



Case # BZA-12-23-00741

Charleston County BZA Meeting of April 1, 2024

Applicant/Property Owner: Andrew Greenspan of GHP Main LLC

Representative: Jake Serrano of Live Oak Consultants, LLC

Property Location: 860 Main Road – Johns Island

TMS#: 250-00-00-002

Zoning District: Main Road Corridor Overlay (Belvedere-Main Commercial [BMC]) Zoning District

Request: Variance request to exceed the maximum seventy percent (70%) impervious surface coverage for proposed commercial flex space use.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.3 Off-Street Parking and Loading, Sec. 9.3.7 Design, D. Markings and Surface Treatment, 2. Each parking space must be identified by surface markings at least four inches in width, which must be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, maneuvering, queuing, and storage of vehicles. a. No more than 70 percent of all developable land within Parcels may be impervious, unless approved by the Zoning and Planning Director.”

Sec. 9.3.7 Design

A. Parking Lot Design. Dead-end Parking Lot layouts that cause or contribute to poor vehicular circulation are prohibited unless determined by the Zoning and Planning Director that all other site configurations and options to comply with the required number of parking spaces have been exhausted.

B. Dimensional Standards. Drive aisle widths and parking space dimensions shall comply with the standards in Table 9.3.7, *Aisle Width and Parking Space Dimensions*.

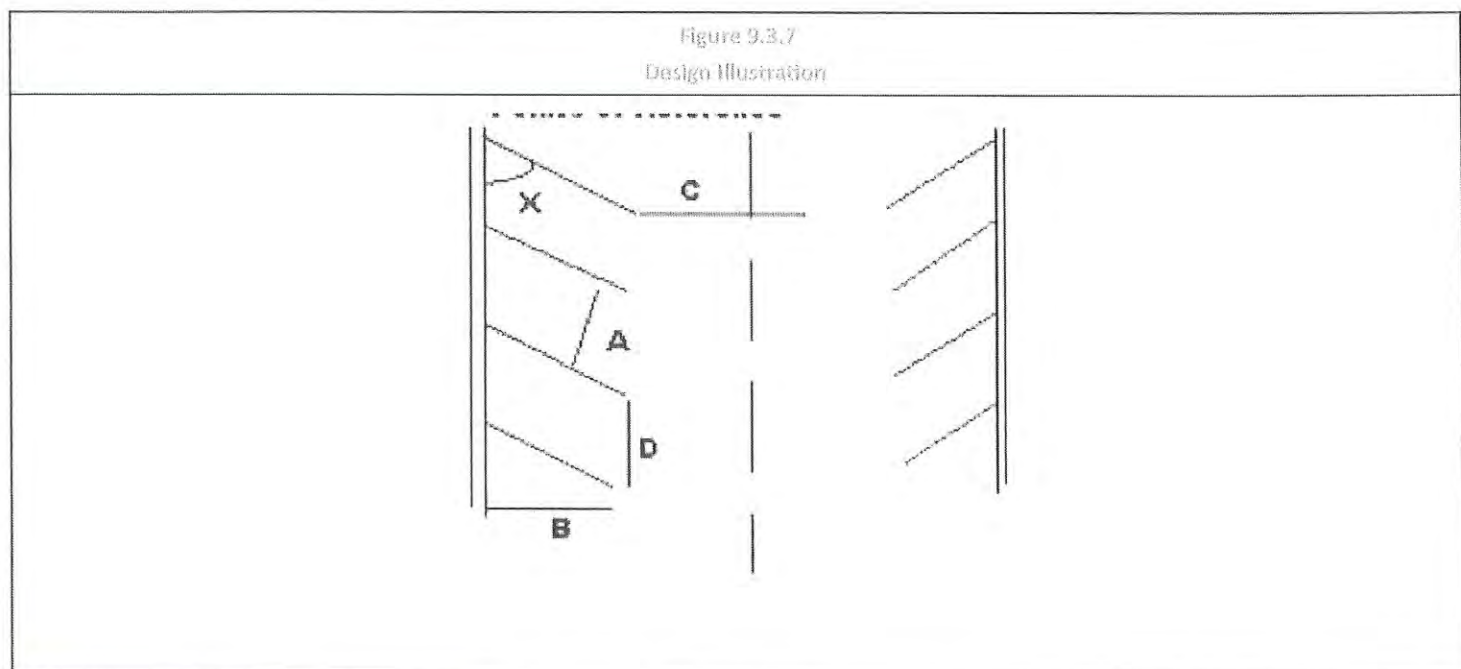
C. Compact Spaces.

1. Up to 30 percent of parking spaces may be designed for use by cars smaller than full-size cars.
2. Compact spaces must be located in continuous areas and may not be interspersed with spaces designed for full-size cars.
3. Compact spaces must be clearly designed by Pavement marking and labeled as "Compact Cars Only."
4. Stall dimensions for compact spaces are reduced to 7'-6" X 15.
5. Compact spaces cannot be used as required ADA parking spaces.
6. Compact spaces cannot be used as required Electric Charging Stations.

Table 9.3.7-1
Aisle Width and Parking Space Dimensions

θ°	Stall Width (A)	Stall Depth (B)	Aisle Width (C)	Skew Width (D)
60°	9' 0"	17' 0"	17' 0"	10' 5"
	--	--	*One Way	--
45°	9' 0"	19' 1"	11' 0"	12' 9"
	--	--	*One Way	--
30°	9' 0"	16' 10"	9' 0"	18' 0"
	--	--	*One Way	--
0°	9' 0"	23' 0"	12' 0"	--
	--	--	*One Way	--
90°	9' 0"	18' 0"	23' to 27'	--
	--	--	*Two Way	--

Note: Two-way drive aisles in parking areas shall always require a minimum width of 23 feet.



C. Landscaping. See Article 9.4, *Landscaping, Screening, and Buffering*.

D. Markings and Surface Treatment.

1. ADA reserved parking signs and ADA parking markings shall be in compliance with the Americans with Disabilities Act.
2. Each parking space must be identified by surface markings at least four inches in width, which must be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, maneuvering, queuing, and storage of vehicles.
 - a. No more than 70 percent of all developable land within Parcels may be impervious, unless approved by the Zoning and Planning Director.
 - b. 30 percent of parking spaces must have a pervious surface.
3. One-way and two-way ingress and egress driveways shall be marked by directional arrows.
4. *Unpaved Parking Areas.*
 - a. All parking spaces must have a minimum four-inch Curb stop to delineate the location of each space and to prevent Encroachment onto adjoining properties, Rights-of-Way, or landscaped or pervious areas.
 - b. All Parking Lots must have an all-weather surface, such as gravel, slag, or another approved pervious surface, excluding asphalt shingles. Ingress and egress drives serving unpaved Parking Lots accessed from a Paved Street must be Paved from the edge of the Street Pavement for a minimum distance of 20 feet into the Subject Property.
 - c. For surfaces that cannot be marked with directional arrows, directional signage is required to mark one-way ingress and egress driveways.

E. Access.

1. Required Parking spaces shall not have direct access to a Street or highway, nor may they be configured in a way that requires backing into or otherwise re-entering a Street or highway. Access to Required Parking spaces shall be provided by on-site ingress and egress drive. Access drives shall be a minimum of 20 feet wide and have an all-weather surface.
2. Curb Cuts for ingress and egress drives may not be wider than 30 feet; however, ingress and egress that is separated by a median may be expanded to a maximum width of 60 feet, provided medians shall be a minimum of five feet width and fifteen feet in length. Where not specifically prohibited by the agency responsible for the maintenance of the intersecting Right-of-Way, a planted median shall be required.
3. Curb cuts for ingress and egress drives are allowed in accordance with Table 9.3.7-2, *Number of Ingress/Egress Drives*:

LENGTH OF PROPERTY FRONTAGE	MAXIMUM NUMBER OF DRIVES
250 feet or less	1[1]
251 feet to 1,500 feet	2
1,500 feet or more	3

Table Notes:

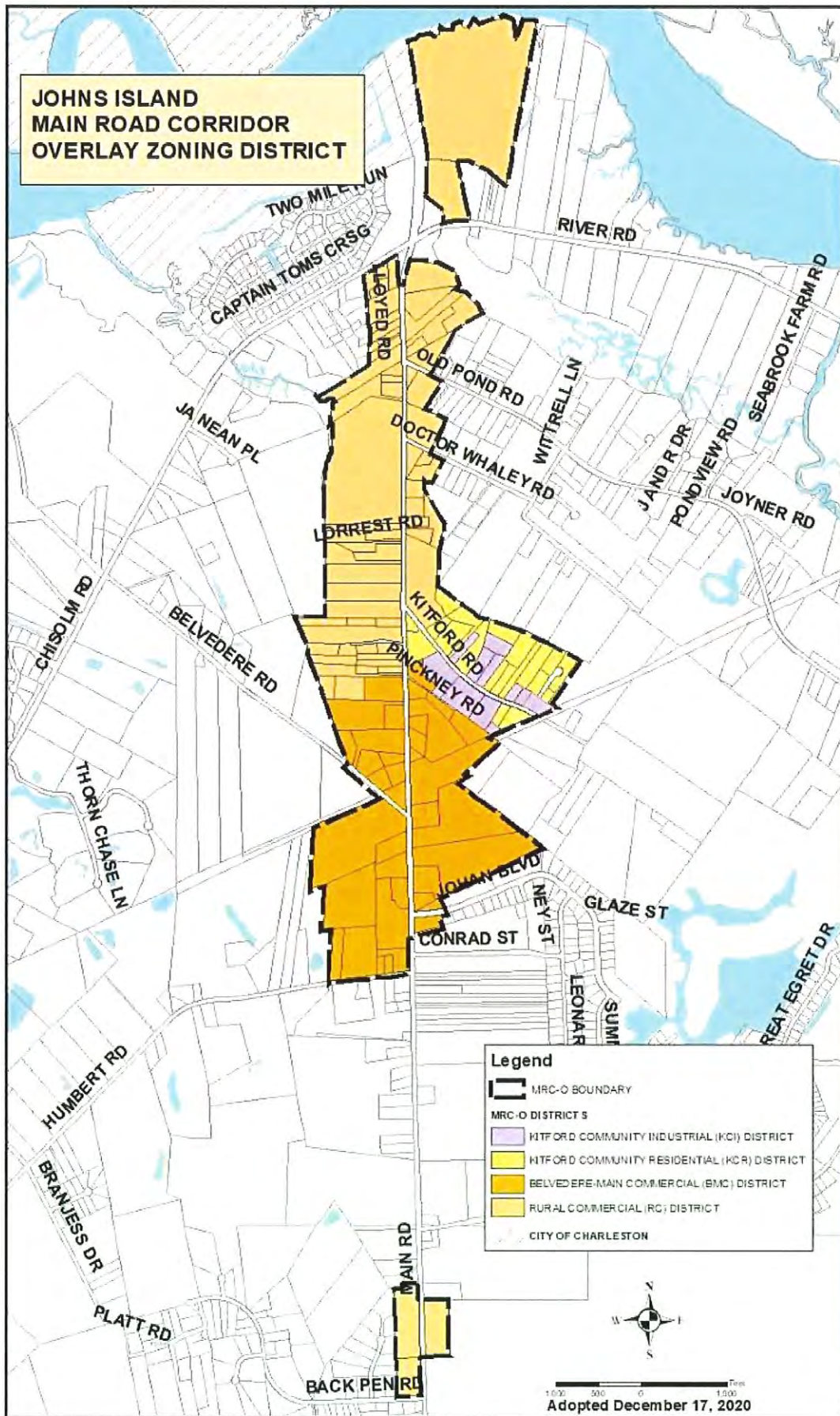
1. On frontages of 250 feet or less, a pair of one-way drive may be substituted only if the agency responsible for the maintenance of the intersecting Right-of-Way determines the design feasible.

4. Ingress and egress drives shall be located at least 100 feet from the edge of Right-of-Way of any Street intersection. If the subject Lot has less than 100 feet of Frontage and is not within a common Development with other points of access, the Zoning and Planning Director may alter this requirement by the minimum necessary to provide reasonable access. Ingress or egress drives other than those designated as entrance or exit drives are prohibited.
5. Access to Dwelling Units shall comply with the International Fire Code, as adopted by County Council.
6. A pair of one-way drives must be separated by at least 100 feet and must comply with the vision clearance requirements contained in Art. 9.7, *Vision Clearance*.
7. Stop signs and stop bars shall be installed as required by the Director of the Zoning and Planning Department and Director of the Public Works Department.
8. Safety Services may be allowed additional curb cuts up to 60 feet in width and without a median, as approved by the Zoning and Planning Director and the agency responsible for the maintenance of the intersecting Right-of-Way, to provide for ingress and egress of emergency vehicles from their staging area.
9. For properties within the Urban/Suburban Area, the Directors of the Zoning and Planning and Public Works Departments may require Rights-of-Way that provide access to be paved in compliance with Appendix A of this Ordinance.

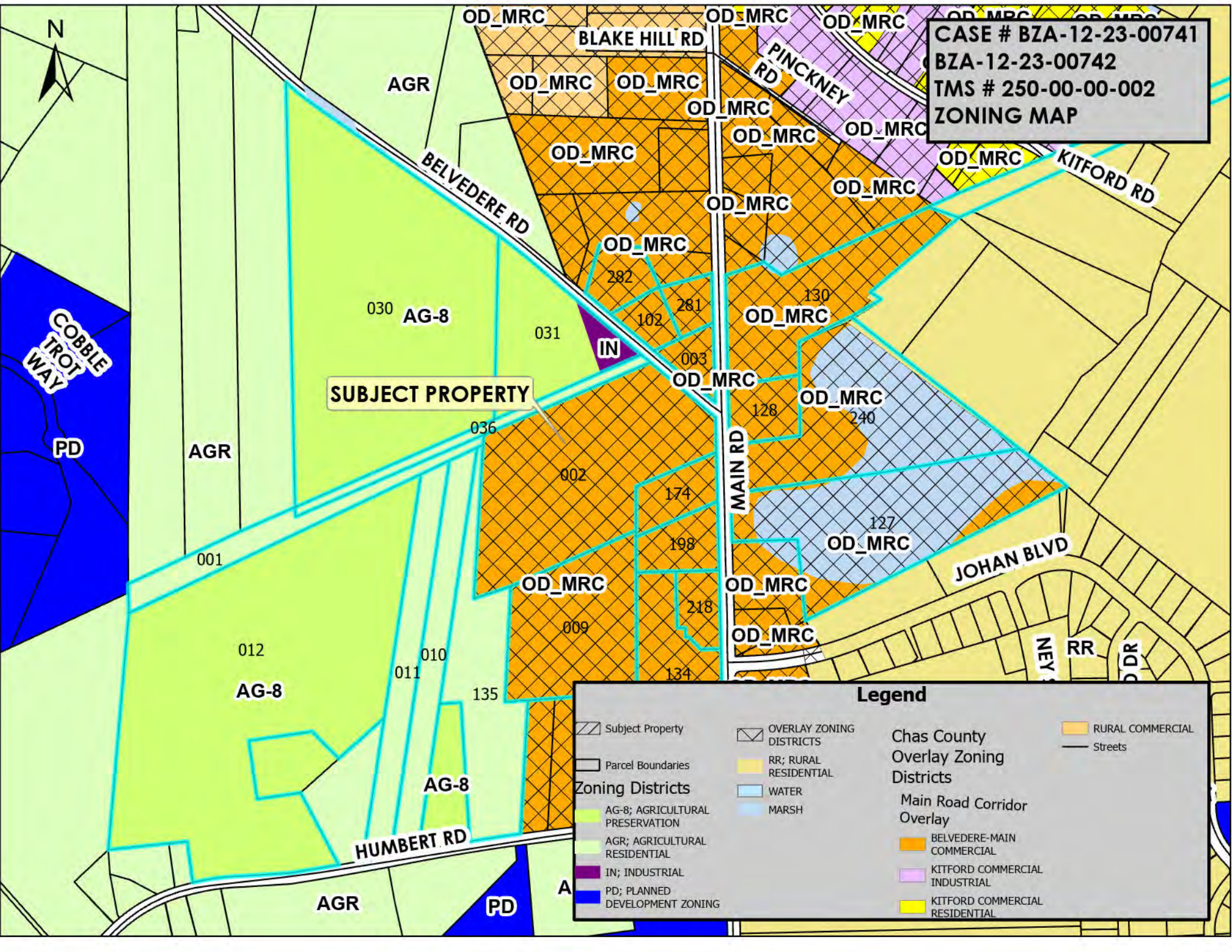
(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Map 5.15



CASE # BZA-12-23-00741
 BZA-12-23-00742
 TMS # 250-00-00-002
 ZONING MAP



SUBJECT PROPERTY

Legend

Subject Property	OVERLAY ZONING DISTRICTS	Chas County Overlay Zoning Districts	RURAL COMMERCIAL
Parcel Boundaries	RR; RURAL RESIDENTIAL		Streets
Zoning Districts		Main Road Corridor Overlay	
AG-8; AGRICULTURAL PRESERVATION	WATER	BELVEDERE-MAIN COMMERCIAL	
AGR; AGRICULTURAL RESIDENTIAL	MARSH	KITFORD COMMERCIAL INDUSTRIAL	
IN; INDUSTRIAL		KITFORD COMMERCIAL RESIDENTIAL	
PD; PLANNED DEVELOPMENT ZONING			



CASE # BZA-12-23-00741
BZA-12-23-00742
TMS # 250-00-00-002
AERIAL VIEW

SUBJECT PROPERTY

BELVEDERE RD

MAIN RD

JOHAN
BLVD



CASE # BZA-12-23-00741
BZA-12-23-00742
TMS # 250-00-00-002
AERIAL VIEW

WAITES FIELD RD

BLAKE HILL RD

BRONSON RD

PINCKNEY RD

KITFORD RD

BELVEDERE RD

MAIN RD

SUBJECT PROPERTY



COBBLE TROT WAY

JOHAN BLVD

NEY ST

LEONARD DR

GLAZE ST

CONRAD ST

OSWALD ST

HUMBERT RD

SUMMERALL RD



Case # BZA-12-23-00741

BZA Meeting of April 1, 2024

Subject Property: 860 Main Road – Johns Island

Proposal: Variance request to exceed the maximum 70% impervious surface coverage for proposed commercial flex space use.



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



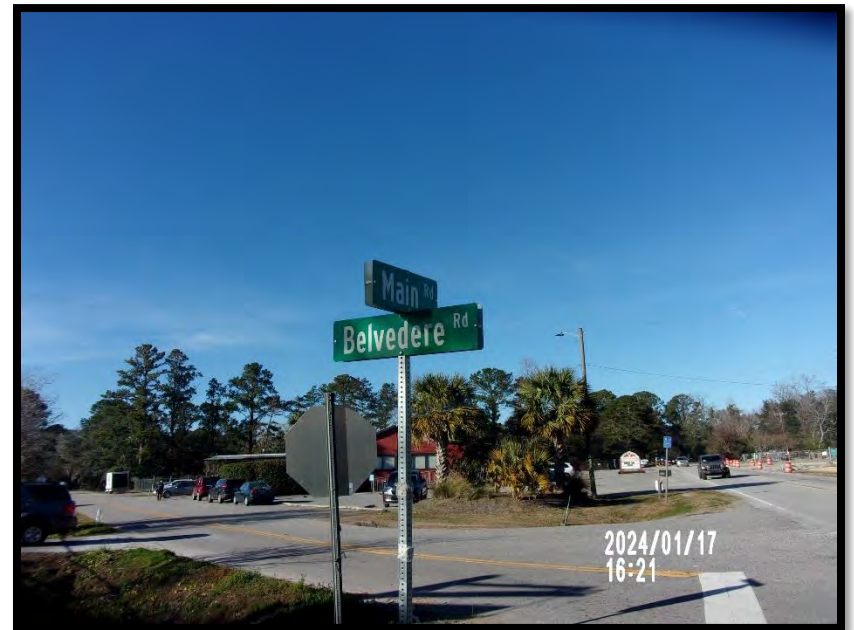
Subject Property



Subject Property



Belvedere Rd & Main Rd intersection



Belvedere Road



Main Road



Staff Review:

The applicant and the property owner, Andrew Greenspan of GHP Main LLC, represented by Jake Serrano of Live Oak Consultants, LLC, are requesting a variance to exceed the maximum seventy percent (70%) impervious surface coverage for proposed commercial flex space use at 860 Main Road on (TMS # 250-00-00-002) on Johns Island.

The 16.27-acre subject property is located in the Main Road Corridor Overlay (Belvedere-Main Commercial [BMC]) Zoning District. Surrounding properties to the northeast, east, and south are also located in the overlay's BMC Zoning District. There is a property to the north located in the Industrial (IN) Zoning District. Adjacent properties to the north and east are located in the Agricultural Residential (AGR) Zoning District.

The project is currently in the Site Plan Review process (ZSPR-05-23-00889). **The applicant's** letter of intent explains, *"The Owner is requesting a variance to exceed 70% impervious surface in accordance with ZLDR Section 9.3.7.D. The existing site is a fully developed 16.27-acre site with existing abandoned Building Structures A, B, and C that have been present for many years. The site is fully paved with a mixture of asphalt and concrete pavements, with the exception of open ditches and grass strips on the perimeter of the site that we plan to enhance with vegetated filter strips to improve the stormwater water quality runoff off from the site. The site was previously home to the tomato packaging facility, which began operating in the 1960s until sometime after the turn of the century. Our client, the current owner, purchased the site to re-purpose the property for commercial and light industrial flex use. As much as possible, the owner plans to salvage the foundation and superstructure of the three (3) existing buildings and the existing concrete and asphalt paved areas that are still in usable condition. Within approximately 75' of Main Road and 50' of Belvedere Road, the existing concrete and asphalt paved areas will be demolished to allow for planting and installation of landscaping materials to establish the required 75' Right-of-Way Buffer along Main Road and the 50' Right-of-Way Buffer along Belvedere Road. A new 10' wide multi-use path will be constructed along Main Road and a 5' wide sidewalk will be constructed along Belvedere Road. Because of the required turn lane improvements on Belvedere Road, the owner will provide SCDOT with 10' of additional Right-of-Way."*

Applicable ZLDR requirement Case # BZA-12-23-00741:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.3 Off-Street Parking and Loading, Sec. 9.3.7 Design, D. Markings and Surface Treatment, 2. Each parking space must be identified by surface markings at least four inches in width, which must be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, maneuvering, queuing, and storage of vehicles. a. No more than 70 percent of all developable land within Parcels may be impervious, unless approved by the Zoning and Planning Director."

History:

The applicant originally requested four (4) variances for proposed commercial flex space use. Please see below. These variance requests were heard then deferred by the BZA at the February 5, 2024 BZA public hearing.

1. Case # BZA-12-23-00740: Variance request to reduce the required DBH/number of trees per acre;
2. Case # BZA-12-23-00741: Variance request to reduce the required minimum thirty percent (30%) of parking spaces that must have a pervious surface and to exceed the maximum seventy percent (70%) impervious surface coverage;
3. Case # BZA-12-23-00742: Variance request to omit or to **reduce the required 8'** perimeter landscape area, tree islands, and land use buffers for proposed commercial flex space use; and
4. Case # BZA-12-23-00743: Variance request to reduce open space and omit foundation plantings for proposed commercial flex space use.

Revised Variance Requests:

The applicant is now requesting a total of two (2) revised variances for proposed commercial flex space use:

1. Case # BZA-12-23-00741 (formerly variance # 2): Variance request to exceed the maximum seventy percent (70%) impervious surface coverage; and
2. Case # BZA-12-23-00742 (formerly variance # 3): Variance request to omit or to reduce **the required 8' perimeter vehicular use landscape area adjacent to other commercial/industrial type use, and land use buffers 50' Type G at AGR parcel (- 036) and 60' Type H where adjacent to AGR parcel with dwelling on site (-135).**

Staff conducted site visits on the subject property on January 17 and March 13, 2024. Please review the attachments for further information regarding this request.

BZA-12-23-00741: Planning Director Review and Report regarding Approval Criteria of §3.10.6:

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: There are extraordinary and exceptional conditions pertaining to the 16.27-

acre subject property. **The applicant's letter of intent** states, "Yes, the subject property (currently vacant) was previously used as a tomato packaging facility and was abandoned sometime after the turn of the century. It was developed and has been in operation since the 1960s. The extraordinary and exceptional condition of the site is that it was developed with fully paved asphalt and concrete driveway and parking surfaces at a time when zoning ordinances did not exist, and it continues to remain in this condition today. The current Owner purchased the property in this condition. The Owner plans to refurbish the abandoned buildings and upfit them for commercial and light industrial flex space. Even though the majority of the site is fully paved, the plan is to demolish at least **75'** of the existing pavement fronting Main Road and at least **50'** of the existing pavement **fronting Belvedere Road to allow for the planting of a 75'** landscape Right-of-Way Buffer on Main Road and **50'** landscape Right of Way Buffer on Belvedere Road The site currently has an impervious area of 85.95%. After the proposed development has been constructed, the site will have an impervious area of 78.46%, a reduction of 7.49%. Please refer to Sheets C0-03 and C0-04 for existing and proposed area tabulations." Therefore, the request may meet this criterion.

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*
Response: These conditions do not generally apply to other property in the vicinity. **The applicant's letter of intent** states, "No, these conditions do not generally apply to other properties in the vicinity. Most properties in the near vicinity are vacant commercial lots or much smaller commercial parcels. Due to the large existing building sizes, and available existing concrete and asphalt pavement, demolishing pavement to reduce the impervious area would significantly impact required parking spaces and maneuverability on required driveways. Again, the large building sizes and fully paved asphalt and concrete surfaces area unique to the subject property." Therefore, the request may meet this criterion.

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*
Response: The application of this Ordinance, Chapter 9 Development Standards, Article 9.3 Off-Street Parking and Loading, Sec. 9.3.7 Design, D.2. Markings and Surface Treatment to 860 Main Road may unreasonably restrict the utilization of the property. **The applicant's letter of intent states,** "The requirement of limiting the impervious area to 70% usually works for undeveloped sites. Given that that the prior tomato packaging facility had large buildings with fully paved asphalt and concrete built out surfaces, currently comprising 85.95% impervious area, applying the strict 70%

requirement of the ordinance will effectively prohibit and restrict the utilization of the property.” Therefore, the request may meet this criterion.

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

Response: The authorization of this variance request may not be of substantial detriment to the adjacent properties and to the public good, and the character of the Main Road Corridor Overlay (Belvedere-Main Commercial [BMC]) Zoning District may not be harmed if the variance is granted. The **applicant’s letter of intent** states, “No, the authorization of the variance will not be a substantial detriment to adjacent properties or the public good. In fact, the site has been sitting idle for some time now and the authorization of the variance will result in the beautification of the existing building structures. Additionally, we are adding significant **75’** and **50’** landscape Right-of-Way Buffers along Main Road and Belvedere Road respectively, which will screen the proposed development from most of the public view. Granting of the variances will in no way harm the character of the zoning district.” Therefore, the request may meet this criterion.

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Response: The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. Therefore, the request meets this criterion.

§3.10.6(6): *The need for the variance is not the result of the applicant’s own actions;*

Response: The need for the variance may not be **the result of the applicant’s own actions**. **The applicant’s letter of intent** states, “The need for variance is not **the result of the applicant’s actions. The Owner purchased the site with existing buildings and pavements. Our client is proposing to make improvements to the site that was developed by others at a time when no zoning ordinances existed.**” Therefore, the request may meet this criterion.

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*

Response: Granting of the variance may not substantially conflict with the *Comprehensive Plan* or the purposes of the *Ordinance* if the Board finds that the strict application of the provisions of the Ordinance results in an

unnecessary hardship. In addition, the **applicant's letter of intent states**, *“Granting of the variance does not substantially conflict with the Comprehensive Plan. The variance to not exceed the 70% impervious area will allow the development to keep the existing building footprints. The proposed development to refurbish the existing Building Structures A, B and C and convert them to a commercial and light industrial flex space will preserve the historical value of the site and its economic value having served the community as a place for employment to many of its citizens in the past and the years to come.”* Therefore, the request may meet this criterion.

Board of Zoning Appeals' Action:



According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.10.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case BZA-12-23-00741 [Variance request to exceed the maximum seventy percent (70%) impervious surface coverage for proposed commercial flex space use at 860 Main Road on (TMS # 250-00-00-002) on Johns Island] **based on the BZA's "Findings of Fact"**, unless additional information is deemed necessary to make an informed decision. In the event the BZA decides to approve the application, Staff recommends the following condition:

1. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.

ZONING VARIANCE APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: 860 Main Road, Johns Island, SC 29455			
Tax Map Number(s): 250-00-00-002			
Current Use of Property: Vacant - orginally used as tomato packaging facility			
Proposed Use of Property: Flex Space			
Zoning Variance Description:			
Applicant Information (Required)			
Applicant Name (please print): Andrew Greenspan			
Name of Company (if applicable): GHP Main LLC			
Mailing Address: 3087 Marshgate Drive			
City: Seabrook Island	State: SC	Zip Code: 29455	
Email Address: andy@ghpoffice.com		Phone #: (914) 641-4346	
Applicant Signature: 			Date: 12/11/23
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Jake Serrano (Live Oak Consultants, LLC)			
Mailing Address: PO Box 60490			
City: North Charleston	State: SC	Zip Code: 29419	
Email Address: jserrano@liveoakconsultants.com		Phone #: (843) 529-9428	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
FOR OFFICE USE ONLY:			
Zoning District: DD-MRC	Flood Zone: f shaded (468A)	Date Filed: 12/15/23	Fee Paid: \$250 check #112
Application #: BZA-12-23-00741	TMS #: 250-00-00-002	Staff Initials: 	

Greater than 70 Percent Impervious - Description of Variance Request and Project

The Owner is requesting a variance to exceed 70% impervious surface in accordance with ZLDR Section 9.3.7.D. The existing site is a fully developed 16.27-acre site with existing abandoned Building Structures A, B, and C that have been present for many years. The site is fully paved with a mixture of asphalt and concrete pavements, with the exception of open ditches and grass strips on the perimeter of the site that we plan to enhance with vegetated filter strips to improve the stormwater water quality runoff off from the site. The site was previously home to the tomato packaging facility, which began operating in the 1960s until sometime after the turn of the century. Our client, the current owner, purchased the site to re-purpose the property for commercial and light industrial flex use. As much as possible, the owner plans to salvage the foundation and superstructure of the three (3) existing buildings and the existing concrete and asphalt paved areas that are still in usable condition. Within approximately 75' of Main Road and 50' of Belvedere Road, the existing concrete and asphalt paved areas will be demolished to allow for planting and installation of landscaping materials to establish the required 75' Right-of-Way Buffer along Main Road and the 50' Right-of-Way Buffer along Belvedere Road. A new 10' wide multi-use path will be constructed along Main Road and a 5' wide sidewalk will be constructed along Belvedere Road. Because of the required turn lane improvements on Belvedere Road, the owner will provide SCDOT with 10' of additional Right-of-Way.

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

Yes, the subject property (currently vacant) was previously used as a tomato packaging facility and was abandoned sometime after the turn of the century. It was developed and has been in operation since the 1960s. The extraordinary and exceptional condition of the site is that it was developed with fully paved asphalt and concrete driveway and parking surfaces at a time when zoning ordinances did not exist, and it continues to remain in this condition today. The current Owner purchased the property in this condition. The Owner plans to refurbish the abandoned buildings and upfit them for commercial and light industrial flex space. Even though the majority of the site is fully paved, the plan is to demolish at least 75' of the existing pavement fronting Main Road and at least 50' of the existing pavement fronting Belvedere Road to allow for the planting of a 75' landscape Right-of-Way Buffer on Main Road and 50' landscape Right of Way Buffer on Belvedere Road. The site currently has an impervious area of 85.95%. After the proposed development has been constructed, the site will have an impervious area of 78.46%, a reduction of 7.49%. Please refer to Sheets C0-03 and C0-04 for existing and proposed area tabulations.

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:

No, these conditions do not generally apply to other properties in the vicinity. Most properties in the near vicinity are vacant commercial lots or much smaller commercial parcels. Due to the large existing building sizes, and available existing concrete and asphalt pavement, demolishing pavement to reduce the impervious area would significantly impact required parking spaces and maneuverability on required driveways. Again, the large building sizes and fully paved asphalt and concrete surfaces area unique to the subject property.

3. Because of these extraordinary and exceptional conditions, would the application of the Ordinance to the subject property effectively prohibit and restrict the utilization of the property? Explain:

The requirement of limiting the impervious area to 70% usually works for undeveloped sites. Given that that the prior tomato packaging facility had large buildings with fully paved asphalt and concrete built out surfaces, currently comprising 85.95% impervious area, applying the strict 70% requirement of the ordinance will effectively prohibit and restrict the utilization of the property.

4. Will the authorization of the variance be a substantial detriment to adjacent property or the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

No, the authorization of the variance will not be a substantial detriment to adjacent properties or the public good. In fact, the site has been sitting idle for some time now and the authorization of the variance will result in the beautification of the existing building structures. Additionally, we are adding significant 75' and 50' landscape Right-of-Way Buffers along Main Road and Belvedere Road respectively, which will screen the proposed development from most of the public view. Granting of the variances will in no way harm the character of the zoning district.

5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that the property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

Yes, the variance request meets this criterion. The granting of removing the maximum 70% impervious area requirement will not allow the establishment of a use not otherwise allowed in the zoning district, nor it would allow a non-conforming use, or change the zoning boundaries shown on the Official Zoning Map. The Owner will be improving the site by adding significant landscaping.

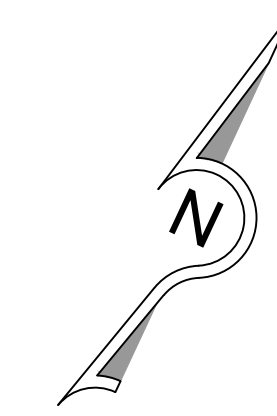
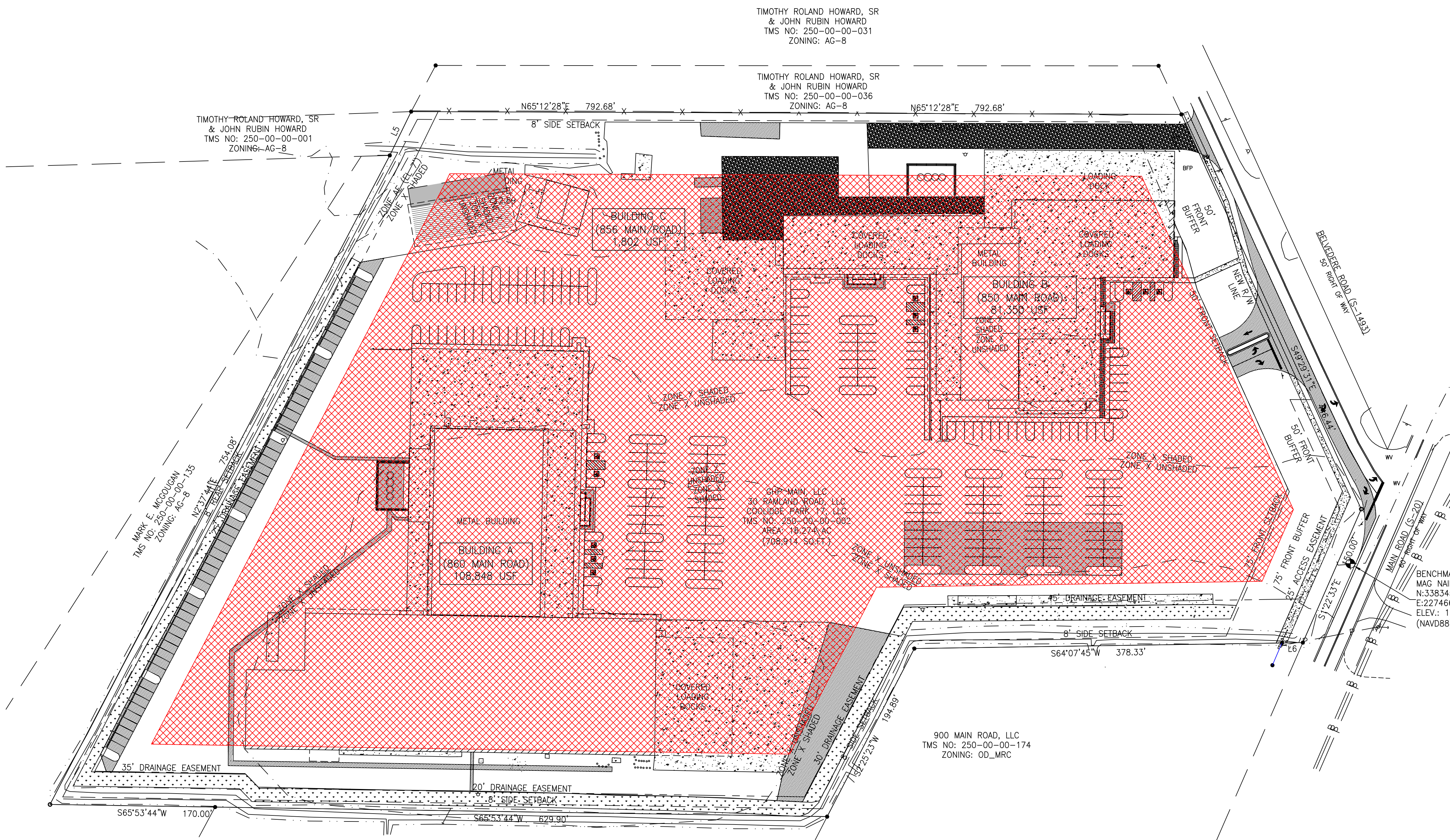
6. Is the need for variance the result of your own actions? Explain:

The need for variance is not the result of the applicant's actions. The Owner purchased the site with existing buildings and pavements. Our client is proposing to make improvements to the site that was developed by others at a time when no zoning ordinances existed.

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or purposes of the Ordinance? Explain:

Granting of the variance does not substantially conflict with the Comprehensive Plan. The variance to not exceed the 70% impervious area will allow the development to keep the existing building footprints. The proposed development to refurbish the existing Building Structures A, B and C and convert them to a commercial and light industrial flex space will preserve the historical value of the site and its economic value having served the community as a place for employment to many of its citizens in the past and the years to come.

FILE NAME: 20230004c0-04-imp.dwg
 USER NAME: Nigel A. Griffin
 LAST UPDATE: 2/29/2024 9:58 AM
 PLOTTED: 2/29/2024 9:58 AM
 PATH: F:\GHP Office Realty\20230004 - Johns Island Executive Park\Drawings\Civil Exhibits



GENERAL NOTES:

- ACCESS FOR EMERGENCY EQUIPMENT SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. NO EXISTING DOOR SHALL BE BLOCKED OR INGRESS/EGRESS LIMITED FOR ANY REASON UNLESS TEMPORARILY LOCKED OUT OF SERVICE BY THE OWNER.

REFERENCE DRAWINGS:

- SEE DRAWING C0-01 FOR CIVIL ABBREVIATIONS AND LEGEND.
- SEE DRAWING C0-02 FOR CIVIL GENERAL NOTES.
- SEE DRAWING C0-03 FOR OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN.
- SEE DRAWING C0-04 FOR OVERALL LAYOUT AND PAVING PLAN.
- SEE DRAWINGS C1-01.1 AND C1-01.2 FOR EXISTING CONDITIONS PLANS.
- SEE DRAWINGS C1-02.1 AND C1-02.2 FOR DEMOLITION PLANS.
- SEE DRAWINGS C1-03.1 AND C1-03.2 FOR LAYOUT AND PAVING PLANS.
- SEE DRAWINGS C1-04.1 AND C1-04.2 FOR EROSION AND SEDIMENT CONTROL PLANS.
- SEE DRAWINGS C1-05.1 AND C1-05.2 FOR GRADING AND DRAINAGE PLANS.
- SEE DRAWINGS C1-06.1 AND C1-06.2 FOR UNDERGROUND UTILITIES PLANS.

LOC
 LIVE OAK CONSULTANTS
 Engineers, Project Managers & Planners
 PO Box 60490
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CLIENT:

GHP OFFICE REALTY, LLC

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REVISION INFORMATION

PROJ. MANAGER: J. SERRANO
 DESIGNED BY: N. GRIFFIN
 DRAWN BY: N. GRIFFIN
 APPROVED BY: J. SERRANO
 SCALE: GRAPHIC
 PROJ. NUMBER: 20230004
 CAD FILE: 20230004C0-04.DWG

DRAWING TITLE:

JOHNS ISLAND EXECUTIVE PARK
 860 MAIN ROAD
 JOHNS ISLAND, SC 29455
 CIVIL
 OVERALL LAYOUT AND PAVING PLAN

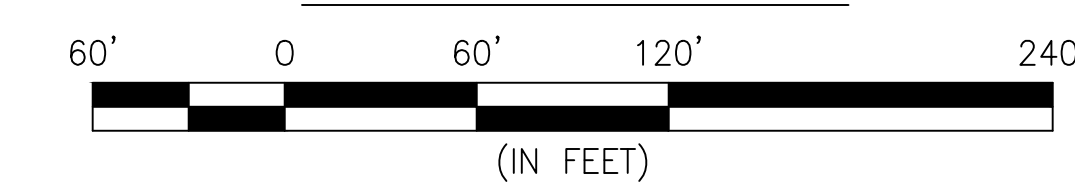
DRAWING NO.:

C0-04

GREATER THAN 70% IMPERVIOUS
 TOTAL PARCEL AREA: 16.274 AC
 HATCH REPRESENTS 70% IMPERVIOUS AREA (11.392 AC)

POST-DEVELOPMENT IMPERVIOUS AREA TABULATION

TOTAL PARCEL AREA:	16.274 AC
IMPERVIOUS AREAS:	
BUILDINGS:	2.989 AC (23.41%)
LOADING DOCKS (COVERED):	0.584 AC (4.57%)
LOADING DOCKS (UNCOVERED):	0.709 AC (5.55%)
PAVING (ASPHALT):	7.380 AC (57.80%)
PAVING (CONCRETE):	0.401 AC (3.14%)
PAVING (GRAVEL):	0.462 AC (3.62%)
STRUCTURES (CONCRETE):	0.244 AC (1.91%)
TOTAL IMPERVIOUS AREA:	12.769 AC (78.46%)



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FILE NAME: 20230004c0-03.dwg
 USER NAME: Nigel A. Griffin
 LAST UPDATE: 2/24/2024, 10:23 AM
 PLOTTED: 2/24/2024, 10:23 AM
 PATH: F:\GHP Office Realty\20230004 - Johns Island Executive Park\Drawings\Civil

TIMOTHY ROLAND HOWARD, SR
 & JOHN RUBIN HOWARD
 TMS NO: 250-00-00-031
 ZONING: AG-8

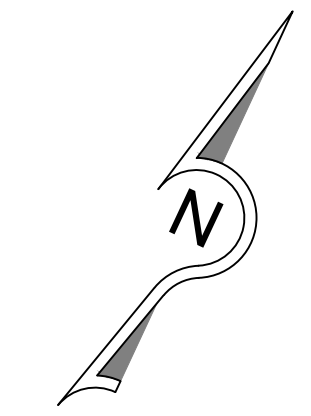
TIMOTHY ROLAND HOWARD, SR
 & JOHN RUBIN HOWARD
 TMS NO: 250-00-00-036
 ZONING: AG-8

GHP MAIN, LLC
 30 RAMLAND ROAD, LLC
 COOLIDGE PARK 17, LLC
 TMS NO: 250-00-00-002
 AREA: 16.274 AC
 (708,914 SQ.FT.)

900 MAIN ROAD, LLC
 TMS NO: 250-00-00-174
 ZONING: OD_MRC

MARK E. MCGOUGAN
 TMS NO: 250-00-00-135
 ZONING: AG-8

MAIN ROAD SELF STORAGE
 JOHNS ISLAND, LLC
 TMS NO: 250-00-00-009
 ZONING: OD_MRC



GENERAL NOTES:

- TOPOGRAPHIC INFORMATION SHOWN FOR PARCEL TMS NO. 250-00-00-002 BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY RP & ASSOCIATES LAND SURVEYING AND DRAFTING, LLC OF PO BOX 1820, MOUNT PLEASANT, SOUTH CAROLINA 29465, PHONE (803) 873-0482 ON FEBRUARY 22, 2023.
- PROJECT DATUMS:
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE NORTH AMERICAN DATUM (NAD) 83 (2011).
 - VERTICAL DATUM IS NATIONAL AMERICAN VERTICAL DATUM (NAVD) 88.

REFERENCE DRAWINGS:

- SEE DRAWING C0-01 FOR CIVIL ABBREVIATIONS AND LEGEND.
- SEE DRAWING C0-02 FOR CIVIL GENERAL NOTES.
- SEE DRAWING C0-03 FOR OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN.
- SEE DRAWING C0-04 FOR OVERALL LAYOUT AND PAVING PLAN.
- SEE DRAWINGS C1-01.1 AND C1-01.2 FOR EXISTING CONDITIONS PLANS.
- SEE DRAWINGS C1-02.1 AND C1-02.2 FOR DEMOLITION PLANS.
- SEE DRAWINGS C1-03.1 AND C1-03.2 FOR LAYOUT AND PAVING PLANS.
- SEE DRAWINGS C1-04.1 AND C1-04.2 FOR EROSION AND SEDIMENT CONTROL PLANS.
- SEE DRAWINGS C1-05.1 AND C1-05.2 FOR GRADING AND DRAINAGE PLANS.
- SEE DRAWINGS C1-06.1 AND C1-06.2 FOR UNDERGROUND UTILITIES PLANS.

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SOUTH CAROLINA
 LIVE OAK CONSULTANTS
 LLC
 NO. 3886
 No. 15118
 02/26/24
 JOAQUIN M. SERRANO

CLIENT:

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A	04/28/23	NAG
ISSUED FOR PERMIT		

REVISION INFORMATION

PROJ. MANAGER:	J. SERRANO
DESIGNED BY:	N. GRIFFIN
DRAWN BY:	N. GRIFFIN
APPROVED BY:	J. SERRANO
SCALE:	GRAPHIC
PROJ. NUMBER:	20230004
CAD FILE:	20230004C0-03.DWG

DRAWING TITLE:
JOHNS ISLAND EXECUTIVE PARK
860 MAIN ROAD
JOHNS ISLAND, SC 29455
 CIVIL
OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING NO.:
C0-03

PRE-DEVELOPMENT IMPERVIOUS AREA TABULATION

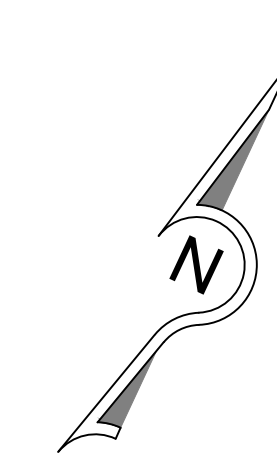
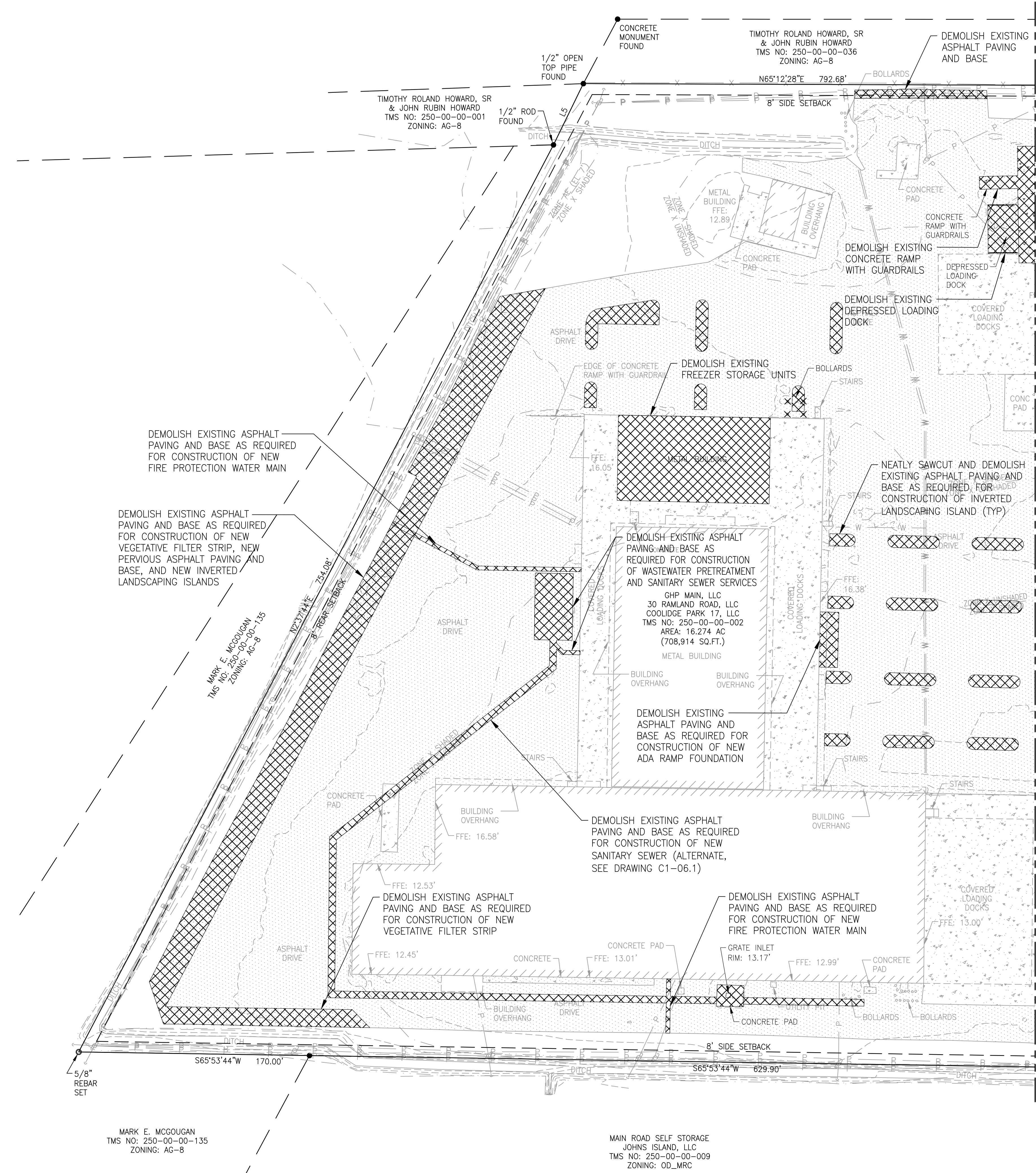
TOTAL PARCEL AREA:	16.274 AC
IMPERVIOUS AREAS:	
BUILDINGS:	2.399 AC (17.15%)
LOADING DOCKS (COVERED):	1.666 AC (11.91%)
LOADING DOCKS (UNCOVERED):	0.479 AC (3.42%)
PAVING (ASPHALT):	8.585 AC (61.37%)
PAVING (CONCRETE):	0.664 AC (4.75%)
STRUCTURES (CONCRETE):	0.195 AC (1.39%)
TOTAL IMPERVIOUS AREA:	13.988 AC (85.95%)

OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

(IN FEET)

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FILE NAME: 20230004c1-02.1.dwg
 USER NAME: Nigel A. Griffin
 LAST UPDATE: 2/23/2024 11:34 AM
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GENERAL NOTES:

- REFER TO ELECTRICAL DRAWINGS FOR DEMOLITION OF EXISTING POWER, COMMUNICATION AND LIGHT POLES AND UNDERGROUND AND OVERHEAD POWER AND COMMUNICATION LINES.

REFERENCE DRAWINGS:

- SEE DRAWING C0-01 FOR CIVIL ABBREVIATIONS AND LEGEND.
- SEE DRAWING C0-02 FOR CIVIL GENERAL NOTES.
- SEE DRAWING C0-03 FOR OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN.
- SEE DRAWING C0-04 FOR OVERALL LAYOUT AND PAVING PLAN.
- SEE DRAWINGS C1-01.1 AND C1-01.2 FOR EXISTING CONDITIONS PLANS.
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- SEE DRAWINGS C1-05.1 AND C1-05.2 FOR GRADING AND DRAINAGE PLANS.
- SEE DRAWINGS C1-06.1 AND C1-06.2 FOR UNDERGROUND UTILITIES PLANS.

CONSTRUCTION NOTES:

- CONTRACTOR SHALL NEATLY SAW CUT EXISTING CONCRETE AND ASPHALT PAVING AT LOCATIONS SHOWN AND AS REQUIRED FOR PROPER CONSTRUCTION OF THE WORK.
- CONTRACTOR SHALL PERMANENTLY CAP OR PLUG ALL EXISTING UNDERGROUND UTILITIES WHERE SERVICE IS NO LONGER REQUIRED. INSTALLATION OF PERMANENT CAP OR PLUG SHALL CONFORM TO THE REQUIREMENTS OF THE UTILITY OWNER AND THE OWNER WITHOUT EXCEPTION.

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SOUTH CAROLINA
 LIVE OAK CONSULTANTS
 LLC
 NO. 3886
 02/26/24
 JOAQUIN M. SERRANO

CLIENT:

GHP OFFICE REALTY, LLC

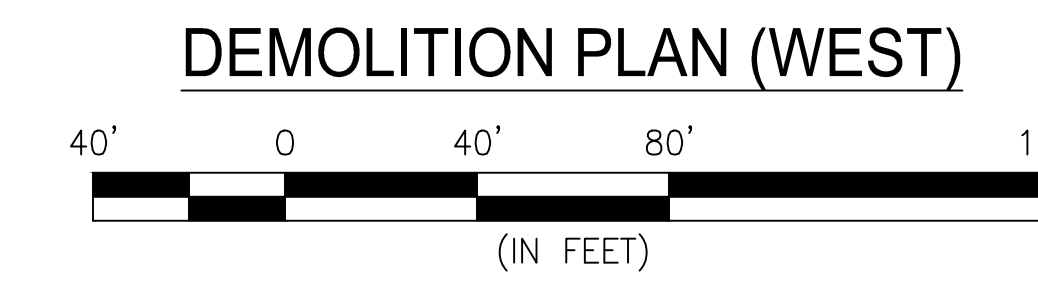
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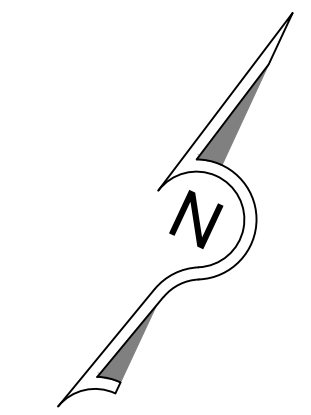
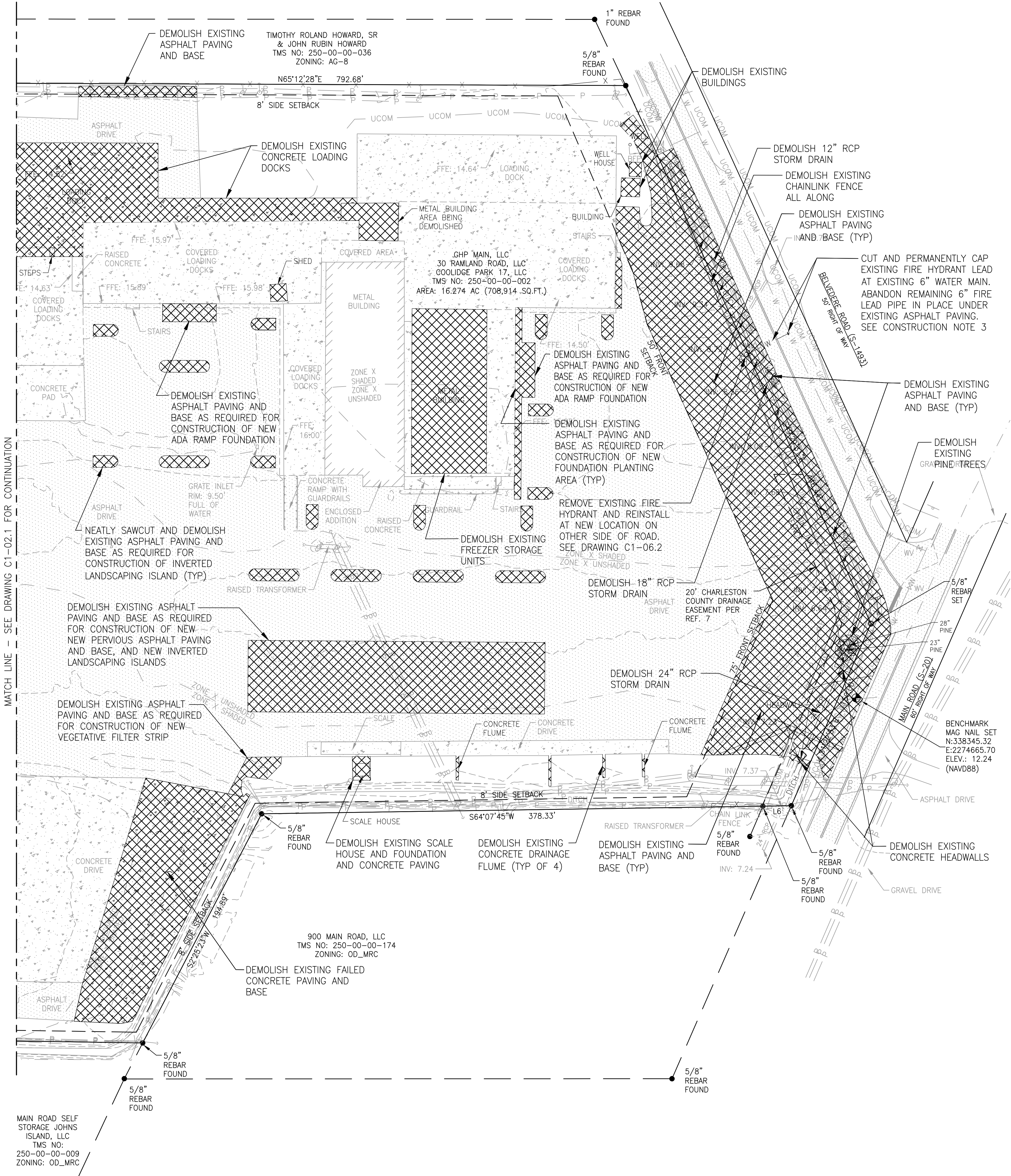
PROJ. MANAGER: J. SERRANO
 DESIGNED BY: N. GRIFFIN
 DRAWN BY: N. GRIFFIN
 APPROVED BY: J. SERRANO
 SCALE: GRAPHIC
 PROJ. NUMBER: 20230004
 CAD FILE: 20230004C1-02.1.DWG

DRAWING TITLE:
JOHNS ISLAND EXECUTIVE PARK
 860 MAIN ROAD
 JOHNS ISLAND, SC 29455
 CIVIL
DEMOLITION PLAN (WEST)

DRAWING NO.:
C1-02.1



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GENERAL NOTES:

1. REFER TO ELECTRICAL DRAWINGS FOR DEMOLITION OF EXISTING POWER, COMMUNICATION AND LIGHT POLES AND UNDERGROUND AND OVERHEAD POWER AND COMMUNICATION LINES.

REFERENCE DRAWINGS:

1. SEE DRAWING C0-01 FOR CIVIL ABBREVIATIONS AND LEGEND.
2. SEE DRAWING C0-02 FOR CIVIL GENERAL NOTES.
3. SEE DRAWING C0-03 FOR OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN.
4. SEE DRAWING C0-04 FOR OVERALL LAYOUT AND PAVING PLAN.
5. SEE DRAWINGS C1-01.1 AND C1-01.2 FOR EXISTING CONDITIONS PLANS.
6. SEE DRAWINGS C1-02.1 AND C1-02.2 FOR DEMOLITION PLANS.
7. SEE DRAWINGS C1-03.1 AND C1-03.2 FOR LAYOUT AND PAVING PLANS.
8. SEE DRAWINGS C1-04.1 AND C1-04.2 FOR EROSION AND SEDIMENT CONTROL PLANS.
9. SEE DRAWINGS C1-05.1 AND C1-05.2 FOR GRADING AND DRAINAGE PLANS.
10. SEE DRAWINGS C1-06.1 AND C1-06.2 FOR UNDERGROUND UTILITIES PLANS.

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL NEATLY SAW CUT EXISTING CONCRETE AND ASPHALT PAVING AT LOCATIONS SHOWN AND AS REQUIRED FOR PROPER CONSTRUCTION OF THE WORK.
2. CONTRACTOR SHALL PERMANENTLY CAP OR PLUG ALL EXISTING UNDERGROUND UTILITIES WHERE SERVICE IS NO LONGER REQUIRED. INSTALLATION OF PERMANENT CAP OR PLUG SHALL CONFORM TO THE REQUIREMENTS OF THE UTILITY OWNER AND THE OWNER WITHOUT EXCEPTION.
3. ALL UTILITY WORK ASSOCIATED WITH THE RELOCATION OF THE EXISTING FIRE HYDRANT ON BELVEDERE ROAD SHALL BE PERFORMED IN ACCORDANCE WITH AND CONFORM TO THE STANDARDS, SPECIFICATIONS AND REQUIREMENTS OF THE ST JOHN'S WATER COMPANY, INC WITHOUT EXCEPTION.
4. CONTRACTOR SHALL NOTIFY THE ST JOHN'S WATER COMPANY, INC 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL PERFORM ALL UTILITY WORK IN THE RIGHT-OF-WAY OF BELVEDERE ROAD IN ACCORDANCE WITH SCDOT STANDARDS, SPECIFICATIONS AND REQUIREMENTS. THIS SHALL INCLUDE THE SAW CUTTING OF EXISTING PAVING, EXCAVATION AND BACKFILL, RESTORATION OF PAVING, AND MAINTENANCE OF TRAFFIC.
6. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE UTILITY WORK AN APPROVED MAINTENANCE OF TRAFFIC PLAN.

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LIVE OAK CONSULTANTS LLC
 No. 3886
 DATE OF AUTHORIZATION: 02/26/24
 AUTHORIZED BY: JOAQUIN M. SERRANO

CLIENT:

GHP OFFICE REALTY, LLC

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REISSUED FOR PERMIT		
C	10/18/23	NAG
REISSUED FOR PERMIT		
B	09/15/23	NAG
REISSUED FOR PERMIT		
A	04/28/23	NAG
ISSUED FOR PERMIT		
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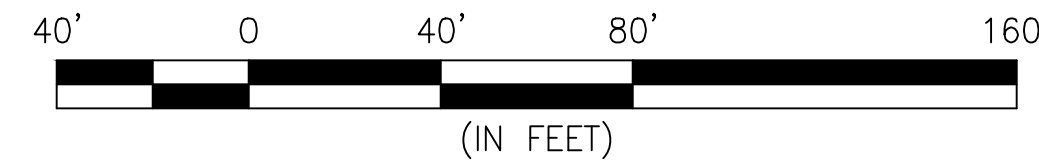
REVISION INFORMATION

PROJ. MANAGER:	J. SERRANO
DESIGNED BY:	N. GRIFFIN
DRAWN BY:	N. GRIFFIN
APPROVED BY:	J. SERRANO
SCALE:	GRAPHIC
PROJ. NUMBER:	20230004
CAD FILE:	20230004C1-02.2.DWG

DRAWING TITLE:
JOHNS ISLAND EXECUTIVE PARK
860 MAIN ROAD
JOHNS ISLAND, SC 29455
 CIVIL
DEMOLITION PLAN (EAST)

DRAWING NO.:
C1-02.2

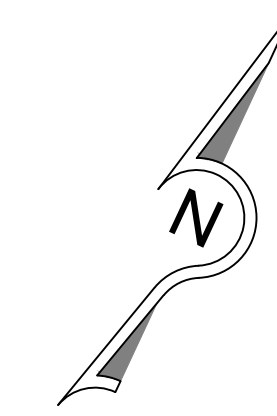
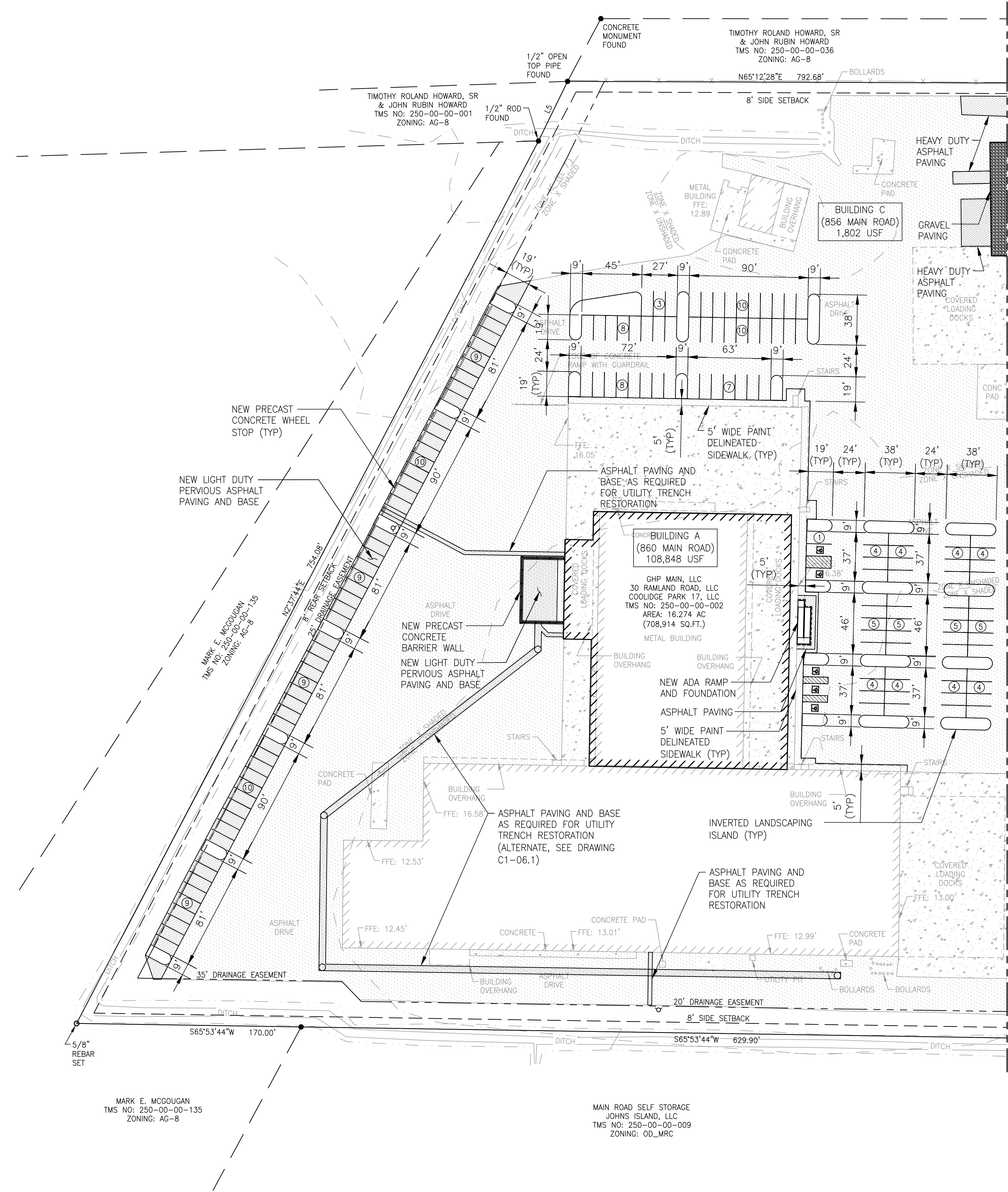
DEMOLITION PLAN (EAST)



FILE NAME: 20230004c1-02.2.dwg
 USER NAME: Nigel A. Griffin
 LAST UPDATE: 2/23/2024 12:57 PM
 PLOTTED: 2/23/2024 12:58 PM
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FILE NAME: 20230004c1-03.1.dwg
 USER NAME: Nigel A. Griffin
 LAST UPDATE: 2/28/2024 8:05 AM
 PLOTTED: 2/28/2024 8:07 AM
 PATH: F:\GHP Office Realty\20230004 - Johns Island Executive Park\Drawings\Civil



GENERAL NOTES:

- REFER TO ELECTRICAL DRAWINGS FOR NEW POWER AND LIGHT AND POLES AND NEW UNDERGROUND POWER AND COMMUNICATION LINES.

REFERENCE DRAWINGS:

- SEE DRAWING C0-01 FOR CIVIL ABBREVIATIONS AND LEGEND.
- SEE DRAWING C0-02 FOR CIVIL GENERAL NOTES.
- SEE DRAWING C0-03 FOR OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN.
- SEE DRAWING C0-04 FOR OVERALL LAYOUT AND PAVING PLAN.
- SEE DRAWINGS C1-01.1 AND C1-01.2 FOR EXISTING CONDITIONS PLANS.
- SEE DRAWINGS C1-02.1 AND C1-02.2 FOR DEMOLITION PLANS.
- SEE DRAWINGS C1-03.1 AND C1-03.2 FOR LAYOUT AND PAVING PLANS.
- SEE DRAWINGS C1-04.1 AND C1-04.2 FOR EROSION AND SEDIMENT CONTROL PLANS.
- SEE DRAWINGS C1-05.1 AND C1-05.2 FOR GRADING AND DRAINAGE PLANS.
- SEE DRAWINGS C1-06.1 AND C1-06.2 FOR UNDERGROUND UTILITIES PLANS.

CONSTRUCTION NOTES:

- SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS SHALL BE MAINTAINED IN ACCORDANCE WITH SCDOT ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) COMPLIANT.
- CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY CHAIN LINK SECURITY FENCE AND GATES AROUND ALL AREAS TO BE DISTURBED.
- CONTRACTOR SHALL ADJUST LOCATION AND CONFIGURATION OF TEMPORARY CHAIN LINK SECURITY FENCE AND GATES AS REQUIRED BY CONSTRUCTION ACTIVITIES AND PHASING.

30% PERVIOUS PARKING REQUIREMENT TABULATION

TOTAL NUMBER OF PARKING SPACES PROVIDED = 283 (148+4+131)
 TOTAL NUMBER OF PERVIOUS PARKING SPACES PROVIDED = 96 (56+40)
 PERCENT OF PERVIOUS PARKING SPACES PROVIDED = 34%
 30% PERVIOUS PARKING REQUIREMENT MET

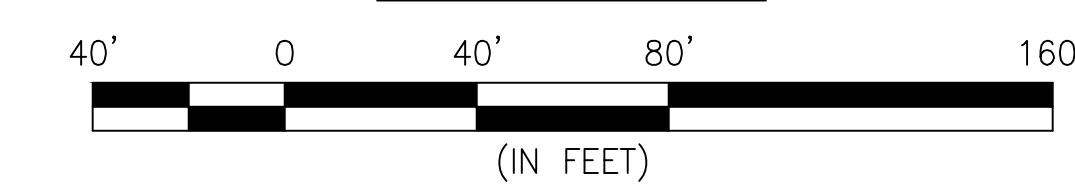
BUILDING A (860 MAIN ROAD) - PARKING REQUIREMENT TABULATION

TENANT #	USE	AREA (USF)	REQUIREMENT PER TABLE 9.3.2. OFF-STREET PARKING SCHEDULE	SPACES
1	CONSTRUCTION MATERIALS	8,300	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	14
2	MANUFACTURING	4,521	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	7
3	WHOLESALES SALES	4,521	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	8
4	MANUFACTURING	13,288	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	18
5	WHOLESALES SALES	16,179	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	26
6	REPAIR SERVICE COMMERCIAL	11,827	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	16
7	MANUFACTURING	9,894	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	13
8	REPAIR SERVICE	11,980	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	13
OUTDOOR	CONSTRUCTION MATERIALS	14,193	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	22
OUTDOOR (CVRD)	REPAIR SERVICE COMMERCIAL	4,848	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	7
OUTDOOR (CVRD)	BOAT YARD	9,317	1 PER EMPLOYEE	6
TOTAL AREA (USF)		108,848	TOTAL PARKING FOR BUILDING A	148

BUILDING C (856 MAIN ROAD) - PARKING REQUIREMENT TABULATION

TENANT #	USE	AREA (USF)	REQUIREMENT PER TABLE 9.3.2. OFF-STREET PARKING SCHEDULE	SPACES
1	REPAIR SERVICE COMMERCIAL	1,000	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	2
OUTDOOR (CVRD)	REPAIR SERVICE COMMERCIAL	800	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	2
TOTAL AREA (USF)		1,800	TOTAL PARKING FOR BUILDING C	4

LAYOUT AND PAVING LAYOUT PLAN (WEST)



LOC
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SOUTH CAROLINA
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 JOAQUIN M. SERRANO

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REVISION INFORMATION		

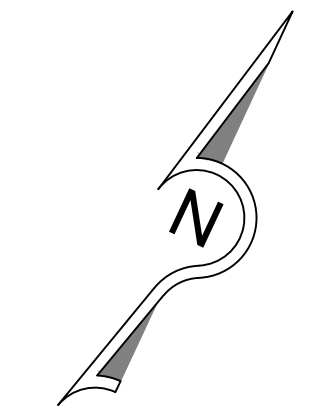
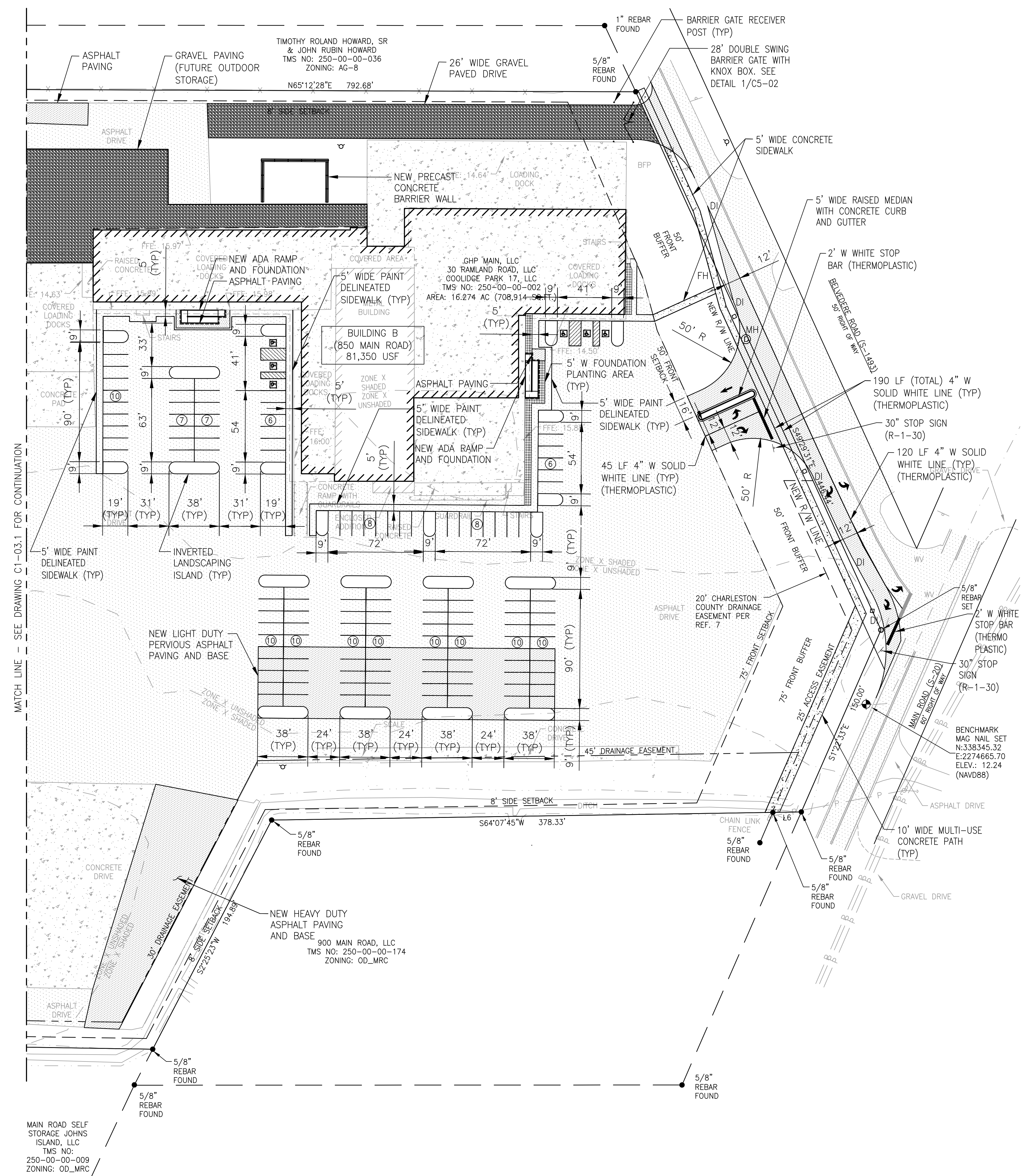
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DRAWING TITLE:
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 CIVIL
 LAYOUT AND PAVING
 PLAN (WEST)**

DRAWING NO.:
C1-03.1

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 USER NAME: Nigel A. Griffin
 LAST UPDATE: 2/28/2024 8:07 AM
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GENERAL NOTES:

- REFER TO ELECTRICAL DRAWINGS FOR NEW POWER AND LIGHT AND POLES AND NEW UNDERGROUND POWER AND COMMUNICATION LINES.

REFERENCE DRAWINGS:

- SEE DRAWING C0-01 FOR CIVIL ABBREVIATIONS AND LEGEND.
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- SEE DRAWINGS C1-02.1 AND C1-02.2 FOR DEMOLITION PLANS.
- SEE DRAWINGS C1-03.1 AND C1-03.2 FOR LAYOUT AND PAVING PLANS.
- SEE DRAWINGS C1-04.1 AND C1-04.2 FOR EROSION AND SEDIMENT CONTROL PLANS.
- SEE DRAWINGS C1-05.1 AND C1-05.2 FOR GRADING AND DRAINAGE PLANS.
- SEE DRAWINGS C1-06.1 AND C1-06.2 FOR UNDERGROUND UTILITIES PLANS.

CONSTRUCTION NOTES:

- SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS SHALL BE MAINTAINED IN ACCORDANCE WITH SCOTD ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) COMPLIANT.
- CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY CHAIN LINK SECURITY FENCE AND GATES AROUND ALL AREAS TO BE DISTURBED.
- CONTRACTOR SHALL ADJUST LOCATION AND CONFIGURATION OF TEMPORARY CHAIN LINK SECURITY FENCE AND GATES AS REQUIRED BY CONSTRUCTION ACTIVITIES AND PHASING.

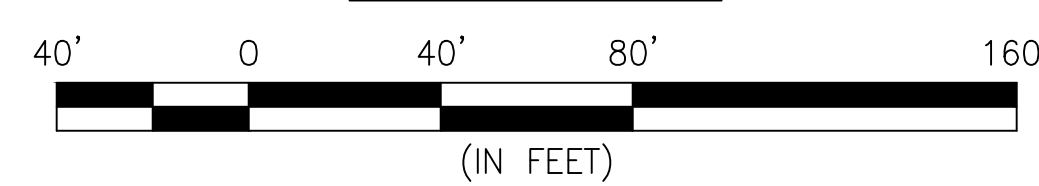
30% PERVIOUS PARKING REQUIREMENT TABULATION

TOTAL NUMBER OF PARKING SPACES PROVIDED = 283 (148+4+131)
 TOTAL NUMBER OF PERVIOUS PARKING SPACES PROVIDED = 96 (56+40)
 PERCENT OF PERVIOUS PARKING SPACES PROVIDED = 34%
 30% PERVIOUS PARKING REQUIREMENT MET

BUILDING B (850 MAIN ROAD) - PARKING REQUIREMENT TABULATION

TENANT #	USE	AREA (USF)	REQUIREMENT PER TABLE 9.3.2, OFF-STREET PARKING SCHEDULE	SPACES
1	REPAIR SERVICE COMMERCIAL	3,620	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	6
2	REPAIR SERVICE COMMERCIAL	7,325	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	10
3	WHOLESALES SALES	14,746	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	23
4	WHOLESALES SALES	5,084	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	8
5	CONSTRUCTION MATERIALS	13,012	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	21
OUTDOOR (CVRD)	NURSERY STOCK OR FLORIST SUPPLIES	10,067	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	17
OUTDOOR	NURSERY STOCK OR FLORIST SUPPLIES	8,610	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	14
OUTDOOR	REPAIR SERVICE COMMERCIAL	2,786	1 PER 400 SF OF OFFICE PLUS 1 PER 2 EMPLOYEES	4
OUTDOOR	CONSTRUCTION MATERIALS	11,014	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	16
OUTDOOR (CVRD)	WHOLESALES SALES	5,086	1 PER 600 SF FOR 1ST 12,000 SF PLUS 1 PER 900 SF FOR REMAINING	8
TOTAL AREA (USF)		81,350	TOTAL PARKING FOR BUILDING B	131

LAYOUT AND PAVING PLAN (EAST)



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 North Charleston, SC 29419
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 www.LiveOakConsultants.com
 Email: Info@LiveOakConsultants.com

Professional Engineer Seal for J. Serrano, No. 15119, State of South Carolina, expires 02/28/24.

GHP OFFICE REALTY, LLC

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REV.	DATE	REV. BY
G	02/28/24	NAG
REISSUED FOR PERMIT		
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REISSUED FOR PERMIT		
E	12/12/23	NAG
REISSUED FOR PERMIT		
D	11/29/23	NAG
REISSUED FOR PERMIT		
C	10/18/23	NAG
REISSUED FOR PERMIT		
B	09/15/23	NAG
REISSUED FOR PERMIT		
A	04/28/23	NAG
ISSUED FOR PERMIT		

REVISION INFORMATION

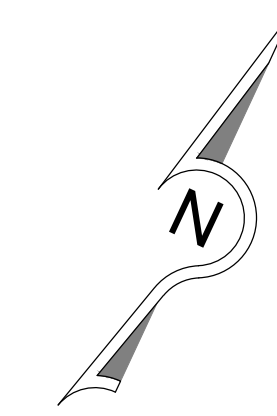
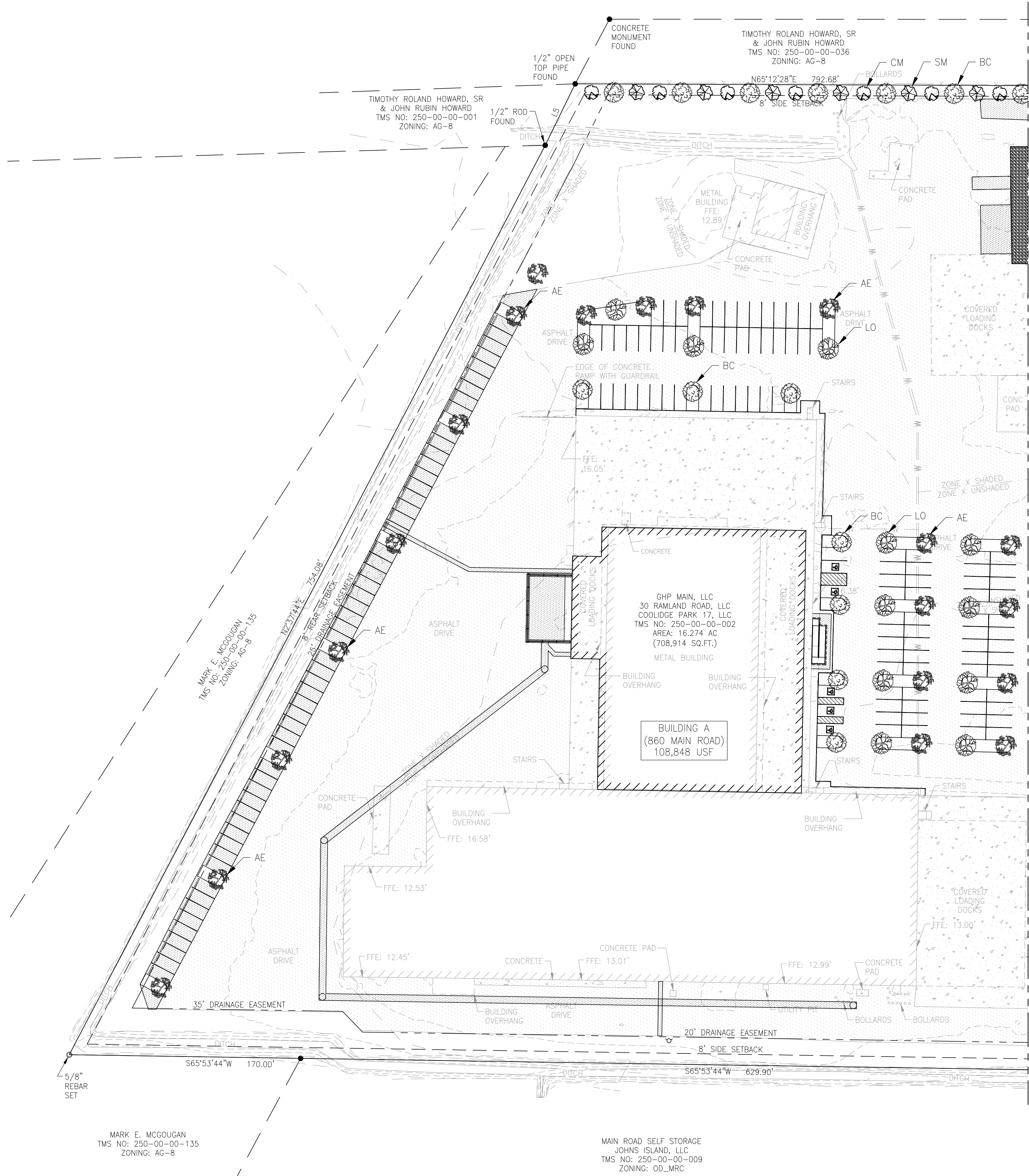
PROJ. MANAGER: J. SERRANO
 DESIGNED BY: N. GRIFFIN
 DRAWN BY: N. GRIFFIN
 APPROVED BY: J. SERRANO
 SCALE: GRAPHIC
 PROJ. NUMBER: 20230004
 CAD FILE: 20230004c1-03.2.DWG

DRAWING TITLE:
JOHNS ISLAND EXECUTIVE PARK
860 MAIN ROAD
JOHNS ISLAND, SC 29455
 CIVIL
 LAYOUT AND PAVING PLAN (EAST)

DRAWING NO.: **C1-03.2**

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FILE NAME: 202300041-01.1.dwg
 USER NAME: Nigel A. Griffin
 LAST UPDATE: 2/27/2024 6:40 PM
 PLOTTED: 2/27/2024 6:40 PM
 PATH: F:\GHP Office Realty\20230004 - Johns Island Executive Park\Drawings\Civil



REFERENCE DRAWINGS:

1. SEE DRAWING C0-01 FOR CIVIL ABBREVIATIONS AND LEGEND.
2. SEE DRAWING C0-02 FOR CIVIL GENERAL NOTES.
3. SEE DRAWING C0-03 FOR OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN.
4. SEE DRAWING C0-04 FOR OVERALL LAYOUT AND PAVING PLAN.
5. SEE DRAWINGS C1-01.1 AND C1-01.2 FOR EXISTING CONDITIONS PLANS.
6. SEE DRAWINGS C1-02.1 AND C1-02.2 FOR DEMOLITION PLANS.
7. SEE DRAWINGS C1-03.1 AND C1-03.2 FOR LAYOUT AND PAVING PLANS.
8. SEE DRAWINGS C1-04.1 AND C1-04.2 FOR EROSION AND SEDIMENT CONTROL PLANS.
9. SEE DRAWINGS C1-05.1 AND C1-05.2 FOR GRADING AND DRAINAGE PLANS.
10. SEE DRAWINGS C1-06.1 AND C1-06.2 FOR UNDERGROUND UTILITIES PLANS.

LANDSCAPING NOTES:

1. PARKING ISLAND LANDSCAPING SHALL CONSIST OF ONE (1) CANOPY TREE UNLESS OTHERWISE NOTED.
2. AT LEAST 50% OF THE REQUIRED UNDERSTORY TREES SHALL BE EVERGREENS.

CATEGORY	SYMBOL	PLANT NAME SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREE		LO	QUERCUS VIRGINIANA	LIVE OAK
CANOPY TREE		AE	ULMUS PARVIFOLIA "ALLEE"	ALLEE ELM
CANOPY TREE		BC	TAXODIUM DISTICHUM	BALD CYPRESS
UNDERSTORY TREE		CM	LAGERSTROEMIA INDICA	CREPE MYRTLE
EVERGREEN UNDERSTORY TREE		SM	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
EVERGREEN UNDERSTORY TREE		WM	MYRICA CERIFERA	WAX MYRTLE
SHRUB		AZ	RHODODENDRON ENCORE SPP. MIX	AZALEA ENCORE MIX
SHRUB		DP	PODOCARPUS MACROPHYLLUS "PRINGLES DWARG"	DWARF PODOCARPUS
SHRUB		SG	HIEROCHLOE ODORATA	SWEETGRASS

LANDSCAPING PLAN (WEST)



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SOUTH CAROLINA
 LIVE OAK CONSULTANTS
 LLC
 No. 3886
 02/28/24
 JOAQUIN M. SERRANO

CLIENT:
GHP OFFICE REALTY, LLC

REV.	DATE	REV. BY
E	02/28/24	NAG
REISSUED FOR PERMIT		
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REISSUED FOR PERMIT		
C	12/12/23	NAG
REISSUED FOR PERMIT		
B	10/18/23	NAG
REISSUED FOR PERMIT		
A	09/15/23	KWS
ISSUED FOR PERMIT		

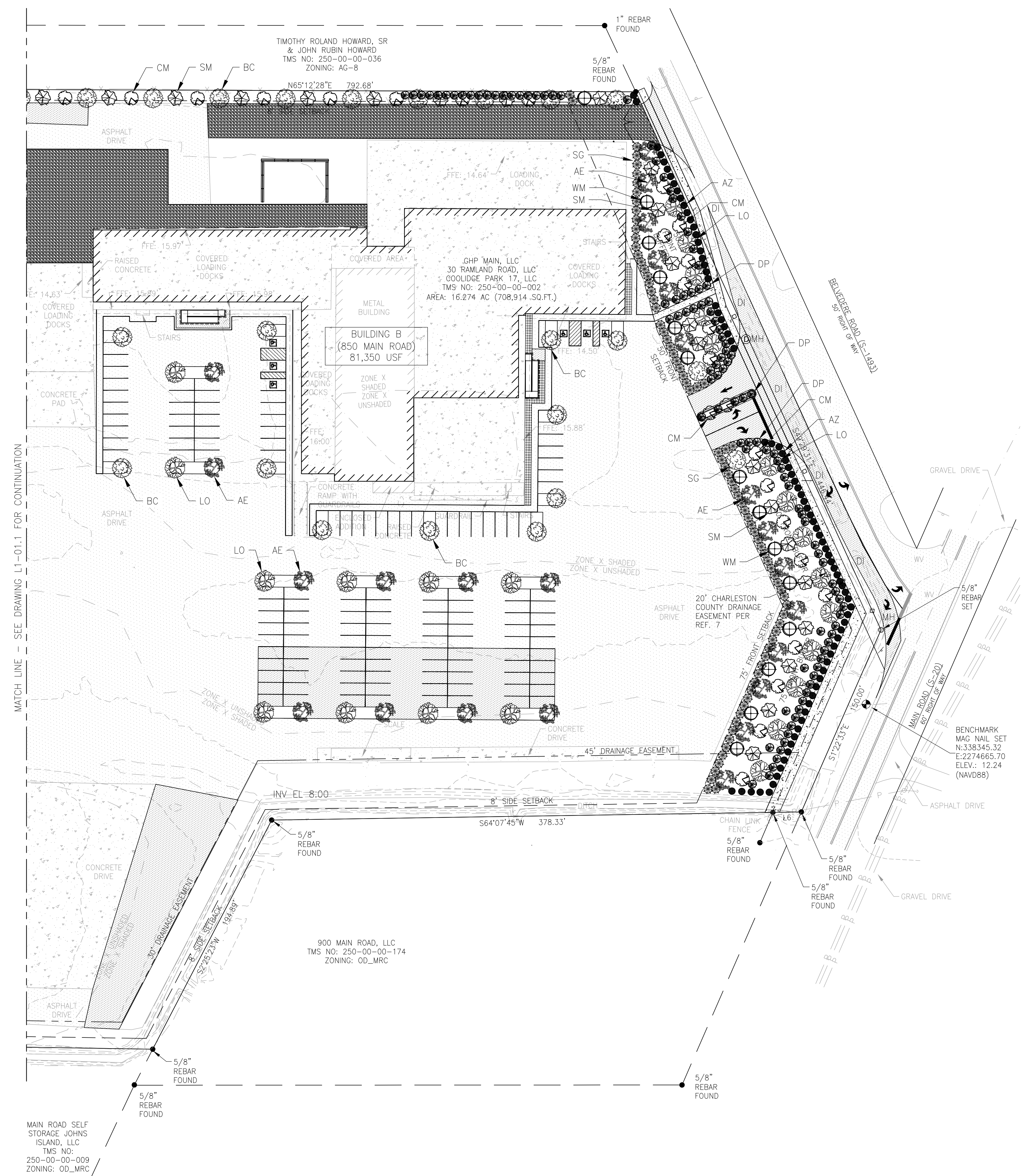
REVISION INFORMATION
 PROJ. MANAGER: J. SERRANO
 DESIGNED BY: K. STILLINGS
 DRAWN BY: K. STILLINGS
 APPROVED BY: J. SERRANO
 SCALE: GRAPHIC
 PROJ. NUMBER: 20230004
 CAD FILE: 20230004L1-01.1.DWG

DRAWING TITLE:
JOHNS ISLAND EXECUTIVE PARK
 860 MAIN ROAD
 JOHNS ISLAND, SC 29455
 CIVIL
 LANDSCAPING PLAN (WEST)

DRAWING NO.:
L1-01.1

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LANDSCAPING NOTES:

1. PARKING ISLAND LANDSCAPING SHALL CONSIST OF ONE (1) CANOPY TREE UNLESS OTHERWISE NOTED.
2. AT LEAST 50% OF THE REQUIRED UNDERSTORY TREES SHALL BE EVERGREENS.

MAIN ROAD RIGHT-OF-WAY BUFFER

75' BUFFER	LENGTH	CANOPY TREE QUANTITY	UNDERSTORY TREE QUANTITY	SHRUB QUANTITY
ORDINANCE	PER 100 LF	6	9	50
REQUIRED	150 LF	9	14	75
PROPOSED	150 LF	9	14	75

BELVEDERE ROAD RIGHT-OF-WAY BUFFER

50' TYPE G BUFFER	LENGTH	CANOPY TREE QUANTITY	UNDERSTORY TREE QUANTITY	SHRUB QUANTITY
ORDINANCE	PER 100 LF	6	9	50
REQUIRED	337 LF	21	31	169
PROPOSED	337 LF	21	31	169

CATEGORY	SYMBOL	PLANT NAME SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREE		LO	QUERCUS VIRGINIANA	LIVE OAK
CANOPY TREE		AE	ULMUS PARVIFOLIA "ALLEE"	ALLEE ELM
CANOPY TREE		BC	TAXODIUM DISTICHUM	BALD CYPRESS
UNDERSTORY TREE		CM	LAGERSTROEMIA INDICA	CREPE MYRTLE
EVERGREEN UNDERSTORY TREE		SM	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
EVERGREEN UNDERSTORY TREE		WM	MYRICA CERIFERA	WAX MYRTLE
SHRUB		AZ	RHODODENDRON ENCORE SPP. MIX	AZALEA ENCORE MIX
SHRUB		DP	PODOCARPUS MACROPHYLLUS "PRINGLES DWARF"	DWARF PODOCARPUS
SHRUB		SG	HIEROCHLOE ODORATA	SWEETGRASS

LANDSCAPING PLAN (EAST)



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 JACUIN M. SERRANO

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REISSUED FOR PERMIT		
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REISSUED FOR PERMIT		
B	10/18/23	NAG
REISSUED FOR PERMIT		
A	09/15/23	KWS
REISSUED FOR PERMIT		

REVISION INFORMATION
 PROJ. MANAGER: J. SERRANO
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DRAWING TITLE:
JOHNS ISLAND EXECUTIVE PARK
 860 MAIN ROAD
 JOHNS ISLAND, SC 29455
 CIVIL
 LANDSCAPING PLAN (EAST)

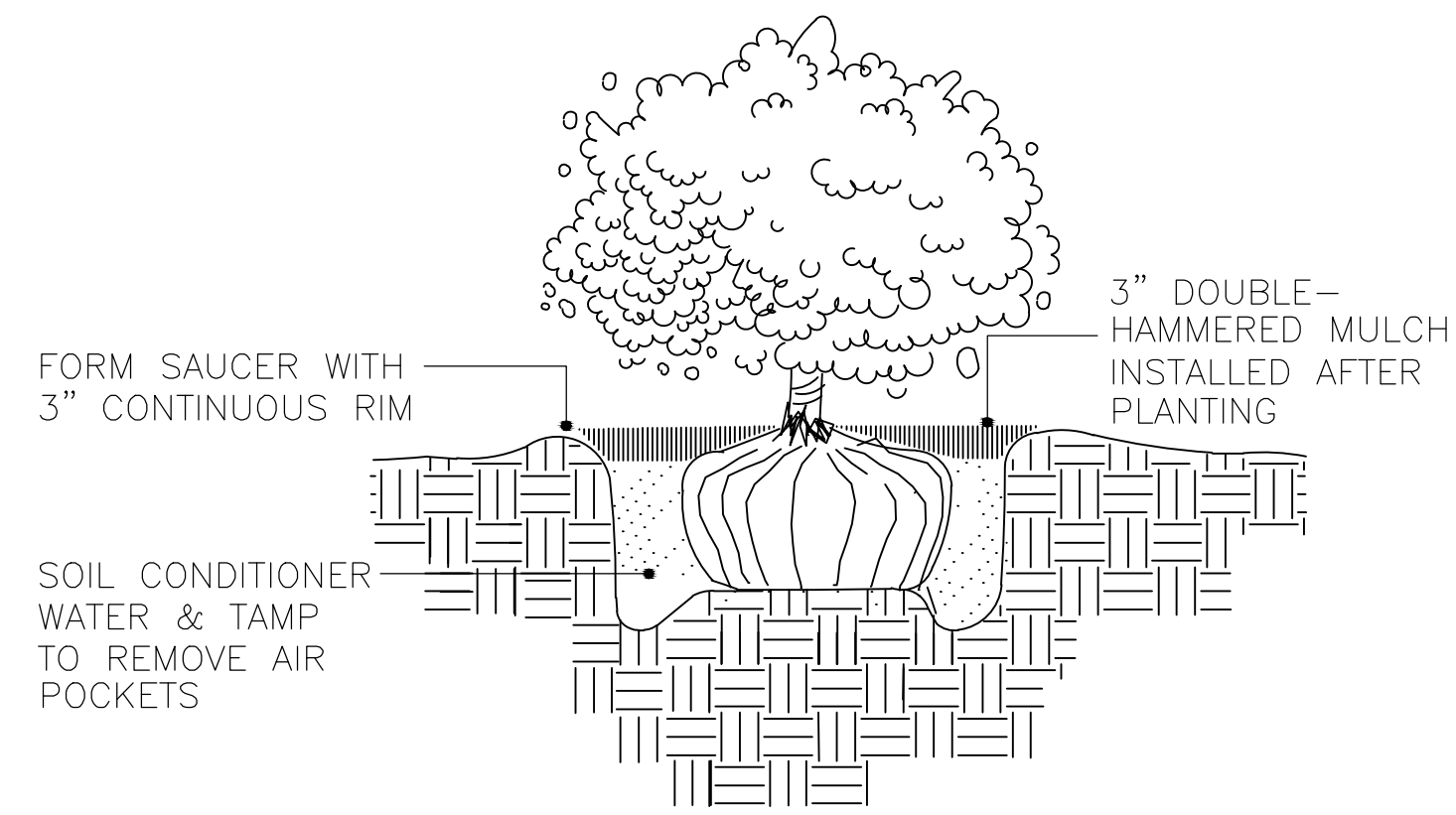
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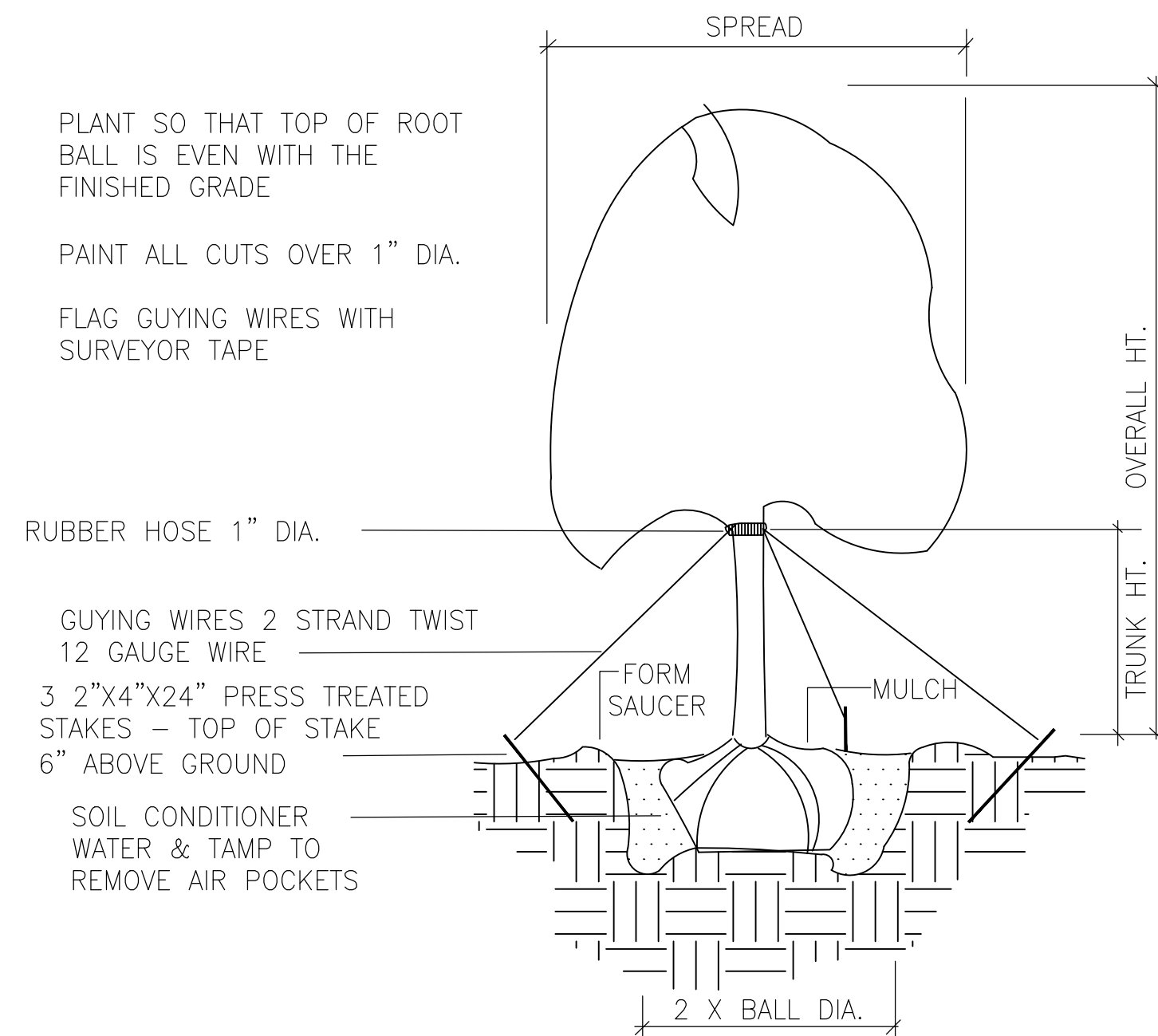
GENERAL NOTES:

- LANDSCAPE CONTRACTOR SHALL BE A QUALIFIED, CAPABLE, AND EXPERIENCED INSTALLER WHO HAS COMPLETED LANDSCAPE PROJECTS AND WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT. REFERENCES WILL BE SUBMITTED WITH BID.
- LANDSCAPE CONTRACTOR SHALL OBTAIN ALL REQUIRED LICENSES AND PERMITS AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND STANDARDS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK CONFORMING TO ANSI Z60.1 WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WIND WHIP, INJURIES, ABRASIONS, AND DISFIGUREMENT. ANY PLANT MATERIAL BROUGHT TO THE SITE EXHIBITING ANY OF THESE UNHEALTHY OR DISEASE/PEST ISSUES WILL BE REJECTED.
- NO LARGE TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE, OVERHEAD UTILITY LINES, OR STORM DRAIN.
- SEE INSTALLATION DETAILS FOR TREE INSTALLATION BELOW.
- CONTRACTOR SHALL IRRIGATE PLANT MATERIAL AFTER INSTALLATION. CONTRACTOR WILL WATER ON A SCHEDULE AS FOLLOWS:

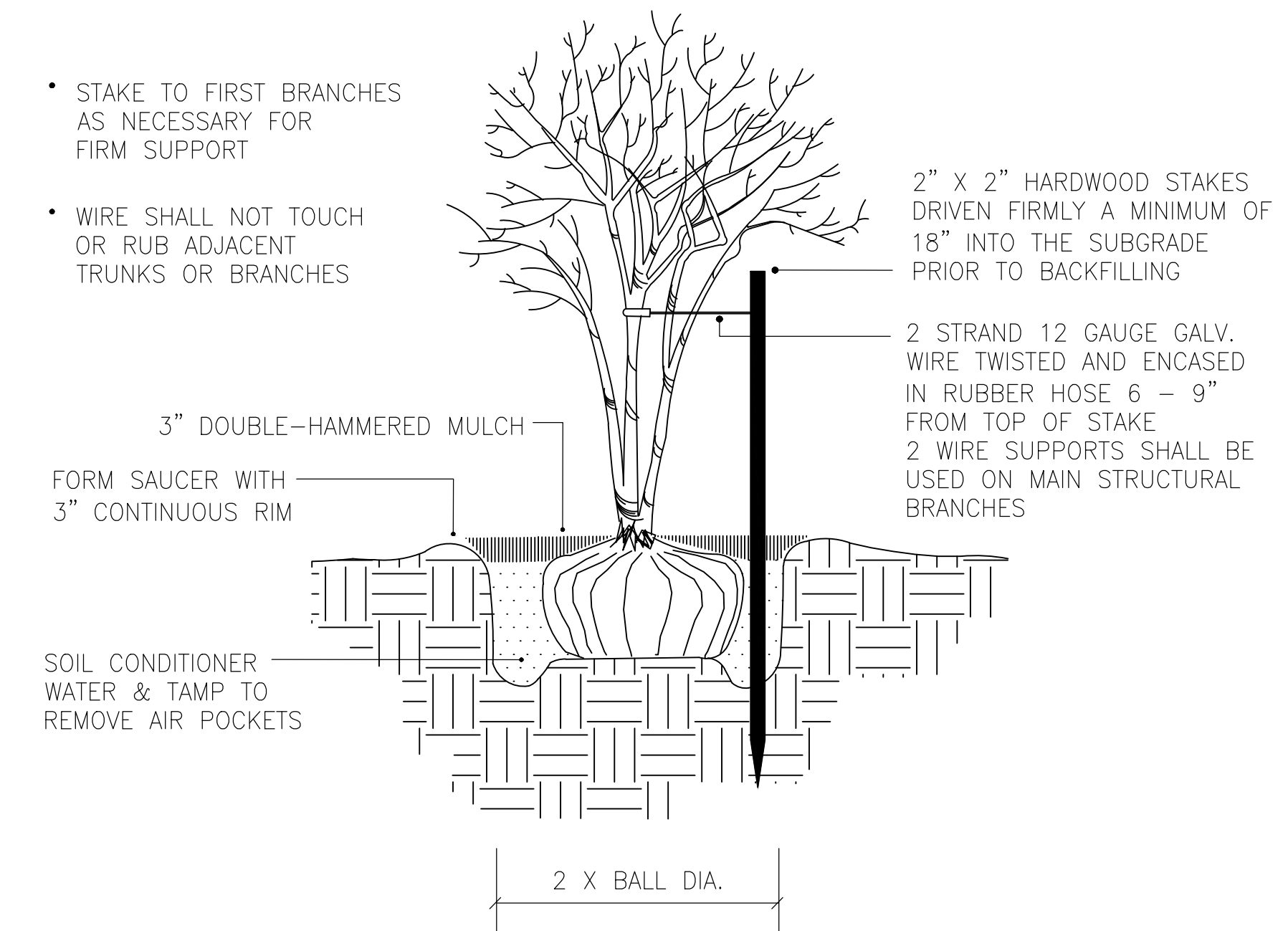
FIRST TWO WEEKS	EVERY DAY
SECOND TWO WEEKS	EVERY OTHER DAY
MONTHS LATER	CHECK MATERIAL TO ENSURE IT IS HEALTHY AND NOT STRESSED ONCE PLANTS ARE STABILIZED, PUT ON A WEEKLY ZONED WATERING SCHEDULE BASED ON THE GREEN GLOBAL REQUIREMENTS
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY OWNER AND DESIGN ENGINEER OF ANY IRREGULARITIES.
- LANDSCAPE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING SYSTEMS OR SITE COMPONENTS TO NO COST OF THE OWNER.
- THE MEANS AND METHODS BY WHICH THIS PROJECT IS IMPLEMENTED ARE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL DETERMINE PLANT MATERIAL QUANTITIES BASED ON SYMBOLS, HACHURE, SPACING, AND PLANTING AREA.
- GUARANTEE:**
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT MAINTENANCE APPLIED AFTER PLANTING.
- ALL PLANTING BEDS SHALL BE MULCHED/TOP-DRESSED WITH PINE STRAW MULCH.
- ALL PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY DESIGN ENGINEER. DESIGN ENGINEER SHALL ONLY CONSIDER SUBSTITUTION REQUESTS MADE THROUGH OWNER IN WRITING. SUBMISSIONS SHALL LIST EACH ITEM FOR WHICH A SUBSTITUTION REQUEST IS BEING MADE. AS WELL AS A DESCRIPTION OF AND REASON(S) FOR PROPOSED SUBSTITUTION(S).
- TREES SHALL BE GUYED AS DETAILED ONLY AS REQUIRED TO ENSURE STABILITY AND PREVENT WIND TIP-OUT.
- PLANT MATERIAL (IF ANY) WITHIN TRAFFIC VISIBILITY TRIANGLES SHALL BE MAINTAINED BY OWNER SO AS TO PROVIDE UNINTERRUPTED VISUAL CLEARANCE BETWEEN A HEIGHT OF TOWN AND ONE-HALF (2.5) FEET AND TEN (10) FEET AS MEASURED FROM PAVEMENT SURFACE OR AS OTHERWISE REQUIRED.
- OWNER SHALL PROVIDE FOR REGULAR AND COMPREHENSIVE MAINTENANCE BY A FULLY QUALIFIED, CAPABLE, AND EXPERIENCED MAINTENANCE EXPERT, WITH A SUCCESSFUL HISTORY IN THE MANAGEMENT OF LANDSCAPES SIMILAR IN MATERIAL, DESIGN, AND SCOPE TO THAT INDICATED FOR THIS PROJECT.
- ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING SHALL BE GRASSED BY BERMUDA MIX SEEDING AS NOTED IN THE SEEDING SCHEDULE ON SHEET C502 UNLESS OTHERWISE NOTED ON THE PLANS.



1
L5-01
SHRUB PLANTING
DETAIL
NO SCALE



2
L5-01
TREE PLANTING
DETAIL
NO SCALE



3
L5-01
MULTI-STEM TREE
DETAIL
NO SCALE

CATEGORY	SYMBOL	PLANT NAME SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	PERCENTAGE OF TOTAL PLANTINGS (PER TYPE)	MINIMUM PLANTING SIZE	MINIMUM PLANTING HEIGHT	NOTES
CANOPY TREE		LO	QUERCUS VIRGINIANA	LIVE OAK	36	31%	4" CALIPER	12' HEIGHT	PLANT PLACEMENT PER PLAN/PLANT IN FALL
CANOPY TREE		AE	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	44	38%	4" CALIPER	12' HEIGHT	PLANT PLACEMENT PER PLAN/PLANT IN FALL
CANOPY TREE		BC	TAXODIUM DISTICHUM	BALD CYPRESS	36	31%	4" CALIPER	12' HEIGHT	PLANT PLACEMENT PER PLAN/PLANT IN FALL
UNDERSTORY TREE		CM	LAGERSTROEMIA INDICA	CREPE MYRTLE	33	44%	2.5" CALIPER	8' HEIGHT	PLANT PLACEMENT PER PLAN/PLANT IN FALL
EVERGREEN UNDERSTORY TREE		SM	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	29	38%	2.5" CALIPER	5' HEIGHT	PLANT PLACEMENT PER PLAN/PLANT IN FALL
EVERGREEN UNDERSTORY TREE		WM	MYRICA CERIFERA	WAX MYRTLE	14	18%	2.5" CALIPER	5' HEIGHT	PLANT PLACEMENT PER PLAN/PLANT IN FALL
SHRUB		AZ	RHODODENDRON ENCORE SPP. MIX	AZALEA ENCORE MIX	82	30%	3 GAL	18"-24" HEIGHT	PLANT PLACEMENT PER PLAN/PLANT IN FALL
SHRUB		DP	PODOCARPUS MACROPHYLLUS 'PRINGLES DWARG'	DWARF PODOCARPUS	106	40%	3 GAL	18"-24" HEIGHT	PLANT PLACEMENT PER PLAN/PLANT IN FALL
SHRUB		SG	HIEROCHLOE ODORATA	SWEETGRASS	81	30%	3 GAL	18"-24" HEIGHT	PLANT PLACEMENT PER PLAN/PLANT IN FALL

TREE PLANTING REQUIREMENT:

- CHARLESTON COUNTY ZLDR SECTION 9.2.4.G REQUIRES 40-INCHES DIAMETER TREES PER ACRE FOR A TOTAL OF 651-INCHES (16.274 AC).
- PROPOSED PLANTING OF 192 TREES (116 CANOPY AND 76 UNDERSTORY) WITH 4-INCH CALIPER AND 2.5-INCH CALIPER RESPECTIVELY PROVIDES A TOTAL OF 654-INCHES (464 AND 190-INCHES RESPECTIVELY).
- REQUIREMENT MET.

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C	11/29/23	NAG
ISSUED FOR PERMIT		
B	10/18/23	NAG
ISSUED FOR PERMIT		
A	09/15/23	KWS
ISSUED FOR PERMIT		

REVISION INFORMATION

PROJ. MANAGER: J. SERRANO
DESIGNED BY: K. STILLINGS
DRAWN BY: K. STILLINGS
APPROVED BY: J. SERRANO
SCALE: NONE
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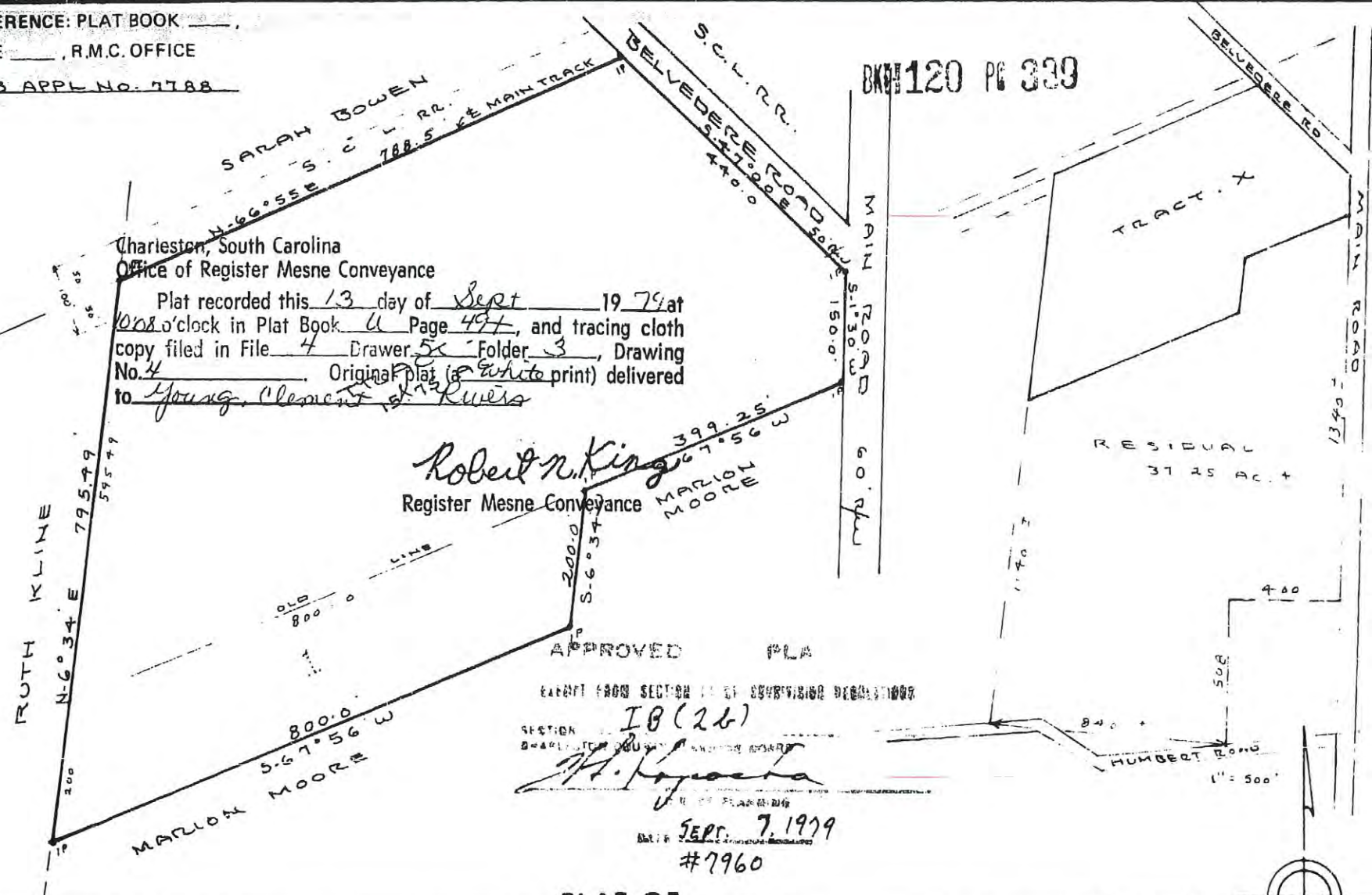
DRAWING TITLE:
**JOHNS ISLAND EXECUTIVE PARK
860 MAIN ROAD
JOHNS ISLAND, SC 29455
CIVIL
LANDSCAPING
DETAILS**

DRAWING NO.:

L5-01

REFERENCE: PLAT BOOK _____
 PAGE _____, R.M.C. OFFICE
 P.B. APPL. NO. 7788

BK 120 PG 339



Charleston, South Carolina
 Office of Register Mesne Conveyance
 Plat recorded this 13 day of Sept 1979 at
 1008 o'clock in Plat Book U Page 497, and tracing cloth
 copy filed in File 4 Drawer 5 Folder 3, Drawing
 No. 4. Original plat (a white print) delivered
 to Young, Clement & Rivers

Robert N. King
 Register Mesne Conveyance
 MARION MOORE

APPROVED PLA
 EXEMPT FROM SECTION 17 OF SURVEYING REGISTRATION
 SECTION 10(26)
H. Kojacka
 DATE SEPT. 7, 1979
#7960

PLAT OF

*Tract X owned by Stonoca Farms Corp. & Parcel L owned by
 Marion Moore. Parcel L is being added to Tract X as shown.*

Johns Island
 COUNTY OF CHARLESTON
 STATE OF SOUTH CAROLINA
 W. L. GAILLARD, REG. SUR. NO. 453
 SCALE - 1 INCH = 200 FEET

I, W. L. GAILLARD, a registered surveyor of the State of South
 Carolina, do hereby certify that I have surveyed the property
 shown hereon, that this plat shows the true dimensions of the
 property, that all necessary markers have been located, and
 the precision is one: 4000 *W.L. Gaillard* AUG. 20, 1979

**Cases # 1 - 2
Old Business
BZA-12-23-00741,
& -00742
Public Comment in
Support
Received by
noon on 3/21**

Jennifer Werking

From: Irene O'Malley <Irene@rmbuck.com>
Sent: Thursday, February 08, 2024 1:19 PM
To: Jennifer Werking
Cc: Ryan Buck
Subject: Variance Request 860 Main Rd, Johns Island, SC 29455 #740-743
Attachments: Variance request 860 Main Rd.doc

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Jenny,

Please see attached letter from Ryan Buck Owner of RM Buck Builders in favor of a Variances on 860 Main Rd, Johns Island, SC 29455 #740-743.

Let me know if you have any questions.

Best Regards,

Irene O'Malley



900 Main Road, Suite 3
Johns Island, SC 29455
843.559.1155 X208
502-229-7306 C
www.rmbuck.com
irene@rmbuck.com



IMMEDIATE & URGENT

February 8, 2024

Jenny J. Werking, AICP
Planner III
Charleston County Zoning & Planning Department
4045 Bridge View Drive
North Charleston, SC 29405
jwerking@charlestoncounty.org

Re: 860 Main Road, Johns Island, SC
Variance Requests 740-743

Dear Jenny,

We support the redevelopment of the former DiMare Tomato Processing Plant into the much needed Johns Island Industrial Park. The property has been abandoned, dormant and in disrepair for far too many years.

We are the neighbor to the North and urge the Board to approve Variance Requests 740-743 to help GHP Main LLC finalize its site plan review and move forward with its project.

Thank you,

A handwritten signature in black ink, appearing to read "R. Buck", with a long horizontal flourish extending to the right.

Ryan M. Buck



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Johns Island, SC 29455
843.559.1155 X214
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**Cases # 1 - 2
Old Business
BZA-12-23-00741,
& -00742**

**Public Comments in
Opposition
Received by
noon on 3/21**

Jennifer Werking

From: Cava Compton <cava.compton@icloud.com>
Sent: Friday, March 15, 2024 10:19 AM
To: BZA
Subject: BZA-12-23-00741

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Do not allow the new commercial project to exceed the allowable lot coverage. We already have issues with over-building and natural drainage. Please reject the variance for BZA-12-23-00741.

Thank you,
Cava Compton

Jennifer Werking

From: Cava Compton <cava.compton@icloud.com>
Sent: Friday, March 15, 2024 10:29 AM
To: BZA
Subject: BZA-12-23-00742

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Please reject the variance for BZA-12-23-00742 requesting removal or reduction of buffers and landscaping.

Our island is being destroyed one exemption at a time. I thought the game plan was "Johns Island Rural forever" - but it's starting to look and feel like West Ashley.

The citizens of Johns Island do not want strip malls and storage facilities lining congested and poorly maintained speedways. Most citizens are disgusted and frustrated by what they see happening to our community - but feel powerless to stop it. Sadly, nobody in a position to protect our community is doing so. The best interests of our community always take a back seat to big money.

Sincerely,
Cava Compton