20.00 acres;
- PID 099-00-00-033, 7926 Old Jacksonboro Road, 5.41 acres;
- PID 099-00-00-089, 5670 Highway 174, 4.08 acres;
- PID 121-00-00-033, 7925 Old Jacksonboro Road, 43.20 acres;
- PID 121-00-00-035, 5640 Old Jacksonboro Road, 250.00 acres;
- PID 168-00-00-023, 6731 Old Jacksonboro Road, 0.69 acres;
- PID 175-00-00-009, 7117 Highway 165, 13,933.90 acres;
- PID 175-00-00-017, 7900 Savannah Highway, 245.00 acres; and
- PID 186-00-00-062, 6209 New Road, 3.50 acres.

If you require further information, or would like to view a copy of the applications, please contact the Charleston County Zoning and Planning Department at 843.202.7200. Lengthy presentations should be submitted in writing prior to the public hearing. This Public Notice is in accordance with Section 6-29-530 and 6-29-760 of the Code of Laws of South Carolina.

Beverly T. Craven  
Clerk of Council

**Spring Grove Development Applications: Case History**  
**First Public Hearing - August 25, 2015**

**Case Information**

Applicant/Owner: MWV-East Edisto Spring Grove, LLC

Applications:

- Development of County Significance (Case Number DCS-7-13-16669);
- Comprehensive Plan Amendment (Case Number ACP-7-13-16648);
- Zoning Map Amendment (Case Number FBZD-7-13-16652); and
- Development Agreement (Case Number ZDA-12-10-10106)\*.

*\*Being handled by the County Legal Department and County Council.*

Council District: 8

Total project size: 14,508 acres (approximately 3,600 acres can be developed above current zoning densities\*)

- 8,849 acres highland
- 5,569 acres freshwater wetlands

*\*The remaining acreage cannot be developed above current zoning densities.*

Parcel Identification Numbers, Addresses, Acreage, & Zoning\*:

- PID 050-00-00-017, 5613 New Road, 2.22 acres, zoned Resource Management (RM);
- PID 099-00-00-012, 5610 Highway 174, 20.00 acres, zoned Agricultural Residential (AGR);
- PID 099-00-00-033, 7926 Old Jacksonboro Road, 5.41 acres, zoned AGR;
- PID 099-00-00-089, 5670 Highway 174, 4.08 acres, zoned AGR;
- PID 121-00-00-033, 7925 Old Jacksonboro Road, 43.20 acres, zoned RM;
- PID 121-00-00-035, 5640 Old Jacksonboro Road, 250.00 acres, zoned RM;
- PID 168-00-00-023, 6731 Old Jacksonboro Road, 0.69 acres, zoned AGR;
- PID 175-00-00-009, 7117 Highway 165, 13,933.90 acres, zoned RM;
- PID 175-00-00-017, 7900 Savannah Highway, 245.00 acres, zoned RM; and
- PID 186-00-00-062, 6209 New Road, 3.50 acres, zoned AGR.

*\*Based on current zoning densities for the subject properties (33.68 acres zoned AGR and 14,474.32 acres zoned RM), a maximum of 611 lots could be subdivided today.*

**Notifications for all Planning Commission Meetings and Public Hearings**

- July 19: Ads ran in the *Post & Courier* for the first time.
- July 20: Notifications sent to owners of property located within 2,500 feet of the project boundaries and applicable interested parties lists (East Edisto, Parker Ferry, District 8 Churches, Meggett, Edisto Island, and St. Paul's).
  - 1,845 citizens notified (1,153 citizens via mail; 692 citizens via email).
- July 22: 40 signs were posted where the property touches public rights-of-way, in compliance with SC state law.
- August 14: Staff checked the signs posted on the property and found that 14 of the 40 signs were missing. All 14 missing signs were re-posted on Aug. 14.
- August 21: Staff checked the signs posted on the property and found that 2 additional signs were missing. Both missing signs were re-posted on Aug. 21.
- August 23: Ads ran in the *Post & Courier* for the second time.

**Schedule**

- August 20: Planning & Public Works Committee Meeting.
- August 24: Special Planning Commission Meeting.
- August 25: First Public Hearing.
- September 14: Planning Commission Meeting.
- September 28: Special Planning Commission Meeting (if needed).
- September 29: Second Public Hearing.
- October 8: Planning & Public Works Committee Meeting.
- October 13: First Reading.
- October 27: Second Reading.
- November 10: Third Reading.

**Planning Commission Meeting: August 24, 2015**

Meeting Summary: Staff gave an overview of the proposed project, which was followed by a presentation by MWV-East Edisto Spring Grove, LLC representatives. Following the presentations, Planning Commission members asked a few questions and then the Chair recognized the members of the public who wished to speak.

Public Comment Summary: A total of eight (8) people spoke. The majority of the questions and comments were about ensuring that public facilities and services to support the development are in place at the time of development.

# **Proposed Spring Grove Development**

**First Public Hearing - August 25, 2015**

# Application Information

- Applicant/Owner: MWV-East Edisto Spring Grove, LLC
- Applications:
  - Development of County Significance (Case Number DCS-7-13-16669);
  - Comprehensive Plan Amendment (Case Number ACP-7-13-16648);
  - Zoning Map Amendment (Case Number FBZD-7-13-16652); and
  - Development Agreement (Case Number ZDA-12-10-10106).
- Council District: 8
- Total project size: 14,508 acres
  - 8,849 acres highland
  - 5,569 acres freshwater wetlands

# Application Information (cont'd)

## Parcel Identification Numbers, Addresses, Acreage & Zoning:

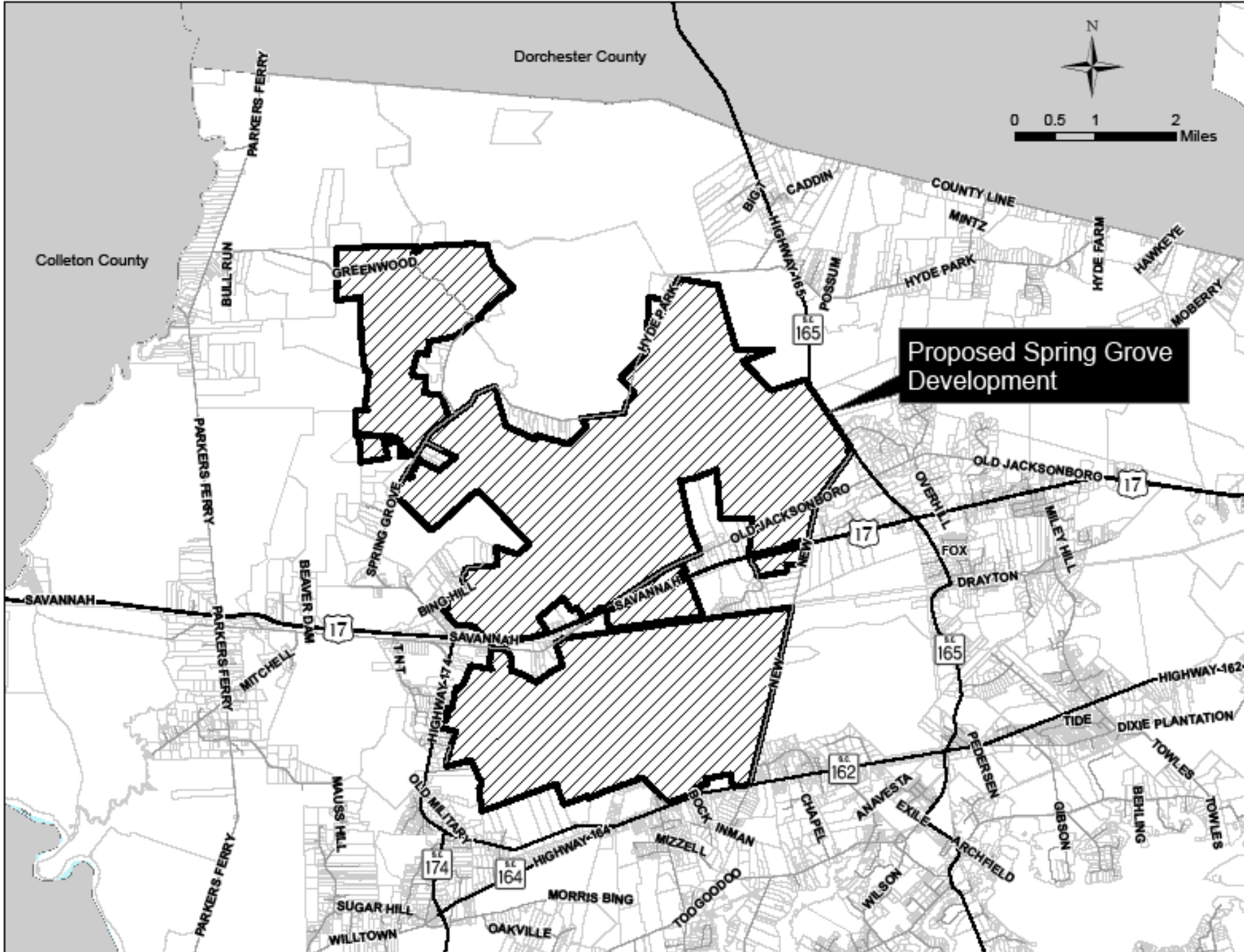
- PID 050-00-00-017, 5613 New Road, 2.22 acres, zoned RM;
- PID 099-00-00-012, 5610 Highway 174, 20.00 acres, zoned AGR;
- PID 099-00-00-033, 7926 Old Jacksonboro Road, 5.41 acres, zoned AGR;
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- PID 175-00-00-017, 7900 Savannah Highway, 245.00 acres, zoned RM; and
- PID 186-00-00-062, 6209 New Road, 3.50 acres, zoned AGR.

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**Total of All Parcels: 14,508 acres**

**33.68 ac zoned AGR; 14,474.32 ac zoned RM**

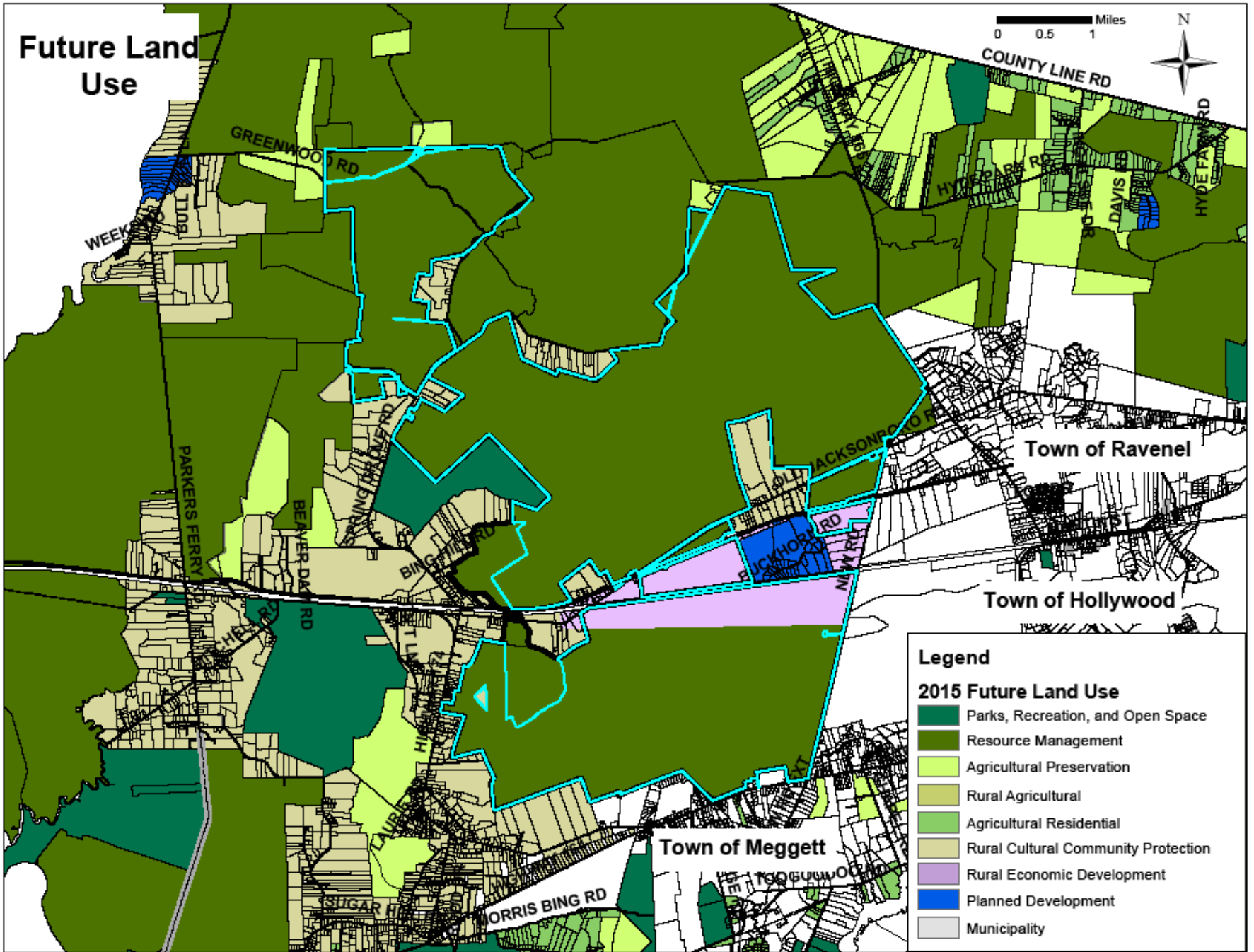
**Based on current zoning densities, a maximum of 611 lots could be subdivided today**





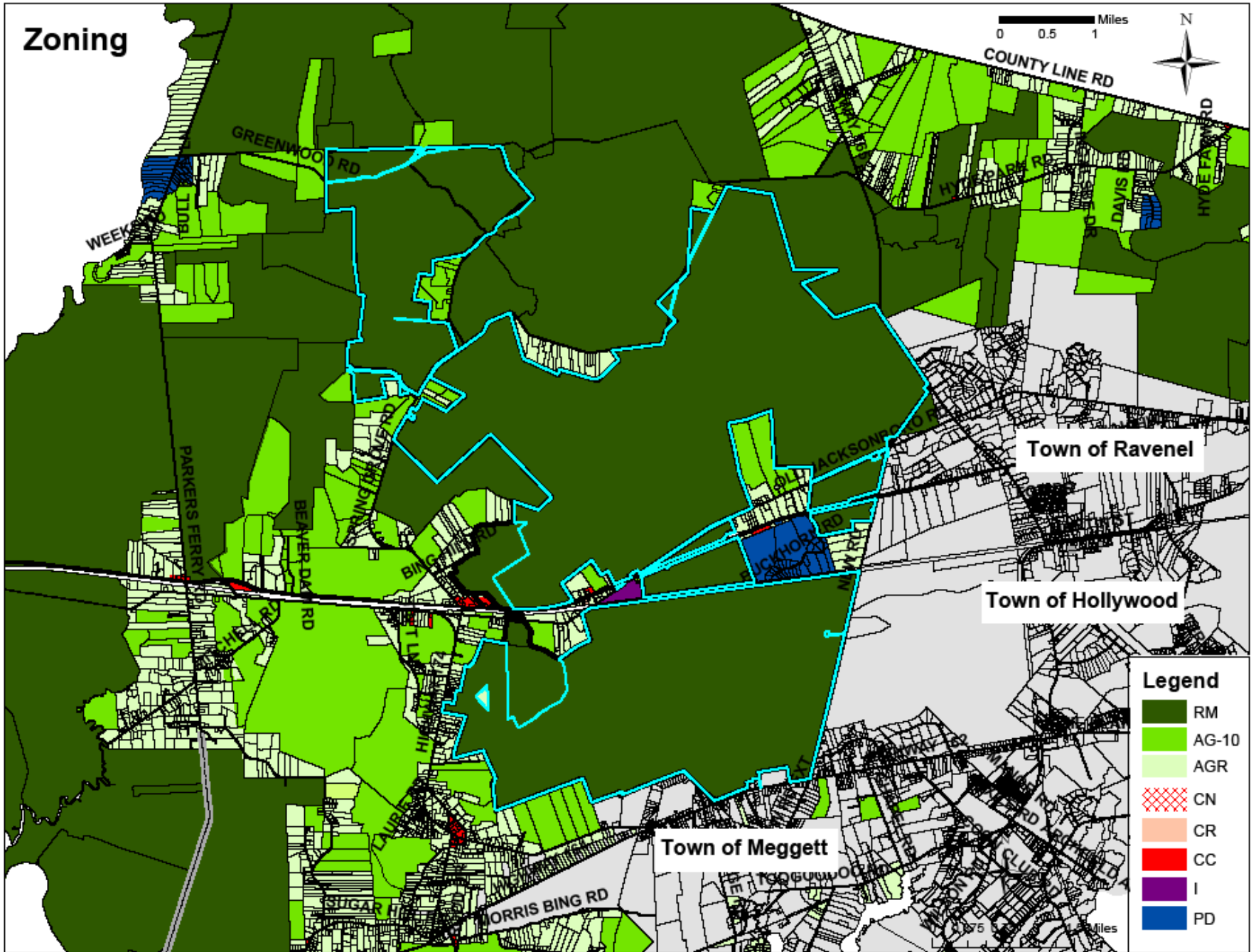
# 2015 Aerial





# Zoning

0 0.5 1 Miles



Town of Ravenel

Town of Hollywood

Town of Meggett

## Legend

- RM
- AG-10
- AGR
- CN
- CR
- CC
- I
- PD

# Notifications:

## Public Hearings & Planning Commission Meetings

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- **July 20:** Notifications sent to owners of property located within 2,500 feet of the project boundaries and applicable interested parties lists (East Edisto, Parker Ferry, District 8 Churches, Meggett, Edisto Island, and St. Paul's)
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# Schedule

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- **August 25:** First Public Hearing
- **September 14:** Planning Commission Meeting
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- **September 29:** Second Public Hearing
- **October 8:** Planning & Public Works Committee Meeting
- **October 13:** First Reading
- **October 27:** Second Reading
- **November 10:** Third Reading

# Status of Applications

- Generally, staff is supportive of the DCS, Comprehensive Plan Amendment, and Form-Based Zoning District/Form District Master Plan applications.
- There are still a few clarification and language items that need to be resolved before the Sept. 14 Planning Commission meeting.
- Aug. 24 Planning Commission Meeting:
  - Eight citizens spoke
  - The majority of the questions and comments were about ensuring that public facilities and services to support the development are in place at the time of development



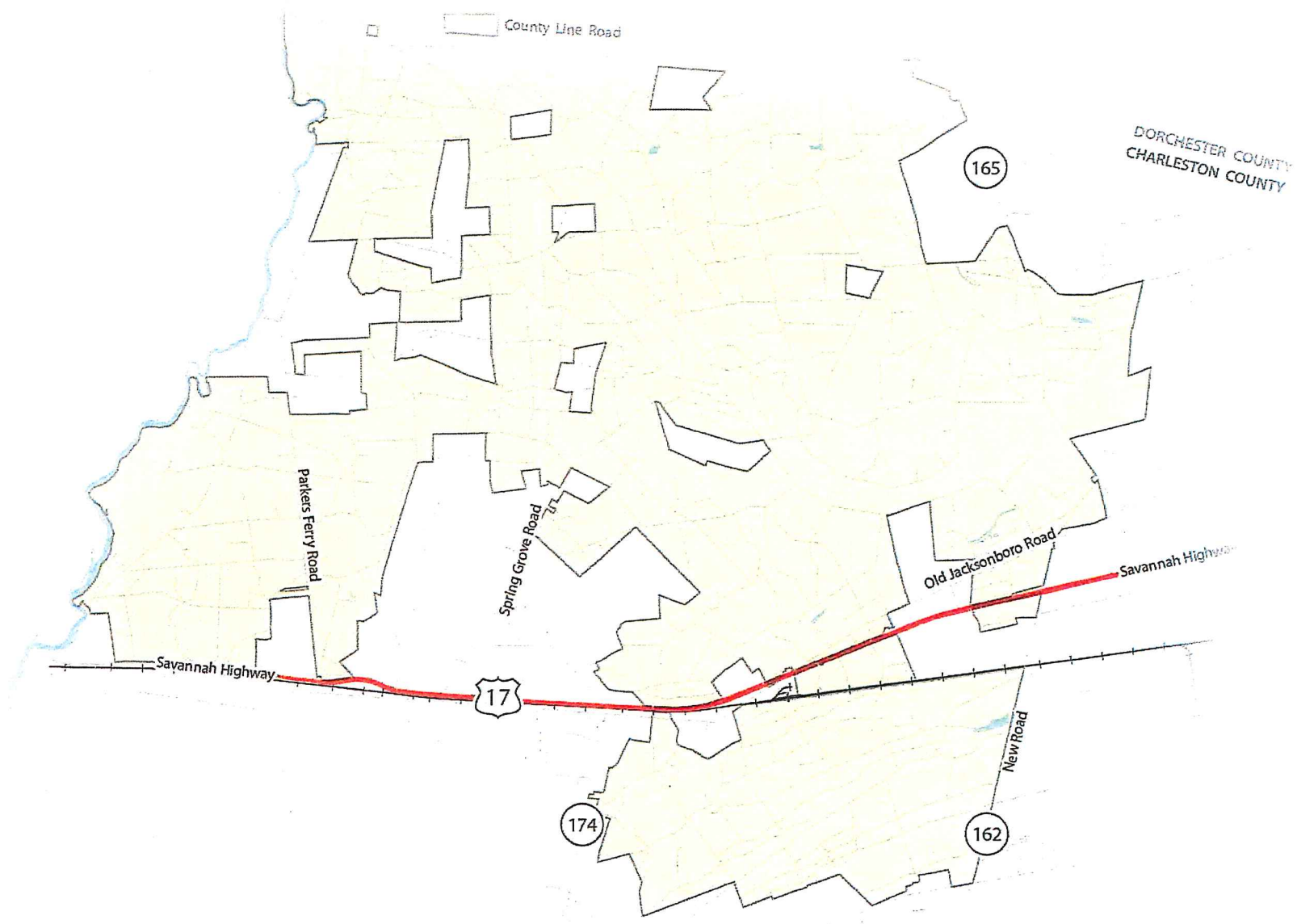
# SPRING GROVE



## County Council Public Hearing

August 25, 2015

Ken Seeger, President  
WestRock Land and Development



County Line Road

DORCHESTER COUNTY  
CHARLESTON COUNTY

165

Parkers Ferry Road

Spring Grove Road

Old Jacksonboro Road

Savannah Highway

Savannah Highway

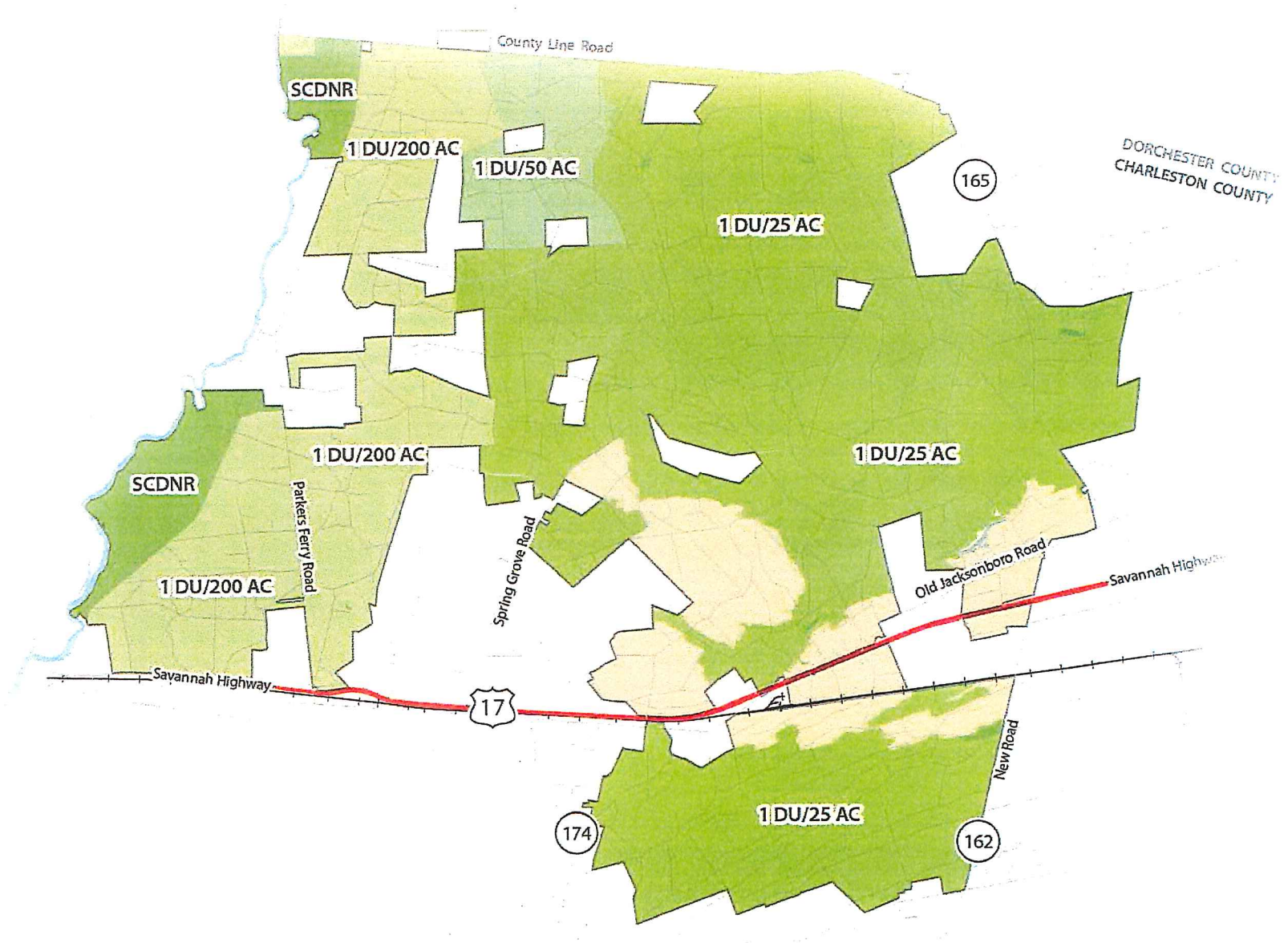
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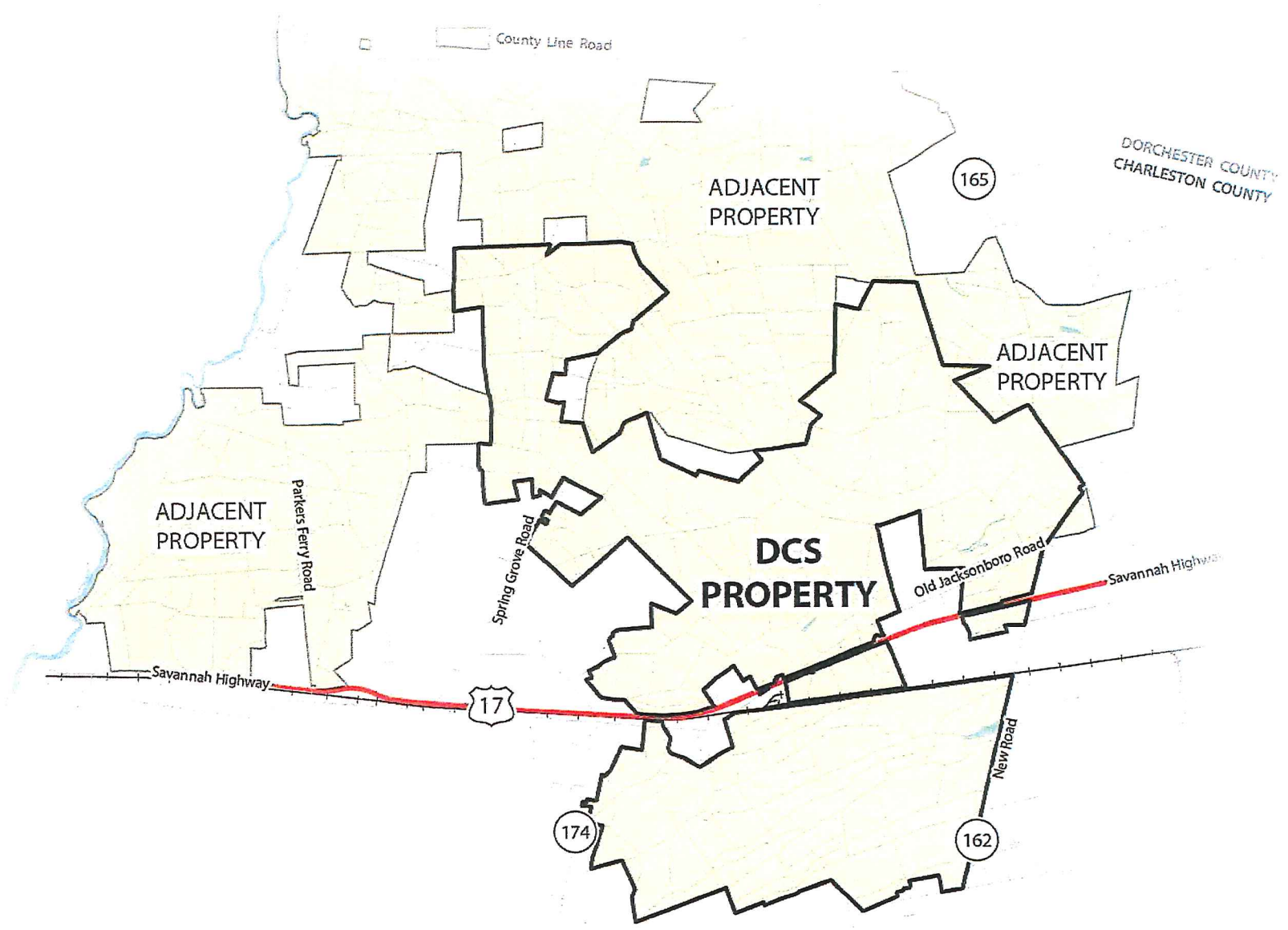
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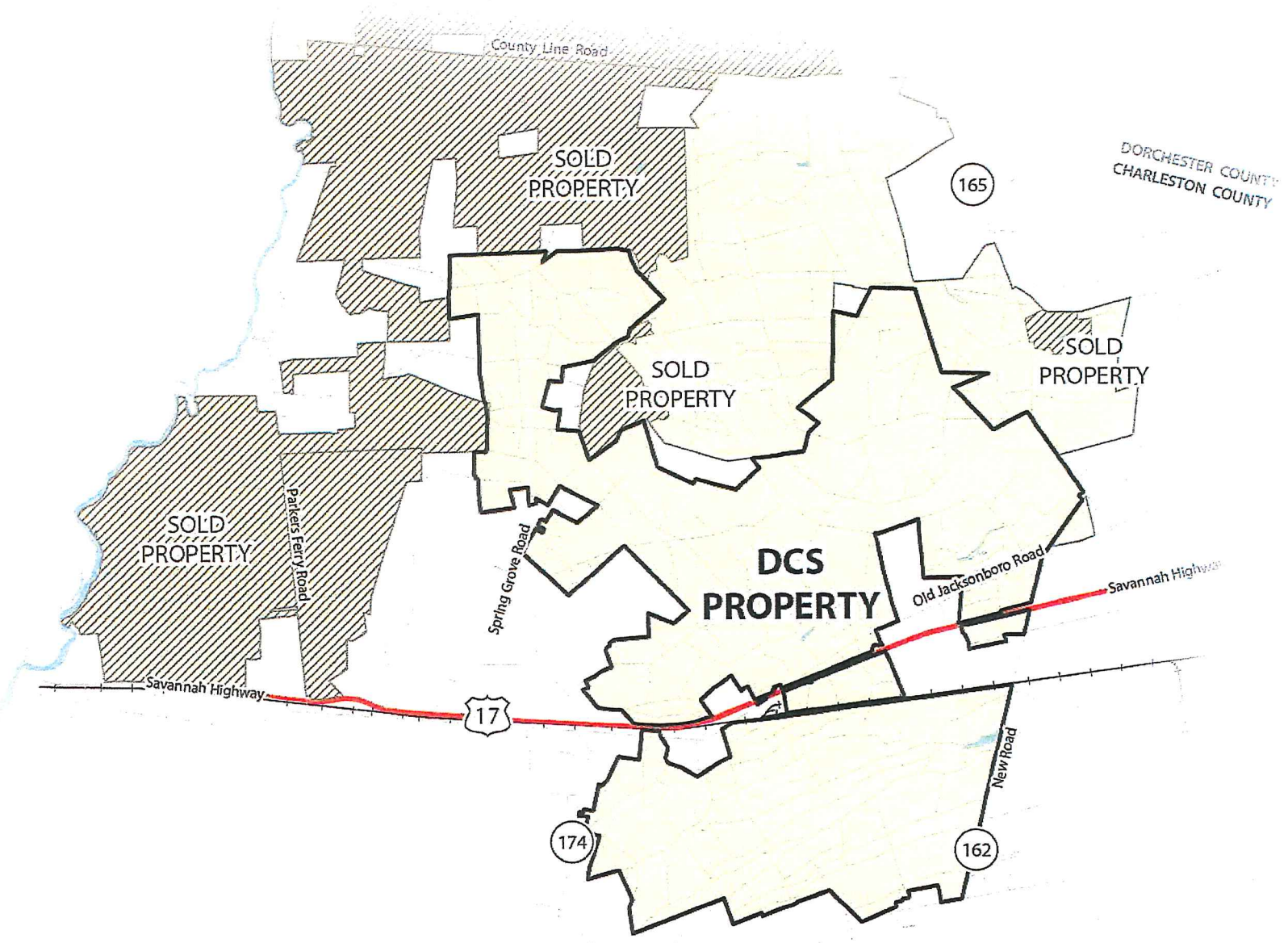
New Road

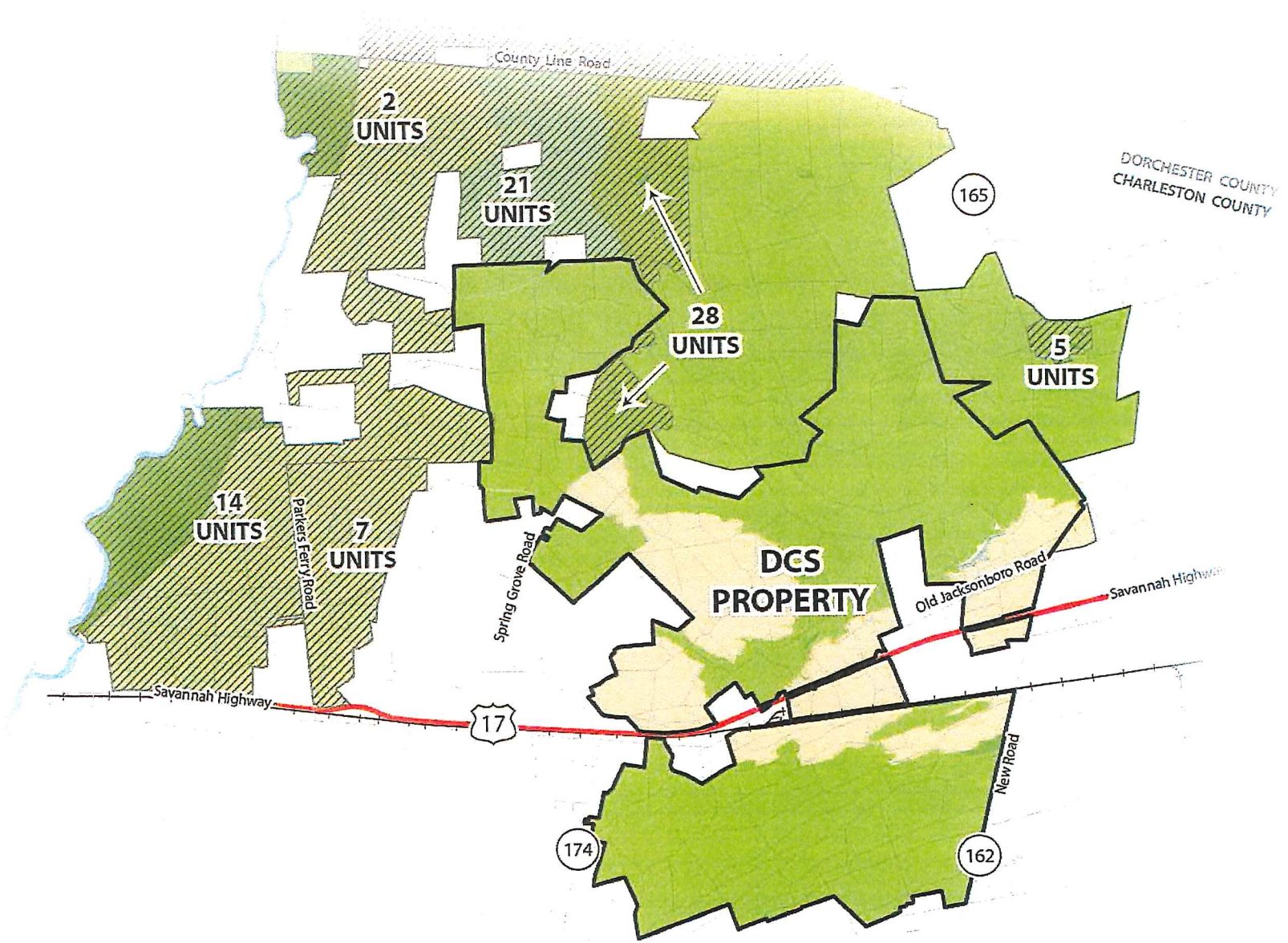
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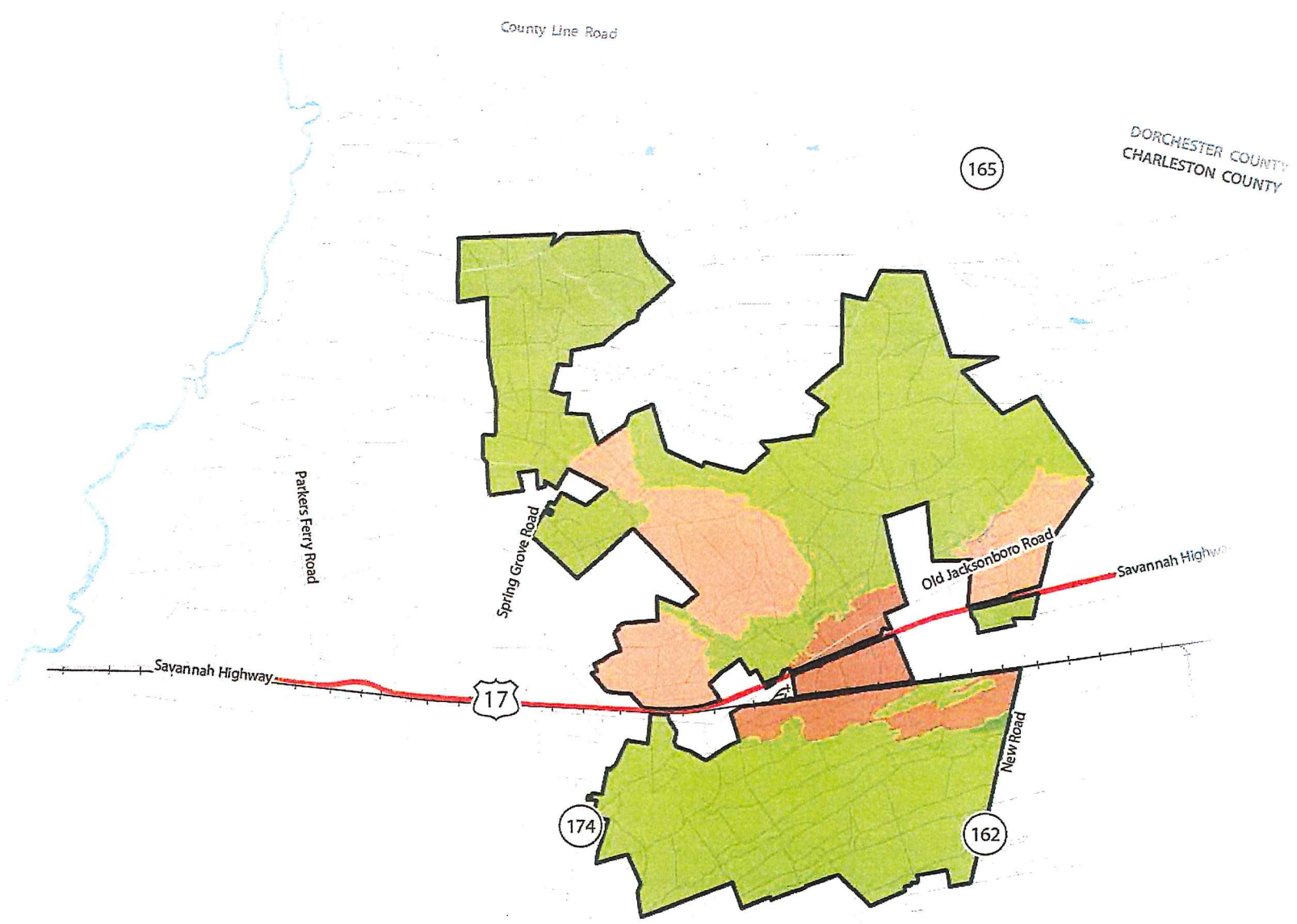












County Line Road

165

DORCHESTER COUNTY  
CHARLESTON COUNTY

Parkers Ferry Road

Spring Grove Road

Old Jacksonboro Road

Savannah Highway

Savannah Highway

17

174

162

New Road

County Line Road

165

DORCHESTER COUNTY  
CHARLESTON COUNTY

Parkers Ferry Road

Spring Grove Road

Old Jacksonboro Road

Savannah Highway

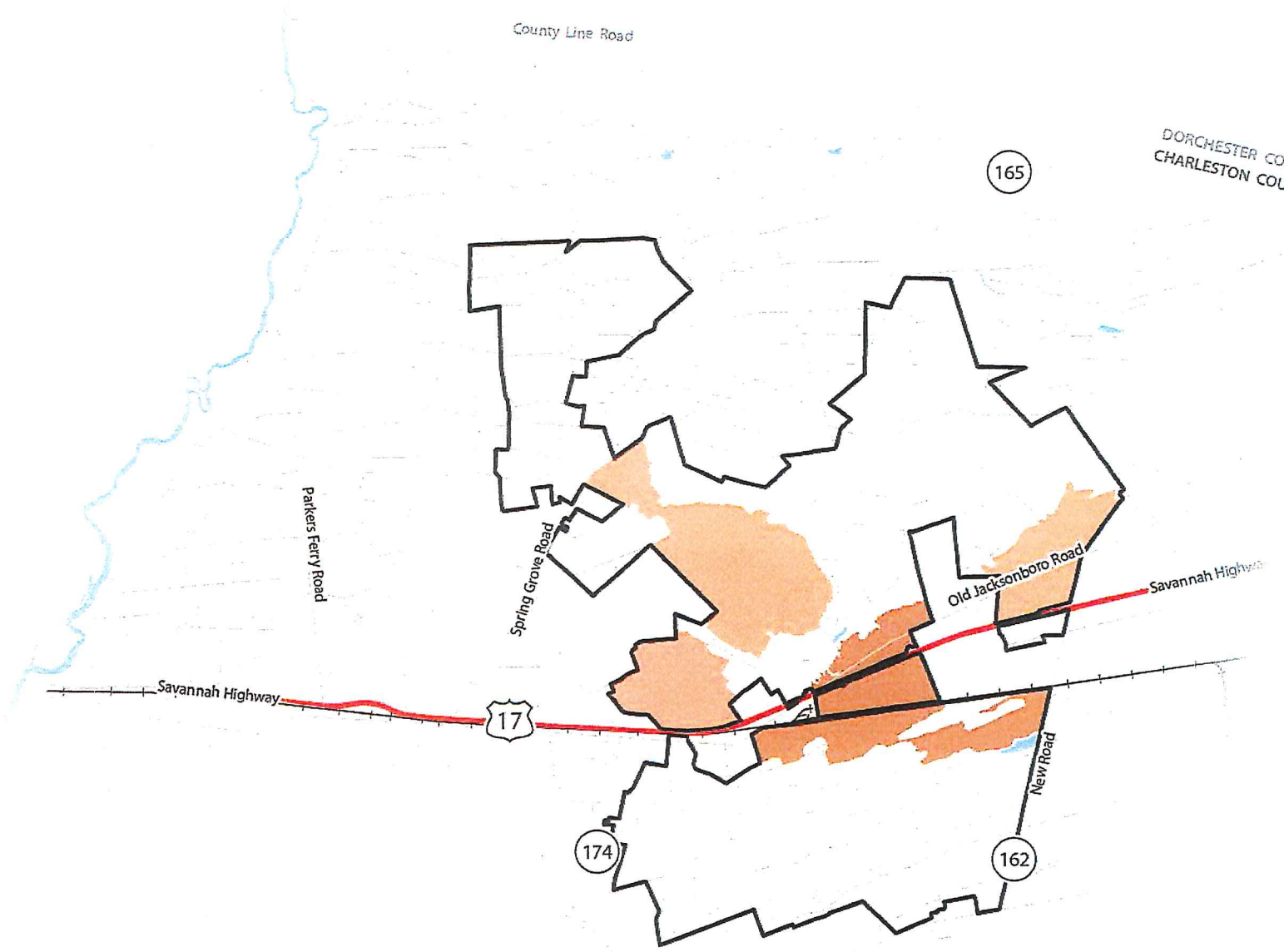
Savannah Highway

17

174

162

New Road



County Line Road

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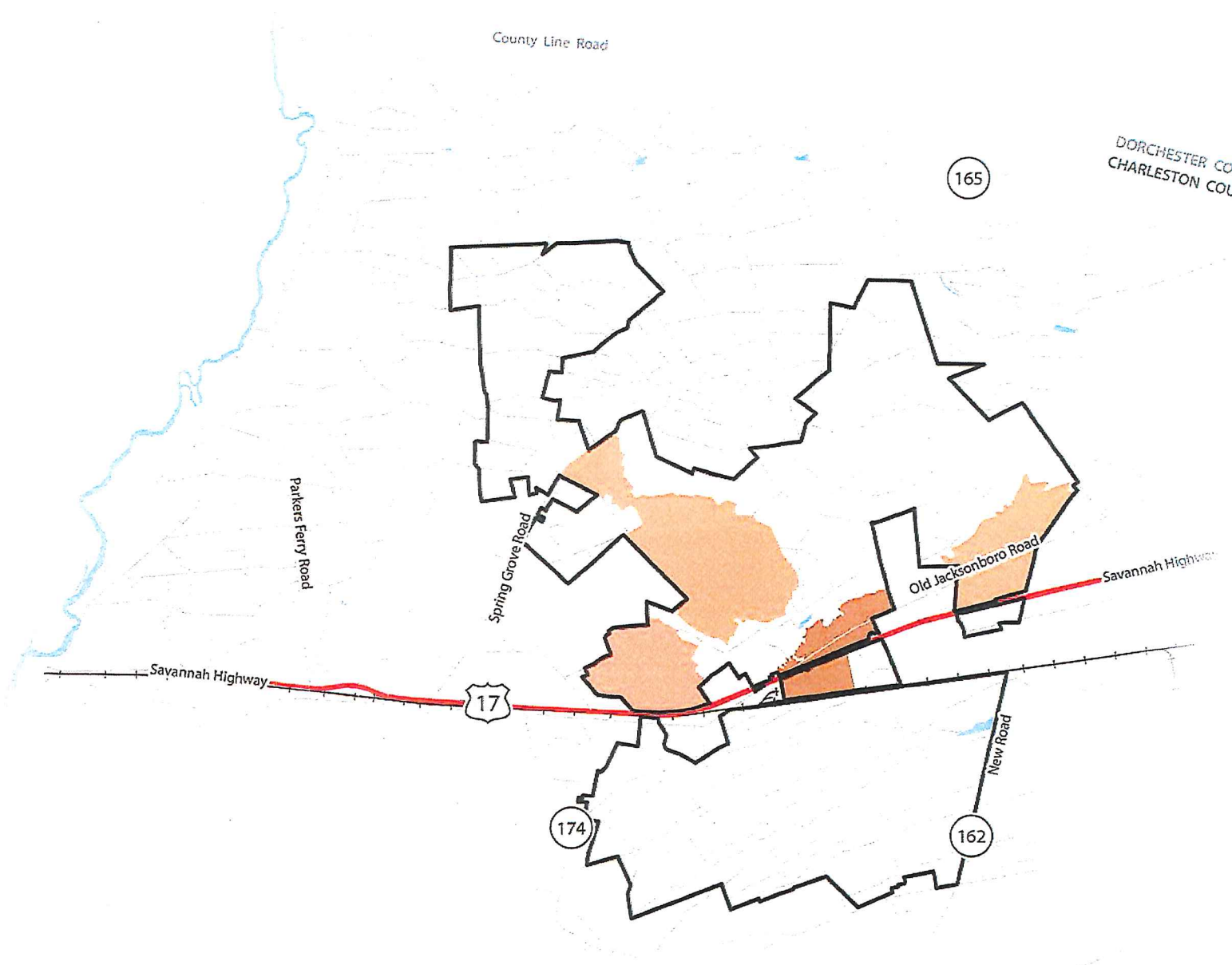
Savannah Highway

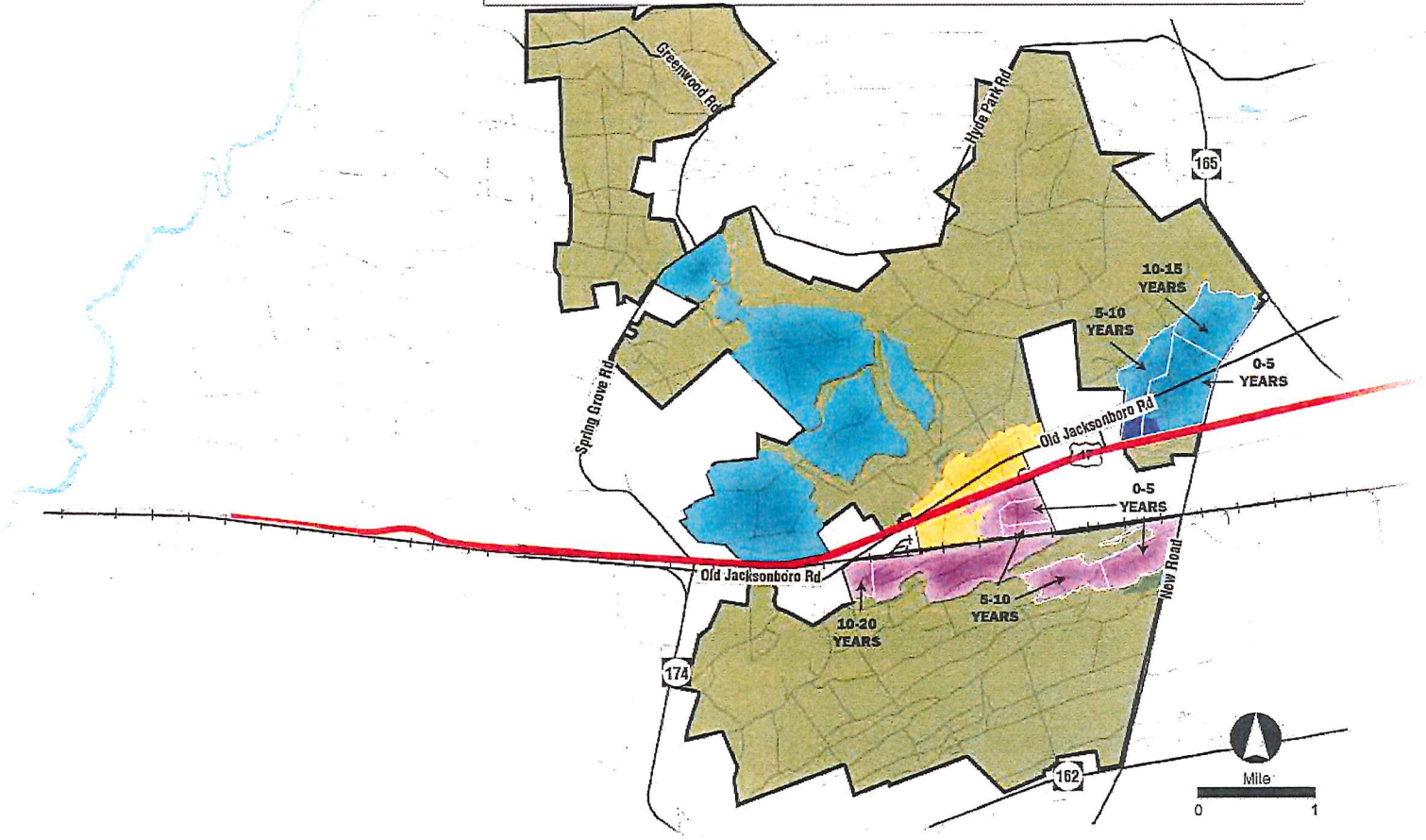
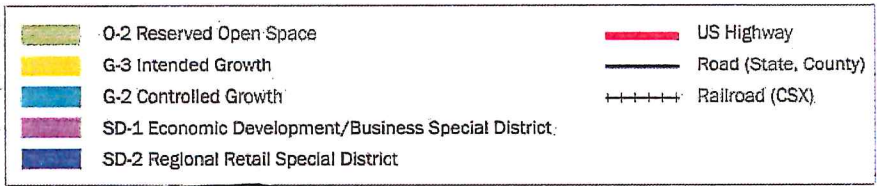
17

174

162

New Road









# SPRING GROVE

- DCS Property & Adjacent Property: **31,308 acres**
- Adjacent Property: **16,800 acres**
- DCS Property: **14,508 acres**
- 75% Property: **10,881 acres**
- 25% Property: **3,627 acres**
  - Wetlands: **847 acres**
  - Economic Development SD: **740 acres**
  - Mixed-Use: **2,040 acres**
- Total Density Restricted Area: **27,681 acres**

