

Post & Courier

CHARLESTON COUNTY COUNCIL ZONING PUBLIC HEARING Tuesday, December 5, 2017 at 6:30 PM

Charleston County Council will hold a public hearing on Tuesday, December 5, 2017 at 6:30 pm in County Council Chambers (located on the second floor of Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405) on the following requests:

Zoning and Land Development Regulations Ordinance (ZLDR) Amendment Request to change the zoning designations for three parcels located in the DuPont/Wappoo Area Overlay Zoning District:

- a. TMS 350-01-00-029, 1842 Elsey Drive: Request to change from Office Residential to Job Center
- b. TMS 350-01-00-046, 800 Lamar Street: Request to change from Residential to Job Center
- c. TMS 350-01-00-047, 807 Lamar Street: Request to change from Residential to Job Center

Zoning Map Amendment Requests:

- a. **ZREZ-04-17-00055**: Request to rezone property located at 2729 Bohicket Road, Johns Island (TMS 256-00-01-046) from Planned Development Zoning District (PD-72, Rashford Property) to Planned Development Zoning District (PD-158, Frattone Property) to expand the list of allowed uses to those similar to the Rural Commercial Zoning District (Property size: 2.0 acres).
- b. **ZREZ-07-17-00064**: Request to rezone property located at 8151 Oyster Factory Road, Edisto Island (TMS 076-00-00-079) from the Agricultural/Residential (AGR) Zoning District to the Community Commercial (CC) Zoning District (Property size: 3.1 acres).
- c. **ZREZ-08-17-00069**: Request to rezone a 0.12-acre portion of a property located 2545 Etiwan Avenue and a 0.24-acre portion of a property located at 2547 Etiwan Avenue (as Arley TMS 310-20-00-08 and 37) from the Single Family Residential 4 (R-4) Zoning District to the Community Commercial (CC) Zoning District (Total size: 0.36 acre).

More information may be obtained on-line at the Charleston County Web Site (www.charlestoncounty.org) or by contacting the Charleston County Planning Department at (843) 202-7200. This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen Salisbury
Clerk of Council

**ZLDR Amendment Request to
Change the Designation for
Property in the DuPont |
Wappoo Area Overlay Zoning
District**

**ZLDR TEXT MAP AMENDMENT REQUEST
DUPONT/WAPPOO AREA OVERLAY ZONING DISTRICT
CASE HISTORY**

**Public Hearing: December 5, 2017
Planning and Public Works Committee: December 14, 2017
First Reading: December 14, 2017
Second Reading: January 9, 2018
Third Reading: January 23, 2018**

CASE INFORMATION

Staff is processing an owner request to amend the zoning designation of a property in the Dupont/Wappoo Area Overlay Zoning District (DuWap-O) to the Job Center District (JC). The property owner was not charged any application fees, and their letter of request is included as part of this packet. The parcel identification number, address, acreage information, and current zoning designation in the DuWap-O of the subject property is listed below.

- a. TMS 350-01-00-029, 1842 Elsey Drive, 0.28 acres (current Dupont/Wappoo Area Overlay Zoning District designation: Residential Office (OR));

Requested Amendments:

Staff is processing this request on behalf of the property owner to amend the DuWap-O, which has been adopted in both the *Charleston County Comprehensive Plan* (the Plan) and *Charleston County Zoning and Land Development Regulations Ordinance* (ZLDR), to change the current zoning recommendation for the subject property to Job Center District (JC). If this amendment to the Overlay Zoning District is approved by County Council, the corresponding amendment to the Dupont/Wappoo Area Overlay Zoning District map in the Comprehensive Plan will be revised accordingly in conjunction with the 2017-2018 Comprehensive Plan 10-Year Update.

History:

County Council adopted the Dupont/Wappoo Area Overlay Zoning District on November 1, 2016. The DuPont-Wappoo Area is in a well-established area of West Ashley that consists of a variety of residential, commercial, and light industrial uses that have evolved over time. This Overlay Zoning District, created in coordination with the City of Charleston, was developed to preserve the existing development patterns while providing standards that enable continued development appropriate to, and in scale with, the community. It builds upon the existing entrepreneurial uses and other existing commercial, office, retail, and residential uses in the area. The DuWap-O also creates consistency and coordination between the City of Charleston and Charleston County regarding land use requirements, design standards, stormwater management, transportation, and code enforcement.

Prior to the adoption of the DuWap-O in 2016, the Elsey Drive property had been located in the Community Commercial (CC) District since 2002. The Overlay Zoning District changed this zoning to Residential Office due to the parcel's proximity to residential uses along Elsey Drive.

Parcel Information and Adjacent Zoning:

The subject property located at 1842 Elsey Drive (PID 350-01-00-029) is vacant and currently zoned Residential Office (OR) in the DuWap-O. Adjacent property immediately to the west is zoned Single Family Residential (R-4) in the DuWap-O and currently contains a single family residence. Adjacent properties immediately to the east and across the street are located within the City of Charleston, zoned Single Family (SR-1), and contain single family residences. The City's SR-1 zoning district maximum density (4.8 units per acre) closely equates to the County's R-4 zoning district density of 4 units per acre. The adjacent property to the north, fronting on Belgrade Avenue, is in the City of Charleston and is zoned Job Center.

Municipalities Notified/Response: The City of Charleston was notified of the request but has not responded.

Public Input: The owner of the property on Elsey Drive has submitted a letter requesting the zoning change, and this is included in the packet. Also included in the packet are emails in opposition received to the request.

APPROVAL CRITERIA

ZLDR Text/Map Amendment Application (DuWap Properties Fall 2017)

According to Section §3.3.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for ZLDR Text/Map Amendments may be approved only if County Council determines that the following criteria are met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Staff Response:

The subject property is within the DuWap-O, a well-established area of West Ashley that consists of a variety of residential, commercial, and light industrial uses that have evolved over time. The overlay was created specifically to meet the changing development patterns of the area, and all of the districts created in the overlay, including Job Center, are sensitive to minimizing the impacts of this changing condition on surrounding properties.

ZLDR Section 5.13.9 describes the Job Center District as intended to promote small entrepreneurial businesses and industries like those that already exist in the area. The subject property is consistent with the intent of the Job Center District and is adjacent to properties within the overlay that are currently in the Job Center District.

Prior to the adoption of the DuWap-O in 2016, the Elsey Drive property had been zoned Community Commercial (CC) District since 2002. The property was rezoned to Residential Office as part of the Overlay Zoning District; however, the unincorporated properties located to the north and west are either already zoned, or recommended to be zoned, Job Center in the Overlay Zoning District. Changing the zoning for this property to Job Center meets the above-stated criteria and as such, staff recommends approval of the ZLDR Text/Map Amendment as it is consistent with the adopted Charleston County Comprehensive Plan and the intent of the DuWap-O, and meets the above-stated criteria.

PLANNING COMMISSION MEETING: NOVEMBER 13, 2017

Recommendation: ZLDR Text/Map Amendment Application: Approval (vote: 9-0).

Speakers:

1 person spoke in favor of and 1 person spoke in opposition to the request on TMS 350-01-00-029, 1842 Elsey Drive.

Notifications:

A total of 212 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel; and individuals on the St. Andrews Interested Parties Lists on October 27, 2017. Additionally, this request was noticed in the *Post & Courier* on October 27, 2017.

PUBLIC HEARING: DECEMBER 5, 2017

Speakers:

2 people spoke in favor of and 8 people spoke in opposition to the request on TMS 350-01-00-029, 1842 Elsey Drive.

Notifications:

A total of 212 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, and individuals on the St. Andrews Interested Parties Lists on November 17, 2017. Additionally, this request was noticed in the Post & Courier on November 17, 2017 and a notification sign was posted on the property on November 17, 2017.

A map of Charleston County, South Carolina, showing its geographical outline and internal road network. The map is rendered in a light gray color against a dark blue background.

Charleston County ZLDR Amendment Request

Public Hearing – December 5, 2017

Planning and Public Works Committee – December 14, 2017

DuPont | Wappoo Area Overlay Zoning District ZLDR Text/Map Amendment

- Summary of amendment request:
 - Change the zoning designation in the DuPont-Wappoo Area Overlay Zoning District (DuWap-O) for property located at 1842 Elsey Drive, PID 350-01-00-029, (0.28 acres) from Residential Office to Job Center
- Applicant: Staff-driven process based on owner requests
- Council District: 5

Zoning History

- In November 2016, County Council adopted the DuPont|Wappoo Overlay Zoning District into both the Charleston County Comprehensive Plan and the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)
- Prior to the adoption of the DuWap-O in 2016, the Esey Drive property had been located in the Community Commercial (CC) District since 2002
 - The Overlay Zoning District changed this zoning to Residential Office due to the parcel's proximity to residential uses along Esey Drive

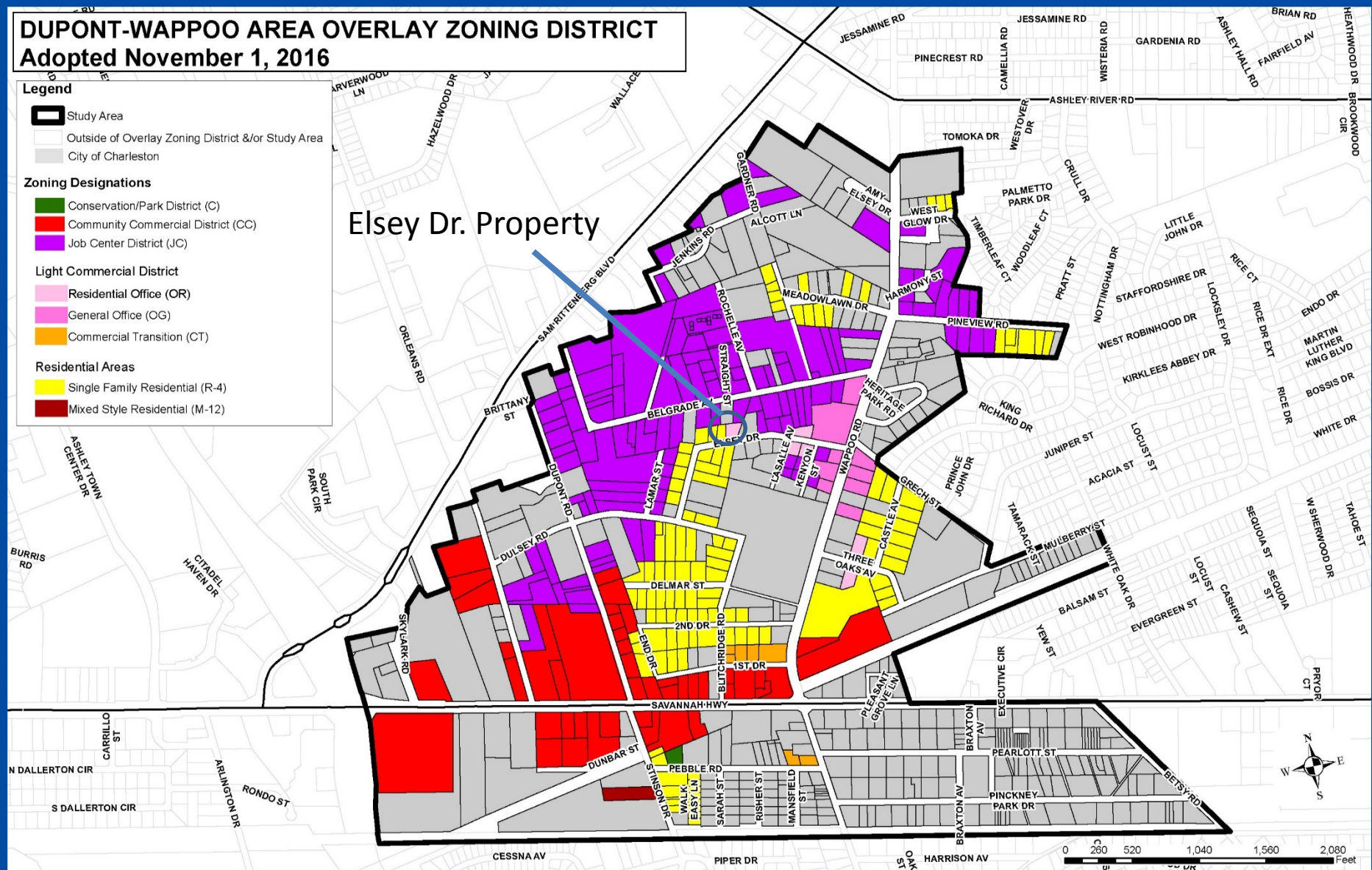
Comprehensive Plan Map

DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT Adopted November 1, 2016

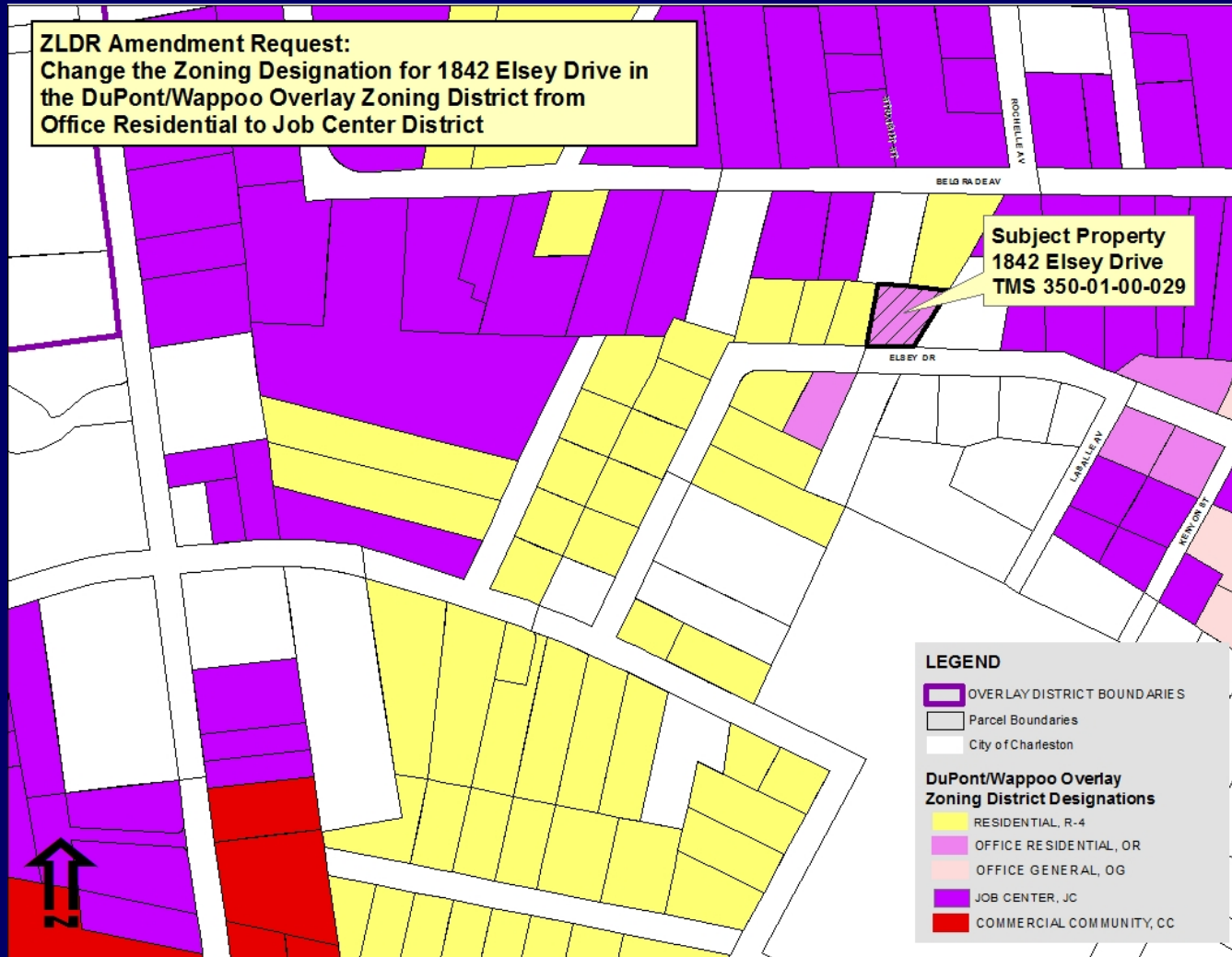
Legend

-  Study Area
 -  Outside of Overlay Zoning District &/or Study Area
 -  City of Charleston
- ### Zoning Designations
-  Conservation/Park District (C)
 -  Community Commercial District (CC)
 -  Job Center District (JC)
- ### Light Commercial District
-  Residential Office (OR)
 -  General Office (OG)
 -  Commercial Transition (CT)
- ### Residential Areas
-  Single Family Residential (R-4)
 -  Mixed Style Residential (M-12)

Eley Dr. Property

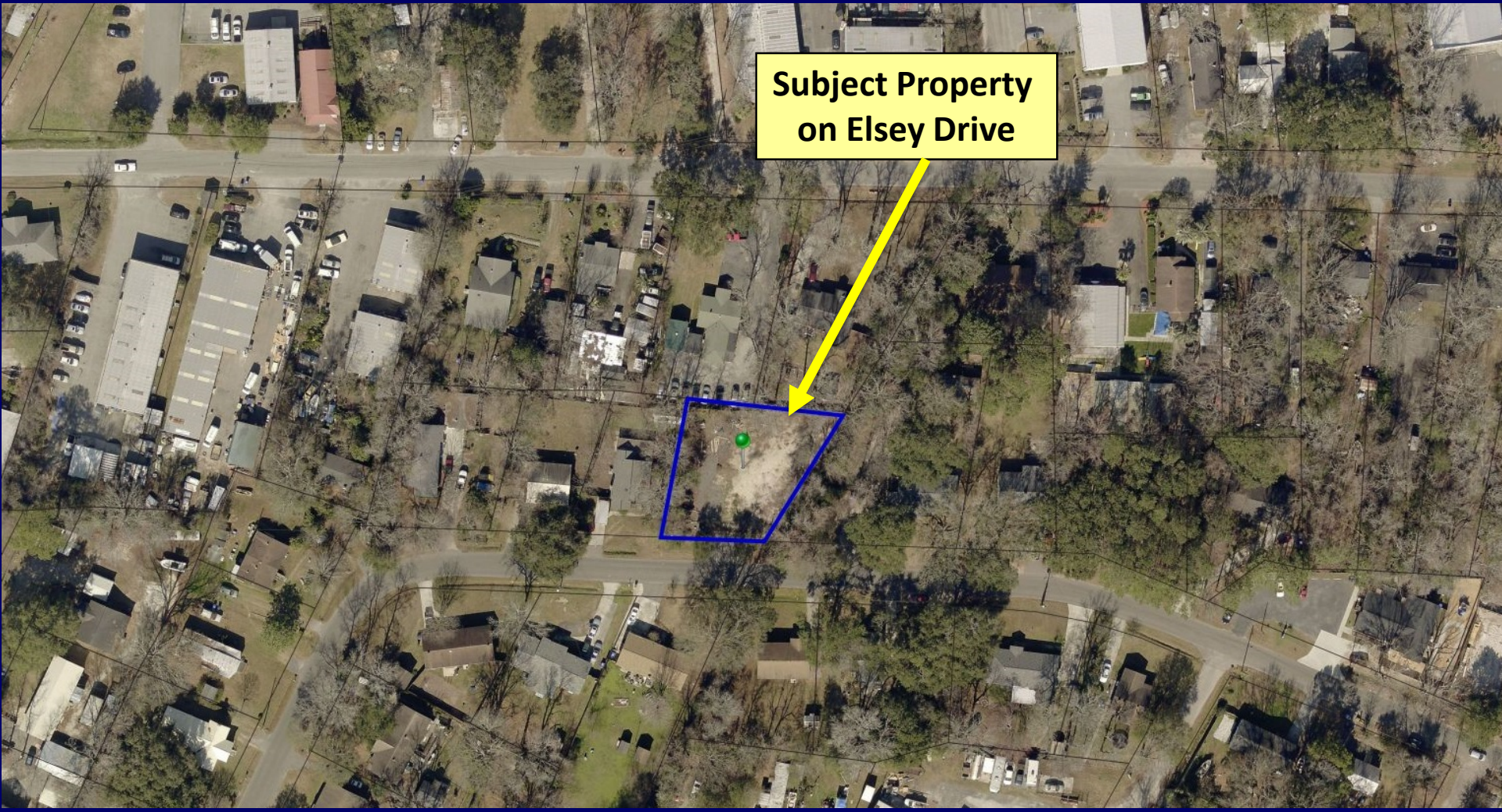


Zoning Map and Area Description



The subject property located at 1842 Elsey Drive (PID 350-01-00-029) is vacant and currently recommended Residential Office (OR) in the DuWap-O. Adjacent property to the west is zoned Single Family Residential (R-4) and contains a single family residence. Adjacent properties immediately to the east and across the street are located within the City of Charleston, zoned Single Family (SR-1), and contain single family residences. The adjacent property to the north, fronting on Belgrade Avenue, is in the City of Charleston and is zoned Job Center.

Subject Parcel Aerial



**Subject Property
on Eelsey Drive**

Photos – Elsey Drive Property



1 – Subject Property

2 – Adjacent Property



Photos – Elsey Drive Property



3 – Adjacent Property

4 – Adjacent Property



Comparison of Zoning Districts (for Elsey Dr. Request)

Residential Office (OR)

- Uses allowed:
 - Single-family residential
 - Medical Office or Outpatient Clinic
 - Administrative or business Office
 - Banks, Financial Services
- Maximum building size: None (max. building cover is 35% of lot)
- Maximum building height: 2.5 stories
- Hours of operation: N/A

Job Center (JC) District

- Uses allowed:
 - Single-family residential
 - Special trade contractors
 - Office/warehouse complexes
 - Appliance and vehicle repair services
 - Manufacturing and production
 - Wholesale sales
- Maximum building size: 12,500 gross square feet
- Maximum building height: 2.5 - 3 stories
- Hours of operation: 7 am to 9 pm
- Development standards: Allows flexibility in development standards to ensure they are not so stringent as to “price out” small entrepreneurial businesses

ZLDR Text/Map Amendment | Approval Criteria

According to Section §3.3.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for ZLDR Text Amendments may be approved only if County Council determines that the following criteria are met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Staff's Response to Approval Criteria

- 1842 Eley Drive: Prior to the adoption of the DuWap-O in 2016, the Eley Drive property had been zoned Community Commercial (CC) District since 2002
 - The property was rezoned to Residential Office as part of the Overlay Zoning District; however, the unincorporated properties located to the north and west are either already zoned, or recommended to be zoned, Job Center in the Overlay Zoning District
 - Changing the zoning for this property to Job Center meets the approval criteria

Recommendation

The ZLDR Text/Map Amendment is consistent with the adopted Charleston County Comprehensive Plan and the intent of the DuWap-O and meets the above-stated criteria.

- Note: If the ZLDR Text/Map Amendment is approved, the DuPont|Wappoo Area Overlay Zoning District map contained in the Comprehensive Plan would be amended accordingly at the time of the Ten-Year Update of the Plan in 2018

Staff Recommendation:

Approval

Planning Commission Recommendation:

ZLDR Text/Map Amendment Application: Approval
(vote: 9-0)

Notifications

- October 27, 2017
 - A total of 212 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel; and individuals on the St. Andrews Interested Parties List.
 - Request was advertised in the *Post & Courier*.
- November 17, 2017
 - A total of 212 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel; and individuals on the St. Andrews Interested Parties List.
 - Request was advertised in the *Post & Courier*.
 - Notification signs posted on the property.

Public Input

- The owner of the property on Elsey Drive has submitted a letter requesting the zoning change.
- Four emails in opposition to the request on 1842 Elsey Drive have been received.



A map of Charleston County, South Carolina, showing its geographical outline and internal county boundaries. The map is rendered in a light gray color against a dark blue background. The text is overlaid on the map.

Charleston County ZLDR Amendment Request

Public Hearing – December 5, 2017

Planning and Public Works Committee – December 14, 2017

Public Input



Sires Solutions of Charleston, LLC

1905 Belgrade Avenue
Charleston, SC 29407
843-478-7080

Charleston County Zoning
4045 Bridge View Drive
North Charleston, SC 2405

Re: 1842 Elsey Drive Charleston, SC 29407
TMS# 350-01-00-029

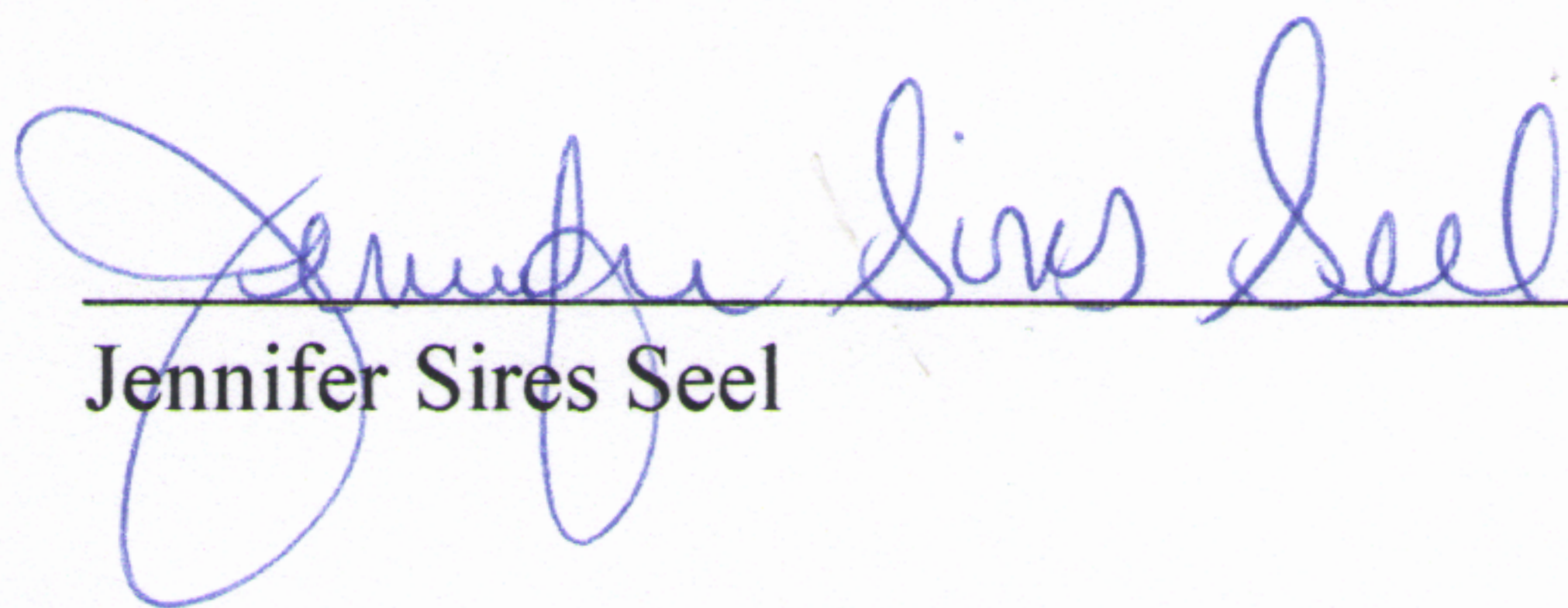
Sires Solutions of Charleston, LLC purchased the property located at 1842 Elsey Drive prior to the proposal of the Dupont-Wappoo Area overlay. We met with the Charleston County Zoning and Planning board and were assured prior to closing that our investment would be protected and the current zoning of *Community Commercial* would be “grandfathered” even under the new DuWap-Overlay. On August 8th, we were notified that Sires Solutions is apparently in violation of improper use of the property and we immediately scheduled a meeting to discuss with the County. During this meeting, we learned that Charleston County did not honor or “grandfather” our property zoning as promised. Charleston County is unwilling to support returning our property zoning back to *Community Commercial*, however they did encourage us to consider accepting *Job Center* zoning and provided us with research on the differences.

We have thoroughly reviewed the differences and concluded we will accept the County’s offer to process this zoning change process on our behalf, with the understanding that the Zoning board has agreed to provide their full support of a zoning change to *Job Center* for 1842 Elsey Drive, Charleston, SC 29407.

We agree to allow Charleston County to move forward on our behalf, as proposed by Andrea. We also request Charleston County allow us until September 10th to have the property at 1842 Elsey Drive back in compliance without penalty.

Please contact us with any questions or concerns and mail all correspondences or notifications to:

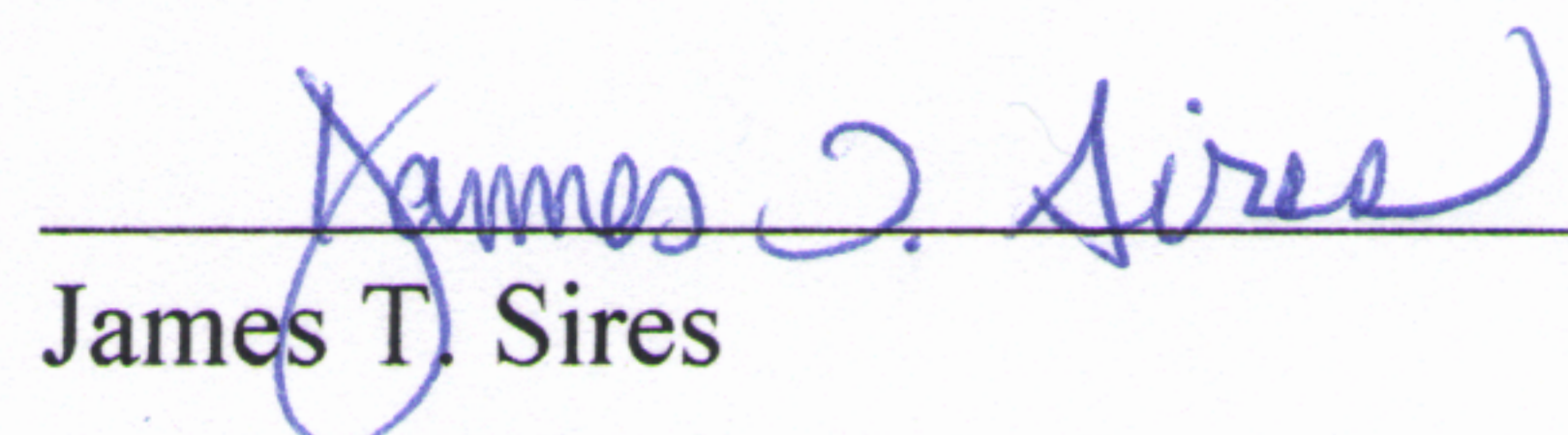
SIRES SOLUTIONS OF CHARLESTON, LLC
1905 Belgrade Avenue
Charleston, SC 29407
843-478-7080
Jennifer@siressolutions.com



Jennifer Sires Seel

8/28/17

Date



James T. Sires

8/28/17

Date

From: Kathleen Rentz [<mailto:kathie626@yahoo.com>]
Sent: Tuesday, December 05, 2017 12:01 PM
To: Andrea Pietras <APietras@charlestoncounty.org>
Cc: Teddie Pryor <TPryor@charlestoncounty.org>
Subject: Rezoning at 1842 Elsey Drive

Due to recent surgery, I am unable to attend the rezoning meeting scheduled for tonight. However, I do hereby vehemently oppose the rezoning request at 1842 Elsey Drive.

I have lived on Elsey Drive since 1978. This street has seen a lot of changes, and recently they have not been good. The property at 1842 has been an eyesore for a while. Although recently cleaned up for appearance sake, it has been the site of what can only be described as a junkyard. Complaints of vagrancy and vandalism have been reported by neighbors.

My daughter and 2 year old grandson live with us and I believe that the zoning changes to 1842 Elsey Drive will not only become a possible eyesore again, but may even become extremely noisy, or even dangerous. There is also a daycare center on this street which may be impacted by this zoning change request.

Please do NOT grant this zoning change request!

Katheen Stone
1855 Elsey Drive

From: "Kunkel, Kristen" <kristen.kunkel@vergehealth.com>

Date: December 5, 2017 at 12:29:43 PM EST

To: "APietras@charlestoncounty.org" <APietras@charlestoncounty.org>, "TPryor@charlestoncounty.org" <TPryor@charlestoncounty.org>

Cc: "mcarn@adamspropgroup.com" <mcarn@adamspropgroup.com>

Subject: Rezoning Request for 1842 Elsey Drive to Job Center Zoning

Good afternoon Andrea and Teddie,

I hope this email finds you well. I wanted to reach out to you both regarding the application request to rezone 1842 Elsey Drive. I know there is a County Council Hearing tonight (12/5/17), however, I am unsure that I will be able to attend, so I would like for you to include my comments/concerns in the meeting records.

My name is Kristen Kunkel and I live at 1848 Elsey Drive, Charleston, SC 29407. My property is two (2) doors down from 1842 Elsey Drive on the same side of the street. I would like for you to consider my opposition for the request to rezone 1842 Elsey Dr for many reasons. First and foremost, one of the main reasons I purchased my home is because the street is quiet and the majority of my neighbors have been living there for many, many years – some more than 30 years. We would like to see improvement for our neighborhood and I strongly feel that changing the zoning for this property will not add value, but rather cause our properties to decrease in value.

I understand that if the property were to be rezoned for Job Center zoning, that will allow the current property owners to use the land for heavy commercial and/or industrial uses which we know will bring more traffic, more noise, more trash, as well as the possibility of storing equipment and/or out-of-service vehicles on the property. This is not how we would like to see the land within our neighborhood used.

It's my understanding that the purpose of the zoning was to protect residential use and property value from noise, odor, dust and other nuisances that are created by industrial activity. Approving this change will bring all these things right into the middle of our neighborhood. I, along with my other neighbors, welcome investment and improvement to our neighborhood. However, we do not want to see this property being used for a purpose that will not offer any improvement to the community or to the value of our own properties.

This is the only home that I own, and likely the only one I will own for the next 30 years. I truly want to see positive changes implemented that would benefit everyone involved. Thinking back four years, I would not have given a second thought to purchasing my home if I had known that there would be a possibility of adding commercial/industrial uses to a property two doors down from me. That is not a positive selling point for me, and I can promise it won't be for others in the future if you agree to approve this request. Please help us protect our little neighborhood and vote against this request.

Thank you in advance for including my thoughts and concerns in the meeting this evening. If you have any questions for me, feel free to give me a call or send me an email.

I appreciate your time and consideration.

Kristen Kunkel
Credentialing Services Coordinator

NOTE NEW NUMBER: 843.800.8752

kristen.kunkel@vergehealth.com



Got Kudos for a Verge Team Member? Email: VKudos@verge-solutions.com

The information contained in this transmission may contain privileged and confidential information, including patient information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: monica gregory [<mailto:mhgreg@yahoo.com>]
Sent: Tuesday, December 05, 2017 3:33 PM
To: Andrea Pietras <APietras@charlestoncounty.org>; Teddie Pryor <TPryor@charlestoncounty.org>
Subject: 1842 Elsey Drive Rezoning Request

Ms. Pietras and Mr. Pryor:

I am in total agreement with all neighbors that I spoke with Saturday that we all adamantly oppose the rezoning of this property to Job Center. I have owned/lived in my house at 1832 Elsey Drive for the last 18 years and plan to continue for the rest of my life. After witnessing what the current owner had done with the property until a violation was issued, I have no doubt that they will plan on doing same if rezoned. The property had at least 25 to 30 wrecked vehicles if not more towed to that location for storage which is not allowed in an Office Residential neighborhood. I am all for Office Residential, but Job Center I am afraid would lead to the same type of use of said property if not even worse. I welcome any improvements to anyone's property, but am fearful of what the current owner's true intention off said property is.

I will be attending the meeting tonight, but wanted to make my feelings and concerns known in writing.

I look forward to meeting with you both tonight.

Sincerely,

Monica H. Gregory

From: Hugh Goodman [<mailto:hugh@moxieprop.com>]
Sent: Tuesday, December 05, 2017 6:31 PM
To: Andrea Pietras <APietras@charlestoncounty.org>; Teddie Pryor
<TPryor@charlestoncounty.org>
Subject: 1842 Elsey

I have misgivings about industry in the Elsey residential neighborhood particularly regarding noises and fumes.

Due to the long livability court docket, I had to resort to litigating a violating business nearby on Belgrade.

Hence, I have several notarized affidavits of the neighbors of 1842 Elsey attesting to ailments and harms in relating to excessive smells and chemicals.

I welcome environmentally and civilly conscious business and object to automotive use, automotive storage, animals, chemicals, loud noises and smells.

Thank you,

Hugh Goodman
843-471-9669

Excuse the brevity, sent from my phone: 843-471-0669

1842 Elsey Drive





1838



1846



185



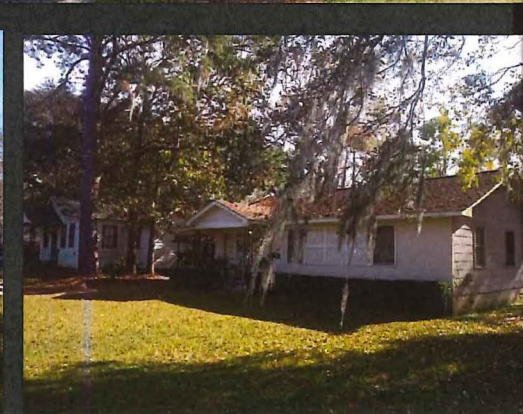
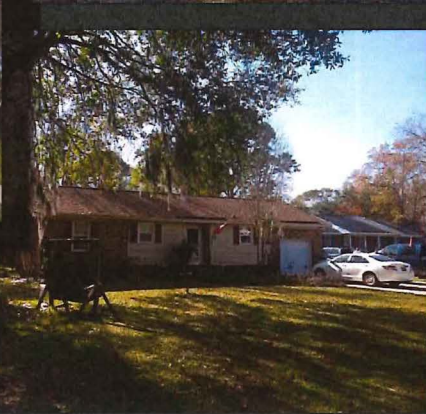
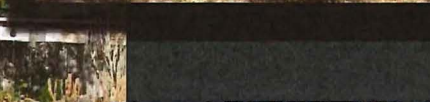
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ZONING MAP
AMENDMENT REQUEST
ZREZ-04-17-00055

Fratton Property Planned Development (PD-158): Case History

Public Hearing: December 5, 2017
Planning and Public Works Committee: December 14, 2017
First Reading: December 14, 2017
Second Reading: January 9, 2018
Third Reading: January 23, 2018

CASE INFORMATION

Location: 2729 Bohicket Road (Johns Island Area)

Parcel Identification: 256-00-00-046

Council District: 8

Property Size: 2.0 acres

Application: Request to rezone from Planned Development (PD-72, Rashford Property) Zoning District to Planned Development (PD-158, Fratton Property) Zoning District to expand the list of allowed uses to those consistent with the Rural Commercial zoning district.

Zoning History:

In April 1997, an application was submitted to rezone the subject property from Agricultural General (AG) Zoning District to Community Shopping (CC) Zoning District. This application was withdrawn after the Planning Commission meeting.

In January 1999, County Council approved a request to rezone the subject property from Agricultural General (AG) Zoning District to Planned Development (PD-72, Rashford Property) Zoning District to allow for a convenience/general store with fuel service islands and accessory eating area and store manager's office (no on-premise consumption of alcohol was permitted). When PD-72 was approved, the site contained an existing legal non-conforming gas station and general store. PD-72 allowed for the expansion of the convenience store; however, the store was never expanded and eventually closed.

In December 2016, an application was made to request to rezone the property from PD-72 to PD-158 to expand the allowable uses to those consistent with the Rural Commercial zoning district. County Council disapproved this request on April 6, 2017. When casting their vote of disapproval, they also voted to waive the one-year time limit for application resubmittal. County Council encouraged the applicant to work with citizens in opposition to the request to narrow the list of allowed land uses.

The applicant submitted revised PD guidelines on April 28, 2017, and an overview of the requested PD guidelines is provided below. In revising the requested PD guidelines from their 2016 application, the applicant added Local Contractors and Landscaping and Horticultural Services to the list of allowable land uses and disallowed the following land uses: Special Events; Banks; Restaurants; Drug Stores or Pharmacies; Electronics, Appliance, or Related Products Stores; Automated Bank/Teller Machines; and Microbreweries. The applicant also added sign requirements, limiting the development to one sign along Bohicket Road and directional signage only along Partnership Lane. Sign illumination requirements were also included, and internal illumination is prohibited.

On June 12, 2017, Planning Commission heard the request and voted to recommend approval with the following conditions (vote: 8-0):

1. Page 5, Section IV. Selected Land Uses: Revise to only allow a convenience store, administrative or business office, and professional office.

2. Page 9, Section G. Signs: Revise the last sentence in the first paragraph to read, "The following requirements apply to all sign illumination."

On July 18, 2017, a County Council public hearing was held for the request, at which time, three people spoke in opposition and one person spoke in support. After the public hearing, staff received petitions from community members, which contained over 1,000 signatures in opposition to the request. The application was scheduled to be considered by the Planning and Public Works Committee of Council on August 17, 2017; however, the applicant requested to defer their application until the September 21, 2017 Committee meeting to allow time to work with the community.

The applicant and community members communicated throughout September, but there was still no consensus by the September 21 meeting. Therefore, the community requested that Council Member Pryor, chair of the Planning and Public Works Committee, defer the application to the October 5 Committee meeting. Chair Pryor granted the deferral.

At the October 5 Committee meeting, County Council considered the request. Members of the community and the applicant were present, and based on public comments made during the meeting, Council members believed that a consensus had not been met. As a result, the Committee recommended that staff meet with the applicant and community in order to gain consensus on the list of allowable uses for the proposed planned development. They also recommended that the request be heard by Planning Commission again, to allow them to consider the revisions to the planned development and make a new recommendation to Council.

On October 27, staff met with community representatives and the applicant to discuss the list of allowed uses and possible use conditions. The community requested that the applicant remove office/warehouse complex and local contractors from the list of allowed uses. They also requested that a number of use conditions be added. The applicant submitted a revised PD document to staff on October 30. The revised PD guidelines further limit the allowed uses and add use conditions which are further described below; however, the applicant has decided not to remove office/warehouse complex or local contractors from the list of allowed uses.

Adjacent Zoning: Adjacent properties are zoned Agricultural/Residential (AGR) or Agricultural Preservation (AG-8) and contain residential uses.

Overview of Requested PD Guidelines (revised from the initial PD submittal based on public comments):

The applicant is requesting to rezone from Planned Development (PD-72, Rashford Property) Zoning District to Planned Development (PD-158, Frattone Property) Zoning District to expand the list of allowed uses to those consistent with the Rural Commercial zoning district. Specifically, PD-158 requests the following:

- Allowed land uses include financial services, offices, consumer goods rental service, consumer repair service, clothing and related products store, personal improvement services, local contractors, and office/warehouse complex. Single-family detached residential uses are allowed and subject to the requirements of the Agricultural/Residential (AGR) Zoning District. All uses are subject to conditions, many of which limit the size or impact of the use. All uses must comply with the following conditions:
 - Hours of operation are limited from 8 am to 6 pm.
 - Building size is limited to 4,500 square feet, with a maximum height of 25 feet. Mansard or sloped roofs are required.
 - No adult themed businesses are allowed.
 - No tractor trailers, heavy equipment, or vehicles pulling trailers are allowed to be stored or to frequent the building(s).
 - No outside storage of materials or machinery.
 - No outside construction or maintenance yards.
- The proposed curb cuts are located on Bohicket Road (SCDOT-maintained) and Partnership Lane (private road). If Partnership Lane is used as access, the PD requires that it be improved to a County standard determined by the Charleston County Public Works Director based on the proposed use.
- The setbacks are consistent with the Rural Commercial (CR) Zoning District; however, they have increased the rear setback from 25 feet to 30 feet for consistency with the adjacent

Agricultural/Residential (AGR) Zoning District.

- The maximum building cover is 40% of the lot (34,500 square feet) with a maximum of two buildings.
- Compliance with landscaping and buffer requirements of ZLDR Chapter 9.
- Compliance with architectural guidelines of ZLDR Chapter 9; however, flexibility regarding building orientation has been included to allow the buildings to be located away from the front corner of the property.
- Signage is limited to one free standing monument style sign along Bohicket Road and directional signage along Partnership Lane. Internal illumination is prohibited. Wall signs and any other signs must comply with ZLDR Article 9.11.
- Parking and tree protection in compliance with ZLDR Chapter 9; however, flexibility regarding the parking design has been included to allow parking to be located in front of the buildings.

Municipalities Notified/Response: The City of Charleston, Town of Seabrook Island, and Town of Kiawah Island were notified of the request and have not responded.

Public Input: Two petitions in opposition, containing over 1,000 signatures, were submitted for the version of the Planned Development that was recommended for approval by the Planning Commission in June 2017 and are included in this packet. Letters/emails received in opposition to the version of the Planned Development recommended for approval by the Planning Commission in June 2017 have also been included.

Further to the above, 1 letter in opposition to the version of the Planned Development submitted in October 2017, and recommended for approval by the Planning Commission in October 2017, has been received. This is included in the packet.

STAFF RECOMMENDATION

According to Section §4.23.9 E (9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

A. The PD Development Plan complies with the standards contained in this Article;

Staff response: The proposed Planned Development Zoning District complies with the standards contained in ZLDR Article 4.23.

B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

Staff response: A gas station and convenience store were established on the subject property prior to the enactment of zoning regulations by Charleston County. Therefore, these uses were considered legal non-conforming until the property was rezoned from the Agricultural General (AG) Zoning District to the PD Zoning District (PD-72) in January 1999. PD-72, which was approved prior to the adoption of the County's *Comprehensive Plan* in 1999, allows the gas station and convenience store as by-right uses, permits the convenience store to be expanded, and allows very limited accessory uses. The gas station and convenience store are no longer in business. When the County adopted the *Comprehensive Plan* in April 1999, the subject property was assigned a future land use designation of Rural Agricultural, while surrounding properties were assigned a future land use designation of Agricultural Residential. The uses allowed by PD-72 (gas station and convenience store) are not consistent with this future land use recommendation. During the Ten-Year Update of the Plan in 2008, all properties in the PD Zoning District, including the subject property, were assigned a future land use designation of Planned Development. The requested PD guidelines allow the convenience store/gas station and a variety of other commercial uses that are not compatible with the surrounding residential and agricultural uses. Therefore, the request is not consistent with the *Comprehensive Plan*.

C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Staff response: The applicant has provided letters of coordination to demonstrate that the County and other agencies will be able to provide necessary public services, facilities, and programs to serve the

proposed development.

Staff recommends disapproval. If the Planning Commission decides to recommend approval, staff suggests the following conditions of approval:

1. Page 5, Section IV. Selected Land Uses: Revise to only allow single-family detached residential, administrative or business office, and professional office.
2. Page 8, Density/Intensity and Dimensional Standards Table: Revise the maximum height to be 25 feet.
3. Page 9, Section G. Signs: Revise the last sentence in the first paragraph to read, "The following requirements apply to all sign illumination."

PLANNING COMMISSION MEETING: JUNE 12, 2017

Recommendation: Approval with the following conditions (vote: 8 to 0)

3. Page 5, Section IV. Selected Land Uses: Revise to only allow a convenience store, administrative or business office, and professional office.
4. Page 9, Section G. Signs: Revise the last sentence in the first paragraph to read, "The following requirements apply to all sign illumination."

Speakers: One person spoke in support of the application, and no one spoke in opposition.

Notifications:

A total of 224 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on May 26, 2017. Additionally, this request was noticed in the *Post & Courier* on May 26, 2017.

PUBLIC HEARING: JULY 18, 2017

Speakers: Three people spoke in opposition of the application, and one person spoke in support.

Notifications:

A total of 224 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on June 30, 2017. Additionally, this request was noticed in the *Post & Courier* and a sign was posted on the property on June 30, 2017.

PLANNING AND PUBLIC WORKS COMMITTEE: AUGUST 17, 2017

At the request of the applicant, the application was deferred to the September 21, 2017 Planning and Public Works Committee meeting to allow time to come to an agreement with the community.

PLANNING AND PUBLIC WORKS COMMITTEE: SEPTEMBER 21, 2017

At the request of the community, the Committee Chair deferred this application to the October 5, 2017 Planning and Public Works Committee meeting.

PLANNING AND PUBLIC WORKS COMMITTEE: OCTOBER 5, 2017

Recommendation: Committee recommends that staff meet with the applicant and community in order to gain consensus on the list of allowable uses for the proposed planned development and send the case back to the Planning Commission to consider any potential changes to the planned development with the understanding that, if needed, this item will be scheduled on the Planning Commission agenda as soon as possible and return to Planning/Public Works Committee within 60 days or as soon as possible. (Vote: 9-0)

FIRST READING: OCTOBER 10, 2017

Vote: Approve the recommendation of the Planning and Public Works Committee. (Vote: 8-0)

PLANNING COMMISSION: NOVEMBER 13, 2017

Recommendation: Approval with the following conditions (vote: 7-2):

1. Page 5, Section IV. Selected Land Uses: Revise to only allow single-family detached residential, administrative or business office, and professional office.
2. Page 8, Density/Intensity and Dimensional Standards Table: Revise the maximum height to be 25 feet.
3. Page 9, Section G. Signs: Revise the last sentence in the first paragraph to read, "The following requirements apply to all sign illumination."

Speakers: 1 person spoke in favor of the request and 4 people spoke in opposition to the request.

Notifications:

A total of 235 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on October 27, 2017. Additionally, this request was noticed in the *Post & Courier* on October 27, 2017.

PUBLIC HEARING: DECEMBER 5, 2017

Speakers: 4 people spoke in opposition to the applicant's requested amendments to the conditions of approval. These speakers were in support of Planning Commission's recommendation. The applicant spoke regarding their requested conditions of approval.

Notifications:

A total of 235 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on November 17, 2017. Additionally, this request was noticed in the *Post & Courier* on November 17, 2017 and a notification sign was posted on the property on November 17, 2017.

A map of Charleston County, South Carolina, with various zoning districts outlined in black. The map is set against a dark blue background. The text is overlaid on the map.

Charleston County Zoning Map Amendment Request

Public Hearing: December 5, 2017

Planning and Public Works Committee: December 14, 2017

Case ZREZ-04-17-00055

- Johns Island: 2729 Bohicket Road
- Parcel I.D.: 256-00-00-046
- Request to rezone from Planned Development (PD-72, Rashford Property) Zoning District to Planned Development (PD-158, Frattone Property) Zoning District to expand the list of allowed uses to those consistent with the Rural Commercial zoning district.
- Applicant: SeamonWhiteside+Associates, Inc
501 Wando Park Blvd, Ste. 200
Mount Pleasant, SC 29464
- Owner: Paul and Sandra Frattone Family Trust
3 Hillside Drive
Las Flores, CA 92688
- Property Size: 2.0 acres
- Council District: 8

Zoning History

- April 1997: An application was submitted to rezone from Agricultural General (AG) Zoning District to Community Shopping (CC) Zoning District.
 - This application was withdrawn after the Planning Commission meeting.
- January 1999: County Council approved a request to rezone the property from Agricultural General (AG) Zoning District to Planned Development (PD-72, Rashford Property) Zoning District.
 - PD-72 allows for a convenience/general store with fuel service islands and accessory eating area and store manager's office (no on-premise consumption of alcohol was permitted).
 - When PD-72 was approved, the site contained an existing legal non-conforming gas station and general store. PD-72 allowed for the expansion of the convenience store; however, the store was never expanded and eventually closed.

Zoning History

- December 2016: An application was made to request to rezone the property from PD-72 to PD-158 to expand the allowable uses to those consistent with the Rural Commercial zoning district.
 - Staff recommended disapproval.
 - Planning Commission recommended approval with conditions.
- April 6, 2017: County Council disapproved this request and also voted to waive the one-year time limit for application resubmittal.
 - County Council encouraged the applicant to work with citizens in opposition to the request to narrow the list of allowed land uses.

Zoning History

- April 28, 2017: The applicant submitted revised PD guidelines, which included the following changes:
 - Added Local Contractors and Landscaping and Horticultural Services to the list of allowable land uses
 - Removed the following land uses: Special Events; Banks; Restaurants; Drug Stores or Pharmacies; Electronics, Appliance, or Related Products Stores; Automated Bank/Teller Machines; and Microbreweries
 - Added sign requirements, limiting the development to one sign along Bohicket Road and directional signage only along Partnership Lane. Sign illumination requirements were also included, and internal illumination is prohibited.

Application History

- On June 12, 2017, Planning Commission heard the request and voted to recommend approval with the following conditions (vote: 8-0):
 - Page 5, Section IV. Selected Land Uses: Revise to only allow a convenience store, administrative or business office, and professional office.
 - Page 9, Section G. Signs: Revise the last sentence in the first paragraph to read, “The following requirements apply to all sign illumination.”
- On July 18, 2017, a County Council public hearing was held for the request, at which time, three people spoke in opposition and one person spoke in support.
 - After the public hearing, staff received petitions from community members, which contained over 1,000 signatures in opposition to the request.

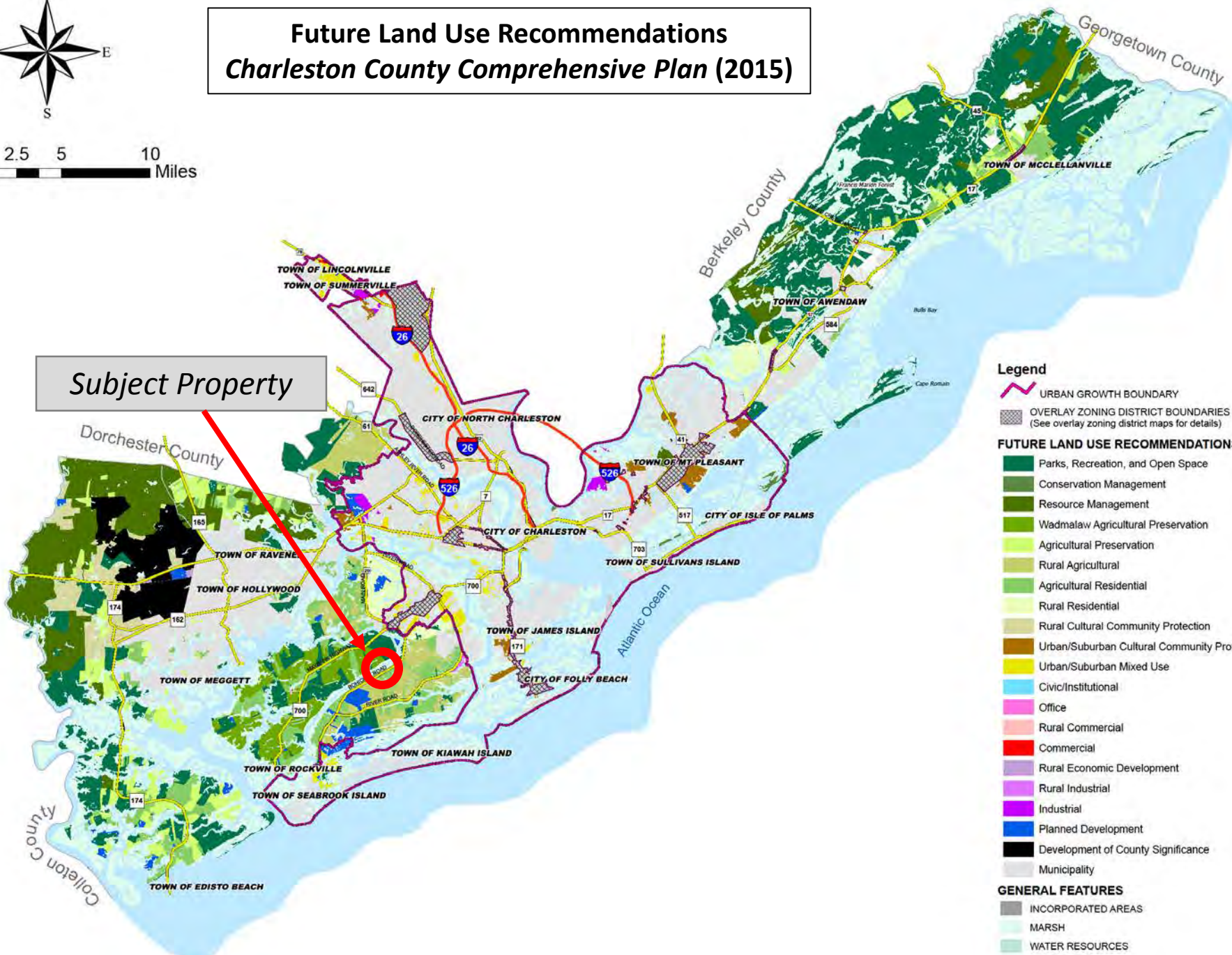
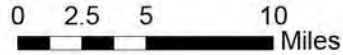
Application History

- The application was scheduled to be heard at the August 17 Planning and Public Works (PPW) Committee meeting. The applicant requested a deferral to the September 21 PPW Committee meeting to allow time to work with the community.
- The applicant and community had not reached an agreement by the September 21 PPW Committee meeting, so the community requested that the application be deferred. The Committee Chair granted this deferral, and it was moved to the October 5 PPW Committee meeting agenda.

Application History

- At the October 5 Committee meeting, County Council considered the request and heard comments from community members and the applicant. Based on this information, Council members believed that a consensus had not been met.
 - The Committee recommended that staff meet with the applicant and community in order to gain consensus on the list of allowed uses.
 - They also recommended that the revised request be considered by Planning Commission again.
- On October 27, staff met with community representatives and the applicant to discuss the list of allowed uses and possible use conditions.
 - The community requested that the applicant remove office/warehouse complex and local contractors from the list of allowed uses. They also requested that a number of use conditions be added.
- The applicant submitted a revised PD document to staff on October 30, which includes the use conditions requested by the community. However, the applicant has decided not to remove office/warehouse complex or local contractors from the list of allowed uses.

Future Land Use Recommendations Charleston County Comprehensive Plan (2015)



Subject Property

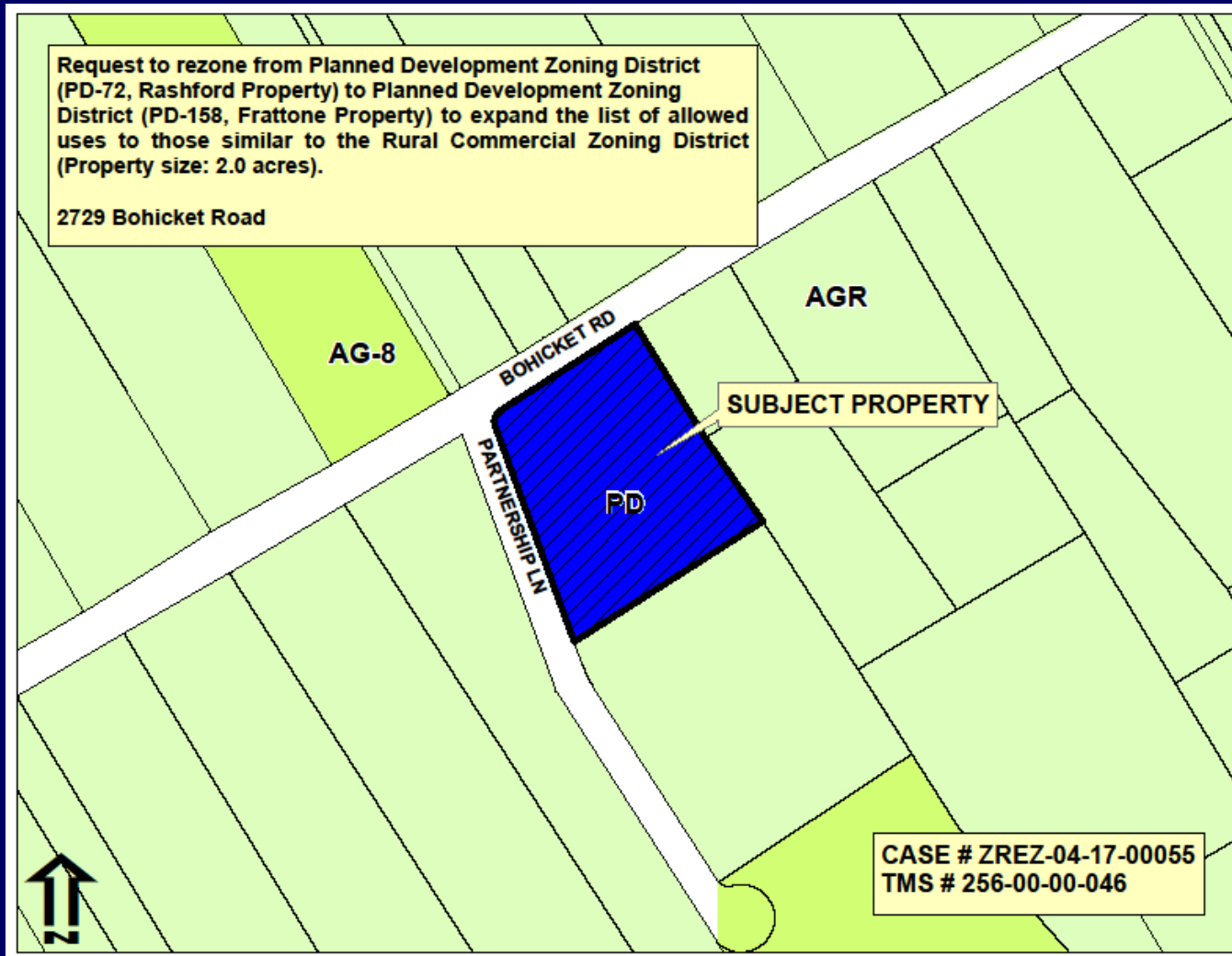
Legend

- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES
(See overlay zoning district maps for details)
- FUTURE LAND USE RECOMMENDATIONS**
- Parks, Recreation, and Open Space
- Conservation Management
- Resource Management
- Wadmalaw Agricultural Preservation
- Agricultural Preservation
- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Rural Cultural Community Protection
- Urban/Suburban Cultural Community Protection
- Urban/Suburban Mixed Use
- Civic/Institutional
- Office
- Rural Commercial
- Commercial
- Rural Economic Development
- Rural Industrial
- Industrial
- Planned Development
- Development of County Significance
- Municipality
- GENERAL FEATURES**
- INCORPORATED AREAS
- MARSH
- WATER RESOURCES

Future Land Use Recommendations: Johns Island Area
Charleston County Comprehensive Plan (2015)



Area Description



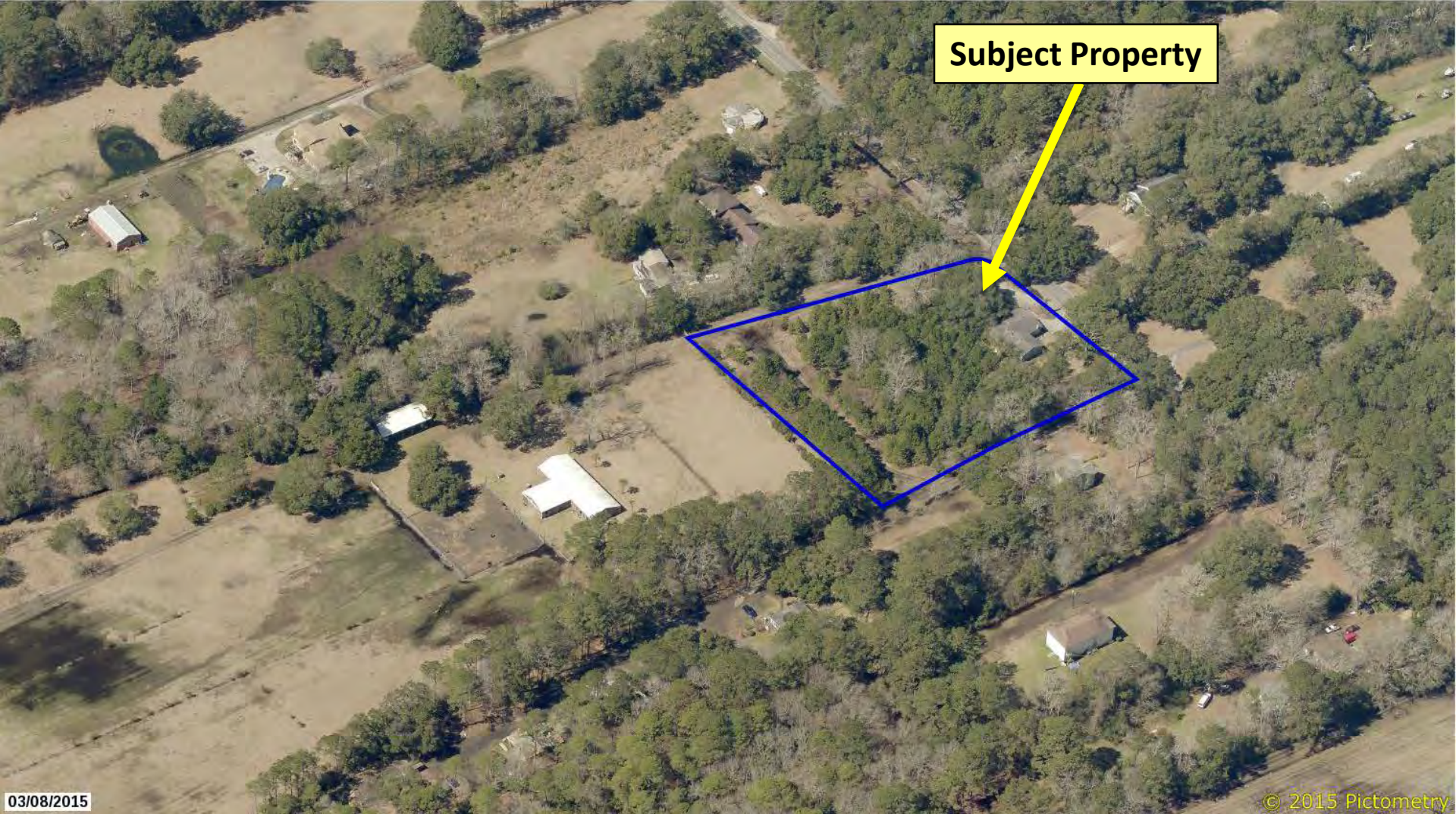
The subject property is zoned PD-72, which allows for a convenience store/gas station and accessory uses. Currently, the property contains a vacant gas station/general store. Adjacent properties are zoned Agricultural/Residential (AGR) or Agricultural Preservation (AG-8) and contain residential uses.

Subject Parcel to the North



Subject Property

Subject Parcel to the West



Subject Property

Photos



1 – Subject Property

2 – Subject Property



Photos



3 – Adjacent Property

4 – Adjacent Property



Photos



5 – Adjacent Property

6 – Partnership Lane



7 – Bohicket Road



Requested PD Guidelines (revised based on public comments)

- Allowed land uses include financial services, offices, consumer goods rental service, consumer repair service, clothing and related products store, personal improvement services, local contractors, and office/warehouse complex. Single-family detached residential uses are allowed and subject to the requirements of the Agricultural/Residential (AGR) Zoning District.
- All uses are subject to conditions, many of which limit the size or impact of the use.
- All uses must comply with the following conditions:
 - Hours of operation are limited from 8 am to 6 pm.
 - Building size is limited to 4,500 square feet, with a maximum height of 25 feet. Mansard or sloped roofs are required.
 - No adult themed businesses are allowed.
 - No tractor trailers, heavy equipment, or vehicles pulling trailers are allowed to be stored or to frequent the building(s).
 - No outside storage of materials or machinery.
 - No outside construction or maintenance yards.

Requested PD Guidelines (cont'd)

- The proposed curb cuts are located on Bohicket Road (SCDOT-maintained) and Partnership Lane (private road). If Partnership Lane is used as access, the PD requires that it be improved to a County standard determined by the Charleston County Public Works Director based on the proposed use.
- The setbacks are consistent with the Rural Commercial (CR) Zoning District.
 - Increased rear setback from 25 feet to 30 feet for consistency with the adjacent Agricultural/Residential (AGR) Zoning District.
- The maximum building cover is 40% of the lot (34,500 square feet) with a maximum of two buildings.

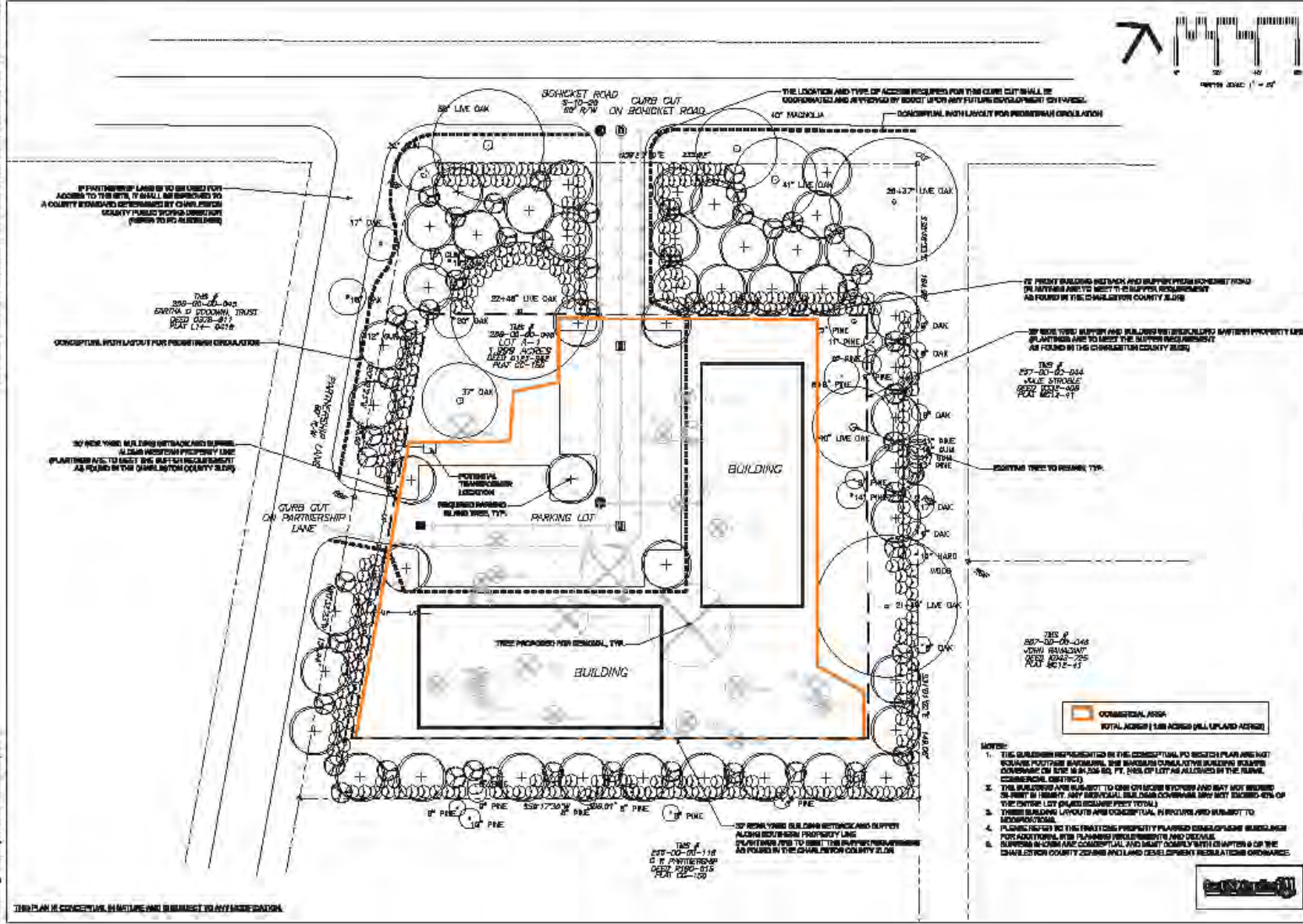
Requested PD Guidelines (cont'd)

- Compliance with landscaping and buffer requirements of ZLDR Chapter 9.
- Compliance with architectural guidelines of ZLDR Chapter 9; however, flexibility regarding building orientation has been included to allow the buildings to be located away from the front corner of the property.
- Signage is limited to one free standing monument style sign along Bohicket Road and directional signage along Partnership Lane. Internal illumination is prohibited. Wall signs and any other signs must comply with ZLDR Article 9.11.
- Parking and tree protection in compliance with ZLDR Chapter 9; however, flexibility regarding the parking design has been included to allow parking to be located in front of the buildings.

Proposed Sketch Plan

THIS DRAWING SHALL BE CONSIDERED BY ANY USER AS USED BY ANY PERSON IN ANY MANNER NOT INTENDED BY THE DRAWING.

DRAWN BY: C. DEAN, WATKINS & ASSOCIATES, P.C.



IF PART OF THIS LAND IS TO BE USED FOR ACCESS TO THE SITE, IT SHALL BE SUBJECT TO A COUNTY DEDICATION DETERMINED BY CHARLESTON COUNTY PUBLIC WORKS DEPARTMENT (PARA 10-20-02) AS REQUIRED.

THIS IS 230-00-06-045
GENERAL Easement TRUST
DEED 0328-0418
FEAT 11-2-0418

CONCEPTUAL LAYOUT FOR PRELIMINARY CONSULTATION

IF FRONT BUILDING NETWORK AND SUPPORT FROM SCHEMATIC AND PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZONING

IF SIDE YARD BUFFER AND BUILDING SETBACKS SATISFY PROPERTY LINE PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZONING

THIS IS 507-00-08-048
JOHN WALKER
DEED 0262-026
FEAT 0672-11

COMMERCIAL AREA
TOTAL ACRES 1.38 ACRES (ALL UPLAND ACRES)

NOTES:

1. THE BUILDINGS REPRESENTED BY THE CONCEPTUAL PD SKETCH PLAN ARE NOT INDICATE POSITIVE BARBARING, THE BUILDING CHIMNEY BUILDING POLICE CONSIDER OF SIZE IN AN ASH RD. FEET OF LOT AS ALLOWED BY THE PLUMB COMMERCIAL DISTRICT.
2. THE BUILDINGS ARE SUBJECT TO ONE OFFICE USE AND MAY NOT BECOME AS PART OF SEVERAL AND RESIDENTIAL USE USES OTHERWISE MAY NOT EXCEED 47% OF THE ENTIRE LOT (GROSS AREA ONLY TOTAL).
3. THESE BUILDING LAYOUTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO APPROVAL.
4. PLANS REFER TO THE PRATONE PROPERTY PLANNED DEVELOPMENT BUILDING FOR ADDITIONAL SITE PLANNING PRELIMINARY AND DECISIONS.
5. BUFFER REQUIREMENTS AND DISTANCE COMPLIANT WITH CHAPTER 9 OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.

THE PRATONE PROPERTY
PD SKETCH PLAN
CHARLESTON COUNTY

230 BOHICKET ROAD / APPROX 6.00 AC

NOT FOR CONSTRUCTION

DRAWN BY: CDC
CHECKED BY: DC

PROJECT NO: 2018
DATE: 8/1/2019

REV	DATE	DESCRIPTION

CONCEPTUAL PD SKETCH PLAN

L-1.0

Architectural Examples



EXISTING CONDITIONS ON SITE - ABANDONED BUILDING, OVERGROWN VEGETATION, ETC.



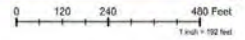
ARCHITECTURAL INSPIRATIONS



ARCHITECTURAL INSPIRATIONS



Charleston County SC
FUTURE LAND USE ZONING



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any clauses of action which may arise as a consequence of the County providing this information.



Author: Charleston County SC
Date: 8-4-2016

ARCHITECTURAL INSPIRATIONS



Approval Criteria

According to Section §4.23.9 E (9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

A. The PD Development Plan complies with the standards contained in this Article;

Staff response: The proposed Planned Development Zoning District complies with the standards contained in ZLDR Article 4.23.

B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

Staff response: A gas station and convenience store were established on the subject property prior to the enactment of zoning regulations by Charleston County. Therefore, these uses were considered legal non-conforming until the property was rezoned from the Agricultural General (AG) Zoning District to the PD Zoning District (PD-72) in January 1999. PD-72, which was approved prior to the adoption of the County's Comprehensive Plan in 1999, allows the gas station and convenience store as by-right uses, permits the convenience store to be expanded, and allows very limited accessory uses. The gas station and convenience store are no longer in business. When the County adopted the Comprehensive Plan in April 1999, the subject property was assigned a future land use designation of Rural Agricultural, while surrounding properties were assigned a future land use designation of Agricultural Residential. The uses allowed by PD-72 (gas station and convenience store) are not consistent with this future land use recommendation. During the Ten-Year Update of the Plan in 2008, all properties in the PD Zoning District, including the subject property, were assigned a future land use designation of Planned Development. The requested PD guidelines allow the convenience store/gas station and a variety of other commercial uses that are not compatible with the surrounding residential and agricultural uses. Therefore, the request is not consistent with the Comprehensive Plan.

Approval Criteria

According to Section §4.23.9 E (9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

- C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.**

Staff response: The applicant has provided letters of coordination to demonstrate that the County and other agencies will be able to provide necessary public services, facilities, and programs to serve the proposed development.

Recommendation

The request is not consistent with the Comprehensive Plan and the Charleston County Zoning and Land Development Regulations Ordinance(ZLDR)

STAFF RECOMMENDATION:

Disapproval

PLANNING COMMISSION RECOMMENDATION:

Approval with conditions (vote: 7-2)

Recommended Conditions of Approval

1. Page 5, Section IV. Selected Land Uses: Revise to only allow single-family detached residential, administrative or business office, and professional office.
2. Page 8, Density/Intensity and Dimensional Standards Table: Revise the maximum height to be 25 feet.
3. Page 9, Section G. Signs: Revise the last sentence in the first paragraph to read, "The following requirements apply to all sign illumination."

Requested Additional Conditions of Approval from the Applicant

1. Revise the hours of operation from 8am-6pm to 7am-7pm.
2. Revise the maximum building size from 4,500 SF to 5,000 SF.

Notifications

- Notifications to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List:
 - 224 notifications were sent on May 26, 2017 and June 30, 2017.
 - 235 notifications were sent on October 27, 2017 and November 17, 2017.
- Request advertised in the *Post & Courier* on May 26, 2017, June 30, 2017, October 27, 2017 and November 17, 2017.
- Sign posted on the property on June 30, 2017 (for July Public Hearing), and November 17, 2017 (for December Public Hearing).

Public Input

- The following input was received for the version of the PD that was recommended for approval by Planning Commission in June 2017:
 - Two petitions in opposition of the request have been submitted.
 - Handwritten petition – 551 signatures
 - Online petition (Change.org) – 523 signatures as of Oct. 30, 2017
 - Four emails/letters in opposition have been submitted.
 - Two from area residents.
 - One from the Johns Island Council.
 - One from the Johns Island Task Force.

Public Input

- The following input was received for the version of the PD that was submitted in October 2017, and recommended for approval by Planning Commission in October 2017:
 - 1 letter in opposition from an area resident.


PUBLIC INPUT
CASE # ZREZ-04-17-00055
TMS # 256-00-00-046

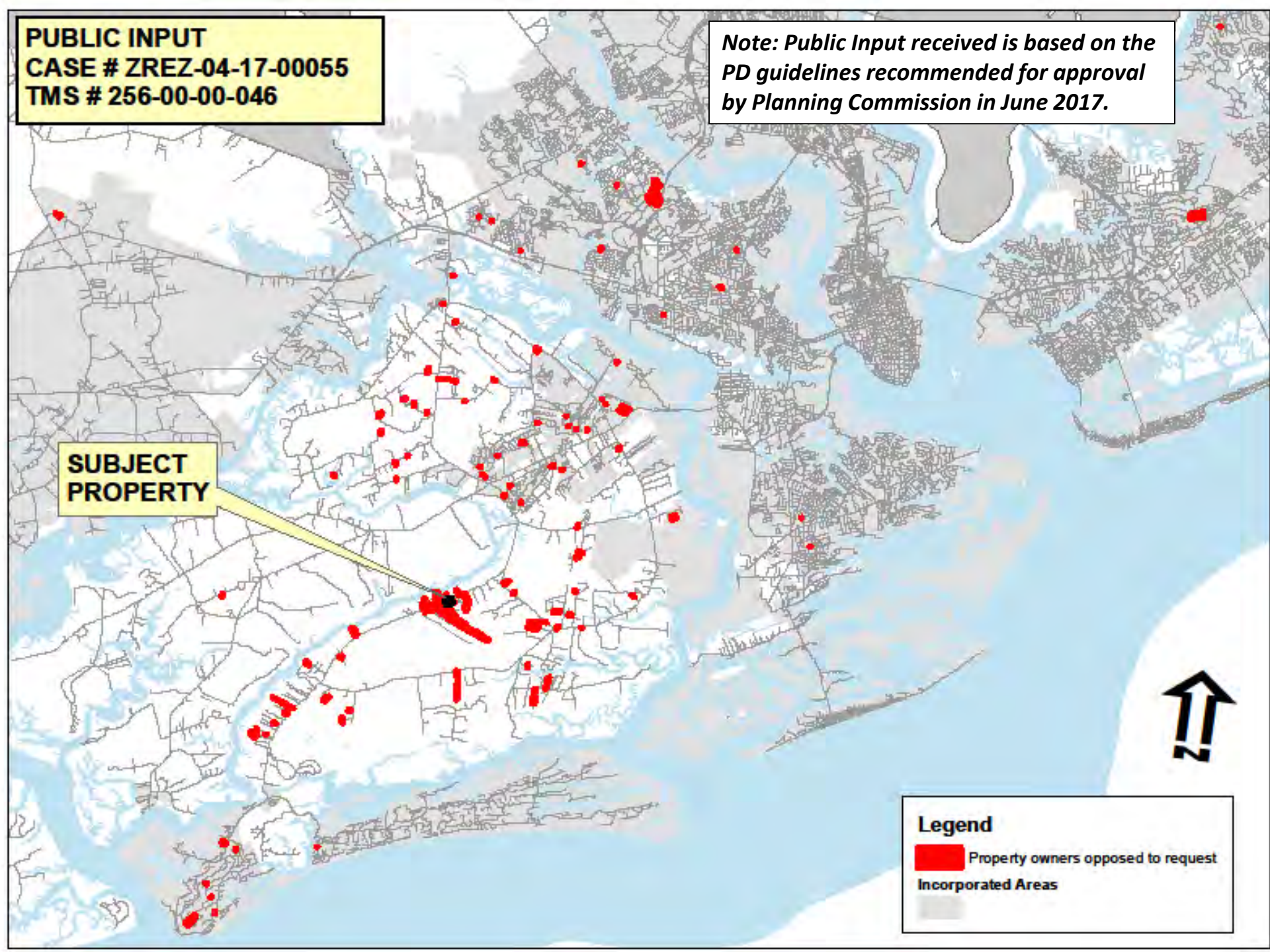
Note: Public Input received is based on the PD guidelines recommended for approval by Planning Commission in June 2017.

SUBJECT PROPERTY



Legend

-  Property owners opposed to request
-  Incorporated Areas



A map of Charleston County, South Carolina, showing various zoning districts. The map is overlaid with a semi-transparent blue rectangle containing the title text. The text is in a bold, white, sans-serif font. The map shows the coastline and several inland areas, with different colors representing different zoning districts.

Charleston County Zoning Map Amendment Request

Public Hearing: December 5, 2017

Planning and Public Works Committee: December 14, 2017

ZONING CHANGE APPLICATION

CASE ZREZ-04-17-00055 PD 158



Zoning/Planning
Department
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-524-7832
Fax: (843) 202-7222

PROPERTY INFORMATION

CURRENT DISTRICT PD -72 REQUESTED DISTRICT PD -158

PARCEL ID(S) 256-00-00-046

CITY/AREA OF COUNTY JOHNS ISLAND

STREET ADDRESS 2729 BOHICKET ROAD

ACRES 2.0

DEED RECORDED: BOOK 0123 PAGE 962 DATE 12/21/09

PLAT RECORDED: BOOK CG PAGE 150 DATE 4/24/92 APPROVAL # PB - 14565
EC 742 9/16/98 17557

CHARLESTON
COUNTY
SOUTH CAROLINA

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Michael Cain/SeamonWhiteside+Associates, Inc. HOME PHONE _____
MAIL ADDRESS 501 Wando Park Blvd., Ste 200 WORK PHONE (843) 884-1667
CITY, STATE, ZIP Mount Pleasant, SC 29464 CELL PHONE (843) 442-5342
EMAIL MCAIN@SEAMONWHITESIDE.COM

OWNER Paul and Sandra Frattone Family Trust HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 3 Hillside Drive WORK PHONE _____
CITY, STATE, ZIP Las Flores, CA 92688 CELL PHONE _____
EMAIL _____

REPRESENTATIVE SAME AS APPLICANT HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS _____ WORK PHONE _____
CITY, STATE, ZIP _____ CELL PHONE _____
EMAIL _____

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that MICHAEL CAIN is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

Paul and Sandra Frattone 4-21-17 Michael Cain 4/28/17
Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date
Andrea Haus Long 4/28/17 _____
Planner's Signature Date Zoning Inspector's Signature Date

OFFICE USE ONLY

Amount Received \$320 - Cash ? Check? # 4671 Invoice Number TRC - 117017 - 28-04-2017

Letter from Applicant



December 4, 2017

Dear County Council

I am writing this letter in reference to: Frattone PD ZREZ-04017-00055

On November 13, 2017 we attended Planning Commission meeting where the PD received a yes vote with Staff recommendations.

We would like the Council to know that we accept the recommended list of uses from Staff and approved by Planning Commission. Including the addition of single family detached residential and the removal of local contractors and office/warehouse complex.

We also accept the additional conditions proposed numbered 3-5 but would like to request revisions to conditions 1-2 to the following:

1. Hours of operation are limited from 7 am to 7 pm.
2. Building size is limited to 5,000 square feet, with a maximum height of 25 feet. (Consistent with section 6.4.35).

The following are excerpts from what we submitted in the PD and what County staff recommended:

Overview of Requested PD Guidelines (revised from the initial PD submittal based on public comments): The applicant is requesting to rezone from Planned Development (PD-72, Rashford Property) Zoning District to Planned Development (PD-158, Frattone Property) Zoning District to expand the list of allowed uses to those consistent with the Rural Commercial zoning district. Specifically, PD-158 requests the following:

- Allowed land uses include financial services, offices, consumer goods rental service, consumer repair service, clothing and related products store, personal improvement services, local contractors, and office/warehouse complex. Single-family detached residential uses are allowed and subject to the requirements of the Agricultural/Residential (AGR) Zoning District. All uses are subject to conditions, many of which limit the size or impact of the use. All uses must comply with the following conditions:

1. Hours of operation are limited from 8 am to 6 pm.
 2. Building size is limited to 4,500 square feet, with a maximum height of 25 feet. Mansard or sloped roofs are required.
 3. No adult themed businesses are allowed.
 4. No tractor trailers, heavy equipment, or vehicles pulling trailers are allowed to be stored or to frequent the building(s).
 5. No outside storage of materials or machinery. No outside construction or maintenance yards.
- The proposed curb cuts are located on Bohicket Road (SCDOT-maintained) and Partnership Lane (private road). If Partnership Lane is used as access, the PD requires that it be improved to a County standard determined by the Charleston County Public Works Director based on the proposed use.

- The setbacks are consistent with the Rural Commercial (CR) Zoning District; however, they have increased the rear setback from 25 feet to 30 feet for consistency with the adjacent

Agricultural/Residential (AGR) Zoning District.

- The maximum building cover is 40% of the lot (34,500 square feet) with a maximum of two buildings.

Compliance with landscaping and buffer requirements of ZLDR Chapter 9.

- Compliance with architectural guidelines of ZLDR Chapter 9; however, flexibility regarding building orientation has been included to allow the buildings to be located away from the front corner of the property.
- Signage is limited to one free standing monument style sign along Bohicket Road and directional signage along Partnership Lane. Internal illumination is prohibited. Wall signs and any other signs must comply with ZLDR Article 9.11.
- Parking and tree protection in compliance with ZLDR Chapter 9; however, flexibility regarding the parking design has been included to allow parking to be located in front of the buildings.

Staff recommends disapproval. Planning Commission recommended approval with the following conditions (vote: 7-2):

1. Page 5, Section IV. Selected Land Uses: Revise to only allow single-family detached residential, administrative or business office, and professional office.
2. Page 8, Density/Intensity and Dimensional Standards Table: Revise the maximum height to be 25 feet.
3. Page 9, Section G. Signs: Revise the last sentence in the first paragraph to read, "The following requirements apply to all sign illumination."

In conclusion I appreciate the hard work the community and Charleston County staff has put in coming up with a resolution for this property. I hope you will look favorably on the revisions and approve the PD.

Sincerely,

Gary Collins

PLANNED DEVELOPMENT GUIDELINES

The Frattone Property PD

Charleston County, South Carolina

Lot A-1, TMS#256-00-00-046

April 28, 2017 ~~October 30, 2017~~



Applicant/Owner:

Paul Frattone

Prepared By:

Seamon, Whiteside & Associates, Inc.
501 Wando Park Boulevard, Suite 200

Mt. Pleasant, SC 29464
 (843) 884-1667
 SW+ Project No. 7260

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**PLANNED DEVELOPMENT ZONING DISTRICT
MASTER PLAN REQUIREMENT
CHARLESTON COUNTY**

**RELATIONSHIP TO THE CHARLESTON COUNTY ZONING AND
LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

The Planned Development Guidelines and Land Use Standards for The Frattone Property Planned Development (PD), attached hereto and made a part hereof, are part of the PD rezoning application submitted in accordance with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) (Chapters 4, 6, 8, 9, and 12) are incorporated herein by reference, except as amended herein these Planned Development Guidelines.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within The Frattone Property PD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in The Frattone Property Planned Development Guidelines shall follow definitions listed in the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), as amended from time to time. Administration and enforcement of the adopted The Frattone Property Planned Development Guidelines shall follow the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). Items not specifically addressed within this Planned Development Guidelines shall comply with the Charleston County Zoning and Land Development Regulations (ZLDR).

The Frattone Property Planned Development Guidelines were approved by Charleston County on

_____, Ordinance Number _____.

I. Statement of Objectives

The Frattone Property Planned Development is intended to meet the criteria listed in Chapter 4, Article 4.23, of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). The objectives of these PD Guidelines are to create flexibility within the existing zoning, Rashford Property Planned Development, by allowing additional land uses that would promote economic opportunity by serving the surrounding residential population and agricultural/commercial uses, and maintain the natural aesthetic and character for the scenic Bohicket Road corridor and Johns Island. This Planned Development is guided by the Charleston County Comprehensive Plan and will promote beneficial economic development impacts desirable to both Johns Island residents and commercial businesses.

II. Intent and Results

Originally adopted in 1999, The Rashford Property PD allowed the subject lot to have a primary use of a Convenience/General Store with Fuel Service Islands as well as accessory use which will be an Eating Area (no on premise consumption of alcohol) and a Store Manager's Office. Since the adoption of the previous Planned Development, Charleston County has revised their Comprehensive Plan and Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). The Frattone Property PD is intended to establish a modest expansion to the existing Rashford Property PD through selected land uses, as outlined in these Planned Development Guidelines, while complying with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). For matters not addressed by these PD guidelines, the Charleston County Zoning and Land Development Regulations Ordinance standards in effect at the time of application submittal (Chapters 4, 6, 8, 9, and 12 are included as an appendix) shall apply. For matters not addressed within this Planned Development Guidelines, the Charleston County Zoning and Land Development Regulations Ordinance standards (Chapters 4, 6, 8, 9, and 12) for this Planned Development shall apply. By maintaining the existing grand trees on site, the future development of The Frattone Property PD shall be constructed with quality design and be environmental sensitive to the natural character of the parcel and the scenic road corridor along Bohicket Road. The result of these Planned Development Guidelines is to plan a resourceful, economical, and innovative future development in this area of Johns Island that would benefit the residential community while being environmentally aware of the natural character of Johns Island.

III. Site Information

Planned Development Guidelines
The Frattone Property PD
~~December April 2822, 2017~~ October 30, 2017

The PD parcel can be found on the Charleston County Tax Map, identified as TMS# 256-00-00-046, located within Charleston County at 2729 Bohicket Road on Johns Island, South Carolina 29455 and approximately 4 miles from the intersection of Maybank Highway and Bohicket Road. The existing lot consists of a total of 1.99 acres, all upland land, with no wetlands or water features existing on site. The parcel is currently owned by Paul Frattone. Bohicket Road bounds the north side with Partnership Lane along the west perimeter of the site. To the east and south sides of the parcel are Agricultural Residential uses. The property currently includes the vacant Island Grocery (approximately 4,000 square feet), a former gasoline service station and convenient/general store. The existing buildings will be removed as they are not intended to be reused or renovation for any future development. The gas tanks have been removed from the site with proper permits and approvals.

A. Survey

A recorded tree survey and boundary survey plat is included in the appendices of this document and matches the property boundaries as they currently exists. The tree survey was completed on January 20, 2016. The boundary survey, dated October 13, 1997, will need to be updated prior to any future Preliminary Plat submittal.

IV. Selected Land Uses

The following land uses shall be considered Conditional (C) Land Use Designations, unless otherwise noted as Allowable (A) or Special Exception (S), within these Planned Development Guidelines and must comply with those conditions written in the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

Land Use Designations	PD Designation	Conditions *
Convenience Stores	A	
Financial Services excluding banks	C	Sec. 6.4.33
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services	C	Sec. 6.4.35
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services	C	Sec. 6.4.35
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc., Home Health Equipment, Recreational Goods, or other Household Items	C	Sec. 6.4.38
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops	C	Sec. 6.4.40
Hardware Stores	C	Sec. 6.4.42

Planned Development Guidelines
The Frattone Property PD
~~December April 2822, 2017~~ October 30, 2017

Garden Supplies Centers	€	Sec. 6.4.42
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries or Candy Shops	€	Sec. 6.4.43
Liquor, Beer, or Wine Sales	S	
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Good or Related Products Store	C	Sec. 6.4.44
Duplicating or Quick Printing Services	€	Sec. 6.4.44
Florist	€	Sec. 6.4.44
Furniture, Cabinet, Home Furnishings or Related Products Store	€	Sec. 6.4.44
Private Postal or Mailing Service	€	Sec. 6.4.44
Service Stations, Gasoline (with or without convenience stores)	€	Sec. 6.4.45
Drycleaners or Coin-Operated Laundries	€	Sec. 6.4.46
Drycleaning or Laundry Pick-up Service Stations	€	Sec. 6.4.46
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios , Photography Studios, or Reducing Studios	C	Sec. 6.4.47
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services	€	Sec. 6.4.48
Furniture, Cabinets or Related Products Manufacturing	€	Sec. 6.4.57
Wood Products Manufacturing	€	Sec. 6.4.57
Local Contractors (Carpentry, Drywall, Plastering, Acoustical, Electrical, Masonry, Painting or Wall Covering, Plumbing, Heating or Air-Conditioning, Roofing, Siding or Sheet Metal, Tile, Marble, or Related Materials)	C	Sec. 6.4.36
Landscaping & Horticultural Services <u>Office/Warehouse Complex</u>	C	Sec. 6.4.48*
Single Family Detached	<u>C</u>	

*Note, the following conditions, in addition to those noted in the table, apply to all permitted land uses:

1. Operational hours 8am-6pm (business hours).
2. Building(s) maximum of 4,500 sq.ft. (maximum 2 buildings).
3. Building(s) maximum height of 25' with sloped or mansard roofs.
4. No adult themed retail facilities or services.
5. No tractor trailers, heavy equipment or vehicles (any type) pulling trailers: stored or frequenting businesses.
6. No outside storage of materials or machinery.
7. No outside construction or maintenance yards.
8. Single Family Detached shall comply with the requirements of the Agriculture/Residential (AGR) Zoning District.

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V. Impact Assessment/Analysis

Potable water shall be coordinated and serviced by St. John's Water Company, Inc. as reference in the Letters of Coordination found in Appendix H of these guidelines. Wastewater disposal shall be coordinated with South Carolina Department of Health and Environmental Control (SDHEC)

and be serviced through a septic system shall be approval by SDHEC. Electrical utilities shall be serviced by Berkeley Electric. Bohicket Road will continue to be owned and maintained by South Carolina Department of Transportation. Partnership Lane was approved for a second access curb cut in 1999 Rashford Property PD (PD-72), under the ownership of Allan Rashford (See Appendix F). Partnership Lane will continue to be maintained by the owner, during any future development on the subject parcel. The parcel is currently under the jurisdiction of the Charleston County Sheriff's Office, the St. John's Fire District, and Charleston County Emergency Services. Please refer to the Appendix H, Letters of Coordination, regarding all necessary utility and infrastructure connection coordination and additional services needed for the PD parcel.

The maximums for daily trips per day to access the site shall be found in Appendix F, ITE Trip Generation Manual. The maximum trip generated numbers are preliminary and highlight the highest and best uses for the site, an office complex and a convenience store as the two subject buildings. Future traffic studies will be completed in compliance with Chapter 9 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

VI. Development Standards

A. Access

Bohicket Road shall continue to be owned and maintained by the South Carolina Department of Transportation (SCDOT Road # S-20). The location and type of access required along Bohicket Road shall be based on the proposed uses and be coordinated and approved by SCDOT. A SCDOT encroachment permit shall be required for any curb cut or improvement affecting Bohicket Road right-of-way. For general pedestrian circulation and to meet ADA requirements, an ADA-compliant path shall be constructed from the right-of-way along Bohicket Road to the buildings and along the property frontage. Partnership Lane is a private right-of-way and owned by Allan Rashford. If Partnership Lane is used for access to the site, Partnership Lane shall be improved to a County standard determined by Charleston County Public Works Director based on the proposed use at the time of subsequent land development application submittal. See Appendix F for legal documentation for the curb cut for Partnership Lane and Appendix H for SCDOT Letter of Coordination.

B. Compliance with the ZLDR

Any matters not addressed throughout these Planned Development Guidelines shall reference the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) regulations (Chapters 4, 6, 8, 9, and 12) in effect at the time of subsequent application submittal. The provisions of Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) Article 3.10, Variances, shall not apply to the planned development. All major changes to the planned

development must be approved by County Council. Tree variances may be granted in accordance with this Article and all other sections of this Ordinance.

These Planned Development Guidelines are consistent with the Charleston County Comprehensive Plan and are intended to provide economic and natural opportunities for the Charleston County and Johns Island areas. The range of proposed allowable land uses shall create economical needs to the surrounding residential community while adding to the natural character of one of Johns Island roadway corridors. Services that are provided by County and/or other agencies will be able to provide necessary public services to serve the proposed planned development as found in Appendix H, Letters of Coordination.

C. Dimensional Standards

I. Building Height, Coverage, Lot Area, Lot Width, Setbacks & Buffers

The following density/intensity and dimensional standards for the future development on this PD parcel are as follows:

Density/Intensity and Dimensional Standards	
<u>Minimum Setbacks</u>	<u>Required</u>
Front (along Bohicket Road)	725 feet
Rear Yard (southern property line)	30 feet
Side Yards (eastern property line)	125 feet
Side Yard (western property line)	20' feet
<u>OCRM Critical Line</u>	50 feet
<u>Minimum Lot Area</u>	40,000 square feet
<u>Minimum Lot Width</u>	125 feet
<u>Maximum Building Cover</u>	40% of lot
<u>Maximum Height</u>	35 feet

Utilities may encroach if approved through the site plan review process. Fences may be installed within the setbacks and shall be measured from ground level on the higher side of the fence or wall and must comply with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). Refer to the Conceptual Sketch Plan PD Site Plan, found on Appendix E, in the back of these guidelines.

The maximum building height for any future building shall be 35-foot height as allowed in the Rural Commercial Zoning District of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).. The total building coverage shall be a maximum of 40% of the entire site (34,500 gross square feet total), allowing a maximum number of two buildings, with one or

more stories, and a maximum cumulative building coverage of 40%. All landscaping, screening, and buffer requirements shall comply with Article 9.5 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

D. Architectural Standards

Any development shall comply with Section 9.6 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). With regards to the Building Orientation, buildings may be located away from the front corner.

E. Areas Designated for Future Use

All areas designated for future development on this parcel shall remain in a natural state until such time as development permits are approved. Future land uses on the development are conceptually designed as illustrated on the Conceptual PD Sketch Plan, as found in Appendix E of this document.

F. Parking

Parking standards shall meet the minimum requirements found in Article 9.3 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). However, the majority of the parking may be located in the front of the buildings due to site constraints and preserving existing grand trees on site.

G. Signs

One free standing monument style sign shall be allowed along Bohicket Road and shall not exceed (10) feet in height and fifty (50) square feet of sign area. Only directional signage shall be allowed on Partnership Lane. All other sign requirements, including requirements for wall signs, shall comply with the requirements contained in Article 9.11 of the ZLDR. Add the following requirements for sign illumination:

- o Illumination shall be external only and from a steady stationary light source, shielded and directed solely at the sign. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face. The color of light sources to illuminate signs shall be white. Signs shall not have light-reflecting backgrounds or letters.

- o Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
- o Internal illumination shall be prohibited.

Any sign-related future items not addressed in these PD Guidelines sign(s) on the PD parcel shall meet the requirements as outlined in Article 9.11 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

H. Resource Area

Tree protection, preservation, and replacement shall comply with Article 9.4 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

I. Site Lighting

All site lighting shall comply with Article 9.6.4.C. of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

VII. Drainage, Sewer, & Garbage Disposal

A. Storm Drainage

The planned development shall comply with all Charleston County Stormwater Ordinances and South Carolina Department of Health and Environmental Control (SCDHEC) regulatory requirements. For site locations within sensitive drainage basins prone to flooding, additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances as long as the adjacent property owners are in agreement, and a 100 year – 24 hour rain event has been studied downstream to where the site contributes 10% of the watershed. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction. The Applicant must comply with Charleston County Stormwater Ordinance and SCDHEC regulatory requirements for pre- and post- construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater Permits. Utilization of approved and permitted Low Impact Design (LID) elements is encouraged within a comprehensive site Master Drainage Plan. Storm drainage shall be in conformance with all Charleston County Stormwater Ordinances. Refer to Appendix H,

Letters of Coordination, found in the back of these guidelines.

B. Sanitary Sewer

The property currently uses an underground septic tank system and septic field. Public sewerage facilities are currently not in the vicinity of this tract. Coordination with the South Carolina Department of Health and Environmental Control (SCDHEC) is required to ensure safe, permitted on-site wastewater disposal. Additional coordination will be needed on septic system approval. Refer to Appendix H, Letters of Coordination, found in the back of these guidelines.

C. Garbage Disposal

No public garbage collection is currently available. The property will utilize private contract waste disposal.

VIII. Cultural Resources

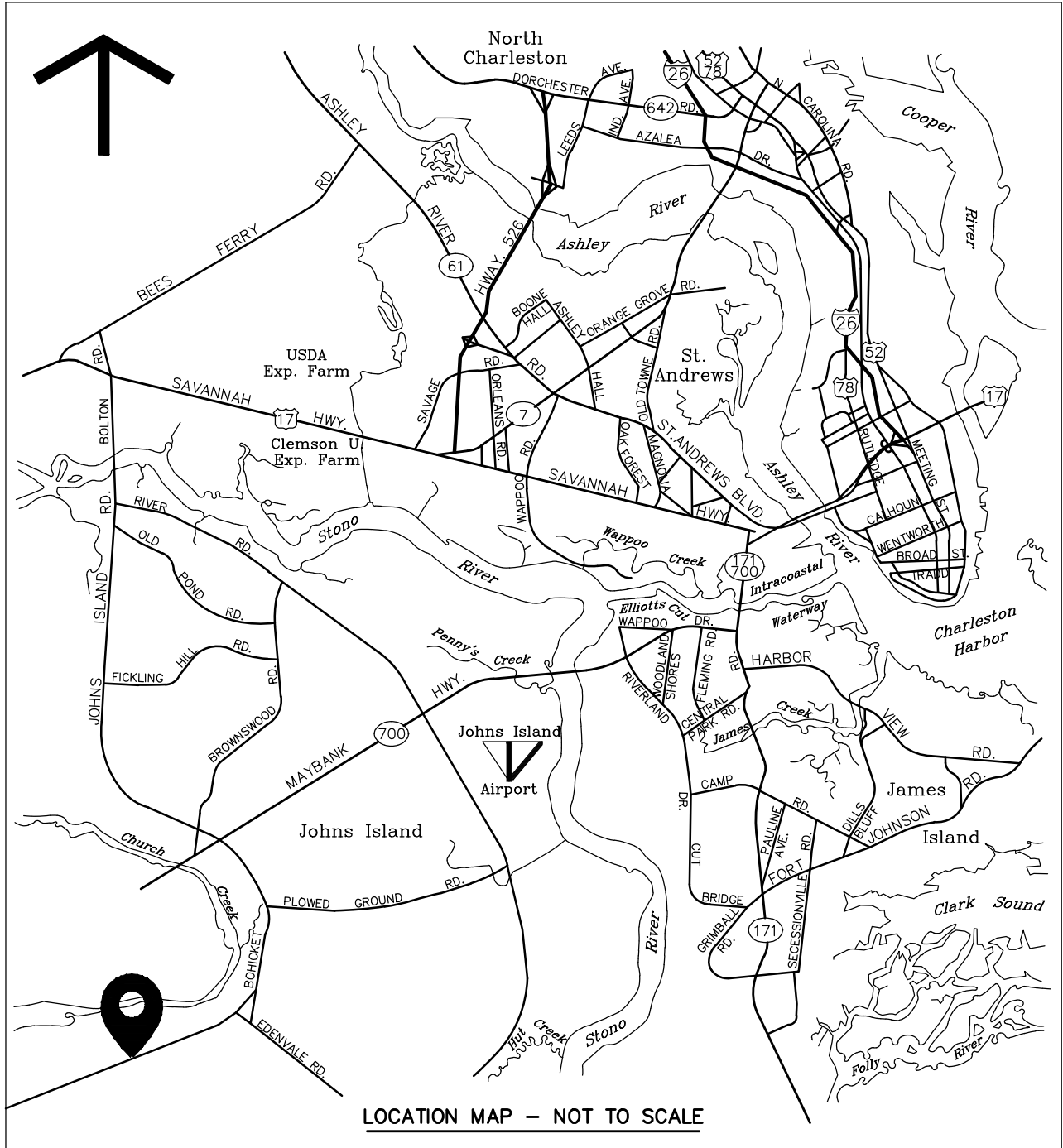
Please refer to Appendix G, Historical and Architectural Survey, found in the back of this document.

VIX. Appendices

APPENDIX A

Site Location Map & Current Aerial

SITE LOCATION MAP





CURRENT AERIAL LOCATION MAP OF PROPOSED PLANNED DEVELOPMENT SITE



EXISTING ISLAND GROCERY ON PARCEL

APPENDIX B

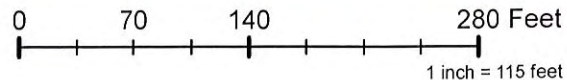
Tax Maps, Existing & Future Land Use Maps



Charleston County SC

Parcel ID: 2560000046
Owner1: FRANTTONE PAUL TRUST
Prop St Number: 2729
Prop St Name: BOHICKET
Prop Type: RD
Acreage: 2.00
Class Code: 952 - VAC-COMM-LOT

Plat Book Page: CG-150
Deed Book Page: 0123-962
Jurisdiction: COUNTY OF CHARLESTON



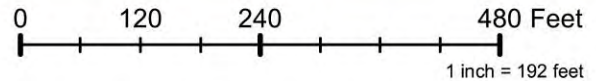
Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC
 Date: 6/14/2016



Charleston County SC

CURRENT LAND USE ZONING



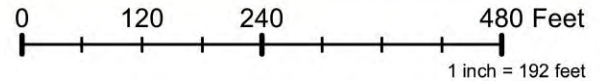
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Author: Charleston County SC
Date: 8/4/2016



Charleston County SC

FUTURE LAND USE ZONING

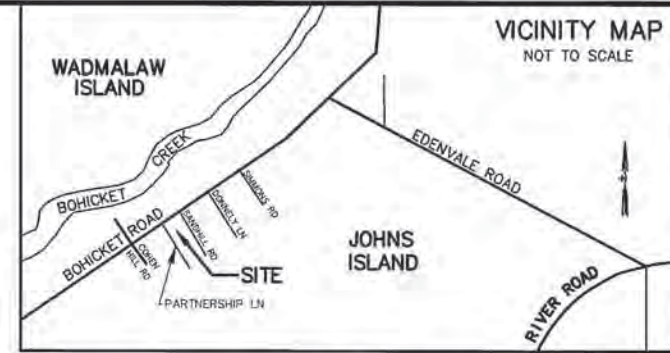


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Author: Charleston County SC
Date: 8/4/2016

APPENDIX C
Boundary and Tree Surveys



TMS 257-00-00-044
A B JENKINS

TMS 257-00-00-045
G R PARTNERSHIP

TMS 257-00-00-046
JOHN RAMAZANT

TMS 257-00-00-047
WILLIAM SIMMONS, JR

BOHICKET ROAD (S-10-20) 60' RIGHT-OF-WAY

LOT A-1
FORMERLY 0.999 ACRES
NOW 1.999 ACRES
TMS 256-00-00-046
DR ALLAN RASHFORD

LOT A-2
FORMERLY 4.002 ACRES
NOW 3.002 ACRES
TMS 256-00-00-118
DR ALLAN RASHFORD

LOT B
+/- 69.0 ACRES
TMS 256-00-00-104
DR ALLAN RASHFORD

Charleston, South Carolina
Office of Register of Deeds
Plat recorded this 16 day of Sept 1998 at
11:18 a.m. in Plat Book EC page 742 and tracing cloth
copied in file No. 327 Drawer Folder 13, Drawing
No. 32 Original plat (a loose print) delivered
to Forsberg Eng & Surveying
Chas C. Luard
Plat of Home Conveyance

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00	19.62	9.84	19.59	N11°23'46"W	11°14'39"
C2	15.00	20.93	12.58	19.28	N34°12'20"E	79°57'33"

TMS 256-00-00-045
REV GOODWIN

50' RIGHT-OF-WAY
PARTNERSHIP LANE

PREVIOUSLY APPROVED REFER TO
CHAS CO PLANNING BOARD #14565

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

James Kelly Davis 8/6/98
JAMES KELLY DAVIS R L S No 9758



REFERENCE PLAT BY JAMES G PENINGTON DATED JUNE 6, 1991, REVISED DECEMBER 17, 1991 AND RECORDED IN THE CHAS CO RMC OFFICE IN PLAT BOOK CG PAGE 150


THESE LOTS *do not* MEET HEALTH DEPARTMENT STANDARDS FOR A MODIFIED CONVENTIONAL SUB-SURFACE DISPOSAL SYSTEM ONLY

APPROVED PLAT
James Kelly Davis
DATE 8/13/98

BOUNDARY LINE ADJUSTMENT
& TOPOGRAPHIC SURVEY OF
LOT A-1 (TMS 256-00-00-046)
JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE 1" = 30' DATE OCTOBER 13, 1997

FORSBERG ENGINEERING & SURVEYING, INC
P O Box 30575
Charleston South Carolina 29417
803/571-2622
No C00343





KNIGHT SURVEYING & MAPPING, LLC
 Professional Land Surveying Services
 P.O. Box 13885
 Charleston, SC 29422
 843.789.0850
 803.385.8698
 www.knightsurveying.com

PROJECT: 16106.00

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	20.92	15.00	N19°26'24"E	19.27



NOTES:
 1. BOUNDARY INFORMATION AND ACRES BASED ON "BOUNDARY LINE ADJUSTMENT & TOPOGRAPHIC SURVEY" BY FORSBERG ENGINEERING & SURVEYING, INC. DATED OCTOBER 13, 1997 (JOB NO. 2395). NO BOUNDARY SURVEY BY ME THIS DATE.
 2. BEARING RECKONED TO SC GRID NORTH.
 3. NO UNDERGROUND UTILITIES LOCATED OR SHOWN

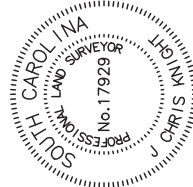
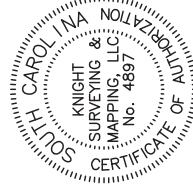
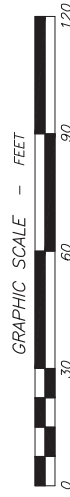
LEGEND
 8" PINE ○ — EXISTING TREE
 ○ — PROPERTY CORNER (CALCULATED)
 RBF — REBAR FOUND



TREE SURVEY OF 2729 BOHICKET ROAD,
 LOT A-1, TMS # 256-00-00-046, JOHNS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

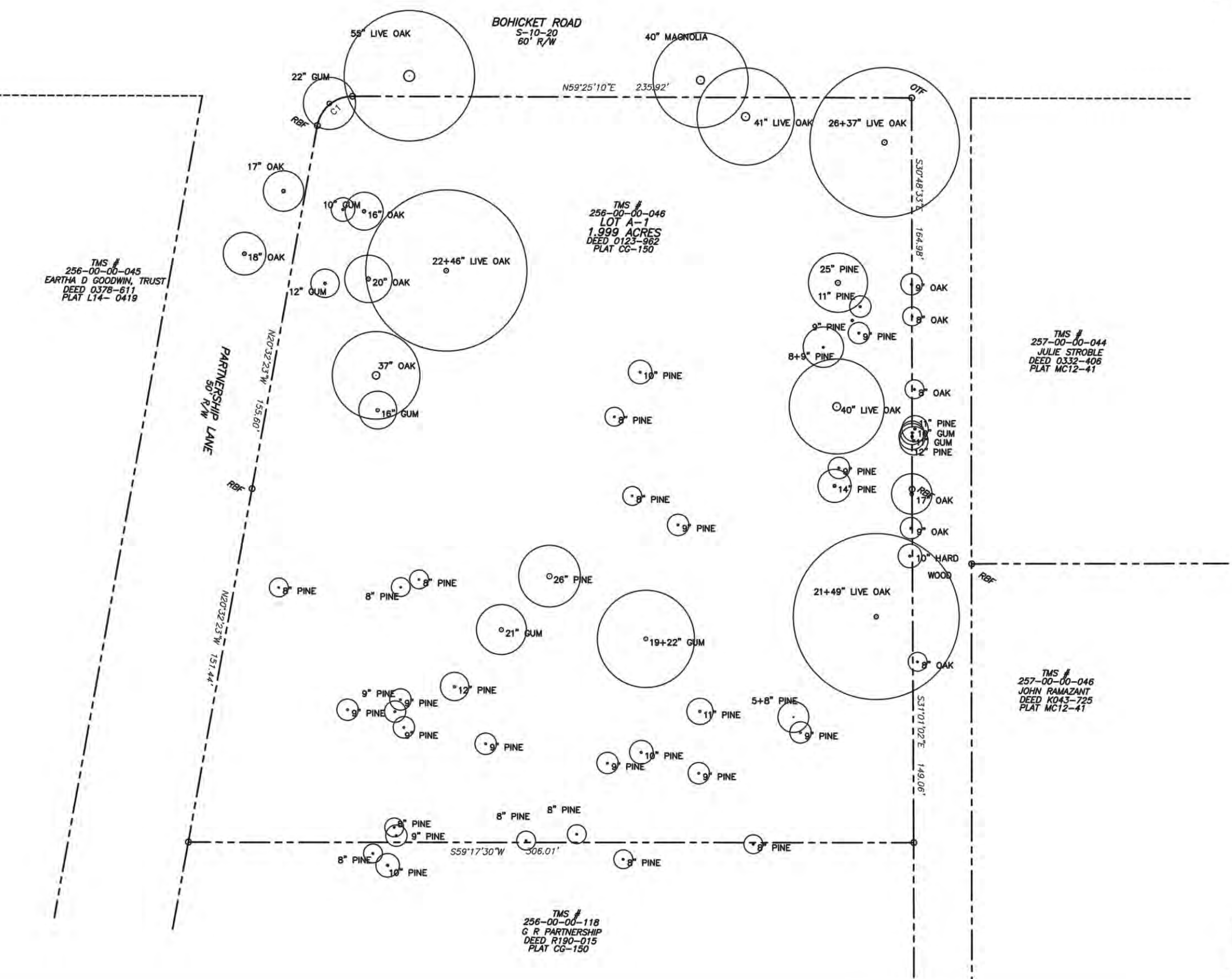
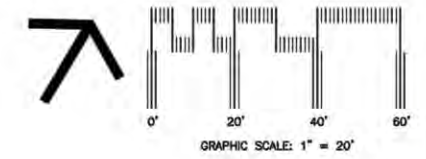
JANUARY 20, 2016
 SCALE: 1"=30'

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF J. CHRIS KNIGHT, PLS AND WAS COMPLETED ON THE DATE SHOWN. THE SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SET FORTH IN THE SOUTH CAROLINA SURVEYING ACT. THE AREA OF THIS SURVEY IS SHOWN AS DETERMINED BY THE COORDINATE METHOD. THE PROPERTY IS NOT SUBJECT TO ANY ENCROACHMENTS OR PROJECTIONS UNLESS OTHERWISE NOTED.



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

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TMS #
256-00-00-045
EARTHA D GOODWIN, TRUST
DEED 0378-611
PLAT L14-0419

TMS #
256-00-00-046
LOT A-1
1.999 ACRES
DEED 0123-962
PLAT CG-150

TMS #
257-00-00-044
JULIE STROBLE
DEED 0332-406
PLAT MC12-41

TMS #
257-00-00-046
JOHN RAMAZANT
DEED K043-725
PLAT MC12-41

TMS #
256-00-00-118
G R PARTNERSHIP
DEED R190-015
PLAT CG-150

SW SEAMONWHITESIDE
607 Pendleton Street, Suite 100
Greenville, SC 29601-3319
864.298.0534 (F) 864.298.8018



**THE FRATTON PROPERTY
PD SKETCH PLAN**
CHARLESTON COUNTY
2779 BOHICKET ROAD | JOHNS ISLAND, SC 29455

**NOT FOR
CONSTRUCTION**

DRAWN BY: MZC
CHECKED BY: GC

PROJECT: 7280
DATE: 8/4/2016

NO.	DATE	REVISION NOTES
1	8.4.16	PD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES



TREE SURVEY

APPENDIX D

Wetland Letter and Coordination with CORPS Engineers



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69 A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403

OCT 27 2016

Regulatory Division

Mr. William Wilson
Sabine and Waters, Inc.
P. O. Box 1072
Summerville, South Carolina 29484

Dear Mr. Wilson:

This letter is in response to your request for an Approved Jurisdictional Determination (SAC-2016-01437) received in our office on September 29, 2016, for a 2.3 acre site located at 2729 Bohicket Road on Johns Island, Charleston County, South Carolina (Latitude: 32.6804 °N, Longitude: -80.0917 °W). The site in question is depicted on the sketch prepared by Sabine and Waters, Inc. entitled "Wetland Exhibit Map (Page 1 of 2) Prepared for Mr. Paul Frattone Project Name Bohicket Rd Tract Charleston County, SC" and dated October 17, 2016, last revised on October 17, 2016.

Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, and soil survey information, it has been determined that the referenced property does not contain any wetlands and/or other waters of the United States and, as such, Department of the Army authorization will not be required for mechanized land clearing, excavation, or the placement of dredged or fill material on this site.

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

This delineation/determination has been conducted to identify the limits of Corps of Engineers Clean Water Act jurisdiction for the particular site identified in this request. This delineation/determination 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.

Your cooperation in the protection and preservation of our navigable waters and natural resources is appreciated. In all future correspondence concerning this matter, please refer to file number SAC-2016-01437. 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 David Chamberlain at 843-329-8025.

Sincerely,

Courtney M. Stevens
Watershed Manager

Enclosures:
Approved Jurisdictional Determination Form
Notification of Appeal Options

Copies Furnished:

Mr. Paul Frattone
3 Hillside Drive
Las Flores, California 92688

Mr. Blair Williams
South Carolina Department of Health
and Environmental Control
Office of Ocean and Coastal
Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.

NO WETLANDS WERE OBSERVED WITHIN THE PROPERTY BOUNDARY.

DP,UP,1

Partnership Ln

Bohicket Rd

EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCEL

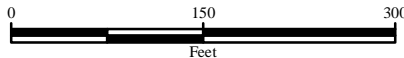
Created By: Stephen Bennett
 Date Created: September 26, 2016
 Copyright 2016 Sabine & Waters, Inc.
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Sabine & Waters, Inc.
 Environmental Land Management Consultants
 P.O. Box 1072 Summerville, SC 29484
 843.871.5383 (phone) 843.871.2050 (fax)
<http://www.sabinc.net>

Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Sabine & Waters, Inc. disclaims all responsibility and liability for the use of this map.

REVISED: 9/27/2016

**APPROXIMATE WETLANDS
 BOHICKET RD TRACT
 CHARLESTON COUNTY, SC**



LEGEND

- PROPERTY BOUNDARY: +/- 2.3 AC
- DATA POINTS
- PHOTO DIRECTION
- ROADS



EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCEL, U.S. FISH AND WILDLIFE NWI

Created By: Stephen Bennett
 Date Created: September 26, 2016
 Copyright 2016 Sabine & Waters, Inc.
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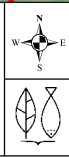
Sabine & Waters, Inc.
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REVISED: 9/27/2016

NWI
BOHICKET RD TRACT
CHARLESTON COUNTY, SC

0 150 300
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 Feet

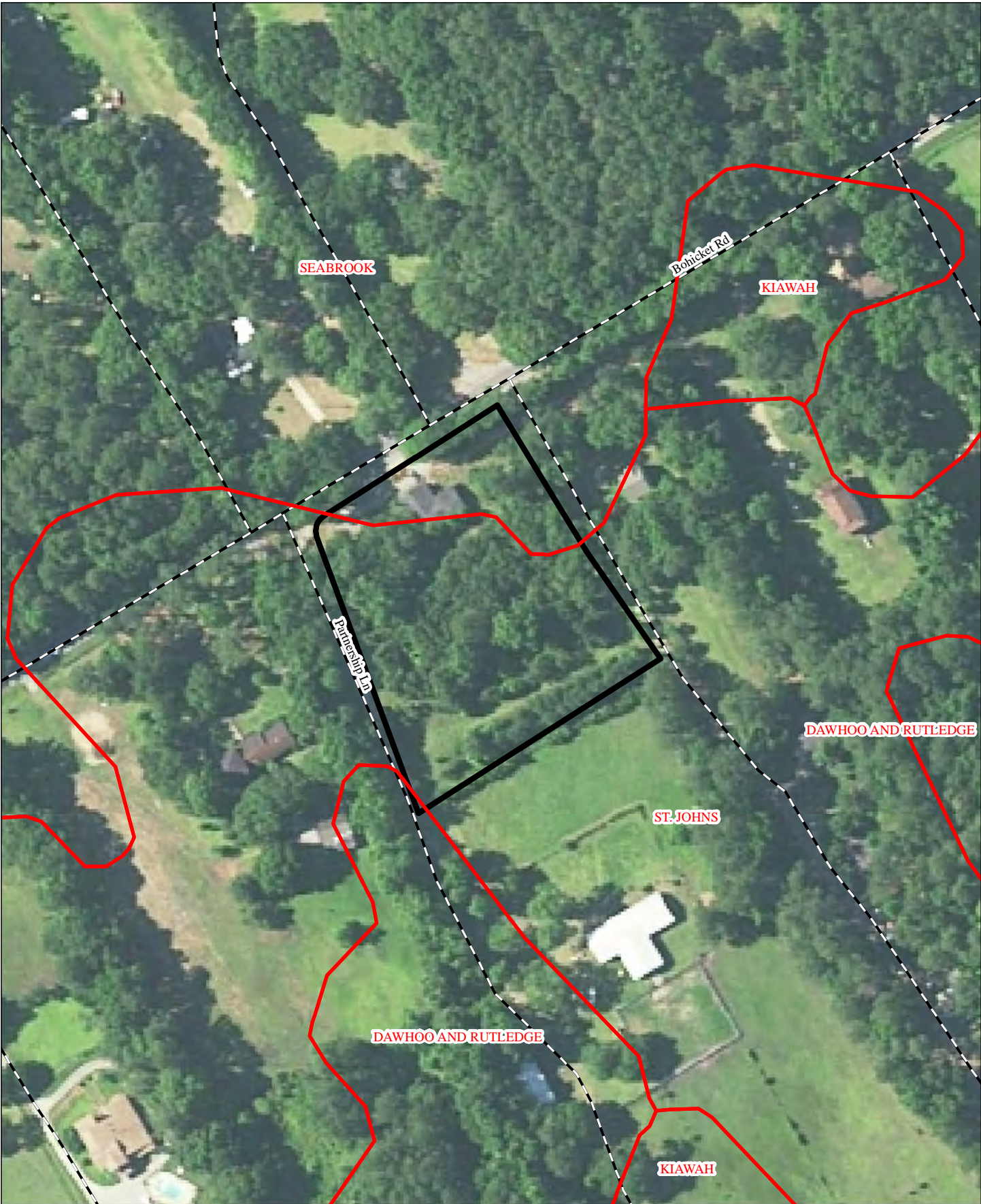


LEGEND

PROPERTY BOUNDARY: +/- 2.3 AC

NWI

ROADS



EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCEL, NRCS SOIL SURVEY

Created By: Stephen Bennett
 Date Created: September 26, 2016
 Copyright 2016 Sabine & Waters, Inc.
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 mapping\soil\pac\soils.mxd

Sabine & Waters, Inc.
 Environmental Land Management Consultants
 P.O. Box 1072 Summerville, SC 29484
 843.871.5383 (phone) 843.871.2050 (fax)
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REVISED: 9/27/2016

SOILS
BOHICKET RD TRACT
CHARLESTON COUNTY, SC

0 150 300
 ───────────────────┬──────────────────┬──────────────────
 Feet



LEGEND	
▣	PROPERTY BOUNDARY: +/- 2.3 AC
▣	SOILS
- - -	ROADS



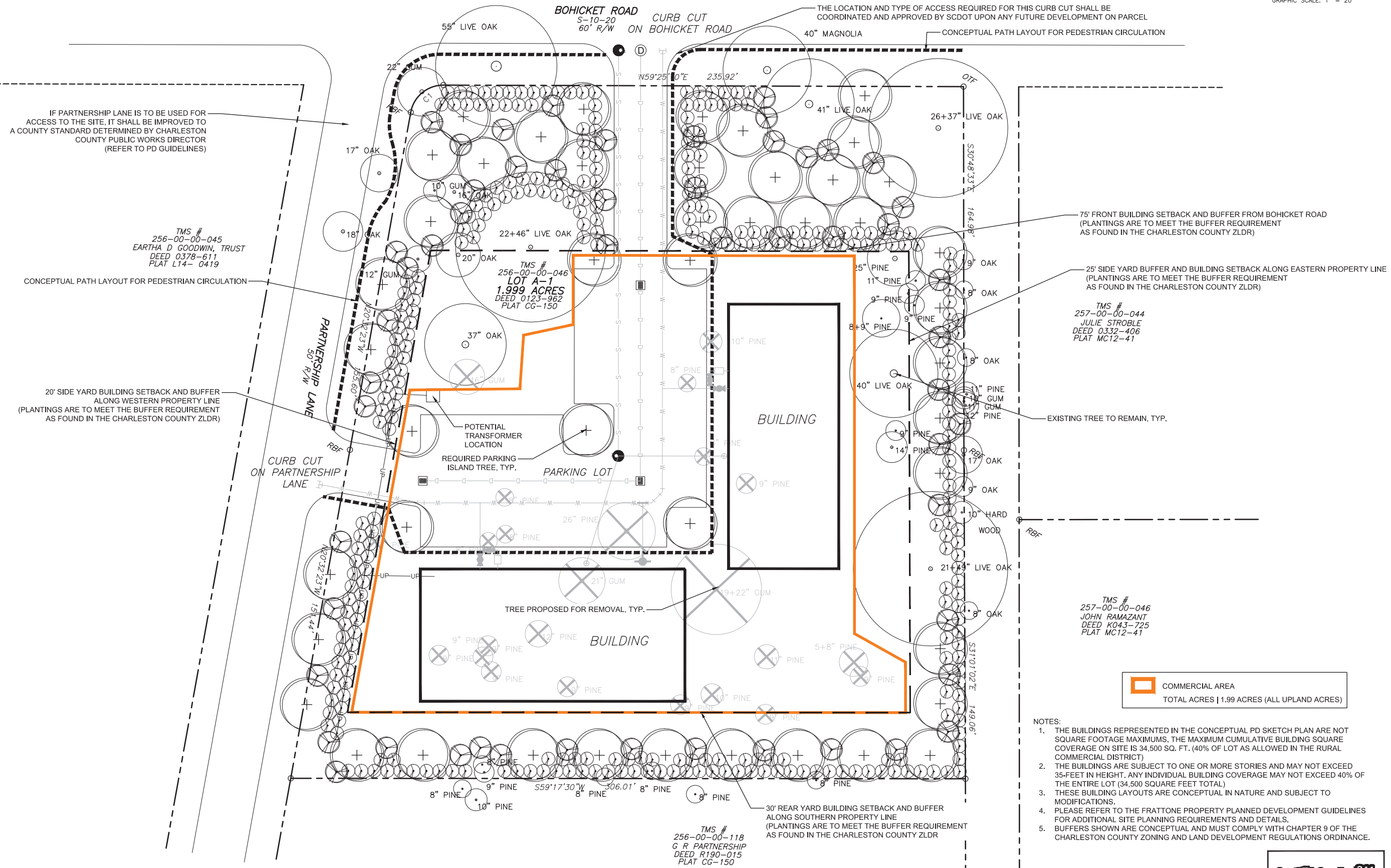
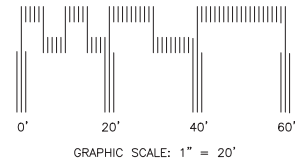
DP UP 1

APPENDIX E

Conceptual PD Sketch Plans & Aerial Overlay

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

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IF PARTNERSHIP LANE IS TO BE USED FOR ACCESS TO THE SITE, IT SHALL BE IMPROVED TO A COUNTY STANDARD DETERMINED BY CHARLESTON COUNTY PUBLIC WORKS DIRECTOR (REFER TO PD GUIDELINES)

TMS # 256-00-00-045
EARTHA D GOODWIN, TRUST
DEED 0378-611
PLAT L14-0419

CONCEPTUAL PATH LAYOUT FOR PEDESTRIAN CIRCULATION

20' SIDE YARD BUILDING SETBACK AND BUFFER ALONG WESTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

CURB CUT ON PARTNERSHIP LANE

POTENTIAL TRANSFORMER LOCATION
REQUIRED PARKING ISLAND TREE, TYP.

PARKING LOT

TREE PROPOSED FOR REMOVAL, TYP.

BUILDING

BUILDING

30' REAR YARD BUILDING SETBACK AND BUFFER ALONG SOUTHERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

TMS # 256-00-00-118
G R PARTNERSHIP
DEED R190-015
PLAT CG-150

THE LOCATION AND TYPE OF ACCESS REQUIRED FOR THIS CURB CUT SHALL BE COORDINATED AND APPROVED BY SCDOT UPON ANY FUTURE DEVELOPMENT ON PARCEL

CONCEPTUAL PATH LAYOUT FOR PEDESTRIAN CIRCULATION

75' FRONT BUILDING SETBACK AND BUFFER FROM BOHICKET ROAD (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

25' SIDE YARD BUFFER AND BUILDING SETBACK ALONG EASTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

TMS # 257-00-00-044
JULIE STROBLE
DEED 0332-406
PLAT MC12-41

EXISTING TREE TO REMAIN, TYP.

TMS # 257-00-00-046
JOHN RAMAZANT
DEED K043-725
PLAT MC12-41

COMMERCIAL AREA
TOTAL ACRES | 1.99 ACRES (ALL UPLAND ACRES)

NOTES:

1. THE BUILDINGS REPRESENTED IN THE CONCEPTUAL PD SKETCH PLAN ARE NOT SQUARE FOOTAGE MAXIMUMS. THE MAXIMUM CUMULATIVE BUILDING SQUARE COVERAGE ON SITE IS 34,500 SQ. FT. (40% OF LOT AS ALLOWED IN THE RURAL COMMERCIAL DISTRICT)
2. THE BUILDINGS ARE SUBJECT TO ONE OR MORE STORIES AND MAY NOT EXCEED 35-FEET IN HEIGHT. ANY INDIVIDUAL BUILDING COVERAGE MAY NOT EXCEED 40% OF THE ENTIRE LOT (34,500 SQUARE FEET TOTAL)
3. THESE BUILDING LAYOUTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATIONS.
4. PLEASE REFER TO THE FRATTONE PROPERTY PLANNED DEVELOPMENT GUIDELINES FOR ADDITIONAL SITE PLANNING REQUIREMENTS AND DETAILS.
5. BUFFERS SHOWN ARE CONCEPTUAL AND MUST COMPLY WITH CHAPTER 9 OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.



THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ANY MODIFICATION.

SW SEAMONWHITESIDE
607 Pendleton Street, Suite 100
Greenville, SC 29601-3319
864.298.0534 (T) 864.298.0218



THE FRATTONE PROPERTY
PD SKETCH PLAN
CHARLESTON COUNTY
2729 BOHICKET ROAD | JOHNS ISLAND, SC 29455

NOT FOR CONSTRUCTION

DRAWN BY: MZC
CHECKED BY: GC

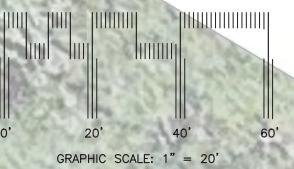
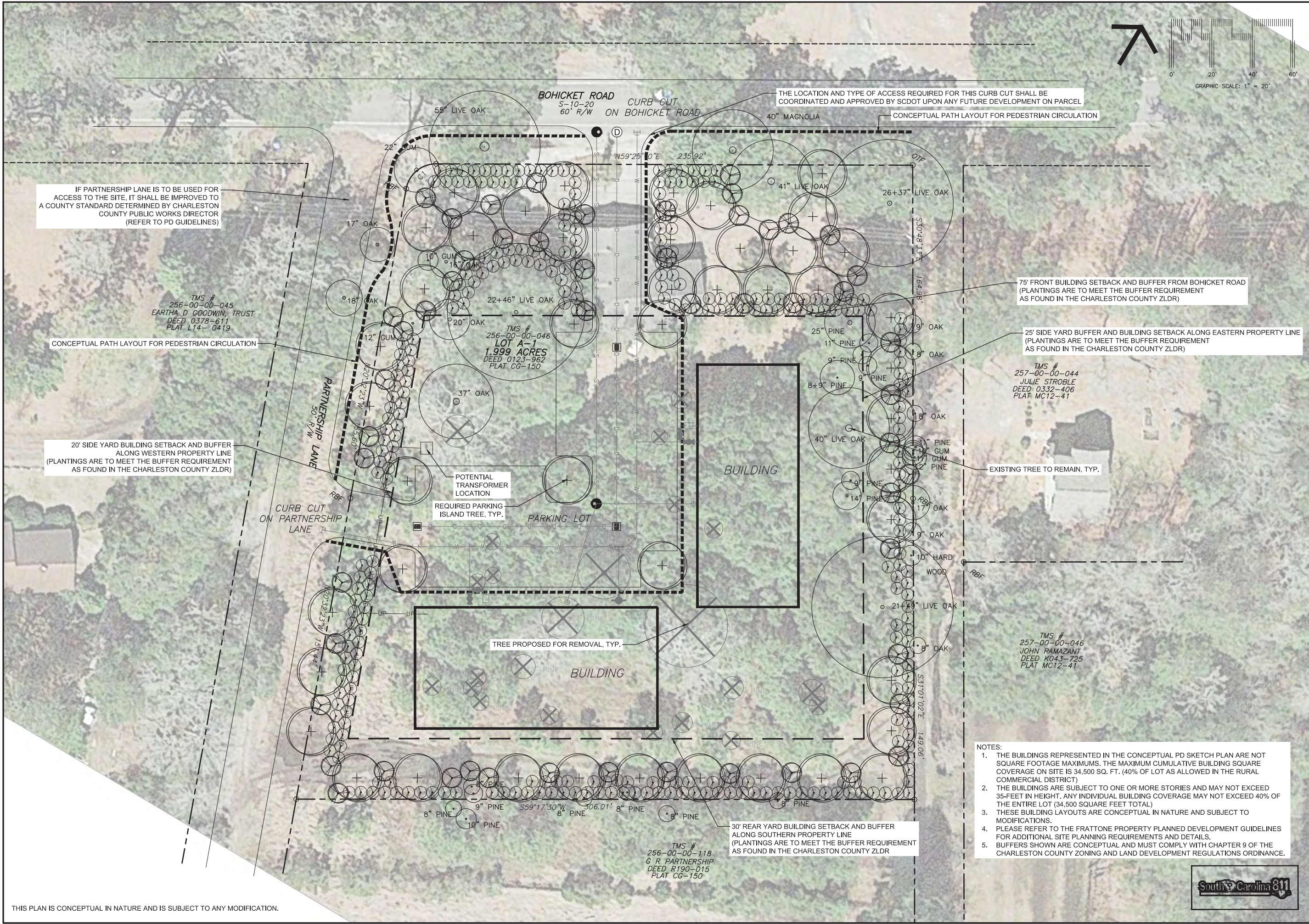
PROJECT: 7260
DATE: 8/4/2016

NO.	DATE	REVISION NOTES
1	12-29-16	PPD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES
2	4-21-17	PPD SKETCH PLAN SUBMITTAL WITH REV PD GUIDELINES

CONCEPTUAL PD SKETCH PLAN

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IF PARTNERSHIP LANE IS TO BE USED FOR ACCESS TO THE SITE, IT SHALL BE IMPROVED TO A COUNTY STANDARD DETERMINED BY CHARLESTON COUNTY PUBLIC WORKS DIRECTOR (REFER TO PD GUIDELINES)

TMS # 256-00-00-045
 EARTHA D GOODWIN, TRUST
 DEED 0378-611
 PLAT L14-0419

CONCEPTUAL PATH LAYOUT FOR PEDESTRIAN CIRCULATION

20' SIDE YARD BUILDING SETBACK AND BUFFER ALONG WESTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

POTENTIAL TRANSFORMER LOCATION

REQUIRED PARKING ISLAND TREE, TYP.

TREE PROPOSED FOR REMOVAL, TYP.

30' REAR YARD BUILDING SETBACK AND BUFFER ALONG SOUTHERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

THE LOCATION AND TYPE OF ACCESS REQUIRED FOR THIS CURB CUT SHALL BE COORDINATED AND APPROVED BY SCDOT UPON ANY FUTURE DEVELOPMENT ON PARCEL

CONCEPTUAL PATH LAYOUT FOR PEDESTRIAN CIRCULATION

75' FRONT BUILDING SETBACK AND BUFFER FROM BOHICKET ROAD (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

25' SIDE YARD BUFFER AND BUILDING SETBACK ALONG EASTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

EXISTING TREE TO REMAIN, TYP.

TMS # 257-00-00-044
 JULIE STROBLE
 DEED 0332-406
 PLAT MC12-41

TMS # 257-00-00-046
 JOHN RAMAZANT
 DEED K043-725
 PLAT MC12-41

NOTES:

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4. PLEASE REFER TO THE FRATTONE PROPERTY PLANNED DEVELOPMENT GUIDELINES FOR ADDITIONAL SITE PLANNING REQUIREMENTS AND DETAILS.
5. BUFFERS SHOWN ARE CONCEPTUAL AND MUST COMPLY WITH CHAPTER 9 OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.

TMS # 256-00-00-118
 G R PARTNERSHIP
 DEED R190-015
 PLAT CG-150

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ANY MODIFICATION.

SW SEAMONWHITESIDE
 SEAMON, WHITESIDE & ASSOCIATES, INC.
 501 Windo Park Blvd., Suite 200
 Mount Pleasant, SC 29464-7849
 843.884.1667 (F) 843.884.6544



THE FRATTONE PROPERTY PD SKETCH PLAN
 CHARLESTON COUNTY
 2729 BOHICKET ROAD | JOHNS ISLAND, SC 29455

NOT FOR CONSTRUCTION

DRAWN BY: MZC
 CHECKED BY: GC

PROJECT: 7260
 DATE: 8/4/2016

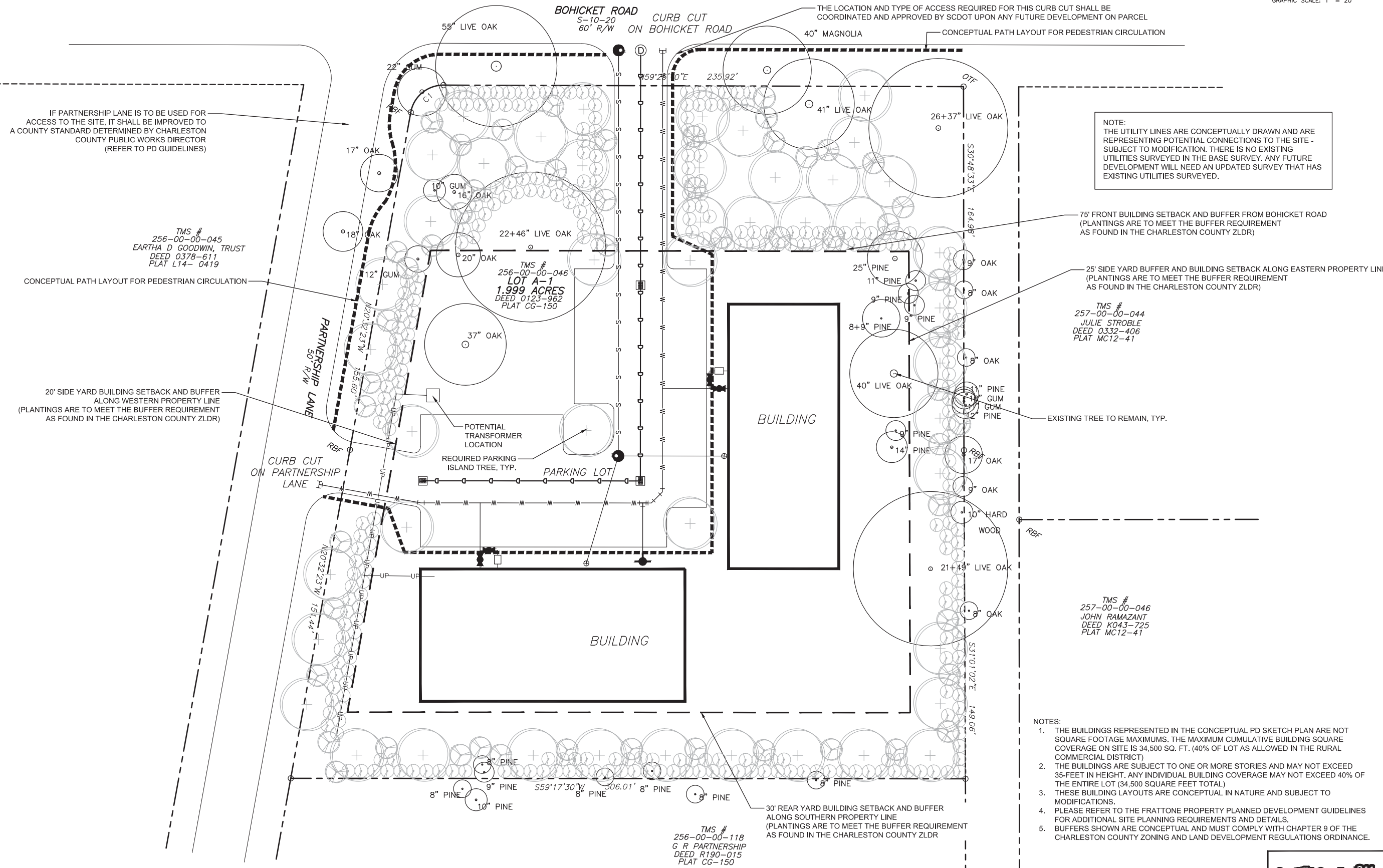
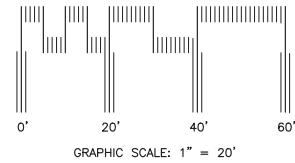
NO.	DATE	REVISION NOTES
1	12-29-16	PPD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES
2	4-21-17	PPD SKETCH PLAN SUBMITTAL WITH REV PD GUIDELINES

AERIAL OVERLAY PLAN



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

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TMS # 256-00-00-045
EARTHA D GOODWIN, TRUST
DEED 0378-611
PLAT L14-0419

CONCEPTUAL PATH LAYOUT FOR PEDESTRIAN CIRCULATION

20' SIDE YARD BUILDING SETBACK AND BUFFER ALONG WESTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

CURB CUT ON PARTNERSHIP LANE

POTENTIAL TRANSFORMER LOCATION

REQUIRED PARKING ISLAND TREE, TYP.

PARKING LOT

BUILDING

BUILDING

30' REAR YARD BUILDING SETBACK AND BUFFER ALONG SOUTHERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

TMS # 256-00-00-118
G R PARTNERSHIP
DEED R190-015
PLAT CG-150

NOTE:
THE UTILITY LINES ARE CONCEPTUALLY DRAWN AND ARE REPRESENTING POTENTIAL CONNECTIONS TO THE SITE - SUBJECT TO MODIFICATION. THERE IS NO EXISTING UTILITIES SURVEYED IN THE BASE SURVEY. ANY FUTURE DEVELOPMENT WILL NEED AN UPDATED SURVEY THAT HAS EXISTING UTILITIES SURVEYED.

75' FRONT BUILDING SETBACK AND BUFFER FROM BOHICKET ROAD (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

25' SIDE YARD BUFFER AND BUILDING SETBACK ALONG EASTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

TMS # 257-00-00-044
JULIE STROBLE
DEED 0332-406
PLAT MC12-41

EXISTING TREE TO REMAIN, TYP.

TMS # 257-00-00-046
JOHN RAMAZANT
DEED K043-725
PLAT MC12-41

NOTES:

1. THE BUILDINGS REPRESENTED IN THE CONCEPTUAL PD SKETCH PLAN ARE NOT SQUARE FOOTAGE MAXIMUMS. THE MAXIMUM CUMULATIVE BUILDING SQUARE COVERAGE ON SITE IS 34,500 SQ. FT. (40% OF LOT AS ALLOWED IN THE RURAL COMMERCIAL DISTRICT)
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5. BUFFERS SHOWN ARE CONCEPTUAL AND MUST COMPLY WITH CHAPTER 9 OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.



SEAMON WHITESIDE & ASSOCIATES, INC.
501 Wendle Park Blvd., Suite 200
Mount Pleasant, SC 29464-7819
843.881.1667 (T) 843.881.6944



THE FRATTONE PROPERTY
PD SKETCH PLAN
CHARLESTON COUNTY
2729 BOHICKET ROAD | JOHNS ISLAND, SC 29455

NOT FOR CONSTRUCTION

DRAWN BY: MZC
CHECKED BY: GC

PROJECT: 7260
DATE: 8/4/2016

NO.	DATE	REVISION NOTES
1	12-29-16	PPD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES
2	4-21-17	PPD SKETCH PLAN SUBMITTAL WITH REV PD GUIDELINES

CONCEPTUAL UTILITY PLAN

APPENDIX F

Preliminary ITE Trip Generation Manual &
Curb Cut Legal Documentation



To: Michael Cain, SWA
 From: Jennifer T. Bihl, PE, PTOE
 Date: November 9, 2016
 Re: Trip Generation Calculation – The Frattone Property development

The Frattone Property parcel located on Johns Island, SC is proposed for rezoning. The trip generation presented in this memo is based on an estimated development plan for the purposes of determining the potential trip generation for the site. For the purposes of the memo, it was assumed that the proposed development will include 6,000 square feet (sf) of convenience store and 7,200 sf of office space based on discussions with the design team. It is expected that this trip generation would be updated at the time of site plan development based on the development plan being constructed. Furthermore, the updated trip generation would determine whether further study was warranted to identify any potential impacts that would need to be addressed.

The traffic generation potential of the proposed development was determined using trip generation rates published in Institute of Transportation Engineers (ITE) *Trip Generation* handbook (Institute of Transportation Engineers, Ninth Edition). Pass-by trips are those trips currently on the roadway network that enter and exit the development then resume their trip. The pass-by trips were calculated using ITE standards. Internal capture trips are trips that stay within the development and travel between development land uses. **Table 1** shows the projected trip generation for the site.

Land Use and Intensity	ITE Land Use Code	Gross Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
6,000 sf Convenience Market (Open 15-16 hours) ¹	852	2,919	186	93	93	207	101	106
7,200 sf Office	710	79	23	20	3	11	2	9
Internal Capture			0	0	0	-6	-3	-3
Driveway Trips			209	113	96	212	100	112
Pass-by Trips ²			-42	-22	-20	-104	-50	-54
New Trips			167	91	76	108	50	58

1. LU Code 852, Convenience Market (Open 15-16 hours), does not provide Weekday daily trip generation data, therefore LU Code 851, Convenience Market (Open 24 hours), was used to estimate the Weekday daily trip generation with adjustments due to the number of trips when open.
2. ITE does not provide pass-by rate information for LU Code 852 data for LU Code 851 was used for the PM peak hour. No AM pass-by rate was listed, however, based on projected operations during the AM peak hour, 20% pass-by was assumed.



As shown in **Table 1**, the planned development is projected to generate 167 new trips during the AM peak hour (91 entering and 76 exiting) and 108 new trips during the PM peak hour (50 entering and 58 exiting).

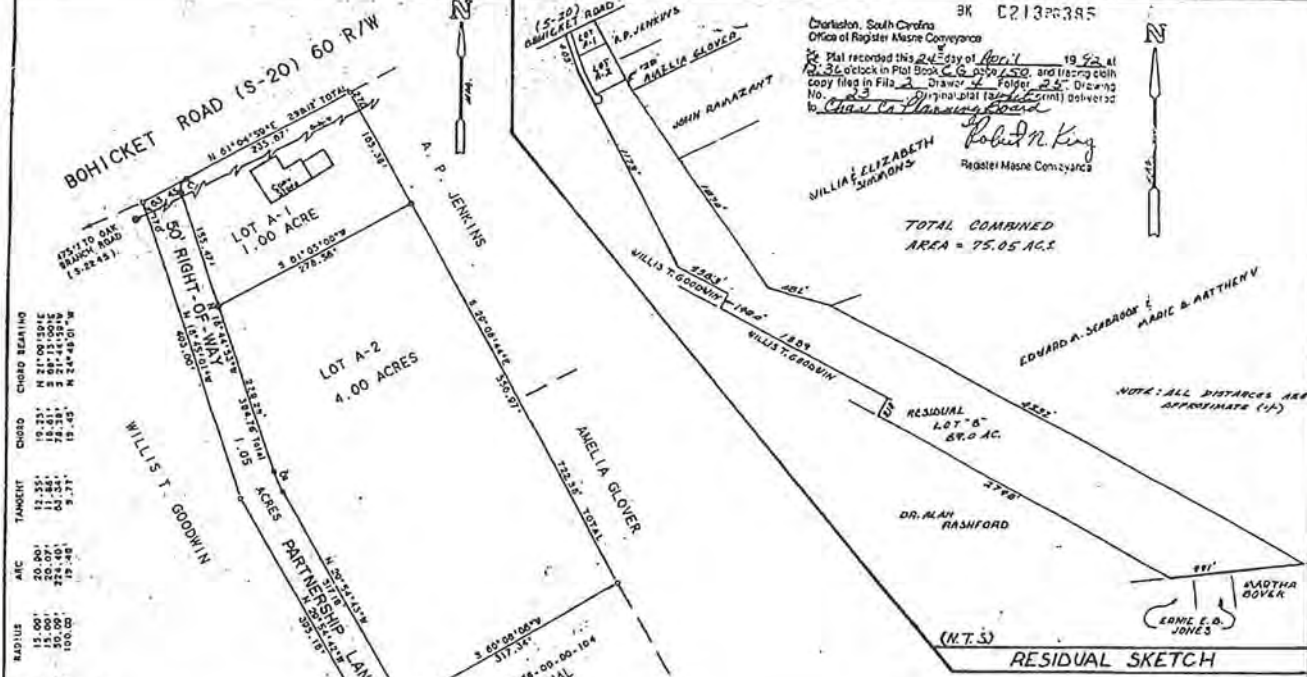
3K C2136385

Charleston, South Carolina
 Office of Register Mease Comptroller

This Plat recorded this 24th day of April 1992 at
 10:30 o'clock in Book C.G. 256-00-046, and the original
 copy filed in File 2, Drawer 2, Folder 25. Drawing
 No. 25
 Original Plat (Survey) delivered to
 Charleston Planning Board

Robert N. King
 Register Mease Comptroller

WILLIAM ELIZABETH SIMMONS



CURVE BETA ANG'S	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
78°50'00"	15.00'	20.00'	12.35'	19.35'	N 21°00'15" E
25°50'00"	15.00'	20.00'	7.83'	12.35'	S 68°12'00" E
11°08'30"	100.00'	397.18'	19.45'	41.34'	S 81°12'00" W
			19.45'	41.34'	N 24°48'00" W

I hereby dedicate the 50' road right-of-way to the use of the property owners. The owners of these lots and their heirs or assigns guarantee its maintenance.

Allen A. Rashford

NOTE: TOTAL COMBINED AREA = 6.05 ACRES

THESE LOTS A-1 & A-2 MEET HEALTH DEPARTMENT STANDARDS FOR A MODIFIED CONVENTIONAL SUBSURFACE DISPOSAL SYSTEM ONLY.

APPROVED FINAL PLAT

Ernie E.O. Jones
 CLERK CHARLESTON COUNTY COUNCIL

James Howard
 DIRECTOR OF PLANNING
 CHARLESTON COUNTY PLANNING BOARD

DATE: MARCH 17, 1992
 PB# 14565



PLAT TO SUBDIVIDE TRACT "A", LANDS OF E.R. PARTNERSHIP AND TO SHOW A 50' RIGHT-OF-WAY, LANDS OF DR. ALAN RASHFORD

LOCATED
 JOHNS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA
 DATE: JUNE 6, 1991
 REV. DEC. 17, 1991

SCALE: 1" = 100'

LEGEND:
 ○ IRON OLD
 ● IRON NEW
 --- POWER POLE W/ OVERHEAD WIRES

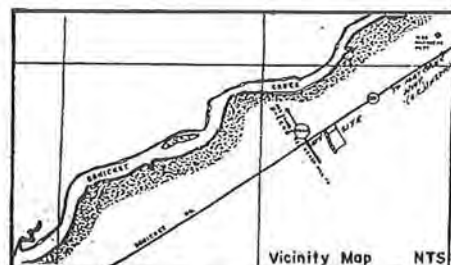
THE APPROVAL IN NO WAY obligates the County of Charleston to maintain this right-of-way until it has been constructed to County standards.

"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 Wisconsin Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class C survey as specified therein."

James O. Thompson
 James O. Thompson, R.L.S. No. 12281
 James Engineering, Inc., P.O. Box 21017
 Charleston, S.C. 29417, 375-5191



- NOTES:
1. REFERENCE T.M.S. 256-00-00-046
 2. REFERENCE DEED BOOK 3201, PAGE 583
 3. REFERENCE PLAT BOOK DT, PAGE 52
 4. AREA DETERMINED BY THE COORDINATE METHOD OF CALCULATION
 5. THERE ARE NO SIGNIFICANT TILES 24" DIA OR GREATER IN R/W.



APPENDIX G
Historical & Architectural Survey



Legend Search Layers

SC ArchSite Public Web Map

Zip Code, city, etc.

Legend

National Register Points

- ▲

National Register Polygons

- ▭

Historic Structures

- Not Eligible or Requires Evaluation
- ▲ Eligible

Historic Areas

- ▭ Not Eligible or Requires Evaluation
- ▭ Significant Resource/Requires Evaluation

City of Charleston, Esri, HERE, DeLorme, INCREMENT P, Intermap, USGS, ME...

Contact Us

SCIAA
1321 Pendleton Street
Columbia, SC 29208
Attn: Tamara Wilson

ArchSite Office: 803-777-9720
Direct Line: 803-576-6583
Fax: 803-254-1338

Email the ArchSite administrator

SC ArchSite
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Maintained by the **South Carolina Institute of Archaeology and Anthropology**

APPENDIX H
Letters of Coordination

BellSouth Telecommunications, Inc.
2600 Meeting Street Road
Charleston, SC 29405-8307

June 7, 2016

Kellie Tillman
Seamon Whiteside
501 Wando Park Blvd., Ste. 200
Mt. Pleasant, SC 29464

Re: Service Availability for Telephone

To: Kellie Tillman

This is to confirm that AT&T will be able to provide telephone service to the property of and around Charleston County Tax Map #256-00-00-046 in the Johns Island area. The property will be for the rezoning located Bohicket Rd and Partnership Ln intersection. Service is contingent upon our receiving detailed plans of the development with utility easements granted, proper lead-time to install these services (16 months), and the correct 911 street addresses. One 10'x10' easements would have to be provided to AT&T for equipment (if needed). This tract of land would be served with fiber cable to provide TV, Internet, and phone services. The placement of the fiber cable would be at no cost to the land owner. The cost of the 30" insert boxes would be at owners' expense (if apartments). Plans should be submitted to Alan Squires (tel.# 843-522-4067) at the following address 3246 Fortune Drive North Charleston, SC 29418-3422 or email to js0590@att.com
CAD files need to be sent in 04 version. Build time is about 12 to 14 months in most cases for orders to flow in all systems.

Should you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Alan Squires". The signature is written in a cursive, flowing style.

Alan Squires
Designer-AT&T



**Berkeley Electric
Cooperative, Inc.**

Your Touchstone Energy Cooperative 

June 6, 2016

Seamon Whiteside & Associates
C/o: Kellie Tillman
501 Wando Park Blvd., Suite 200
Mount Pleasant, SC 29464

**Re: Power Availability for 2729 Bohicket Road, Johns Island
Charleston County, SC
TMS 256-00-00-046**

Dear Kellie:

Berkeley Electric Cooperative will supply the electrical distribution requirements for the above referenced location and we look forward to extending our facilities to meet your needs.

All services that are rendered will be under our service rules and regulations at the time of service. If you have any questions, please don't hesitate to give me a call.

Sincerely,

John Hall
Manager of Construction and Design

JH/ts

Cc: Tim Mobley, V.P. of Engineering and Operations
Kevin Varner, Supervisor of Distribution Design
Jace Johnston, Johns Island District Service Planner
File

Berkeley Electric Cooperative, Inc. is an equal opportunity provider and employer.

Post Office Box 1234
Moncks Corner, SC 29461
(843) 761-8200
Fax (843) 572-1280

Post Office Box 128
Johns Island, SC 29457
(843) 559-2458
Fax (843) 559-3876

Post Office Box 1549
Goose Creek, SC 29445
(843) 553-5020
Fax (843) 553-6761

Post Office Box 340
Awendaw, SC 29429
(843) 884-7525
Fax (843) 884-3044

www.berkeleyelectric.coop



RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Jeff Burns

to:

Anna S Lewis

12/19/2016 03:17 PM

Cc:

"cmillican@charlestoncounty.org"

Hide Details

From: Jeff Burns <jburns@ridecarta.com>

To: Anna S Lewis <alewis@seamonwhiteside.com>,

Cc: "cmillican@charlestoncounty.org" <cmillican@charlestoncounty.org>

Anna,

Thank you for the opportunity to coordinate public infrastructure with new development. The site is currently served by the rural transit system – Tri-County Link. Based on the proposed use, it is not necessary to provide any transit-specific infrastructure. For general circulation and to meet the ADA requirements, it is encouraged that an accessible path be constructed from the ROW to the buildings and sidewalk be provided along the property frontage.

Thank you again for the opportunity to review plans for the Frattone Property. Please feel free to contact me with any questions.

Sincerely,

Jeff

Jeffrey Burns, AICP

Senior Planner

Berkeley-Charleston-Dorchester Council of Governments

BCDCOG

1362 McMillan Ave., Suite 100

North Charleston, SC 29405

843.529.2128

www.bdcog.com

www.ridecarta.com

From: Anna S Lewis [<mailto:alewis@seamonwhiteside.com>]

Sent: Monday, December 19, 2016 11:00 AM

To: Jeff Burns

Cc: cmillican@charlestoncounty.org

Subject: RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Good morning Jeff,

You can click on the link below to download the DRAFT PD that outlines the proposed uses. I do not know if the DOT or County will require a deceleration lane, sidewalk or curbing at this time.

Please let me know if this answers your questions or if you need anything else.

<https://swasc.sharefile.com/d-sf5cbee187714351b>

Have a great day!



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

▼ Jeff Burns ---12/19/2016 10:49:40 AM---Hi Anna, Could you outline the proposed uses of the buildings real quick? Do you anticipate SCDOT o

From: Jeff Burns <jburns@ridecarta.com>
 To: Anna S Lewis <alewis@seamonwhiteside.com>, "cmillican@charlestoncounty.org" <cmillican@charlestoncounty.org>,
 Date: 12/19/2016 10:49 AM
 Subject: RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Hi Anna,
 Could you outline the proposed uses of the buildings real quick? Do you anticipate SCDOT or the County requiring a deceleration lane, sidewalk, or curbing?

Thanks,
 Jeff

Jeffrey Burns, AICP
 Senior Planner
 Berkeley-Charleston-Dorchester Council of Governments
 BCDCOG
 1362 McMillan Ave., Suite 100
 North Charleston, SC 29405
 843.529.2128
www.bdcog.com
www.ridecarta.com

From: Anna S Lewis [<mailto:alewis@seamonwhiteside.com>]
Sent: Sunday, December 18, 2016 12:11 PM
To: c.kelly@stjfd.org; cmillican@charlestoncounty.org; Jeff Burns; Matthew J. Fountain; EAdams@charlestoncounty.org; SThigpen@charlestoncounty.org
Subject: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Good afternoon,

I will be submitting to Charleston County to amend the PD for the above-referenced project and as part of the PD Guidelines, Charleston County Planning has requested that we obtain a Proof of Coordination letter from you.

I have attached a copy of the proposed sketch plan for this site for your use. Please let me know if you need any additional information. Our deadline to submit is December 30, 2016, but if you can provide your proof of coordination letter to me by 12/21/16, it would be greatly appreciated!

Thanks for your assistance and have a great week! Merry Christmas!

(See attached file: L-1.0 PD Sketch Plan.pdf)



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



RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter
Matthew J. Fountain
to:
'Anna S Lewis'
12/21/2016 03:03 PM
Cc:
Andrea Harris-Long
Hide Details
From: "Matthew J. Fountain" <MFountain@charlestoncounty.org>
To: "'Anna S Lewis'" <alewis@seamonwhiteside.com>,
Cc: Andrea Harris-Long <AHarris@charlestoncounty.org>
History: This message has been replied to.

Ms. Lewis,

This email acknowledges that you have notified Charleston County Public Works regarding your intent to amend a PD at TMS 256-00-00-046. The Public Works Department is prepared to review your plans. Please continue to submit documentation directly to the County Zoning and Planning Department other than specific encroachment permit applications for County right-of-way and drainage easements. These encroachment applications should be copied to the Public Works Department to the attention of Mr. Herbert Nimz at the address in my signature below.

Matthew Fountain, PE, PG

Engineering Manager
Charleston County Public Works
4045 Bridge View Drive, Suite A301
N. Charleston, SC 29405
Office: 843.202.7600
Fax: 843.202.7601

From: Anna S Lewis [<mailto:alewis@seamonwhiteside.com>]

Sent: Sunday, December 18, 2016 12:11 PM

To: c.kelly@stjfd.org; Charles L. Millican; Jeff Burns; Matthew J. Fountain; Ellen Adams; Steve L. Thigpen

Subject: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Good afternoon,

I will be submitting to Charleston County to amend the PD for the above-referenced project and as part of the PD Guidelines, Charleston County Planning has requested that we obtain a Proof of Coordination letter from you.

I have attached a copy of the proposed sketch plan for this site for your use. Please let me know if you need any additional information. Our deadline to submit is December 30, 2016, but if you can provide your proof of coordination letter to me by 12/21/16, it would be greatly appreciated!

Thanks for your assistance and have a great week! Merry Christmas!

(See attached file: L-1.0 PD Sketch Plan.pdf)



Anna Lewis

Entitlements Manager

501 Wando Park Boulevard, Suite 200

Mount Pleasant, South Carolina 29464

(843) 884-1667 x 247

ALewis@SeamonWhiteside.com

www.seamonwhiteside.com



James R. Neal
Director

Public Works Department

November 14, 2016

843.202.7600
Fax 843.202.7601
jneal@charlestoncounty.org
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive, Suite A301
North Charleston, SC 29405-7464

Mr. Michael Z. Cain
Seamon, Whiteside & Associates, Inc.
501 Wando Park Boulevard, Suite 200
Mount Pleasant, SC 29464

RE: FRATTONE PROPERTY PD ; TMS No. 256-00-00-046

Dear Mr. Cain,

We have reviewed the draft Frattone Property Planned Development Guidelines, dated November 10, 2016, for a convenience/general store, fuel service islands, manager's office and on-site eating area located at 2729 Bohicket Road. At present, this letter represents sufficient coordination with the Public Works Stormwater Division in order to continue the revised planned development rezoning process for the property.

The proposed development being located at 2729 Bohicket Road will be permissible provided the project is in compliance with Charleston County Stormwater Program Permitting Standards and Procedures Manual. Additional review, coordination, and approval by the Public Works Department will be required during the County Stormwater Permitting review and permitting process.

Sincerely,

Frank Pandullo, P.E., PWLF

Stormwater Utility Manager & Technical Manager

cc: Charleston County Planning Department (Andrea Harris-Long, AICP)
Charleston County Public Works Department (Frank Pandullo P.E., PWLF)
File



American Public Works Association

www.charlestoncounty.org



RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Eric Adams

to:

Andrea Harris-Long

12/21/2016 10:20 AM

Cc:

"Anna S Lewis", "James D. Armstrong", "Steve L. Thigpen", Devri Detoma, Andrea Pietras

Hide Details

From: Eric Adams <EJAdams@charlestoncounty.org> Sort List...

To: Andrea Harris-Long <AHarris@charlestoncounty.org>,

Cc: "Anna S Lewis" <alewis@seamonwhiteside.com>, "James D. Armstrong"

<JDArmstrong@charlestoncounty.org>, "Steve L. Thigpen"

<SThigpen@charlestoncounty.org>, Devri Detoma <DDetoma@charlestoncounty.org>,

Andrea Pietras <APietras@charlestoncounty.org>

History: This message has been forwarded.

1 Attachment



Signed Ordinance 08192016.pdf

Andrea,

County Council approved the attached ordinance to impose a one-half of one percent sales tax which was subject to a referendum which passed in November. A project included within the ordinance of regional significance is "US 17 at Main Road flyover and widening Main Road from Bees Ferry to Betsey Kerrison with Parkway type section at Bohicket".

A solicitation is being prepared to hire a consultant to begin the National Environmental Policy Act (NEPA) process for the project.

Thank you,

Eric Adams, P.E.

Pre-Construction Program Manager

Charleston County Transportation Development

4045 Bridge View Drive, Suite C204

North Charleston, SC 29405-7464

(843) 202-6149

From: Anna S Lewis [<mailto:alewis@seamonwhiteside.com>]

Sent: Tuesday, December 20, 2016 6:03 PM

To: James D. Armstrong

Cc: Eric Adams

Subject: Re: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

We are submitting to Charleston County Planning to rezone this property from the current PD to a new PD with some additional uses. Andrea Harris Long from Planning stated we needed to have a Proof of Coordination letter from both Charleston County Public Works (Matt Fountain) and Charleston County Transportation (Steve Thigpen) as well as SCDOT.

You can click on the link below to download the DRAFT PD that outlines the proposed uses. I have also attached SCDOT's Proof of Coordination letter for your use.

AN ORDINANCE

TO LEVY AND IMPOSE A ONE-HALF (1/2) OF ONE PERCENT SALES AND USE TAX, SUBJECT TO A REFERENDUM, WITHIN CHARLESTON COUNTY PURSUANT TO SECTION 4-37-30 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED; TO DEFINE THE SPECIFIC PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF THE TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH SUCH TAX MAY BE IMPOSED; TO PROVIDE THE ESTIMATED COST OF THE PROJECTS FUNDED FROM THE PROCEEDS OF THE TAX; TO PROVIDE FOR A COUNTY-WIDE REFERENDUM ON THE IMPOSITION OF THE SALES AND USE TAX AND THE ISSUANCE OF GENERAL OBLIGATION BONDS AND TO PRESCRIBE THE CONTENTS OF THE BALLOT QUESTIONS IN THE REFERENDUM; TO PROVIDE FOR THE CONDUCT OF THE REFERENDUM BY THE BOARD OF ELECTIONS AND VOTER REGISTRATION OF CHARLESTON COUNTY; TO PROVIDE FOR THE ADMINISTRATION OF THE TAX, IF APPROVED; TO PROVIDE FOR THE PAYMENT OF THE TAX, IF APPROVED; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

BE IT ENACTED BY THE COUNTY COUNCIL OF CHARLESTON COUNTY, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

Section 1. Recitals and Legislative Findings. As an incident to the enactment of this Ordinance, the County Council of Charleston County, South Carolina (the "County Council") has made the following findings:

1.1 The South Carolina General Assembly has enacted Section 4-37-30 of the Code of Laws of South Carolina 1976, as amended (the "Act"), pursuant to which the county governing body may impose by ordinance a sales and use tax in an amount not to exceed one percent, subject to the favorable results of a referendum, within the county area for a specific purpose or purposes and for a limited amount of time to collect a limited amount of money.

1.2 Pursuant to the terms of Section 4-37-10 of the Code of Laws of South Carolina 1976, as amended, the South Carolina General Assembly has authorized county government to finance the costs of highways, roads, streets, bridges and other transportation related projects either alone or in partnership with other governmental entities. As a means to furthering the powers granted to the County under the provisions of Section 4-9-30 and Sections 6-21-10, *et seq.* of the Code of Laws of South Carolina 1976 as amended, the County Council is authorized to form a transportation authority or to enter into a partnership, consortium, or other contractual arrangement with one or more other governmental entities pursuant to Title 4, Chapter 37 of the Code of Laws of the South Carolina 1976, as amended. The County Council has decided to provide funding for highways, roads, streets, bridges, mass transit systems, greenbelts, and other transportation-related projects, *inter alia*, without the complexity of a transportation authority or entering into a partnership, consortium, or other contractual arrangements with one or more other

governmental entities at this time; provided that nothing herein shall preclude County Council from entering into partnerships, consortiums, or other contractual arrangements in the future. County Council may utilize such provisions in the future as necessary or convenient to promote the public purposes served by funding highways, roads, streets, bridges, mass transit systems, greenbelts, and other transportation-related projects as provided in this Ordinance.

1.3 The County Council finds that a one-half of one percent sales and use tax should be levied and imposed within Charleston County, for the following projects and purpose:

- (i) For financing the costs of highways, roads, streets, bridges, and other transportation-related projects facilities, and drainage facilities related thereto, and mass transit systems operated by Charleston County or jointly operated by the County and other governmental entities.
- (ii) For financing the costs of greenbelts.

(the above herein referred to as the “projects”).

For a period not to exceed 25 years from the date of imposition of such tax, to fund the projects at a maximum cost not to exceed \$2,100,000,000 to be funded from the net proceeds of a sales and use tax imposed in Charleston County pursuant to provisions of the Act, subject to approval of the qualified electors of Charleston County in referendum to be held on November 8, 2016. The imposition of the sales and use tax and the use of sales and use tax revenue, if approved in the referendum, shall be subject to the conditions precedent and conditions or restrictions on the use and expenditure of sales and use tax revenue established by the Act, the provisions of this Ordinance, and other applicable law. Subject to annual appropriations by County Council, sales and use tax revenues shall be used for the costs of the projects established in this Ordinance, as it may be amended from time to time, including, without limitation, payment of administrative costs of the projects, and such sums as may be required in connection with the issuance of bonds, the proceeds of which are applied to pay costs of the projects. All spending shall be subject to an annual independent audit to be made available to the public.

1.4 County Council finds that the imposition of a sales and use tax in Charleston County for the projects and purposes defined in this Ordinance for a limited time not to exceed 25 years to collect a limited amount of money will serve a public purpose, provide funding for highways, roads, streets, bridges, mass transit systems, greenbelts, and other transportation-related projects as provided in this Ordinance to facilitate economic development, promote public safety, provide needed infrastructure, promote desirable living conditions, enhance the quality of life in Charleston County, and promote public health and safety in the event of fire, emergency, panic, and other dangers, and prepare Charleston County to meet present and future needs of Charleston County and its citizens.

Section 2. Approval of Sales and Use Tax Subject to Referendum.

2.1 A sales and use tax (the “Sales and Use Tax”), as authorized by the Act, is hereby imposed in Charleston County, South Carolina, subject to a favorable vote of a majority of the qualified electors voting in a referendum on the imposition of the tax to be held in Charleston County, South Carolina on November 8, 2016.

2.2 The Sales and Use Tax shall be imposed for a period not to exceed 25 years from the date of imposition.

2.3 The maximum cost of the projects to be funded from the proceeds of the Sales and Use Tax shall not exceed, in the aggregate, the sum of \$2,100,000,000, and the maximum amount of net proceeds to be raised by the tax shall not exceed \$2,100,000,000, which includes administrative costs and debt service on bonds issued to pay for the projects. The estimated principal amount of initial authorization of bonds to be issued to pay costs of the projects and to be paid by a portion of the Sales and Use Tax is \$200,000,000.

2.4 The Sales and Use Tax shall be expended for the costs of the following projects, including payment of any sums as may be required for the issuance of and debt service for bonds, the proceeds of which are applied to such projects, for the following purposes:

- (i) For financing the costs of highways, roads, streets, bridges, and other transportation-related projects facilities, and drainage facilities related thereto, and mass transit systems operated by Charleston County or jointly operated by the County and other governmental entities, which may include, but not limited to:

Projects of regional significance: Airport Area Roads Improvements, Dorchester Road Widening, Michaux Parkway to County line, US 17 at Main Road flyover and widening Main Road from Bees Ferry to Betsy Kerrison with Parkway type section at Bohicket

Projects of local significance: Annual Allocation continuation: Resurfacing, Bike/Pedestrian Facilities, Local Paving and Intersection Improvements, Glenn McConnell Parkway Widening, James Island Intersection and Pedestrian Improvements, Northside Drive Realignment at Ashley Phosphate Road, Rural Road Improvements, Savannah Highway/Ashley River Bridges/Crosstown Congestion Infrastructure Improvements, Savannah Highway Capacity and Intersection Improvements, SC 41 Improvements / US 17 to Wando Bridge, US 78 Improvements from US 52 to County line

The amount of the maximum total funds to be collected which shall be expended for these projects and purposes shall be no more than \$1,890,000,000;

(ii) For financing the costs of greenbelts. The amount of the maximum total funds to be collected which shall be expended for these projects and purposes shall be no more than \$210,000,000.

2.5 If the Sales and Use Tax is approved by a majority of the qualified electors voting in a referendum to be held in Charleston County on November 8, 2016, the tax is to be imposed on the first day of May, 2017, provided the Board of Elections and Voter Registration of Charleston County shall certify the results not later than November 30, 2016, to Charleston County Council and the South Carolina Department of Revenue. Included in the certification must be the maximum cost of the projects to be funded in whole or in part from the proceeds of the tax, the maximum time specified for the imposition of the tax, and the principal amount of initial authorization of bonds, if any, to be supported by a portion of the tax.

2.6 The Sales and Use Tax, if approved in the referendum conducted on November 8, 2016 shall terminate on the earlier of:

- (1) on April 30, 2042; or
- (2) the end of the calendar month during which the Department of Revenue determines that the tax has raised revenues sufficient to provide the greater of either the costs of the projects as approved in the referendum or the cost to amortize all debts related to the approved projects.

2.7 Amounts of Sales and Use Tax collected in excess of the required proceeds must first be applied, if necessary, to complete each project for which the tax was imposed. Any additional revenue collected above the specified amount must be applied to the reduction of debt principal of Charleston County on transportation infrastructure debts only.

2.8 The Sales and Use Tax must be administered and collected by the South Carolina Department of Revenue in the same manner that other sales and use taxes are collected. The Department may prescribe amounts that may be added to the sales price because of the tax.

2.9 The Sales and Use Tax is in addition to all other local sales and use taxes and applies to the gross proceeds of sales in the applicable area that is subject to the tax imposed by Chapter 36 of Title 12 of the Code of Laws of South Carolina 1976, as amended, and the enforcement provisions of Chapter 54 of Title 12 of the Code of Laws of South Carolina 1976, as amended. The gross proceeds of the sale of items subject to a maximum tax in Chapter 36 of Title 12 of the Code of Laws of South Carolina 1976, as amended, are exempt from the tax imposed by this Ordinance. The gross proceeds of the sale of food lawfully purchased with United States Department of Agriculture Food Stamps are exempt from the tax imposed by this Ordinance. The tax imposed by this Ordinance also applies to tangible property subject to the use tax in Article 13, Chapter 36 of Title 12 of the Code of Laws of South Carolina 1976, as amended.

2.10 Taxpayers required to remit taxes under Article 13, Chapter 36 of Title 12 of the Code of Laws of South Carolina 1976, as amended, must identify the county in which the personal property purchased at retail is stored, used, or consumed in this State.

2.11 Utilities are required to report sales in the county in which the consumption of the tangible personal property occurs.

2.12 A taxpayer subject to the tax imposed by Section 12-36-920 of the Code of Laws of South Carolina 1976, as amended, who owns or manages rental units in more than one county must report separately in his sales tax return the total gross proceeds from business done in each county.

2.13 The gross proceeds of sales of tangible personal property delivered after the imposition date of the Sales and Use Tax, either under the terms of a construction contract executed before the imposition date, or written bid submitted before the imposition date, culminating in a construction contract entered into before or after the imposition date, are exempt from the sales and use tax provided in this ordinance if a verified copy of the contract is filed with Department of Revenue within six months after the imposition date of the sales and use tax provided for in this Ordinance.

2.14 Notwithstanding the imposition date of the Sales and Use Tax with respect to services that are billed regularly on a monthly basis, the sales and use tax authorized pursuant to this ordinance is imposed beginning on the first day of the billing period beginning on or after the imposition date.

Section 3. Remission of Sales and Use Tax; Segregation of Funds; Administration of Funds; Distribution to Counties: Confidentially.

3.1 The revenues of the Sales and Use Tax collected under this Ordinance must be remitted to the State Treasurer and credited to a fund separate and distinct from the general fund of the State. After deducting the amount of any refunds made and costs to the Department of Revenue of administering the tax, not to exceed one percent of such revenues, the State Treasurer shall distribute the revenues quarterly to the Charleston County Treasurer and the revenues must be used only for the purposes stated herein. The State Treasurer may correct misallocations by adjusting subsequent distributions, but these distributions must be made in the same fiscal year as the misallocation. However, allocations made as a result of city or county code errors must be corrected prospectively.

3.2 (a) Any outside agencies, political subdivisions or organizations designated to receive funding from the Sales and Use Tax must annually submit requests for funding in accordance with procedures and schedules established by the County Administrator. The County Administrator shall prepare the proposed budget for the Sales and Use Tax and submit it to the County Council at such time as the County Council determines. At the time of submitting the proposed budget, the County Administrator shall submit to the County Council a statement describing the important features of the proposed budget.

(b) County Council shall adopt annually and prior to the beginning of fiscal year a budget for expenditures of Sales and Use Tax revenues. County Council may make supplemental appropriations for the Sales and Use Tax following the same procedures prescribed for the enactment of other budget ordinances. The provisions of this section shall not be construed to prohibit the transfer of funds appropriated in the annual budget for the Sales and Use Tax for purposes other than as specified in the annual budget when such transfers are approved by County Council. In the preparation of the annual budget, County Council may require any reports, estimates, and statistics from any county agency or department as may be necessary to perform its duties as the responsible fiscal body of the County.

(c) Except as specifically authorized by County Council, any outside agency or organization receiving an appropriation of the Sales and Use Tax must provide to County Council an independent annual audit of such agency's or organization's financial records and transactions and such other and more frequent financial information as required by County Council, all in form satisfactory to County Council.

3.3 The Department of Revenue shall furnish data to the State Treasurer and to the Charleston County Treasurer for the purpose of calculating distributions and estimating revenues. The information which must be supplied to the County upon request includes, but is not limited to, gross receipts, net taxable sales, and tax liability by taxpayers. Information about a specific taxpayer is considered confidential and is governed by the provisions of S.C. Code Ann. Section 12-54-240. Any person violating the provisions of this section shall be subject to the penalties provided in S.C. Code Ann. Section 12-54-240.

Section 4. Sales and Use Tax Referendum; Ballot Question.

4.1 The Board of Elections and Voter Registration of Charleston County shall conduct a referendum on the question of imposing the Sales and Use Tax in the area of Charleston County on Tuesday, November 8, 2016, between the hours of 7 a.m. and 7 p.m. under the election laws of the State of South Carolina, mutatis mutandis. The Board of Elections and Voter Registration of Charleston County shall publish in a newspaper of general circulation the question that is to appear on the ballot, with the list of projects and purposes as set forth herein, and the cost of projects, and shall publish such election and other notices as are required by law.

4.2 The referendum question to be on the ballot of the referendum to be held in Charleston County on November 8, 2016, must read substantially as follows:

CHARLESTON COUNTY SPECIAL SALES AND USE TAX

QUESTION 1

I approve a special sales and use tax in the amount of one-half ($\frac{1}{2}$) of one percent to be imposed in Charleston County for not more than twenty-five (25) years, or until a total of \$2,100,000,000

in resulting revenue has been collected, whichever occurs first. The sales tax proceeds will be used to fund the following projects:

Project (1) For financing the costs of highways, roads, streets, bridges, and other transportation-related projects facilities, and drainage facilities related thereto, and mass transit systems operated by Charleston County or jointly operated by the County and other governmental entities. \$1,890,000,000.

Project (2) For financing the costs of greenbelts. \$210,000,000.

YES _____
NO _____

Instructions to Voters: All qualified electors desiring to vote in favor of levying the special sales and use tax shall vote "YES;" and

All qualified electors opposed to levying the special sales and use tax shall vote "NO."

QUESTION 2

I approve the issuance of not exceeding \$200,000,000 of general obligation bonds of Charleston County, payable from the special sales and use tax described in Question 1 above, maturing over a period not to exceed twenty-five (25) years, to fund completion of projects from among the categories described in Question 1 above.

YES _____
NO _____

Instructions to Voters: All qualified electors desiring to vote in favor of the issuance of bonds for the stated purposes shall vote "YES;" and

All qualified electors opposed to the issuance of bonds for the stated purposes shall vote "NO."

4.3 In the referendum on the imposition of a special sales and use tax in Charleston County, all qualified electors desiring to vote in favor of imposing the tax for the stated purposes shall vote "yes" and all qualified electors opposed to levying the tax shall vote "no". If a majority of the electors voting in the referendum shall vote in favor of imposing the tax, then the tax is imposed as provided in the Act and this Ordinance. Expenses of the referendum must be paid by Charleston County government.

4.4 In the referendum on the issuance of bonds, all qualified electors desiring to vote in favor of the issuance of bonds for the stated purpose shall vote "yes" and all qualified electors

opposed to the issuance of bonds shall vote “no”. If a majority of the electors voting in the referendum shall vote in favor of the issuance of bonds, then the issuance of bonds shall be authorized in accordance with S.C. Constitution Article X, Section 14, Paragraph (6). Expenses of the referendum must be paid by Charleston County government.

Section 5. Imposition of Tax Subject to Referendum.

The imposition of the Sales and Use Tax in Charleston County is subject in all respects to the favorable vote of a majority of qualified electors casting votes in a referendum on the question of imposing a sales and use tax in the area of Charleston County in a referendum to be conducted by the Board of Elections and Voter Registration of Charleston County on November 8, 2016, and the favorable vote of a majority of the qualified electors voting in such referendum shall be a condition precedent to the imposition of a sales and use tax pursuant to the provisions of this Ordinance.

Section 6. Miscellaneous.

6.1 If any one or more of the provisions or portions hereof are determined by a court of competent jurisdiction to be contrary to law, then that provision or portion shall be deemed severable from the remaining terms or portions hereof and the invalidity thereof shall in no way affect the validity of the other provisions of this Ordinance; if any provisions of this Ordinance shall be held or deemed to be or shall, in fact, be inoperative or unenforceable or invalid as applied to any particular case in any jurisdiction or in all cases because it conflicts with any constitution or statute or rule of public policy, or for any other reason, those circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable or invalid in any other case or circumstance, or of rendering any other provision or provisions herein contained inoperative or unenforceable or invalid to any extent whatever; provided, however, that the Sales and Use Tax may not be imposed without the favorable results of the referendum to be held on November 8, 2016.

6.2 This Ordinance shall be construed and interpreted in accordance with the laws of the State of South Carolina and all suits and actions arising out of this Ordinance shall be instituted in a court of competent jurisdiction in this State.

6.3 The headings or titles of the several sections hereof shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation, or effect of this ordinance.

6.4 This Ordinance shall take effect immediately upon approval following third reading.

6.5 All previous ordinances regarding the same subject matter as this Ordinance are hereby repealed.

Enacted this 9th day of August, 2016.



CHARLESTON COUNTY, SOUTH CAROLINA

By: J. Elliott Summey

Its Chairman of Charleston County Council

ATTEST:

K. Salisbury
Clerk of Charleston County Council
Charleston County, South Carolina

First Reading: 7/19/16

Public Hearing: 7/21/16

Second Reading: 7/27/16

Third Reading: 8/9/16

August 2, 2016

Kellie Tillman
Construction Administration Coordinator - Seamon Whiteside
501 Wando Park Blvd.
Mt. Pleasant, SC 29464
(843) 884-1667

Operations

RE: 2729 Bohicket Road Johns Island, SC 29455

Gerrita Postlewait
Superintendent of Schools

Dear Ms. Tillman,

Jeff Borowy, P.E.
Chief Operating Officer

Please accept this letter as "Proof of Coordination" for the 2.0 acre development located at 2729 Bohicket Road on Johns Island in Charleston County (TMS #: 256-00-00-046).

Sean Hughes
Director of Operational Planning

To determine an estimation of additional students any development will create, the following formula is used: on an average of .4 students per single-family unit and .2 students per multi family unit which is then divided by the number of kindergarten through twelve grade levels (which is a total of 13 levels) to get a grade level average. That average is multiplied by the number of grade levels per school level and rounded to the nearest whole number.

The locations you supplied will involve three (3) different school zones. The expected impacts to enrollments are as follows:

- Elementary School, 1 student
- Middle School, 1 student
- High School, 1 student

We are supplying you the names of the schools that fall within the attendance area where your development will take place. These are subject to change. The information is as follows:

Elementary School: Angel Oak Elementary School
Middle School: Haut Gap Middle School
High School: St. Johns High School

Please contact me if there are additional questions or needs.

Sincerely,

Sean

Sean C. Hughes, LEED AP
Director of Operational Planning
Operations
Charleston County School District
Phone: (843) 566-8190

Office of the Sheriff



County of Charleston

Sheriff J. Al Cannon, Jr.

August 2, 2016

Seamon, Whiteside and Associates, Inc.
Attn: Kellie Tillman
501 Wando Park Blvd.
Suite 200
Mt. Pleasant, SC 29464

Re: Letter of Coordination

Ms. Tillman,

The Charleston County Sheriff's Office acknowledges your intention to develop property located in the area of 2729 Bohicket Road, Johns Island, South Carolina. This location is currently under the jurisdiction of this agency.

Please understand that *all* law enforcement matters will need to be reported to this agency. This can be accomplished by calling the **Charleston County Consolidated Dispatch Center** at **843-743-7200** or dial **911 for emergencies**. Additional information can be accessed on our agency website at www.ccsso.charlestoncounty.org

If there are any additional questions, feel free to contact this office via telephone or by email.

Regards,

Lt. Rita Zelinsky
Off Duty Coordinator
Charleston County Sheriff's Office

Administrative Office

3691 Leeds Avenue
N. Charleston, SC 29405
~ Sheriff ~
Voice (843) 554-2230
Fax (843) 554-2243

Law Enforcement Division

3691 Leeds Avenue
N. Charleston, SC 29405
~ Patrol ~
Voice (843) 202-1700
Fax (843) 554-2234

Al Cannon Detention Center

3841 Leeds Avenue
N. Charleston, SC 29405
Voice (843) 529-7300
Fax (843) 529-7406

Judicial Center

100 Broad Street, Suite 381
Charleston, SC 29401
Voice (843) 958-2100
Fax (843) 958-2128



PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners
Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor John J. Tecklenburg (Ex-Officio)
Councilmember Perry K. Waring (Ex-Officio)

Officers
Kin Hill, P.E., Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

6/8/2016

Ms. Kellie Tillman
Seamon, Whiteside & Associates, Inc.
501 Wando Park Boulevard, Ste 200
Mount Pleasant, SC 29464

Re: Sewer Non-Availability to TMS #256-00-00-046 to serve one industrial unit

Dear Ms. Tillman,

This letter is to certify our inability to provide wastewater collection service to the above referenced site in Charleston County, South Carolina. The above referenced parcel is not within the Urban Growth Boundary of Charleston Water System.

Please contact St. John's Water Company with water service issues. Please contact Charleston County with sewer service issues.

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) 727-6870.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Boyle".

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file



Emergency Medical Services

CHARLES MILLICAN
Deputy Chief

843.202.6702
Fax: 843.202.6712
cmillican@charlestoncounty.org
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite B309
North Charleston, SC 29405-7464

December 22, 2016

Ms. Anna Lewis, Entitlements Manager
Seamon, Whiteside & Associates, Inc.
501 Wando Park Boulevard, Suite 200
Mount Pleasant, SC 29464

RE: FRATTONE PROPERTY PD; TMS No. 256-00-00-046

Dear Ms. Lewis,

A review has been completed of the draft Frattone Property Planned Development Guidelines, dated December 19, 2016; and the Frattone Property PD Sketch Plan, dated August 4, 2016, for a convenience/general store, fuel service islands, manager's office and on-site eating area located at 2729 Bohicket Road.

The Charleston County Emergency Medical Services (EMS) Department acknowledges your intention to develop the above referenced property. Charleston County EMS is the advanced life support paramedic first response and transport agency for this location – and all medical and trauma related incidents will need to be reported to this agency. This can be accomplished through the Charleston County Consolidated Dispatch Center by dialing 911.

During your scheduled Site Plan Review with Charleston County Planning Staff – EMS staff will attend in order to participate in any further review and coordination of the development design.

Sincerely,

Deputy Chief C. Millican



RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter
 Fleming, Juleigh B.
 to:
 Anna S Lewis
 12/20/2016 01:14 PM
 Cc:
 "Grooms, Robert W."
 Hide Details
 From: "Fleming, Juleigh B." <FlemingJB@scdot.org>
 To: Anna S Lewis <alewis@seamonwhiteside.com>,
 Cc: "Grooms, Robert W." <GroomsRW@scdot.org>
 History: This message has been replied to.

1 Attachment



L-1.0 PD Sketch Plan.pdf

Good afternoon Anna!

Thank you for the early coordination concerning the subject proposed development.

After reviewing the attached drawings our office has no objection to the proposed project. We do have concerns with the placement of the driveway on Bohicket Road as it does not meet spacing requirements outlined in our Access and Roadside Management Standards manual. Since the property has access to Partnership Lane, we recommend that the development have it's access there rather than on Bohicket Road.

This email does not constituent encroachment approval. Final approval is issued through our online EPPS system.

Please let me know if you have any questions.

Thank you!

JuLeigh B Fleming
 District Permit Engineer



6355 Fain Street
 North Charleston, SC 29406

Desk: 843-746-6722

From: Anna S Lewis [<mailto:alewis@seamonwhiteside.com>]
Sent: Sunday, December 18, 2016 11:51 AM
To: Fleming, Juleigh B.
Subject: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:
JOHN CONNOLLY, Chair
THOMAS KULICK, Vice-Chair
H. ALBERT THOMPSON
LEROY BLAKE
JOHN OLSON
SAMUEL BROWNLEE
ERIC P. BRITTON

P.O. BOX 56
1148 Main Road
JOHNS ISLAND, S.C. 29455
PHONE: (843) 559-9194
FAX: (843) 737-0058



COLLEEN WALZ, Fire Chief

December 21, 2016

Anna Lewis
Seamon Whiteside
501 Wando Park Blvd, Suite 200
Mt. Pleasant, SC 29464

Re: Letter of Coordination

Ms. Lewis,

The St. John's Fire District is in receipt of your request and acknowledges you will be submitting to amend the planned development zoning classification for 2729 Bohicket Rd, SC 29455.

This "Letter of Coordination" signifies that the property is located within the jurisdictional limits of St. Johns Fire District and will be able to provide fire protection for the property.

The St. John's Fire District utilizes the 2015 International Codes and applicable National Fire Protection Association (NFPA) codes as indicated by laws and standards recognized by the Office of the State Fire Marshal and Charleston County to ensure the safety of businesses and events located in the St. John's Fire District. This "Letter of Coordination" does not remove the requirements of the International Codes as amended and adopted by the State of South Carolina. All construction documents will be submitted and approved prior to construction on the site.

Please contact me directly at 843-864-4384 or at c.kelly@stjfd.org with any further questions. Please notify me immediately of any changes to the submitted plans or change to the rain plan.

Regards,

A handwritten signature in black ink that reads "Chad A. Kelly".

Captain Chad A. Kelly
Fire Marshal Division
St. Johns Fire District
843-864-4384

ST. JOHN'S WATER COMPANY, INC.
"This institution is an equal opportunity employer and provider"
Post Office Box 629
John's Island, South Carolina 29457-0629
Phone (843) 559-0186
Fax (843) 559-0371

Board Members
Julia H. Grant, Chair
Thomas Legare, Jr., Vice Chair
Robert M. Lee, Sec/Treas
Cheryl Glover
Isaac Robinson
Becky J. Dennis
Cindy M. Floyd
Tommy West
Richard Thomas

June 6, 2016

Ms. Kellie Tillman
Seamon Whiteside
501 Wando Park Blvd., Suite 200
Mt. Pleasant, SC 29464

Re: TMS number 256-00-00-046 at 2729 Bohicket Road
Water Availability and Willingness to Serve Letter
Proof of Coordination

Dear Ms. Tillman:

This letter is to confirm that TMS number 256-00-00-046 at 2729 Bohicket Road on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 16-inch water line located on Bohicket Road for water service to TMS number 256-00-00-046 at 2729 Bohicket Road. The water line on Bohicket Road is within 50-feet of the property line for TMS number 256-00-00-046 at 2729 Bohicket Road. Our system is SC DHEC approved and we have the capacity and willingness to provide potable water service to TMS number 256-00-00-046 at 2729 Bohicket Road.

If you have any questions, please feel free to give me a call at 843-514-5570.

Sincerely,



Colleen Schild
Assistant Manager/Engineer

APPENDIX I

Examples of Building Architecture



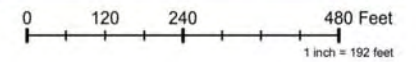
EXISTING CONDITIONS ON SITE - ABANDONED BUILDING, OVERGROWN VEGETATION, ETC.



ARCHITECTURAL INSPIRATIONS



Charleston County SC



FUTURE LAND USE ZONING

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



Author: Charleston County SC
Date: 8/4/2016



ARCHITECTURAL INSPIRATIONS



ARCHITECTURAL INSPIRATIONS



APPENDIX J

Charleston County ZLDR Chapters 4, 6, 8, 9, and 12

Public Input

**(Based on PD Guidelines
Recommended for Approval
at June 2017 Meeting)**

Link to Online Petition in Opposition:

<https://www.change.org/p/charleston-county-council-stop-more-accidents-and-deaths-on-bohicket-road>

Dear Charleston County Council Members,

At our most recent monthly meeting, we welcomed Johns Island residents Alexis Stroble, Jacqui McGlynn and Beth Hempton to speak to our council and guests about a rezoning request for 2729 Bohicket Road (case # ZREZ-04-17-00055). After hearing them present information about the possible construction of a full-service convenience store, with island fuel pumps, and a large office building, we felt the need to express opposition and request that you deny this rezoning. The following statistics and information greatly impacted our opinions:

- From 2014-2017, there were 262 collisions on that stretch of Bohicket Rd, from Edenvale to River Road, (7.1 miles) where this gas station would be centrally situated*.
- Of those 262 collisions, 118 injuries and 2 fatalities occurred*.
- According to the SCDOT, a convenience store in that location would result in an estimated 2919 cars moving on and off Bohicket Road daily, or an average of 3 cars every minute. Considering the traffic volume on that 7.1 mile straightaway, this presents an extremely dangerous situation for our island residents, commuters and tourists.
- The area is residential, with a few churches and small offices. A convenience store/gas station means late hours including traffic, excessive noise and bright lights in a primarily rural part of Bohicket Road where people farm, have horses, goats and other animals. It's an inappropriate area for such a business.
- We understand that the small mom & pop store that was there 20 years ago is being used as a precedent for this rezoning, but the traffic conditions are not comparable from two decades ago, and the original store was about 1000 square feet.
- We know of no neighbors who were previously approached by owners, Frattone Trust, about this project, and NONE of the residents within 300 feet of this property would consider it a positive move for our island. In fact, all of them have a signed a petition in opposition.

There doesn't appear to be a single benefit for Johns Island with this rezoning. Even the handful of employees that would be hired does not stand up to the obvious dangers of building this type of business on this particular stretch of Bohicket Road.

We ask that you deny this rezoning request in total. There's no positive reason for anyone on Johns Island to support the building of this convenience store/gas station, and we believe the majority of local residents disapprove of it. Thank you for your time and consideration.

Chris Cannon, Chairman

Johns Island Council

1572 Castlewick Ave

Johns Island, SC 29455

843-559-5113

* NUMBERS PREPARED BY SCDPS - OFFICE OF HIGHWAY SAFETY AND JUSTICE PROGRAMS



STATEMENT
OF THE
JOHNS ISLAND TASK FORCE
IN OPPOSITION TO
PROPOSED REZONING OF 2729 BOHICKET ROAD

The Johns Island Task Force works to advance the Vision created by a large coalition of Johns Island residents and supporters from the nearby sea islands.

The Vision promotes the welfare of the diverse and vibrant community of Johns Island by seeking to maintain traditional rural land uses and communities. This includes the culture, history, agriculture, forestry, ecotourism, hunting, fishing, and equestrian activities.

The 22 members of the Task Force meet monthly to discuss current or impending matters that support or would contravene the Vision.

The Johns Island Task Force is opposed to rezoning of 2729 Bohicket Road into any classification that would allow any form of high intensity commercial usage. Any such usage would be contradictory to the basic premise of the Urban Growth Boundary on Johns Island that was established as part of the Johns Island Comprehensive Plan and agreed to by Charleston City Council.

The neighborhood is residential and residential usage of the site would be entirely appropriate.

Some 12,000 individuals work on Kiawah and Seabrook Islands and most of them commute across Johns Island on Bohicket Road. No use of the property should generate the potential for any additional volume of traffic leaving and entering the already overstressed Bohicket Road, especially at the times of morning and evening work commuting.

Decades ago, the site was occupied by the kind of typical “Mom and Pop” general store and gas pump that served a local rural community. That kind of usage has disappeared. There is no need for commercial uses of the property in a location that is already served adequately by businesses in Freshfields Village and at the intersection of Bohicket and Main Roads.

----- ○○○ -----

Position adopted by unanimous vote of participants in the Johns Island Task Force regular monthly meeting on September 6, 2017.

From: alexis stroble [<mailto:exploratorystage@hotmail.com>]

Sent: Friday, July 14, 2017 3:44 PM

To: Andrea Harris-Long <AHarris@charlestoncounty.org>

Subject: Letter for 7/18 meeting

Dear County Council,

I have reviewed the Frattone PD. I am relieved to see that the architecture will be one that complements the Island. I also trust that the buffer requirements of plantings will be respected and honored.

However, my major concern has not been addressed. This property has a few grand oaks that literally hinders a driver's vision onto Bohicket Road. The safety of all drivers should be our primary concern and this seems to be overlooked. It's quite difficult to understand the magnitude of the problem when one has not actually driven onto Bohicket road from this site. I have personally driven onto Bohicket road from both proposed entrances and it is very dangerous especially during high volume traffic times. A convenience store yields high traffic volume making this conceptual site plan dangerous to the residence and visitors of the island. During the upcoming meeting can we hear solutions to this major concern?

Thank you,
Alexis Stroble

Sent from my iPhone

From: Beth Hempton <2729petition@gmail.com>

Date: September 15, 2017 at 4:50:58 PM EDT

To: <hsass@charlestoncounty.org>, <esummey@charlestoncounty.org>, Henry Darby <henrydarby@msn.com>, <tpryor@charlestoncounty.org>, <bmood@charlestoncounty.org>, <ajohnson@charlestoncounty.org>, <jqualey@charlestoncounty.org>, <vrawl@charlestoncounty.org>, <aharris@charlestoncounty.org>, <mmoore@lickboehm.com>, <mcglynn183@comcast.net>, <GCollins@seamonwhiteside.com>

Subject: 2729 Bohicket Road Zoning - follow up

Dear Charleston County Council members,

As you know from our previous emails, we agreed to the deferral of the Charleston County Council agenda item last August concerning the rezoning of 2729 Bohicket Road. Our goal in doing so was to open up discussions with the owner's representative, Gary Collins, hoping to come to an agreeable use for the property other than a convenience store/gas station. We met with the local neighbors who would be most affected by the commercial use of the property and then we met with Gary Collins and the neighbors.

Our initial meeting with the neighbors occurred at 7 pm on August 22, 2017. The list of attendees and meeting notes are attached, but in overview, we came to full agreement that any development at 2729 Bohicket Road should **NOT** involve the following:

- In and out traffic, with large numbers of drivers entering and exiting that part of Bohicket Road.
- Large equipment, trucks, trailers with limited sight lines entering and exiting Bohicket Road at that site.
- A business that's open after 7 pm or opens before 7 am.
- A business that requires 24-hour security/lighting (such as a company with expensive vehicles and equipment stored in outdoor fenced areas, etc.)
- A business that doesn't reflect the natural, residential community in which we all reside.

All of the previously noted concerns except the final point are directly related to the profound and evident safety issues that we have presented repeatedly in emails and documentation from the state. We've had so many recent accidents on Johns Island with trucks and tractor trailers that any business at 2729 Bohicket Road should not involve such vehicles. Getting in and out would be dangerous to anyone on the road, especially with the placement of the grand oaks and the amount of traffic.

Along with safety issues many neighbors had environmental concerns related to specific businesses. In particular, businesses causing drainage complications were ruled out as that property drains down to the river across the road. On page 63 of the previously submitted PD, it states “Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances **as long as the adjacent property owners are in agreement**, and a 100 year – 24 hour rain event has been studied downstream to where the site contributes 10% of the watershed.” The adjacent property owners are not in agreement. After any serious rainfall, you can see the extensive problems with drainage already.

The neighbors also discussed businesses that could fit into our residential community without adding to the gravity of the driving dangers on Bohicket Road or cause serious disruption to the rural residents. You can see those options highlighted on the attached document, *Land Use Designations*. Even with some of those businesses, such as the local contractors highlighted at the bottom, we stressed the need for conditions related to heavy equipment and vehicle storage, lighting, etc. as noted in our previous bullet points.

The second meeting, which included the original neighbors, plus a few more, along with Gary Collins, took place at 7 pm on August 28, 2017. At that meeting, Gary shared the history of the property and explained the position that the Frattone Trust was in with the odd and outdated zoning on the property. Several times, he stated that the gas station was not Paul Frattone’s idea and that he was definitely open to other ideas. It was also clear that Paul Frattone desired to make a regular, passive income off the property or if selling it, a significant profit. As we worked through the list of possible businesses (again, see attached *Land Use Designations*), we felt hopeful that the Frattones would consider something that wasn’t overly imposing on our community. As well, we requested a selling price, along with the price that Paul Frattone paid for the property, in case we could find a buyer. At this point, we have not received the price paid for the property despite repeated requests.

Since that meeting, Alexis Stroble has been in contact with Gary Collins primarily through email. While we continue to communicate with Paul Frattone through Gary Collins, we find that many of the ideas/concerns we have aren’t viable options for the Frattones. Finally, Gary Collins eluded to the convenience store/gas station idea being noted again as a possibility, which caused all of the concerns and community action from the beginning. We realize that Paul Frattone has no interests here other than owning a property he’d hoped would be a positive financial investment. He has no ties to our community, and will not have to suffer the negative impact of what he brings to our

island. We understand that he's in a challenging place having purchased property with odd zoning. However, we had thought that we'd at least helped him see the life threatening and community destroying precedent he would be setting by building a gas station. Seeing that option back on the table would be very discouraging.

As well, we are concerned about broad "commercial" zoning being assigned to that property allowing Paul Frattone or anyone who purchases the property from him to develop inappropriate and unhealthy future businesses. We want to see the Frattones benefit from the land they purchased, but we also believe there has to be conditions (per our previous bullet points) protecting the surrounding community, the many tourists and contractors who utilize Bohicket Road, and the future of our island.

We continue to share with the Johns Island community all that has occurred, we continue to collect petition signatures, and we will be attending and speaking at the upcoming CCC meeting to insure that our community voices and Johns Island concerns are clearly heard. Overwhelmingly, our community is not in favor of inappropriate development, most especially a gas station/convenience store at that location.

Our goal has been, and still is, to work with the Frattones while protecting our community. However, as long as the gas station or any other inappropriate business is on the list of options, we cannot support the zoning change. We rely on the Charleston County Council's wisdom to protect our community and the lives of those who travel on Bohicket Road. Again, we are desiring a win-win option for Paul Frattone and our island, but there has to be safe, smart and profitable options with conditions in place to address this PD and future property owners of 2729 Bohicket Road.

If you need any further information or would like us to re-send you the statistics from Columbia concerning accidents, injuries and deaths on Bohicket Road, please let us know. We appreciate your continued willingness to hear our pleas for reasonability and safety with this zoning issue.

Sincerely,

Beth Hempton – 2728 Bohicket Road

Jacqui McGlynn – 2732 Bohicket Road

Mellen Moore – 2712 Bohicket Road

Alexis Stroble – 2770 Bohicket Road

TRAFFIC COLLISIONS ON SECONDARY-20
CHARLESTON COUNTY 2001-2017 (2016-2017 PRELIMINARY DATA)

Summary by Year						
Year	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
2001	1	32	28	61	1	45
2002	0	20	34	54	0	34
2003	1	30	43	74	1	50
2004	1	30	41	72	1	41
2005	1	31	44	76	1	52
2006	1	24	47	72	1	43
2007	2	23	60	85	2	33
2008	0	21	40	61	0	30
2009	2	29	40	71	2	43
2010	0	17	35	52	0	22
2011	1	27	29	57	1	37
2012	0	24	37	61	0	42
2013	0	26	39	65	0	39
2014	1	19	46	66	1	23
2015	1	26	67	94	1	51
2016	0	29	71	100	0	44
2017	0	20	39	59	0	25
	12	428	740	1,180	12	654

Summary by Month						
Month	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
January	1	22	49	72	1	30
February	0	21	50	71	0	34
March	0	43	58	101	0	68
April	0	39	64	103	0	61
May	4	49	70	123	4	84
June	2	44	77	123	2	69
July	0	44	77	121	0	58
August	3	37	65	105	3	58
September	0	31	56	87	0	45
October	2	34	60	96	2	55
November	0	41	53	94	0	58
December	0	23	61	84	0	34

Summary by Day of Week						
Day of Week	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
Sunday	1	51	74	126	1	84
Monday	1	57	104	162	1	89
Tuesday	0	55	101	156	0	77
Wednesday	3	51	104	158	3	81
Thursday	0	62	116	178	0	105
Friday	4	73	144	221	4	105
Saturday	3	79	97	179	3	113

*Property Damage Only

**TRAFFIC COLLISIONS ON SECONDARY-20
CHARLESTON COUNTY 2001-2017 (2016-2017 PRELIMINARY DATA)**

Summary by Time of Day						
Time of Day	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
12:01am - 3:00am	1	34	44	79	1	43
3:01am - 6:00am	2	26	38	66	2	32
6:01am - 9:00am	0	62	103	165	0	113
9:01am - Noon	1	60	106	167	1	92
12:01pm - 3:00pm	3	48	113	164	3	74
3:01pm - 6:00pm	1	97	187	285	1	157
6:01pm - 9:00pm	1	50	87	138	1	72
9:01pm - Midnight	3	51	62	116	3	71

Summary by Weather Condition						
Weather Condition	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
Clear, No Adverse Conditions	10	349	611	970	10	546
Rain	2	56	87	145	2	76
Cloudy	0	18	35	53	0	27
Sleet Or Hail	0	0	0	0	0	0
Snow	0	1	0	1	0	1
Fog, Smog, Smoke	0	1	2	3	0	1
Blowing Sand, Soil, Dirt Or Snow	0	0	0	0	0	0
Severe Cross Winds, High Wind	0	0	0	0	0	0
Unknown	0	3	5	8	0	3

Summary by Road Surface Condition						
Road Surface Condition	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
Dry	10	355	615	980	10	547
Wet	2	65	121	188	2	93
Snow	0	1	0	1	0	1
Slush	0	0	0	0	0	0
Ice	0	1	0	1	0	1
Contaminant (Sand, mud, Dirt, oil, Etc.)	0	0	0	0	0	0
Water (Standing)	0	3	0	3	0	4
Other	0	1	0	1	0	5
Unknown	0	2	4	6	0	3

*Property Damage Only

TRAFFIC COLLISIONS ON SECONDARY-20
CHARLESTON COUNTY 2001-2017 (2016-2017 PRELIMINARY DATA)

Summary by First Harmful Event						
First Harmful Event	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
None Listed	0	0	0	0	0	0
Cargo/Equip Loss Or Shift	0	0	0	0	0	0
Cross Median/Center Line	1	7	4	12	1	11
Downhill Runaway	0	0	0	0	0	0
Equipment Failure	0	1	1	2	0	1
Fire/Explosion	0	1	0	1	0	1
Immersion	0	0	1	1	0	0
Jackknife	0	0	0	0	0	0
Overturn/Rollover	2	12	12	26	2	17
Run Off Road Left	0	4	1	5	0	4
Run Off Road Right	0	7	2	9	0	9
Separation Of Units	0	0	0	0	0	0
Spill (Two Wheel Vehicle)	0	0	0	0	0	0
Other Non-Collision	0	4	4	8	0	4
Unknown Non-Collision	0	0	6	6	0	0
Animal (Deer Only)	0	5	107	112	0	5
Animal (Not Deer)	0	3	7	10	0	4
Motor Vehicle (In Transport)	3	213	415	631	3	348
Motor Vehicle (Stopped)	0	48	74	122	0	92
Motor Vehicle (Other Roadway)	0	2	2	4	0	3
Motor Vehicle (Parked)	0	0	0	0	0	0
Pedalcycle	0	4	1	5	0	5
Pedestrian	1	3	1	5	1	3
Railway Vehicle	0	0	0	0	0	0
Work Zone Maint. Equip.	0	0	1	1	0	0
Other Movable Object	0	4	10	14	0	5
Unknown Movable Object	0	0	0	0	0	0
Bridge Overhead Structure	0	0	0	0	0	0
Bridge Parapet End	0	0	1	1	0	0
Bridge Pier Or Abutment	0	0	1	1	0	0
Bridge Rail	0	0	2	2	0	0
Culvert	0	1	0	1	0	2
Curb	0	1	0	1	0	1
Ditch	0	18	11	29	0	20
Embankment	0	1	0	1	0	1
Equipment	0	0	0	0	0	0
Fence	0	2	1	3	0	4
Guardrail End	0	1	1	2	0	1
Guardrail Face	0	1	3	4	0	1
HWY Traffic Sign Post	0	0	5	5	0	0
Impact Attenuator/Crash Cushion	0	0	0	0	0	0
Light Luminaire Support	0	0	0	0	0	0
Mailbox	0	1	3	4	0	1
Median Barrier	0	0	1	1	0	0
Overhead Sign Support	0	0	0	0	0	0
Other (Post,Pole,Support,etc.)	0	1	1	2	0	1
Other (Wall,Bldg,Tunnel,etc.)	0	0	0	0	0	0
Tree	5	79	55	139	5	106
Utility Pole	0	1	1	2	0	1
Workzone Maint. Equip.	0	0	0	0	0	0
Other	0	2	3	5	0	2
Unknown Fixed Object	0	1	2	3	0	1
Unknown	0	0	0	0	0	0

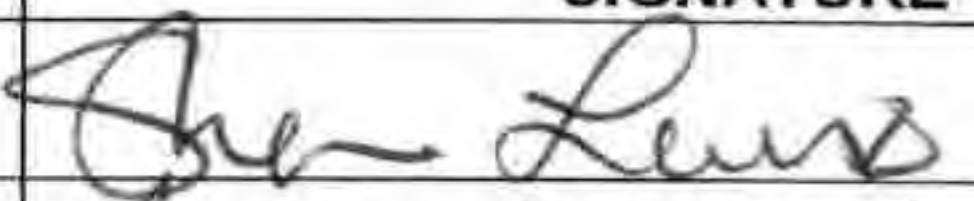
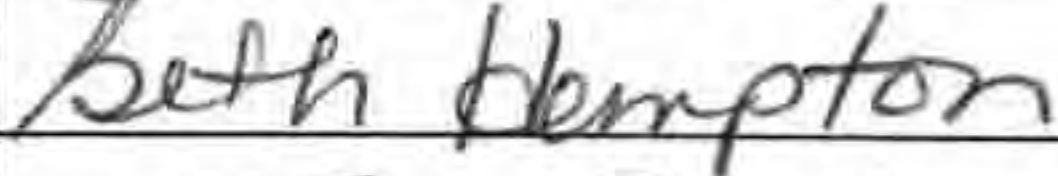

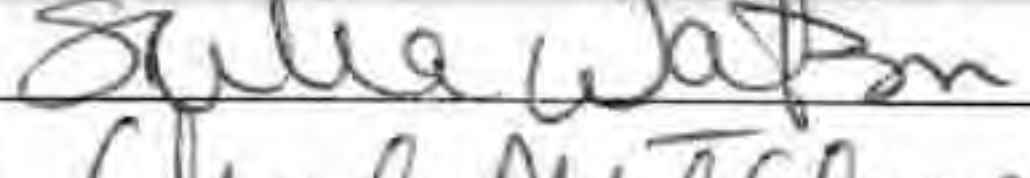
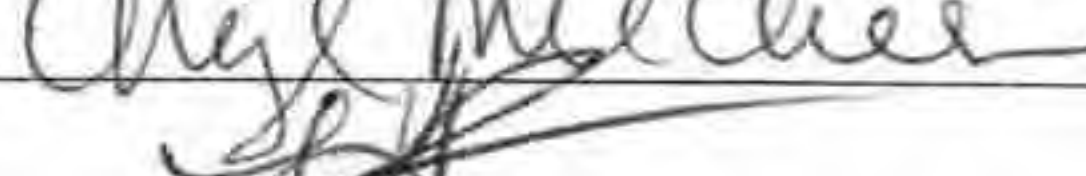
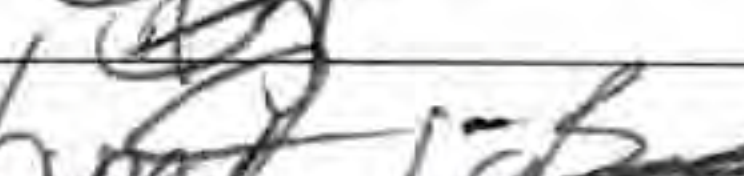
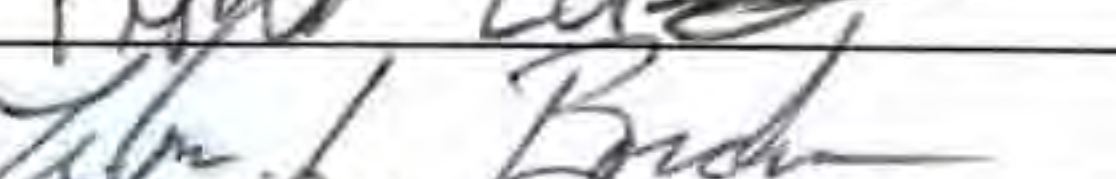



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We understand that commercial use is allowed on the property but, we agree with the County staff that what is being proposed does not fit with the area nor with the Comprehensive Plan.

Specifically:

1. According to the applicant's traffic study, a convenience store will create 2919 vehicle trips which is out of character with the rural nature of the area and unsafe on that area of Bohicket Road.
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We believe the applicant should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to concur with the staff recommendation to deny the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/22/17	Sharon Larnist		2734 Bohicket Rd
2	7-22-17	Beth Hempton		2734 Bohicket Rd
3	7-22-17	Tony Watson		2734 BOHICKET RD.
4	7-22-17	Shelia Watson		2734 Bohicket Rd.
5	7-22-17	Cheryl Mitchell		2734 Bohicket Rd.
6	7/23/17	Kim LaBoord		2844 Bohicket Rd
7	7/22/17	Kymet LaBoord		2844 Bohicket Rd
8	7-27-17	William L. BORDEN		2025 South Smokerise Way Mt. Pleasant SC
9	8-2-17	STEFAN L. HOWARD		3330 JEMMENS FREEMAN RD. JOHN ISLAND SC
10	8-3-17	Douglas Schaffert		2755 Bohicket Rd. JOHN ISLAND SC
11				
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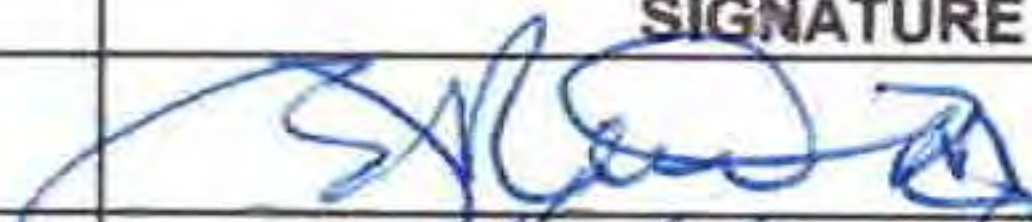






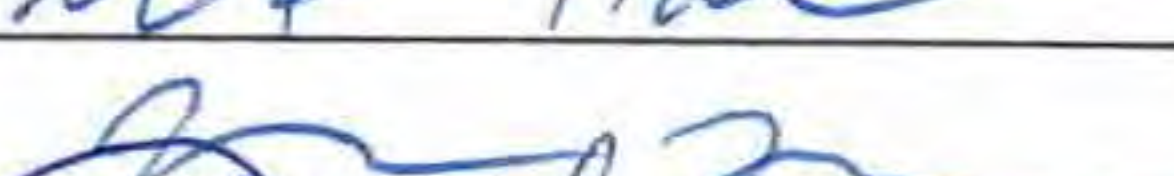


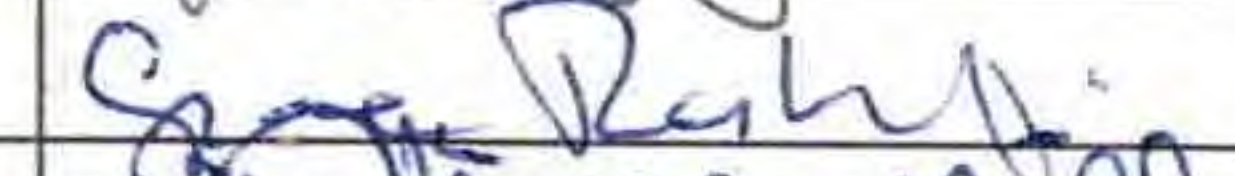
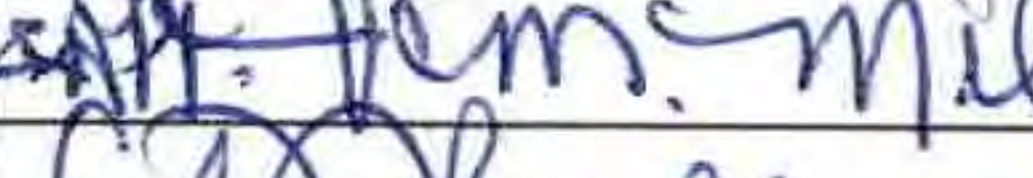
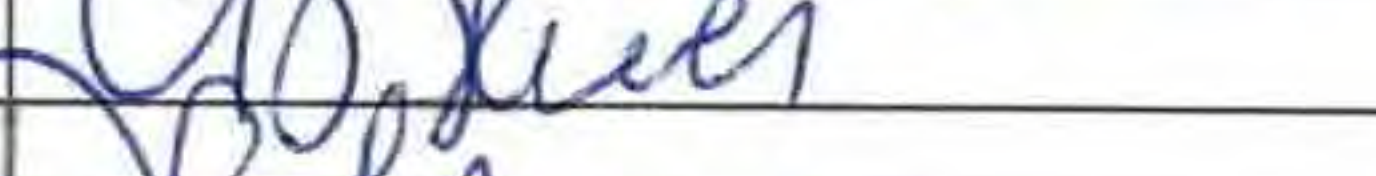
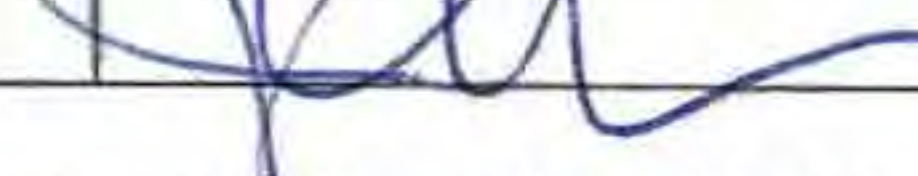
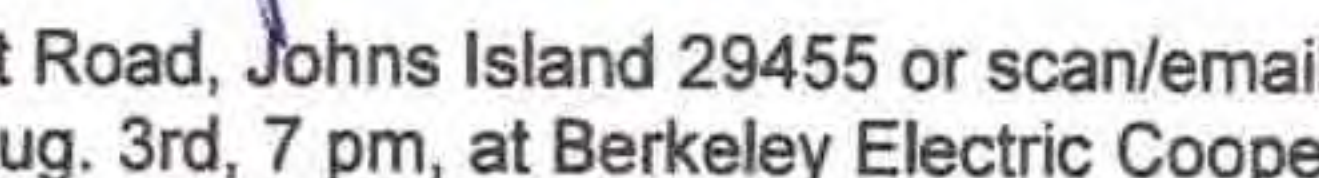
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7-30-17	JOHN REID		3260 COTTON HILL RD 29455
2	7-30-17	Natalie Torres		3331 Oak Branch Dr, 29455
3	7-30-17	Eduardo Torres		3331 Oak Branch Dr, 29455
4	7-30-17	Ashley Royal		2639 Bohicket Rd
5	7-30-17	Patricia Glover		
6	7-30-17	Katherine Glover		3326 Oak Branch Rd 29455
7	7-30-17	Timothy Glover		3326 Oak Branch Rd 29455
8	7-30-17	Matthew Hepstall		3326 Oak Branch Rd 29455
9	7/30/17	Julia Taylor		3326 Oak Branch Rd 29455
10	7/30/17	John Rashford		2799 Bohicket Rd Johns Is. SC
11	7/31/17	Alexis Stroble		2770 Bohicket Rd Johns Island
12	8-5-17	Grace Rashford		2799 Bohicket Rd Johns Is. SC
13	8-5-17	CAPT. JIM MILLER		60 FENWICK HALL ALLEY, JOHNS ISLAND, SC
14	8-5-17	Candy Oliver		3654 Humbert Rd Johns Island, SC
15	8-5-17	JC Nails		3654 Humbert Rd Johns Island, SC

Please return petitions by mail to: Alexis Stroble, 2713 Bohicket Road, Johns Island 29455 or scan/email to exploratorystage@hotmail.com. As well, you may bring signed petitions to the Johns Island Council meeting on Aug. 3rd, 7 pm, at Berkeley Electric Cooperative.



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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/31/2017	ELLEN BENTZ		3340 OAK BRANCH RD., JOHNS IS.
2	7/31/2017	TOMMY BENTZ		3340 OAK BRANCH RD., JOHNS IS.
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/22/2017	Charlene Le Steenly	<i>Charlene Le Steenly</i>	3327 LaBood Lane
2	7/22/2017	Lavene Laboard	<i>Lavene Laboard</i>	2806 A Bohicket Rd, John's Isl.
3	7/22/2017	Arthur Burk cos	<i>Arthur Burk cos</i>	2844 Bohicket Rd
4	7/22/2017	Tyrone Richardson	<i>Tyrone Richardson</i>	2839 Bohicket Rd.
5	7/23/2017	James Parlor	<i>James Parlor</i>	3 E. Wantoot Blvd, Charleston, SC 29407
6	7/23/2017	Kathleen Green	<i>Kathleen Green</i>	4844 Bonneau Rd John's Isl. SC
7	7/23/2017	Maybell Wright	<i>Maybell Wright</i>	4845 Bonneau Rd John's Isl. SC
8	7/23/2017	Nikole Elmer	<i>Nikole Elmer</i>	3031 Cape Rd John's Isl. SC
9	7/23/2017	Leola Bennett	<i>Leola Bennett</i>	2535A Gibbs Rd John's Isl. SC
10	7/23/17	Jeanne Hutchins	<i>Jeanne Hutchins</i>	2511 Gibbs Rd John's Isl. 29455
11	7/23/17	Nancy Butler	<i>Nancy Butler</i>	4845 Bonneau Rd, Johns Isl 29455
12	7/23/17	Joyce Lee	<i>Joyce Lee</i>	2844 Hut Rd John's Isl SC 29455
13	7-23-17	James Lee	<i>James Lee</i>	2844 Hut Rd John's Isl SC 29455
14	7/23/2017	Josephine S. Robinson	<i>Josephine S. Robinson</i>	3223 Cape Road Johns Island SC 29455
15	7-23-2017	Shara L. Robinson	<i>Shara L. Robinson</i>	3191 Cape Rd Johns IS SC 29455

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7-23-17	Titilola Bligen	Titilola Bligen	2523 Gibbs Road Johns Island
2	7-23-17	Thomas Simmons	Thomas Simmons	3225 Essex Jenkins Rd
3	7-23-17	Sebeck Simmons	Sebeck Simmons	4957 Linecast Rd Johns Island SC
4	7-23-17	Roshelle C. Robinson	Roshelle C Robinson	3191 Cape Rd Johns Is SC 29455
5	7-23-17	Joi Coaxum	Joi Coaxum	334 Cessna Ave Charleston, SC 29407
6	7-23-17	Gail Coaxum	Gail Coaxum	334 Cessna Ave Charleston, SC 29407
7	7-23-17	Audrey Deas	Audrey D. Deas	3665 Legareville Rd Johns Island SC
8	7-23-17	Doris Deas	Doris Deas	3665 Legareville Rd Johns Island, SC 29455
9	7-23-17	Rogenia Deas	Rogenia Deas	3665 Legareville Rd Johns Island, SC 29455
10	7-23-17	KAREN C DEAS	Karen Deas	334 Cessna Avenue Charleston, SC 29407
11	7-23-17	Vivian Smalls	Vivian Smalls	1952 Pebble Creek Ct Charleston SC 29411
12	7-23-17	Cheryl Jones	Cheryl Jones	2 Endo Dr Chas 29407
13	7-23-17	Ivy Jones-Turner	Ivy Jones-Turner	2 Endo Dr Chas 29407
14	7-23-17	Roslyn Freeman	Roslyn Freeman	2734 Alfred Freeman Rd
15	7/23/17	OTIS FREEMAN	Otis Freeman	2734 Alfred Freeman Rd

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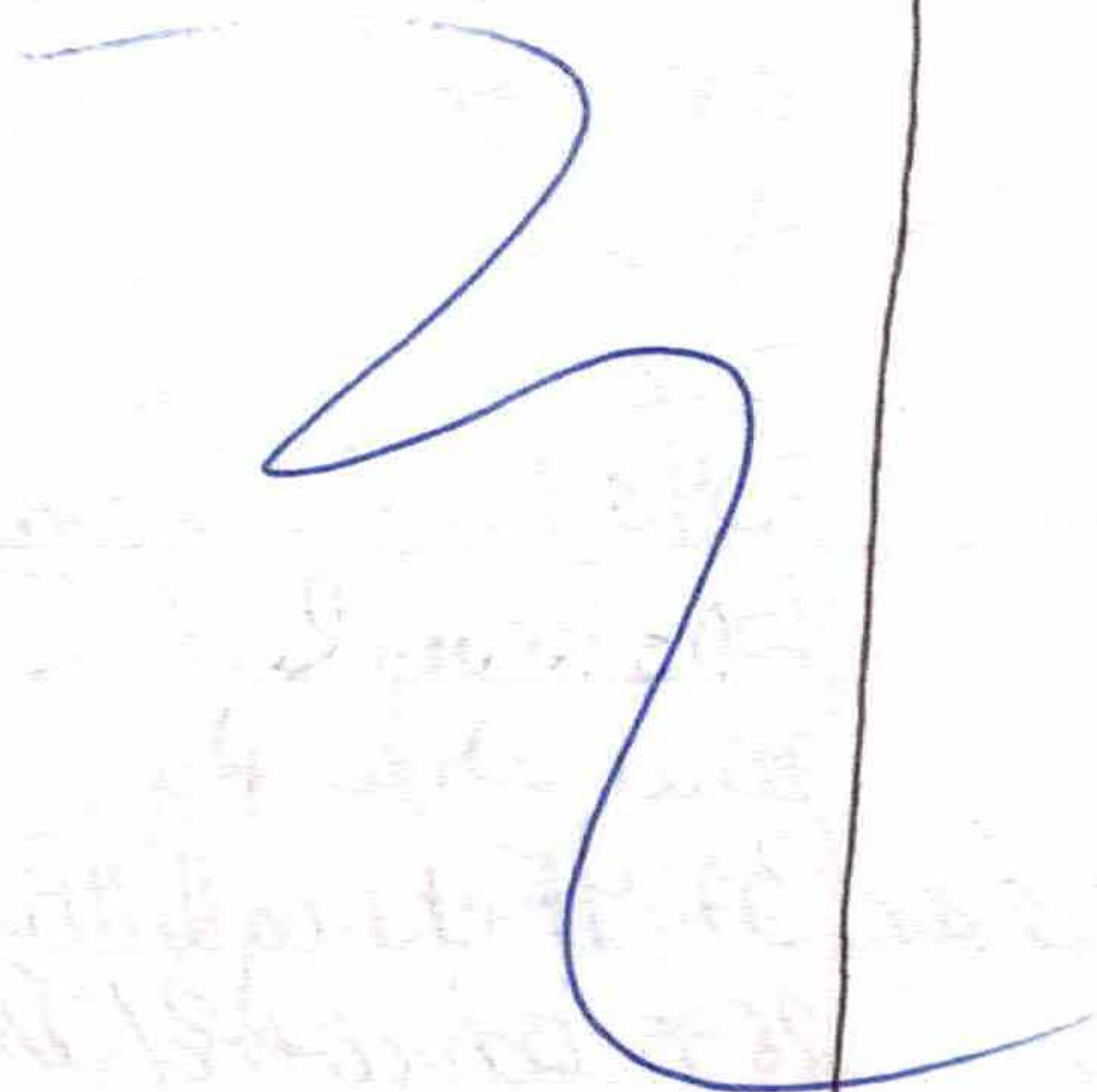
	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/23/17	Emily S Robinsa	Emily S Rob	Plowground Rd. Johns Is.
2	7/23/17	Gloria B. Parlor	Gloria B. Parlor	3 East Wantoot Blvd. Johns IS SC
3	7/23/17	Jessica Parlor	Jessica Parlor	3 East Wantoot Blvd. Johns IS SC
4	7/23/17	JOELLE N PARLOR	Joelle N Parlor	3 E WANTOOT BLVD. JOHNS IS SC
5	23 June 2017	Janet F. Parlor	Janet F. Parlor	91-3 Ashley Hall rd rd Cher SC
6	7/23/17	Constance Springs	Constance Springs	3525 Wine Road Johns IS 19 rd S.C.
7	7-23-17	Orthenial Johnson	Orthenial Johnson	3243 Esau Jenkins Rd Johns Is
8	7-23-17	Molly Brown	Molly Brown	4203 River Road Johns Island
9	7-23-17	Geraldine Morton	Geraldine Morton	3521 Wine Rd. Johns Island
10	7-23-17	MARGARET C. LABOARD	Margaret C. Laboard	3204 Fickling Hill Rd Johns Island, S.C. 29455
11	7-23-17	Cynthia L Williams	Cynthia L Williams	2839 Bohicket Rd Johns Is SC 29455
12	7-23-17	Silas J Williams	Silas J Williams	2839 Bohicket road JI SC 29455
13	7-23-17	Gloria W. Freeman	Gloria W. Freeman	30322 Jesse Qualls Rd J.I.S.C
14	7-23-17	CHARLES FREEMAN	Charles Freeman	" " " " "
15	7-23-17	Jean Howard	Jean Howard	1492 Coles Dr. Johns Island

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over →

Date	Printed Name	Signature	Address
7/23/17	Deborah Jenkins	Deborah Jenkins	3526 Pumpkin Hill Rd Johns Is
7/23/17	Larry Jenkins	Larry Jenkins	3520 Pumpkin Hill Rd Johns Is
7/23/17	Marquita Jenkins	Marquita Jenkins	3535 Pumpkin Hill Rd. Johns Is SC 29455
7/23/17	Mary B Jenkins	Mary B Jenkins	3518 Pumpkins Road John's Island
7/23	BEVERLY Jenkins	Beverly Jenkins	2274 Ashley River Road
"	Emily Smalls	Emily Smalls	1392 Paashee Drive
"	James D. GARRETT	James D. Garrett	3218 Cape Rd John's Island SC
7/23/17	Sandra Maxwell	S Maxwell	3984 Betsy Kerrison Pkwy
7/23/17	Emery Maxwell	Emery Maxwell	3984 Betsy Kerrison Pkwy
7/23/17	Monique Maxwell	Monique Maxwell	3984 Betsy Kerrison Pkwy
7/23/17	Meaghan Maxwell	Meaghan Maxwell	3984 Betsy Kerrison Pkwy
7/23/17	Roginaldo Simms	Roginaldo Simms	4793 Reggie Reggs Rd
7/23/17	Tamy Lockhart	Tamy Lockhart	1628 Live oak Pk, Seabrook's, SC
7/23/17	Marie Glover	Marie Glover	3226 Plow ground Rd

Date	Printed name	Signature	Address
7/23/17	Lavesa P. LaBoard	Lavesa P. LaBoard	PO Box 1122 Johns Island, SC 29457
7/23/17	Jacqueline Joyner	Jacqueline Joyner	3541 Old Pond Rd Johns Island SC 29455
7/23/17	Isaac LaBoard, Sr.	Isaac LaBoard, Sr.	P.O. Box 1122 Johns Island, S.C. 29457
7/23/17	David C. Taylor Sr.	David C. Taylor Sr.	PO Box 211 Johns Island, SC 29457
7-23-17	Phyllis L. LaBoard	Phyllis LaBoard	1878 Stafford Rd, Johns Id. 29457
7-23-17	Devance Nelson	Devanne Nelson	2836 Bohicket Rd, Johns Id. 29457
7-23-17	Travis La Board	Travis LaBoard	1878 Stafford Rd Johns Id. 29457



PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD
County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building
(Lonnie Hamilton building)

- We, the undersigned, understand that limited commercial use is allowed on the property of **2729 Bohicket Road, Johns Island, SC**, but the scope and size of the project being planned by Frattone Trust, if their rezoning request is approved, does not take into account the community's desires, the dangers of Bohicket Road or residential design of the surrounding properties.

Specifically:

1. According to the applicant's traffic study, a convenience store and additional office building will create an estimated 2919 vehicles moving on and off of 2729 Bohicket Road, a stretch of road already considered to be very dangerous.
2. The original commercial zoning was established prior to the growth and extensive traffic that now travels down Bohicket Road daily.
3. Replacing the current structure with 13,000 square feet, including a full-service convenience store, fuel pump islands and an additional office building, does not fit with the neighborhood and would negatively impact the lives of the neighboring residents as well as anyone who travels that road.
4. If rezoning occurs as applied for by the Frattone Trust, a precedent may be established for more inappropriate and unsafe construction in that particular area.
5. The benefits, for the surrounding community, of the rezoning are miniscule compared to the dangers and the negative impact for Johns Island residents, especially the home owners in close confines to the property.

We are signing this petition because we believe the applicant, Frattone Trust, should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to **concur with the staff recommendation to DENY** the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8-6-17	Betty J Brown	<i>Betty J Brown</i>	1321 Collier Rd Johns Isl. SC
2	8-6-17	Samuel Brown	<i>Samuel Brown</i>	1321 Collier Rd Johns Isl. SC
3	8-6-17	Tonya G. Brown	<i>Tonya G. Brown</i>	3532 River Rd. Johns Isl. SC
4				
5				
6				
7				

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8-6-17	Leroy W. Cohen	<i>Leroy W. Cohen</i>	3343 Lapboard Lane Johns Isl. SC
2	8/6/17	Sheryl Patterson	<i>Sheryl Patterson</i>	3106 Edenville Rd Johns Island SC
3	8/6/17	Thelma Smith	<i>Thelma Smith</i>	3458 Jennifer Rd. Johns Isl. SC
4	8/6/17	Morgan Smith	<i>Morgan Smith</i>	3458 Jennifer Rd. Johns Isl. SC
5	8/6/17	Inez Cohen	<i>Inez Cohen</i>	3343 Lapboard Ln. Johns Isl. SC
6	8/6/17	Isiah White Sr	<i>Isiah White Sr.</i>	1081 Bronjess Dr Johns Island SC
7	8/6/17	Patricia M. Grant	<i>Patricia M. Grant</i>	3775 Mangum Rd Johns Isl. SC

8	8/16/2017	Larry Nathaniel Smith	Larry N. Smith	3192 Annabel Road Johns Island SC
9	8-16-2017	Cheryl Glover	Cheryl Glover	2890 Caroline Ln, J-2, Johns Isl., SC 29455
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PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD
County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building
(Lonnie Hamilton building)

We, the undersigned, understand that limited commercial use is allowed on the property of **2729 Bohicket Road, Johns Island, SC**, but the scope and size of the project being planned by Frattone Trust, if their rezoning request is approved, does not take into account the community's desires, the dangers of Bohicket Road or residential design of the surrounding properties.

Specifically:

1. According to the applicant's traffic study, a convenience store and additional office building will create an estimated 2919 vehicles moving on and off of 2729 Bohicket Road, a stretch of road already considered to be very dangerous.
2. The original commercial zoning was established prior to the growth and extensive traffic that now travels down Bohicket Road daily.
3. Replacing the current structure with 13,000 square feet, including a full-service convenience store, fuel pump islands and an additional office building, does not fit with the neighborhood and would negatively impact the lives of the neighboring residents as well as anyone who travels that road.
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We are signing this petition because we believe the applicant, Frattone Trust, should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to **concur with the staff recommendation to DENY** the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/06	Geneva Hunter	<i>Geneva Hunter</i>	1836 River Rd Johns Isl. SC 2945
2	8/06	Ashley Smalls	<i>Ashley Smalls</i>	5386 Gregg Lndg. N. Cras. SC 294
3	8/6	Paige Sneed	<i>Paige Sneed</i>	3458 Jennifer Blvd Johns Isl. SC 294
4	8/6	Rosetta Bligen	<i>Rosetta S. Bligen</i>	3940 Betsy Kernan Pkwy. Johns Isl. SC
5	8/6	Betty S. White	<i>Betty S. White</i>	1081 Bronjess Dr. Johns Isl. SC 294
6	8/6	Linda Goodwin	<i>Linda Goodwin</i>	2751 Bohicket Rd Johns Island SC
7		Bar Smith		3341 Habited Blvd

8	8-6-17	S.L. Drayton	S.L. Drayton	1003 Main Road Johns Island SC
9	8-6-17	Jamavis S. Drayton	Jamavis S. Drayton	1003 Main Road Johns Island SC
10	8-6-17	Julie Ann Drayton	Julie Ann Drayton	11 " " " " " "
11	8-6-17	Benjamin Drayton	Benjamin Drayton	11 " " " " " "
12	8-6-17	David Brown	David Brown	3559 Dunmore Dr. Johns Island SC
13	8-6-17	Sharon Cole-Brown	Sharon Cole B	" " " " " "
14	8/6/17	Sam BROWN	Sam B	3532 River Rd Johns Island SC
15	8/6/17	Lillian Smith		2420 Anna Bell Road Johns Is
16	8/6/17	Travis J. Smith		
17	8/6/17	Viola Robinson	Viola Robinson	3405 Habitat Blvd Johns Island
18	8/6/17	Annie M. Frasier	Annie M Frasier	1733 Boro Lane, Johns Island SC
19		Joseph		2433 N. EDENVALE - JOHN.
20		Travis L. Frasier SR		1733 Boro Ln, Johns Isl. SC.
21		Theresa Brown	THERESA BROWN	3765 Backport Road SC
22	8/6/17	Anthony Rampersant	Anthony Rampersant	2873 Bohicket Rd,
23	8/6/17	Charles Smith	Charles Smith	3287 Island Estate Dr Johns Isl.
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/5/17	N. Yvonne Smith-Sherard	N. Yvonne Smith-Sherard	2949 Waterleaf Rd - Johns Is
2	8/5/17	James R. Sherard	James R. Sherard	2949 Waterleaf Rd Johns Is
3	8/5/17	Phillip Duster	Phillip Duster	2659 Burden Elm Rd, JI 29450
4	8/5/17	Janis Williams	Janis Williams	3610 Megareville Rd JI 29455
5	8/9/17	Destiny Hetz	Destiny Hetz	302 Venura Pl. Mount Pleasant, SC
6	8/5/17	Mary Pratt	Mary Pratt	2863 Edenvale J.I. 29455
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business
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iv-neighbor

Petition Dates 7-22-17 through 8-17-17

We, the undersigned, are concerned about

We understand that commercial use is allowed on the property but, we agree with the County staff that what is being proposed does not fit with the area nor with the Comprehensive Plan.

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7.31.17	Jaime Carr	<i>Jaime Carr</i>	60 Fenwick Hall Allee Apt 533 Johns Island, SC 29455
2	8/1/17	Tim Beatty	<i>Tim Beatty</i>	3320 Bohicket Rd Johns Island SC 29455
3	8/1/2017	Jennifer Beatty	<i>Jennifer Beatty</i>	3320 Bohicket Rd JI SC 29455
4	8/1/2017	Blake Beatty	<i>Blake Beatty</i>	60 Fenwick Hall Allee Johns Island SC 29455
5	8/1/2017	Cory Schramm	<i>Cory Schramm</i>	642 Washington Street IA 10014
6	8/1/2017	Emily Schramm	<i>Emily Schramm</i>	642 Washington Street IA 10014
7	8/1/2017	GREG MURATORE	<i>Greg Muratore</i>	60 Fenwick Hall Aly 29455
8	8/8/17	James Vincent	<i>J. Vincent</i>	3029 Seabrook Village Dr SE, SC 29455
9	8/13/17	Julie Stroble	<i>Julie Stroble</i>	2713 Bohicket Rd. Johns Island, SC 29455
10	8/13/17	Kristin Becks	<i>Kristin Becks</i>	2713 Bohicket Rd. Johns Island, SC 29455
11	8/13/17	Chadwick Becks	<i>Chadwick Becks</i>	2713 Bohicket Rd. Johns Island, SC 29455
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/8/17	Wmmye Pool	Wmmye Pool	23 Beachwalker Dr.
2	8/8/17	Emily Jenkins	Emily Jenkins	23 Beachwalker Dr.
3	8/9/17	Chantaway But	Chantaway But	23 Beachwalker Dr.
4	8/9/17	Jerry H. Higgins	Jerry Higgins	5959 Chisolm Rd.
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We, the undersigned, are concerned about

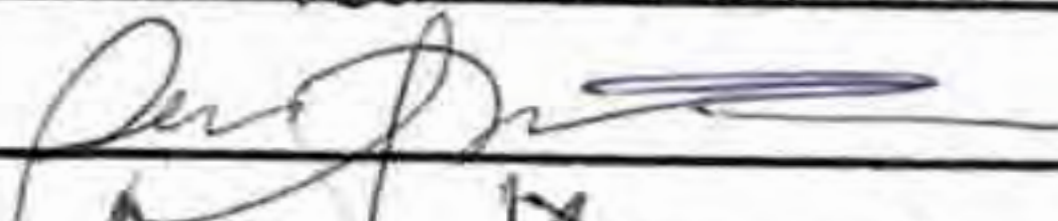
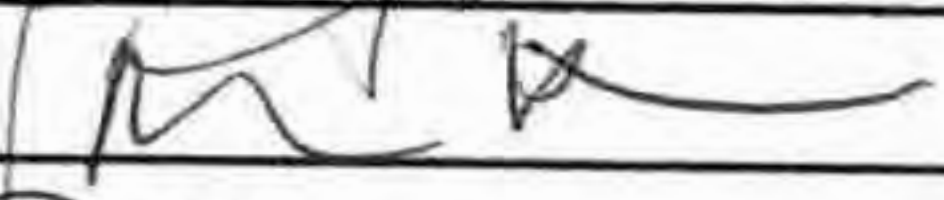
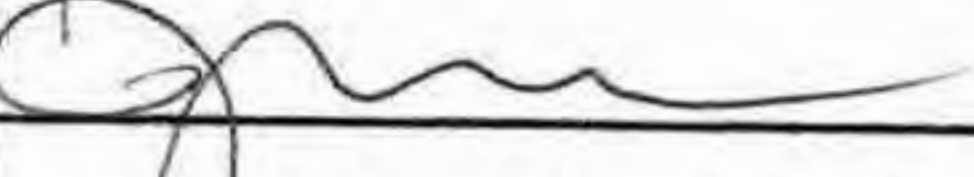
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	07-25-17	Keiko Miura	Keiko Miura	60 Fenwick Hall Allee, Johns Island
2	8/2/17	Sonia Martino		3048 Back Pen Rd, Johns Island
3	8/12/17	Natasha Beck		2284 Ashley River Rd., Apt 1014, 29414
4	8/12/17	Josh Morgan		121 High Hammock Vlg Johns Is SC 29455
5		Stephanie Delaney	Signed on-line	1725 Sailfish Drive Johns Island SC 29455
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	Aug. 11, 2017	Harriette W. Banknight	<i>Harriette W. Banknight</i>	3265 Walter Dr ²⁹⁴⁵⁵ J.I.
2	Aug 11, 2017	Patricia S Reynolds	<i>Patricia S Reynolds</i>	3266 Walter Dr ²⁹⁴⁵⁵ J.I.
3	Aug 11, 2017	Charles N Crosby	<i>Charles N Crosby</i>	3367 Charlie Jones Blvd ²⁹⁴⁵⁵ J.I.
4	Aug 11, 2017	Dustin Hines	<i>Dustin Hines</i>	3367 Charlie Jones Blvd
5	8-12-2017	Deane Metrock	<i>Deane S Metrock</i>	3257 Walter Dr JI 29455
6	8-13-2017	Renee Salisbury	<i>Renee Salisbury</i>	3267 Walter Dr. J.I. 29455
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1	7/25/17	URSULA TOBIN		60 Fenwick Hall Alley, Johns Is., SC
2	7/28/17	Holly Newman		1004 Summerville Rd. Johns Is., SC
3	8/2/17	Sarah Bond		6315 Shilalah Oaks Pkwy Ravenel, SC 29470
4	8.2.17	Shannon M. White		627 Majestic Oak Dr, Charleston, SC 29405
5	8.2.17	Sarah Church		926 E. Estates Blvd Apt A Charleston, SC 29414
6	8.2.17	Dana h. Muckelbauer		3056 Green Park Ave. Chas. 29414
7	8/2/2017	Roshonda J. Brown		3845 Mary Ann Pt. Rd. Johns Is. 29455
8	8/2/17	Carla Howard		1027 Oakcrest Dr. Charleston SC
9	8/2/17	Paula D. Johnston		3173 Moonlight Dr. Charleston - SC 29412
10	8/2/17	Dianne Bifalco		1565 BLUEWATER WAY 29414
11	8/2/17	Tammy May TAMMY McADORY		2709 Bohicket Rd Johns Island
12	8/8/17	KRISTIAN GRAFING		5559 Katy Hill Rd Wadmalaw Island, SC
13	8/8/17	Jim Swan		1456 Mildan Pass Johns Is., SC
14	8/9/17	Dan Kokkos		3009 Candan goose Drive
15	8/8	Kim Walker		5559 KATY Hill Rd

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N-Neighbor

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8-13-17	Wilma J. Infinger	Wilma J. Infinger	2775 Bohicket Rd.
2	8-13-17	ALLAN RASHFORD	Allen A. Rashford	2761 Bohicket
3	8-13-17	GLORIA RASHFORD	Gloria Rashford	2761 Bohicket
4	8-13-17	Aneita Rashford	Aneita Rashford	2770 Bohicket
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PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD

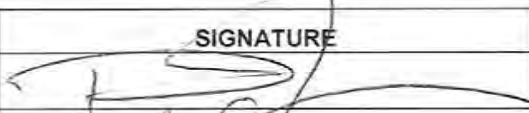
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/3/17	Richard Jenkins		611 Two Mile Run Johns Island
2	8/3/17	Chris H. Cannon	Chris H Cannon	1572 Castlewick Ave Johns I 29455
3	8/3/17	JAM BROWLER	Jan Browlee	2676 Bohicket Road JI. 29455
4	8/4/17	Joan Browlee	Joan Browlee	2676 Bohicket Road Johns I 29455
5	8/5/17	Bernice Bibbs	Bernice Bibbs	1895 Bohicket Road, Johns Island
6	8/11/17	AITA W. SULLIVAN	Alta Duesman	3741 Plantation Pointe Rd Johns I 29455
7	8/11/17	JOHN P SULLIVAN	John P Sullivan	374 PLANTATION POINTE RD 29455



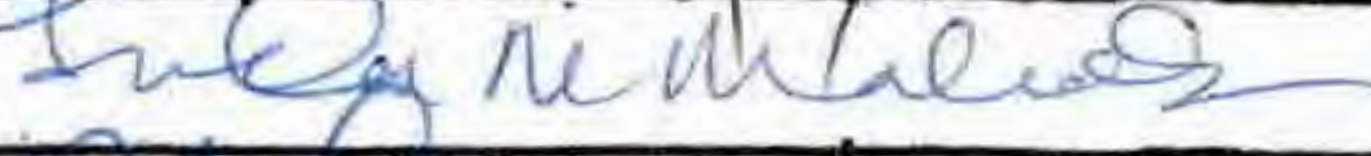
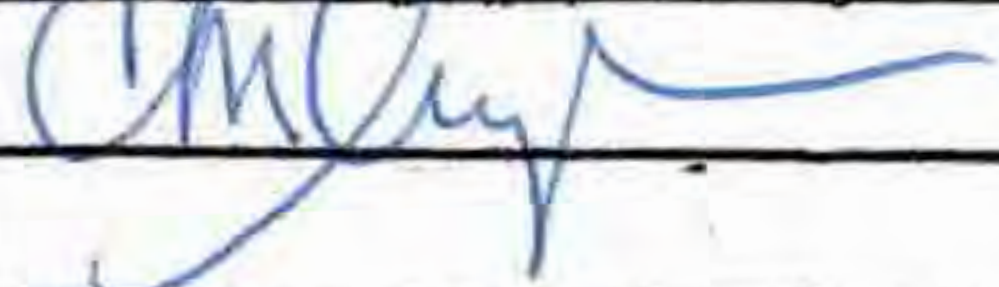
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1.	8/25/17	RICHARD W. BOLLOCK		13271 JOHNSTOWNE ST, JOHN ISLAND, SC
2.	8/25/17	Gloria H. Reynolds		773 Spinnaker Beachhouse, Seabrook SC
3.	9/1/17	Linda M. Malcolm		244 Saltgrass Ct KI
4.	9-2-17	Charlene M. Arrington		10 Silvermoss Circle, KI
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	Date	Print Name	Sign Name	Address
8	8/27/17	Sylvia Aldredh	Sylvia Aldredh	805 Tree Pt, Seabrook Is
9	8/28/17	Gloria John	Gloria John	2720 N Quincy St Arbyrd Va
10	8/28/17	HYMAN FIELD	Francis H. Field	3213 STEPHENSON DR NW WASHINGTON, DC 20015
11	8/28/17	Anne Field	Anne Field	"
12	8/29/17	Brian Austin	Brian Austin	1174 Lazy Lane Mt Pleasant S
13	8-30-17	DAVID HILLMAN	DAVID HILLMAN	7 Oyster Shell Rd, Johns Island
14	8-31-17	Richard Burk	Richard Burk	387 Tappan Road Seabrook Island
15	9/1/17	Gail Hackney	Gail Hackney	6215 Norway Rd Dallas TX 752
16	9/1/17	P BRANNAN	P BRANNAN	Oyster catcher court Seabrook
17	9-1-17	C. W. WILBACH	C. W. WILBACH	51 Ocean Course
18	9/1/17	Louise Barvier	Louise Barvier	163 High Hammock
19	9/1/17	SEAN LORD	SEAN LORD	3209 Wood Duck
20	9/1/17	Fred Bergson	Fred Bergson	1914 Marsh Oak
21				Lawe Seabrook
22				SC
23	9/1/17	Michael Clark	Michael Clark	340 Beach Club Villas
24	9/1/17	ROBERT BARNETT	Robert Barnett	432 SNOWY EGRET Seabrook Is
25	9/1/17	Wm ROGERS	Wm Rogers	432 SNOWY EGRET KIAWAH
26	9/2/17	Lynne Summers	Lynne Summers	1147 Summer Wind Cottages Seabrook Isl. SC 29455
27	9/2/17	Elise Torgens	Elise Torgens	1902 Long Bend Dr. Seabrook
28	9/2/17	Larry Loeser	Larry Loeser	1107 Duneside Kiawah
29	9/2/17	Beverly Ann Loeser	Beverly Ann Loeser	1107 " "
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2. The original commercial zoning was established prior to the growth and extensive traffic that now travels down Bohicket Road daily.
3. Replacing the current structure with 13,000 square feet, including a full-service convenience store, fuel pump islands and an additional office building, does not fit with the neighborhood and would negatively impact the lives of the neighboring residents as well as anyone who travels that road.
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	9/3/17	Kathleen Ramich	<i>Kathleen Ramich</i>	200 Belted Kingfisher Xlan
2	9/3/17	Jim Ramich	<i>Jim Ramich</i>	" " "
3	9/03/17	Marilyne Hollar	<i>Marilyne Hollar</i>	450 Sea Rocket Court #1
4	9/03/17	Joe Hollar	<i>Joe Hollar</i>	450 Sea Rocket Court #1
5	9-3-17	Kathleen Hatley	<i>Kathleen Hatley</i>	2647 Persimmon Pond SBT
6	9/7/17	Elizabeth O'Connell	<i>Elizabeth O'Connell</i>	1034 Le Jarbler ihiacur
7				

PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD
County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building
(Lonnie Hamilton building)

We, the undersigned, understand that limited commercial use is allowed on the property of **2729 Bohicket Road, Johns Island, SC**, but the scope and size of the project being planned by Frattone Trust, if their rezoning request is approved, does not take into account the community's desires, the dangers of Bohicket Road or residential design of the surrounding properties.

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	DATE/	PRINTED NAME	SIGNATURE	ADDRESS
1.	9/2/17	LINDA BAKER	Linda Baker	2 CONCORD ST. CHAR, SC 29401
2	9/2/17	VINCE SCHIAVONE	Vince Schiavone	3620 LOGGERSHEAD CT - SEASIDE
3	9-2-17	R. SHARON SCHIAVONI	R. Sharon Schiavoni	3620 LOGGERSHEAD CT - SEASIDE IS.
4	9-2-17	Christina G. White	Christina G. White	3558 MAYBANK HWY JOHN IS SC 29455
5	9-2-17	Brian A White	Brian A. White	3558 MAYBANK HWY J I SC 29455
6	9-2-17	Rich Mauldin	Rich Mauldin	20 Arrowhead Hill, Kiawah
7	9/2/17	Laura King	Laura King	20 Arrowhead Hill, Kiawah



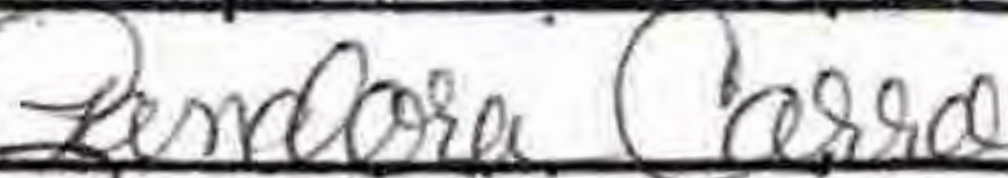
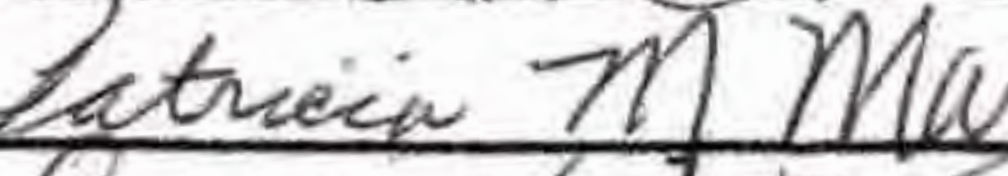
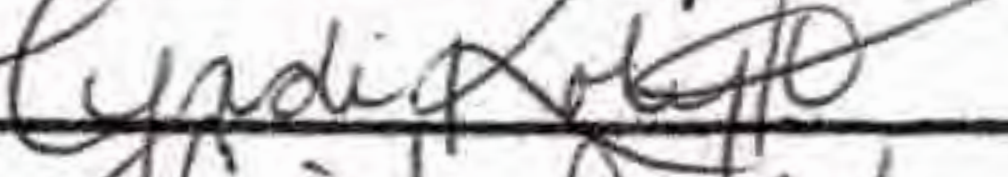
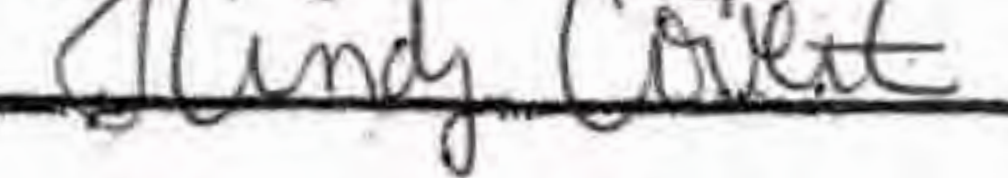
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	08/22/17	Shelley Hallman		15410 John Mack Lane, Wadmalaw
2	8/22/17	Travis Carter		5410 John Mack Lane Wadmalaw
3	8/24/17	Dorena Carroll		1360 Whippoorwill Farm Rd. J.I.
4	8/24/17	PATRICIA MARTIN		3359 WESTPHAL DR JI
5	8/24/17	CYNDI KOTYLK		1957 Blue Bayou Blvd. Johns Island
6	8/24/17	CINDY COVERT		2107 LANDFALL WAY Johns Island
7				

	Date	Print Name	Sign Name	Address
8	8/27	D.T. Hubbard	D.T. Hubbard	23 Keenick Island Club Dr - 2945
9	8/27	Steneh		3043 Marshway Dr SE SE 29458
10	8/27	Charles L. Moore Jr	CHARLES L. MOORE JR	2712 BOHICKET RD 29455
11	8/27	Chris L. Upchurch	Christopher L. Upchurch	1354 Camp Rd.
12	8/27	RICHARD MARION	R W W	3074 Baywood Dr
13	8/27	RICHARD MARION	R W W	3074 Baywood Dr
14	8/27	Madeline Marion	Madeline Marion	3074 Baywood Dr.
15	8/27	Margaret Vincent	Margaret Vincent	604 Double Eagle Tr
16	8/27	Harold Vincent	Harold Vincent	604 Double Eagle Tr
17	8/27	Matt Key	Matt Key	3642 Dry St
18	8/27	Dave Smith		4444 San Francisco
19	8/27	Syd Trott	Sydney Trott	1880 Ardell bluff Blvd
20	8/27	Melissa Francoman	Melissa Francoman	436 Sealavender Ct. Keweenaw
21	8/27	Tom Francoman	Tom Francoman	436 Sealavender Keweenaw
22	8/27	SHANNON GRIFFIN	Shannon Griffin	3334 HABITAT BLVD JOHNES ISLAND
23	8/27	Henry A. Billet		2845 Crd Tail Porch, 23665
24		Henry A. Billet		2365
25	9/1/17	John McNamee	John McNamee	1323 Pelican watch villas
26	9/1/17	Susan McNamee	Susan McNamee	1323 Pelican Watch Seaside
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PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD

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	DATE /	PRINTED NAME	SIGNATURE	ADDRESS
1.	8/13/17	LIN ROBERTSON	<i>Lin Robertson</i>	2756-5 JOBBE DR CHAS, SC 29414
2.	8/13/17	KEVIN BALL	<i>Kevin Ball</i>	3460 Bohicket Rd JI 29455
3.	8/13/17	KEEGAN KENNEDY	<i>Keegan Kennedy</i>	134 Folly Rd. Chas, 29407
4.	8/13/17	CORRIG ANDERSON	<i>Corrig P. Anderson</i>	498 CESSNA AVE Chas 29407
5.	8/13/17	Lonnie Cope	<i>Lonnie Cope</i>	1631 LIVE OAK PARK 29455
6.	8-13-17	JOHN V. SLAYTON	<i>John V. Slayton</i>	179 MARSH ISL. DR. KIAWAH 29455
7.	8-13-17	BOBBIE BURTON	<i>Bobbie Burton</i>	179 MARSH IS. DR. JOHNS IS 29455

	DATE	NAME	SIGNATURES	ADDRESS
8	8-13-17	DAVID BOYER	<i>David Boyer</i>	4148 RIVER RD
9	8-13-17	TRACEY KENNEDY	<i>Tracey Kennedy</i>	1883 CORKELL BLVD
10	8-22-17	WALTER FERRARO	<i>Walter Ferraro</i>	1883 CORKELL BLVD
11	8-22-17	JOHN GARBARINO	<i>John Garbarino</i>	1894 ANDELL BLVD
12	8-22-17	BECKY MANNA	<i>Becky Manna</i>	1887 ANDELL BLUFF BLVD.
13	8-22-17	MAURY M. DUGAN	<i>Maury M. Dugan</i>	2432 - RACQUET CLUB DR.
14	8-22-17	ALFRED J. CASTLE	<i>Alfred J. Castle</i>	2960 EDENBOROUGH RD SEABROOK IS.
15	8-22-17	KAREN PATRICK	<i>Karen Patrick</i>	59 SURFWATCH DR K.I.
16	8/22/17	JOHN PATRICK	<i>John Patrick</i>	59 SURFWATCH DR K.I.
17	8/22/17	WAZRY MAJORS	<i>Wazry Majors</i>	2636 PERSIMMON FORD CT
18	8/22/17	TINA MAYLAND	<i>Tina Mayland</i>	2636 PERSIMMON FORD CT
19	8/22/17	GREGORY M. SKOVIRN	<i>Gregory M. Skovirn</i>	1373 PEUCANWATCH SEABROOK ISLAND
20	8/22/17	LAURENCE BUCHMAN	<i>Laurence Buchman</i>	2111 KINGS PINE DR. SEABROOK ISLAND
21	8/22/17	BRENT GRIFFITH	<i>Brent Griffith</i>	4896 MAYBANK HWY, WADSWORTH, SC
22	8/22/17	CHARLES SITES	<i>Charles Sites</i>	2313 SEABROOK ISLAND RD, JOHNS ISLAND
23	8/22/17	RYAN WIZZELL	<i>Ryan Wizzell</i>	1025 LEONARD DR
24	8-22-17	JAMIE CORBETT	<i>Jamie Corbett</i>	5544 CHISOLM RD
25	8-22-17	JAMIE CORBETT	<i>Jamie Corbett</i>	1488 SADIE GREEN 29487
26	8-24-17	KATHY Z BETH	<i>Kathy Z Beth</i>	1149 RIVER RD 29455
27	8-24-17	KAREN COOPER	<i>Karen Cooper</i>	2131 LANDFARE WY 29455
28	8-24-17	NICOLE KENNEDY	<i>Nicole Kennedy</i>	1458 SADIE GREEN RD 29487
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	<u>NAME</u>	<u>Signature</u>	<u>Address</u>
9	MAX COCHRAN	Max Cochran	240 GLENABREE 29455
10	Sidi Limehouse Marcia Full	Sidi Limehouse Marcia Full	3205 Resurrection Rd 29455 A6 herman home
10	MARILYN WHEATHEY	Marilyn Wheatley	2533 Glenwood
10	JANE + LLOYD SAMS	Jane + Lloyd Sams	2301 Glenwood
10	Donna Tomlin	Donna Tomlin	Kiawah, SC 2990
11	Susan M. Abbe	Susan M. Abbe	278 Holdrege Dr 29349
11	Kathy Orris	Kathy Orris	2410 Andell
11	Kent Kise	Kent Kise	1813 Birchbush Ln 29455
11	Elizabeth Dodge	Elizabeth Dodge	28 Sunset Dr. P.O. 1930
12	R.H. DeMuth	R.H. DeMuth	3027 MARSH HAVEN
12	W. B. Buznickoff	W. B. Buznickoff	62 Salthouse Ln Kiawah
12	Therese J. DeMuth	Therese J. DeMuth	54 Campbell Dr 29455
12	Walter Fern	Walter Fern	6157 Ethel Rd
12	Paul Beaton	Paul Beaton	4204 Mariners Walk
12	Jill Murray	Jill Murray	Hickory, VA
12	Mary Rafter	Mary Rafter	345 Surf Song
12	P. Barnes	P. Barnes	4969 Green Dolphin
12	P. Romano	Patricia Romano	329 Cutbrier Way
12	BRIAN F. KEANS	Brian F. Keans	1101 Ocean Forest Ln
12	Margaret M. Sheikh	MARGARET M. SHEIKH	1706 N. HARRIS & SEABROOKS, ARUNTA, VA 22205
12	Jared Voelker	Jared Voelker	413 SULLY GRAVE DR COLUMBIA, SC 29910 9 SURFSONG RI

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	Date	Print Name	Sign Name	Address
8	8/21/17	Josephine R. Cox	Josephine R. Cox	122. Cladwick Dr. Chas 29407
9	8/21/17	Susan Crofton		44 A Eugenia 29455
10	8/22/17	Kay Ethridge	Kay Ethridge	61 Sunset Bend 29455
11	8/22/17	MARK Ethridge	Mark Ethridge	61 Sunset Bend 29455
12	8/22/17	Robert Helen		Resurrection Rd
13	8/23/17	BARRY SCOTT MORGAN	B.S.M.	11640 PROVINCETOWN DR
14	8/23/17	Neil K. Waynes	Neil K. Waynes	3321 Jesse Qualls Rd JI
15	8/23/17	VIRGINIA HAYNES	Virginia Haynes	" "
16	8-23-17	TAMMY STINE	Tammy Stine	406 Work House Ct. Johns Is
17	8-23-17	LINDA AYRES	Linda Ayres	935 RIVER Rd Johns Is
18	8/23/17	Linda Smith	Linda B Smith	481 Harbor View Dr Johns Is
19	8/23/17	Peggy Anne Simmons	PEGGY ANNE SIMMONS	935 RIVER Rd, Johns Is.
20	8/23/17	BEVERLY WALL	Beverly Wall	3205 Wood Duck Pl. J.I
21	8/23/17	Anton Beck	Anton Beck	1952 WALKERS FERRY PL. JOHNS ISLAND
22	8/23/17	Charlotte C. Beck	Charlotte C. Beck	" " " " " "
23	8/23/17	CHARLIN COZZA	Charlin Cozza	1706 Shipwatch Seabrook Is
24	8/25/17	Emelia Stephenson	Emelia Stephenson	2168 Shipwatch Rd., Kiawah Is.
25	8/25/17	James Stephenson	James Stephenson	" " " "
26	8/25/17	Timothy Becker Timothy Becker	Timothy Becker	4411 St Charles SC 29405
27	8/26/17	David Roberts	David Roberts	3250 Privateer Creek SB
28	8/26/17	Tony Kindley	Tony Kindley	2958 Seabrook Is Rd
29	8/27/17	Tony Peterson	Tony Peterson	67 Sunwatch Dr, Kiawah Island
30	8/27/17	SUSAN SULLIVAN	Susan Sullivan	79 Blue Heron Pond, K.I.

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8	8/27	Charlita Byrnes	Charlita Byrnes	
9	8/28	DIANE BURNETT	Diane Burnett	115 Central Ave. Sparks, NV 89432
10	8/28	SUZAN JOHN	Suzan	
11	8/28	Matt Price	Matt Price	2720 N. Carolina, VA 22207
12	8/28	Paul Donnelly	Paul Donnelly	6725 Pleasant Dr, NC 28211
13	8/29	Sarah Coleman	MARY COLEMAN	96 Talman Rd Horseheads NY
14	8/30	Rebyn Cole	Rebyn Cole	252 Devonshire Dr, Chas, SC 29440
15	8/29	Michele Feeley	Michele Feeley	775 E. Sycamore Ave (Lumberton)
16	8/30	Katy Heindl	Katy Heindl	2444 Lacquet Club Dr 29455
17	8/30	Jenny Flynn	Jenny Flynn	209 Plantation Dr SC 29649
18	8/30	Connie Nelson	Connie Nelson	102 Belmeade Hall
19	8/30	Nancy Wair	Nancy Wair	65 Persimmon Ct KI 29455
20	8/30	Richard A. Wair	Richard A. Wair	2147 Royal Pine Dr. Seabrook
21		Woy Sessum	Woy Sessum	2147 Royal Pine Dr Seabrook 29455
22		Mary		
23	8/30	Cher Wernikoff	ERIN WERNIKOFF	747 Spinnaker SBI
24	8/31	Willie + Ben Johnson	Willie + Ben Johnson	Hendersonville, NC.
25	8/31	Renee + Susie	Renee + Susie	John's Island
26	8/31	Melissa Weir	Melissa Weir	John's Island
27	8/31	W LEHMAN	Wendy Lehman	130 Fortin Ct. Plover
28	8/31	Betsy Wozniak	Betsy Wozniak	1120 Summerbird Johns
29	8/31	Judith Clark	JUDITH CLARK	54 Swafsong Va. T.
30	8/31	MICHAEL S TANNER	Michael S Tanner	5057 Westview St. N. Ches, SC

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8	8/19/17	SUSAN ORLAND		Kiawah Island
9	8/22/17	TOM GADSDEN	T P Gadsden	Kiawah
10	8/22/17	Beth Gadsden	ES Gadsden	Kiawah
11	8/22/17	Denny Gonzalez	Denny Gonzalez	Johns Island
12	8/22/17	Tony Bird	Tony Bird	Johns Island
13	8/22/17	Sabine Mitchell	Sabine	Johns Island
14	8/22/17	Christina Cochran	CHRISTINA COCHRAN	Johns Island
15	8/22/17	Faith Cochran		Kiawah Island
16	8/22/17	Elson Atkinson		Seabrook Island SC
17	R	HEIDI HECKER	Heidi Hecker	SEABROOK
18	8/23/17	C. Gray		Kiawah Island
19	8/23/17	Mary C Freeman	Mary C Freeman	Kiawah Island
20	8/23/17	Grace Belcastro	Grace Belcastro	Kiawah Island
21	8/23/17	Eric Belcastro		Kiawah Island
22	8/23/17	Edie Belcastro	Edie Belcastro	Kiawah Island
23	8/23/17	Cynthia Ingram	Cynthia Ingram	Kiawah 68 Surfwatch
24	8/24/17	ROBERT BOURGONIA	Robert Bourgonia	JOHNS ISL.
25	8/24/17	John Simmitt		Kiawah
26	8/24	Pam Prenger	Pam Prenger	Seabrook Island
27	8/24	Tom Prenger	Tom Prenger	KI
28	8/26	Emely Shepherd	Emely Shepherd	Kiawah
29	8/27	Linda Cooper	Linda Cooper	Kiawah River Estates
30	8/27	SUSAN GROVER	Susan Grover	1975 Marsh Oak LN

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8	8/17	VERNON MORRIS	Vernon Morris	4323 Hope plantation DR SE
9	8/17	SYDOR	Sydor	1962 Marsh h Oak Lane
10	8/19	CHRISTINE W. SPANGLER	Christine W. Spangler	2903 Swamp Sparrow Circle
11	8/19	Denise John	Denise John	67 Egania Av KI
12	8/19	JACKIE M KENDRICK	Jackie M. Kendrick	628 Double Eagle Trace SBI
13	8/19	Michael Stabler	Michael Stabler	3950 Let Bend, KI
14	8-19	Joyce HUDSON	Joyce Hudson	24 Blue Heron Knobs
15	8-19	Betty King	Betty King	3147 Marsh Gate Lane SBI
16	8-19	Denise Klizek	Denise Klizek	86 Belmeade Knobs
17	8-19	Ronald Klizek	Ronald Klizek	86 Belmeade Knobs
18	8-19	Matt Klizek	Matt Klizek	86 Belmeade Hall Knobs
19	8-19	GEMMY KING	Gemmy King	3147 Marsh Gate Lane SE
20	8-19	DEBORAH KEUR	Deborah Keur	602 Surfwatch, KI
21	8-19	Martha Teichner	Martha Teichner	1022 Embassy Row Way / SBI
22	8-19	Alan Dow	Alan Dow	41 Oceancares Dr 201 Knobs
23	8-20	Sue Holloman	Sue Holloman	2445 Cat Tail Pond Rd Seabrook
24		MARK ZIZZARDI	Mark Zizzardi	3254 MIDDLE DAWN
25	8/20	Leslie HAGEN	Leslie Hagen	470 Double Eagle Trace SBI
26	8-20	MARGARET CHIARA	Margaret Chiara	470 DOUBLE EAGLE TRACE - SBI
27	8-20	Jim Thompson	Jim Thompson	2 Terrapin Island Ln, KI, SC
28	8.20	Mela WYETH	Mela Wyeth	2994 Seabrook K Rd
29	8.20	Herbert Boehm	Herbert Boehm	2994 Seabrook Is Rd
30	8.20	KIRK EASTON	Kirk Easton	4423 HOPE PLANTATION DR

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8	8-17	Mary Maddipati	Mary Maddipati	21 Sunset Bend, JI
9	8-18	Kessie Cheatham	Peggy Cheatham	4941 Green Dolphin Way K
10	8-18	Sid Cheatham	Sid Cheatham	4941 Green Dolphin Way KI
11	8/18	MARTHA CRISWOLD	Margaret	2055 Wapool Hall Rd 29412
12	8-18	BIT TRISSELL	Trisell	2114 Land Fall Way Seabrook 29455
13	8-18	CHRIS GRECO	Chris Greco	4244 Haulover
14		T.J. Orr	T.J. Orr	2011 Long Bend Dr.
15	8/18	GA Barnes	GA Barnes	151 Bronsedge Rd, Kiana
16	8/18	Ginger Lopez	Ginger Lopez	57 Surfwatch Dr KI
17	8-18	Sally Reed	Sally Reed	4281 Marmers WATH K.I.
18	8-19	EMMA ZAHN	Emma Zahn	12 Royal Beach Rd
19	8-19	Dianne Annibal	Nelanne Annibal	1450 Westcast Blvd, McLean VA
20	8-19	KENT COOPER	F. Kent Cooper	4984 Green Dolphin Way
21	8/19	ALISON FREY	Alison Frey	34 eugenia Ave JI
22	8/19	Diane Seymour	Diane Seymour	3370 Westphal Pr JI
23	8-19-17	ROY SPAIN JR.	Roy Spain Jr.	3298 SASSY DR - JOHN'S IS. 55.
24	8-19-17	MARY DEBORAH DUENDE	Mary Deborah Duende	3485 Dew Run Seabrook
25	8-19-17	JOHN DUERE	John Duere	3485 Dew Run Seabrook S
26	8/19/2017	Regina Walls-Hecht	Regina Walls-Hecht	28 Atlantic Beach Court, KI
27	8/19/2017	Linda T. Heffler	Linda T. Heffler	60 Sunset Bend, Johns Is, SC
28	8/19/17	Clare Wilford	Clare Wilford	9871 Old Annapolis Rd
29	8/19/17	Oliver Pees	Oliver Pees	9871 Old Annapolis Rd
30	8/19/17	Ann Edwards	Ann Edwards	3208 Wood Duck S.I

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	Date	Print Name	Sign Name	Address
8	8/19/17	Vera Ford	Vera Ford	3039 Baywood Dr SI
9	8/19/17	Bill Kent	Bill Kent	62 Sunwatch Dr KI
10	8/19/17	Lisa Demias	Lisa Demias	45 Cotton Hall KI
11	8/19/17	Grace Frederick	Grace Frederick	1512 Coles Drive, SI
12	8/19/17	Will Frederick	Will Frederick	
13	8/19/17	Stacy Forsberg	Stacy Forsberg	4079 River Road
14	8/20/17	SAMANTHA HUES	SAMANTHA HUES	1830 HELDSBERG DRIVE
15	8/20/17	Pam Hultin	Pam Hultin	25 LOST TREE PRINCEWILL NC
16	8/20/17	Stacy McKelvey	Stacy McKelvey	3019 MARSH AVE Seaside
17	8/20/17	Miss Melissa P. Moss	Miss Melissa P. Moss	5217 Forest Oaks Dr.
18	8/20/17	Margaret Best	Margaret Best	44 River Marsh, Kiawah Is.
19	✓	Louise Ravier	Louise Ravier	163 High Hammock CRASS
20	8/20	DEWIDE DRYAN	DEWIDE DRYAN	3085 Baywood Dr. SI
21	8/20	BILLY BARRINEAU, JR	Billy Barrineau	318 Wappoo Rd.
22	8/20	Tom Ivester	Tom Ivester	191 SEA LAVENDER LN
23	8/20	PA WOOD	PA WOOD	48 SUNSET DRND SE
24	8/20	CHERYL WIEWIDIN	Cheryl Wiewidin	9 BUTTE HEAD
25	8/21	Amy Billerbeck	Amy Billerbeck	412 Ocean Oaks Ct. Kiawah Island
26	8/21	TERESA BROWN	Teresa Brown	3020 WASWELL ST, DANTA ISLAND
27	8/21	John Galowski	John Galowski	
28	8/21	Brett Lopez	Brett Lopez	59 Sunwatch
29	8/22	Samantha Guler	Samantha Guler	1346 Pelican watch villas SI
30	8/22	Sidney Canizale	Sidney Canizale	3206 Eden Vale Road

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PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD



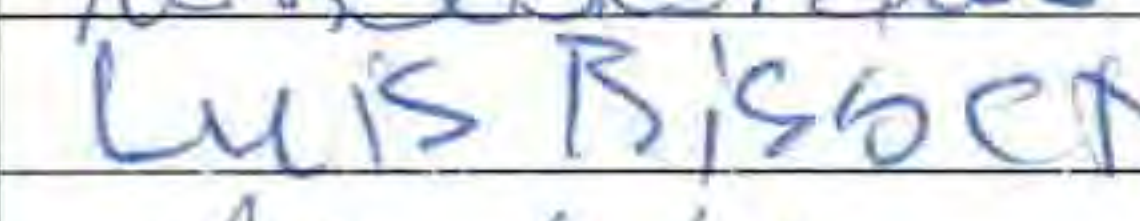
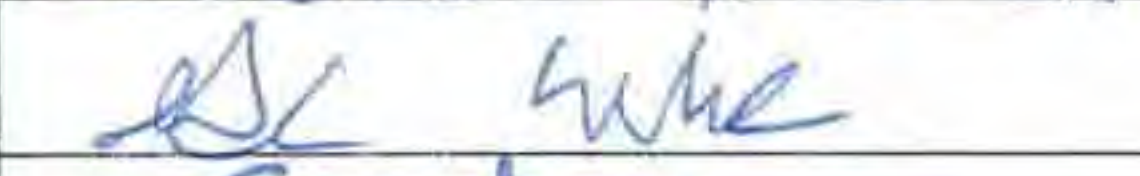
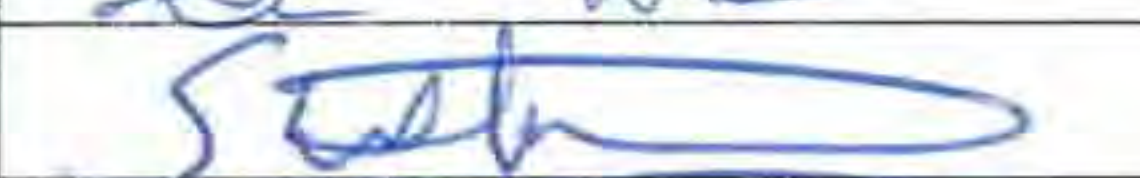

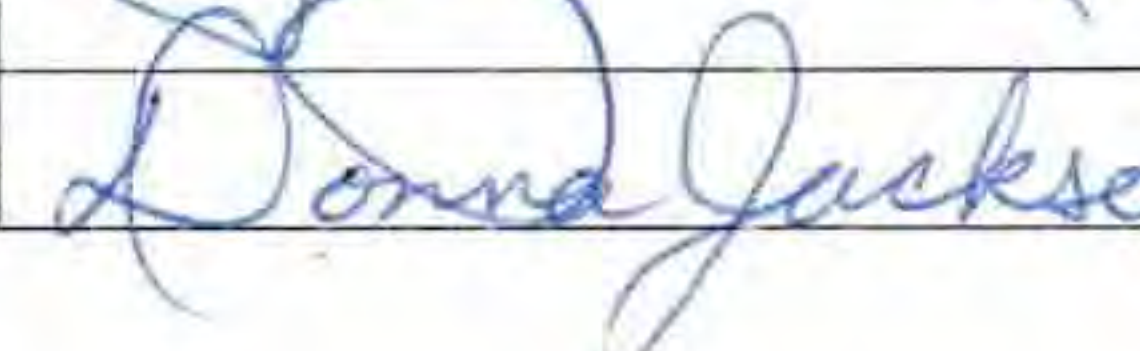
County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building (Lonnie Hamilton building)

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Specifically:

1. According to the applicant's traffic study, a convenience store and additional office building will create an estimated 2919 vehicles moving on and off of 2729 Bohicket Road, a stretch of road already considered to be very dangerous.
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5. The benefits, for the surrounding community, of the rezoning are miniscule compared to the dangers and the negative impact for Johns Island residents, especially the home owners in close confines to the property.

We are signing this petition because we believe the applicant, Frattone Trust, should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to **concur with the staff recommendation to DENY** the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/15/17	DONNA BARREY		1213 FLYING SQUIRREL KIAWAH
2	8-15-17	Tom Colitzker		910 Rippling Water Way Johns
3		Luis Bissonops		2888 Bohicket Road, SC
4	8-15-17	RC Luke		3955 Bohicket Rd
5	8-16-17	Stephen Wilson		3951 Betsy Kerison Pkwy
6	8-16-17	Toni Ryan		913 Sealoff Seabrook Island SC
7	8/16/2017	Donna Jackson		1300 Parkmeadow Drive, MN 55057

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We are signing this petition because we believe the applicant, Frattone Trust, should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to concur with the staff recommendation to DENY the requested rezone.

	DATE/	PRINTED NAME	SIGNATURE	ADDRESS
1.	8/20	LONES HERSHLEY	<i>[Signature]</i>	Kiawah Island SC
2	8/20	John Barter	<i>[Signature]</i>	Kiawah Island SC
3	8/20	Beth Kise	<i>[Signature]</i>	Johns Island, SC
4	8/20	Bruce Bonair	<i>[Signature]</i>	Kiawah IS
5	8/20	PAUL TILLMAN	<i>[Signature]</i>	1728 LIVE OAK PK. Seaside road
6	8/20	Christie Owens	<i>[Signature]</i>	Kiawah Island SC
7	8/20	Paul S.D. Hood	<i>[Signature]</i>	Kiawah Island, SC

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	DATE /	PRINTED NAME	SIGNATURE	ADDRESS
1.	8/18/17	Erwin Moskowitz	<i>[Signature]</i>	188 Sandwedge # 29455
2.	8/18/17	Dunise H R	<i>[Signature]</i>	308 Up Da Cree Ct. 29455
3.	8/18/17	Anne Sherrill	<i>[Signature]</i>	51 Bittern Ct. 29455
4.	8-18-17	Christi Bobko	<i>[Signature]</i>	1224 Creekwatch Trace 29455
5.	8-18-17	Charles Bobko	<i>[Signature]</i>	1224 Creek Watch Trace, 29455
6.	8-18-17	John B. Heyman	<i>[Signature]</i>	2395 Seabrook Rd, Seabrook 11
7.				

PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD
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	DATE /	PRINTED NAME	SIGNATURE	ADDRESS
1	08 18 17	Roy Henerson	<i>Roy Henerson</i>	13215 Remondor Rd JL 29455
2	8/18/17	Janice Connor	<i>Janice Connor</i>	2380 Seabrook Ln Rd Johns Is, 29455
3	8/14/17	Sarah Quinn	<i>Sarah Quinn</i>	
4	8/17/17	Anna Mae Diehl	<i>A Diehl</i>	4139 Bullrush Kiawah SC
5	8/17/17	Lou Diehl	<i>L Diehl</i>	4139 Bullrush Kiawah SC
6		Liz Jones	<i>Liz Jones</i>	781 Sparrow Seabrook
7		Melanie	<i>Melanie</i>	62 Switzang Rd 29455

One 330

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/7/17	Holly R Ash	Holly R Ash	4256 Hawlover Dr. Johns Island, SC 29455
2				
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/12/2017	Riley Hunt	<i>Riley Hunt</i>	3464 Bohicket Rd
2	8/12/17	Charlotte Smith	<i>Charlotte Smith</i>	3607 Wild Plum Rd
3	8/12/17	Leslie Baylis Leslie Baylis	<i>Leslie Baylis</i>	2333 Cut Tail Pond Rd
4	8/12/19	Ardisney D McNeice	<i>Ardisney D McNeice</i>	3601 Wild Plum Road
5	8/12/17	YK & Ron Hurdet	<i>YK & Ron Hurdet</i>	594 Two Mile Run Johns Island
6	8/12/17	MARIE MCNEICE	<i>Marie McNeice</i>	3601 Wild Plum Rd.
7	8/12/17	Cheryl Barber	<i>Cheryl Barber</i>	6227 Rockefeller Rd Wadmalaw

8	8/12/17	Blake Van Oordt	Blake Van Oordt	1902 Andell Bluff Blvd
9	"	ROBERT SILVERI	R Silveri	3579 Walkers Ferry Ln
10	8-12-17	David Morris	D Morris	1504 Cottageville Hwy.
11	8/12/17	Dennis Morris	Dennis Morris	171 Finley Ln
12	8-12-17	Kevin Morris	Kevin Morris	5979 Chrisjohn Rd. 29455
13	8-12-17	Elaine Nugent	Elaine Nugent	3277 Johnstowne St 29455
14	8-12-17	Ada Munir	Ada Munir	4044 Betsy Kerrison Pkwy. 29455
15	8-12-17	John Nugent	John Nugent	3277 Johnstowne St. 29455
16	8-12-17	KAREN COOMER	Karen Coomer	2131 LANIFFALL WAY 29455
17	8-12-19	Earlene Smalls	Earlene Smalls	3866 Betsy Kerrison Pky 29455
18	8-12-20	Jacob Smalls	Jacob Smalls	3866 Betsy Kerrison Pky 29455
19	8/12/17	Mary Van Deusen	Mary Van Deusen	3345 Victory Hill Rd
20	8.12.17	MARY MOORE	M Moore	2712 BOHICKET RD 29455
21	8-12-17	JOSEPH E. ROBERTS, JR	Joseph E. Roberts Jr	3314 COTTAGE PLANTATION Rd 29455
22	8-12-17	ANDY BAKER	Andy Baker	3604 WALKERS FERRY LN 29455
23	8-12-17	Carol Baker	CS Baker	3604 Walkers Ferry Ln 29455
24	8/12/17	ERIC SWOTHE	Eric Swothe	3564 Walter Dr 29455
25	8/12/17	Ashley Logan	Ashley Logan	3564 Walter Dr. 29455
26	8/12/17	Calista Woodbridge	Calista Woodbridge	3408 Cottage Plantation Rd. 29455
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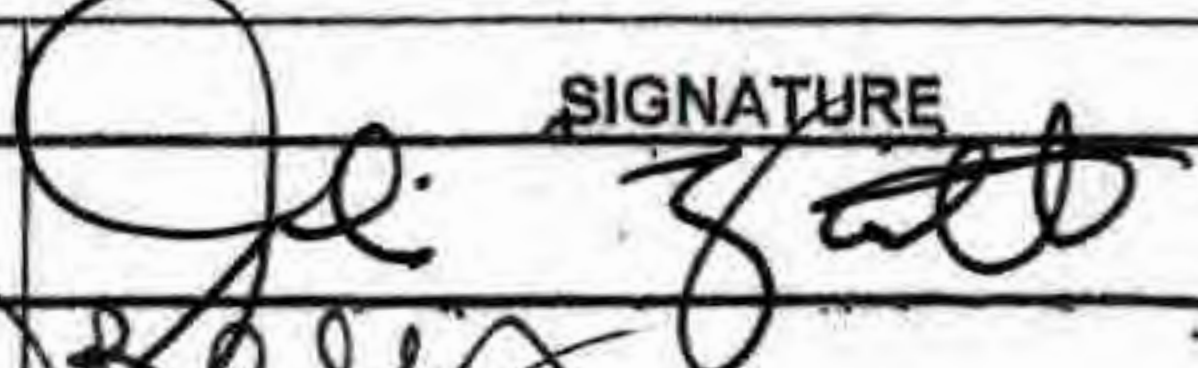
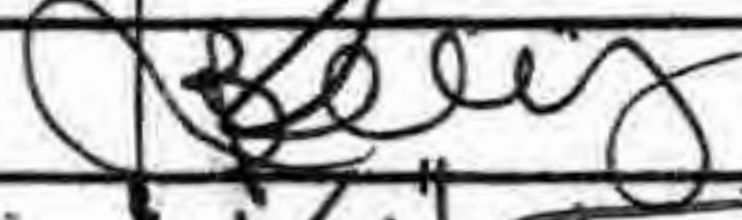
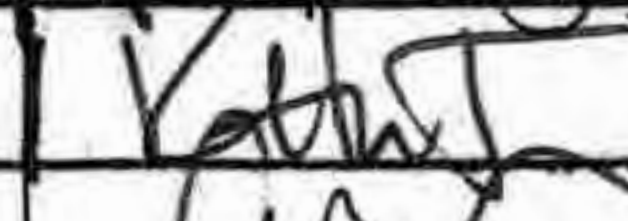
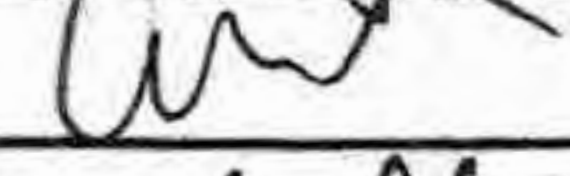
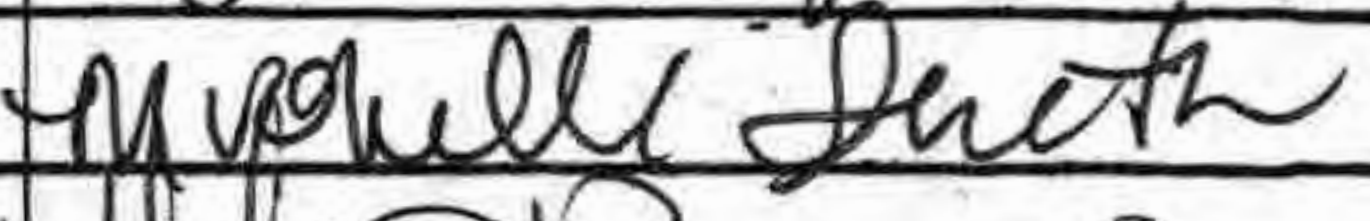
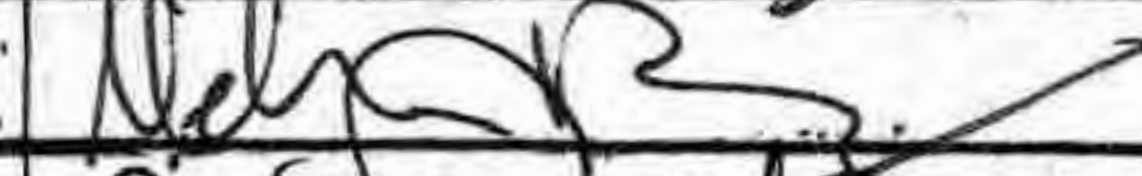
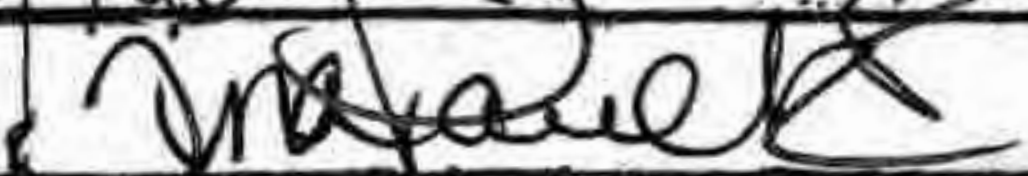
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	DATE/	PRINTED NAME	SIGNATURE	ADDRESS
1.	8-13-17	Julie Zanetti		608 King Haven Ln Johns Isl.
2	8-13-17	Beth Henry		2774 Old Oak Walk, Seabrook Is
3	8-13-17	KIMBERLY HUNT		942 SEALOFT DR, SEABROOK IS
4	8-13-17	Colleen Key		3442 Dry St Johns Is SC 29458
5	8-13-17	Michelle Smith		3472 Bohicket Rd Johns Is SC 29458
6	8-13-17	Melissa Bayer		4148 River Rd, Johns Island, SC 29458
7	8-14-17	Tina Paulk		35 Crosscreek rd. Chas. 29412

PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD


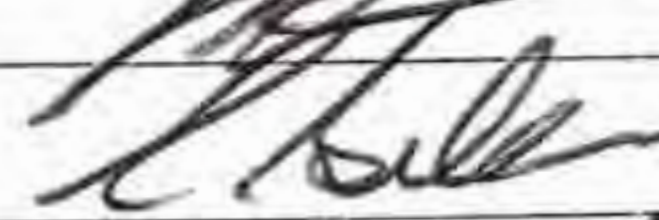

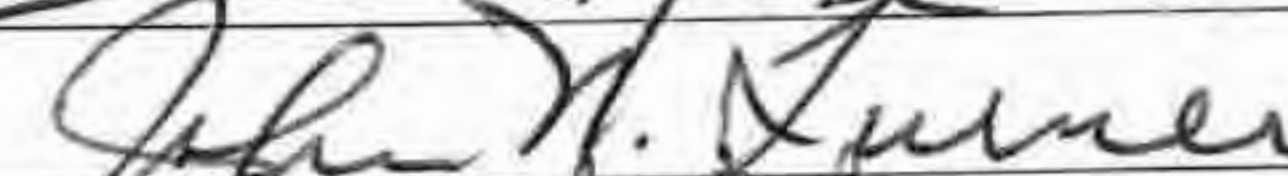



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1	8/12/17	DAVID IAN		SPANNERS SC 29302
2	8/12/17	Greg Bolte		2420 The Haulover Seabrook
3	8/12/17	RICHARD SEGA		19 ocean course KIRKLAND
4	8/12/17	JOHN TURNER		2141 Lobolly JOHN ISLAND
5	8/12/17	ELIZABETH TURNER		2141 LOBOLLY LN. JOHN ISLAND
6	8/12/17	Sam Bennett		2802 Globe Rd Herrick, VA
7	8/12/17	MICHAEL E. HEISLER JR		Kiawah Island, SC.

8	8/12/2017	Leif Chandler	<i>Leif Chandler</i>	118 Surfscoter KI, SC
9	8/12/2017	Mike Chandler	<i>Michael Chandler</i>	118 Surfscoter KI, SC
10	8/13/2017	USA SCPS/veg	<i>[Signature]</i>	4650 Ten Shillings Lane
11	8/13/17	NE Butt	<i>mr</i>	1732 Indigo Parkway Johns Island
12	8/13/17	M. Perry		Johns Island
13	8/13/17	Libby	Libby S. U.S.	3753 Seabrook Island
14		Karen M. Elven		1045 Law
15	8/13/17	Ch. Chiffart - Marshall Chiffart		1045 Crawford Oaks
16	8/13/17	Cecile Platt		
17	8-14-17	LYNNE GATES	<i>Lynne A. Gates</i>	222 Kings Is. KI, SC 29455
18	8/14/17	Deborah Heinecke	<i>Deborah L. Heinecke</i>	583 Oyster Rake, KI SC 29455
19	8/14/17	PAUL B. SCHWEYER	<i>Paul B. Scheyer</i>	583 Oyster Rake, KI, SC 29455
20	8/14/17	Miriam Carter	<i>MIRIAM G. Carter</i>	2619 Seabrook Is. Rd 29455
21	8/14/17	<i>[Signature]</i>	<i>[Signature]</i>	2619 Seabrook Is Rd 29455
22	8/14/17	Mac McElveen	<i>Mac McElveen</i>	2717 Seabrook Island RD
23	8/15/17	<i>[Signature]</i>	<i>[Signature]</i>	60 Fearside Hall Alice 611
24	8/15/17	Barbara Pagnotta	<i>Barbara Pagnotta</i>	85 Bittern KI, SC
25	8/15/17	Katherine Komer	<i>Katherine Komer</i>	20 Marsh Cottage KI, SC
26	8/15/17	Amber Hussay	<i>[Signature]</i>	2382 Rushland Landing Rd. JI
27	8/15/17	JEREMY STOREY	<i>[Signature]</i>	3373 TRUMPET RD. Johns Island
28	8/15/17	Jo Koki Bhatt	<i>[Signature]</i>	643A Windermore Blvd, Ches
29	8/15/17	Mary Seasing		2034 Sterling Marsh SC 29455
30	8/15/17	EVAN ROMANO	<i>[Signature]</i>	2820 Koger Lane Johns Island 29455

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8	8-16-2017	Kathryn Scott	Kathryn Scott	17 Stoddard Way Unit 17 Johns Island
9	8/14/17	Leslie Deas	Leslie Deas	155 Weathers Ct Summerville, SC 29483
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N-Neighbor

Petition Dates 7-22-17 through 8-17-17

PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD

County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building
(Lonnie Hamilton building)

We, the undersigned, understand that limited commercial use is allowed on the property of 2729 Bohicket Road, Johns Island, SC, but the scope and size of the project being planned by Frattone Trust, if their rezoning request is approved, does not take into account the community's desires, the dangers of Bohicket Road or residential design of the surrounding properties.

Specifically:

1. According to the applicant's traffic study, a convenience store and additional office building will create an estimated 2919 vehicles moving on and off of 2729 Bohicket Road, a stretch of road already considered to be very dangerous.
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5. The benefits, for the surrounding community, of the rezoning are miniscule compared to the dangers and the negative impact for Johns Island residents, especially the home owners in close confines to the property.

We are signing this petition because we believe the applicant, Frattone Trust, should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to concur with the staff recommendation to DENY the requested rezone.

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8-13-17	Wilma J. Infinger	Wilma J. Infinger	2775 Bohicket Rd.
2	8-13-17	ALLAN RASHFORD	Allen A. Rashford	2761 Bohicket
3	8-13-17	GLORIA RASHFORD	Gloria Rashford	2761 Bohicket
4	8-13-17	Aneita Rashford	Aneita Rashford	2770 Bohicket
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N=Neighborhood

Petition Dates 7-22-17 through 8-17-17

We, the undersigned, are concerned about

We understand that commercial use is allowed on the property but, we agree with the County staff that what is being proposed does not fit with the area nor with the Comprehensive Plan.

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7.31.17	Jaime Carr	<i>Jaime Carr</i>	60 Fenwick Hall Allee Apt 533 Johns Island, SC 29455
2	8/1/17	Tim Beatty	<i>Tim Beatty</i>	3320 Bohicket Rd Johns Island SC 29455
3	8/1/2017	Jennifer Beatty	<i>Jennifer Beatty</i>	3320 Bohicket Rd JI SC 29455
4	8/1/2017	Blake Beatty	<i>Blake Beatty</i>	60 Fenwick Hall Allee Johns Island SC 29455
5	8/1/2017	Cory Schramm	<i>Cory Schramm</i>	642 Washington Street IA 10014
6	8/1/2017	Emily Schramm	<i>Emily Schramm</i>	642 Washington Street IA 10014
7	8/1/2017	GREG MURATORE	<i>Greg Muratore</i>	60 Fenwick Hall Aly 29455
8	8/8/17	James Vincent	<i>J. Vincent</i>	3029 Seabrook Village Dr SE, SC 29455
N-9	8/13/17	Julie Stroble	<i>Julie Stroble</i>	2713 Bohicket Rd. Johns Island, SC 29455
N-10	8/13/17	Kristin Becks	<i>Kristin Becks</i>	2713 Bohicket Rd. Johns Island, SC 29455
N-11	8/13/17	Chadwick Becks	<i>Chadwick Becks</i>	2713 Bohicket Rd. Johns Island, SC 29455
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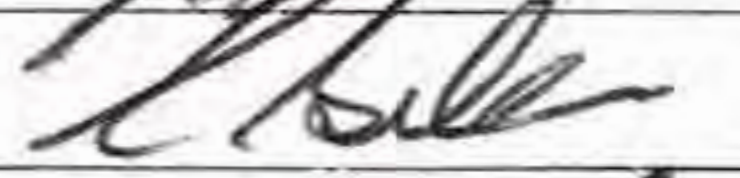


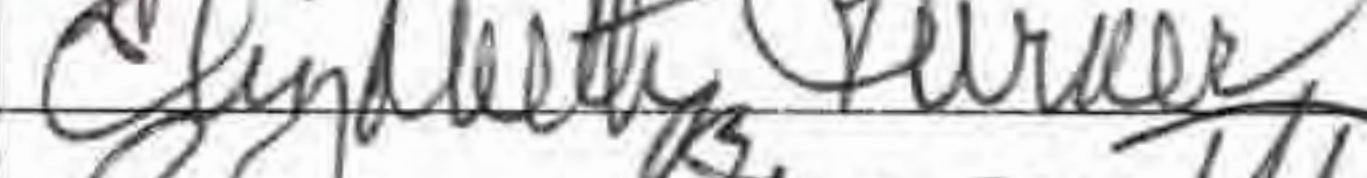

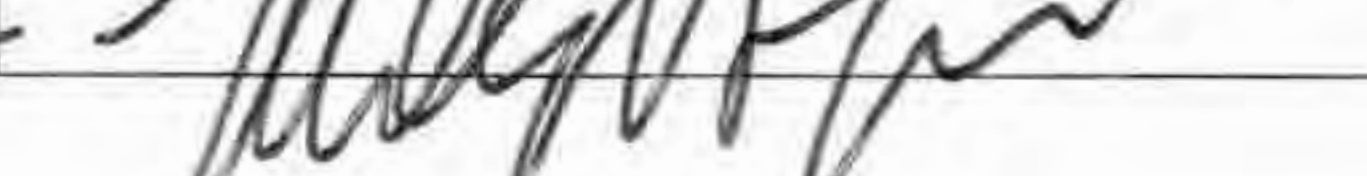
PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD
County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building
(Lonnie Hamilton building)

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/12/17	DAVID DIAZ		SPAINBORO, SC 29302
2	8/12/17	Greg Bolte		2420 The Harbour Seabrook
3	8/12/17	RICHARD SEGA		19 ocean course ICINGHAM
4	8/12/17	John Turner <small>JOHN TURNER</small>		2141 Loblolly JOHN ISLAND
5	8/12/17	ELIZABETH TURNER		2141 LOBLOLLY LN. JOHN ISLAND
6	8/12/17	Sam Bennett		2902 Globe Rd Herndon, VA
7	8/12/17	Michelle E. Heistad Jr		Kiawah Island, SC.

PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	Aug 11, 2017	Harriette W. Banknight	<i>Harriette W. Banknight</i>	3265 Walter Dr ²⁹⁴⁵⁵ J.I.
2	Aug 11, 2017	Peter S Reynolds	<i>Peter S Reynolds</i>	3266 Walter Dr ²⁹⁴⁵⁵ J.I.
3	Aug 11, 2017	Charles N Crosby	<i>Charles N Crosby</i>	3367 Charlie Jones Blvd ²⁹⁴⁵⁵ J.I.
4	Aug 11, 2017	Dustin Hines	<i>Dustin Hines</i>	3367 Charlie Jones Blvd
5	8-12-2017	Deane Mcrook	<i>Deane D Mcrook</i>	3257 Walter Dr JI 29455
6	8-13-2017	Renee Salisbury	<i>Renee Salisbury</i>	3267 Walter Dr. J.I. 29455
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/25/17	URSULA TOBIN		60 Fenwick Hall Alley, Johns Is., SC
2	7/28/17	Holly Newman		1004 Sumnerall Rd. Johns Is., SC
3	8/2/17	Sarah Bond		6315 Shilclagh Oaks Pkwy Ravenel, SC 29470
4	8.2.17	Sharon M. White		627 Majestic Oak Dr, Charleston, SC 29405
5	8.2.17	Sarah Church		926 E. Estates Blvd Apt A Charleston, SC 29414
6	8.2.17	Dana h. Muckelbauer		3056 Green Park Ave. Chas. 29414
7	8/2/2017	Roshonda J. Brown		3845 Mary Ann Pt. Rd. Johns Is. 29455
8	8/2/17	Carla Howard		1027 Oakcrest Dr. Charleston SC
9	8/2/17	Paula D. Johnston		3173 Moonlight Dr. Charleston - SC 29412
10	8/2/17	Dianne Bifalco		1565 BLUEWATER WAY 29411
11	8/2/17	Tammy May TAMMY McAdory		2709 Bohicket Rd Johns Island
12	8/8/17	KRISTIAN GRAFING		5559 Katy Hill Rd Wadmalaw Island, SC
13	8/8/17	Jim Swan		1456 Milldam Pass Johns Is., SC
14	8/9/17	Dan Kokkos		3009 Candace Anne Drive
15	8/8	Kim Walker		5559 KATY Hill Rd

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1	8/8/17	Wmmye Root	Wmmye Root	23 Beachwalker Dr.
2	8/8/17	Emily Jenkins	Emily Jenkins	23 Beachwalker Dr.
3	8/9/17	Chantaway But	Chantaway But	23 Beachwalker Dr.
4	8/9/17	Jerry Higgins	Jerry Higgins	5959 Chisolm Rd.
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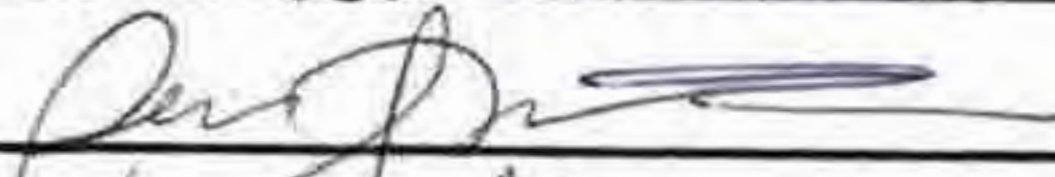
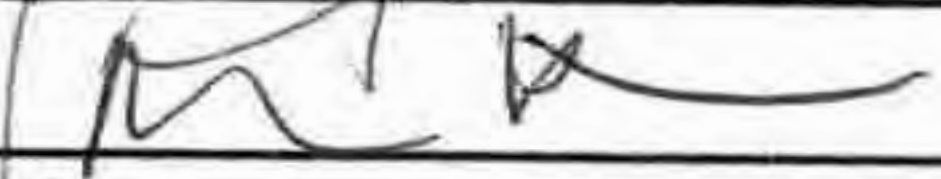
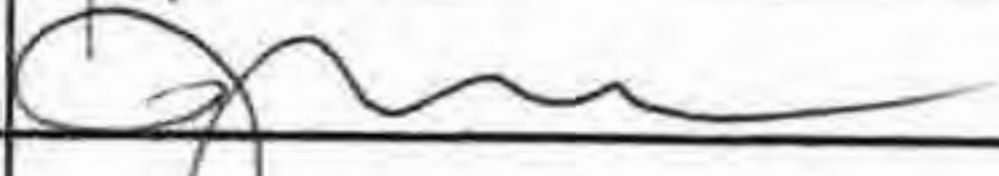
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1	07-25-17	Keiko Miura	Keiko Miura	60 Fenwick Hall Allee, Johns Island
2	8/2/17	Sonia Martino		3648 Back Pen Rd Johns Island
3	8/12/17	Natasha Beck		2284 Ashley River Rd., Apt 1014, 29414
4	8/12/17	Josh Morgan		121 High Hammock Vlg Johns Island SC 2944
5		Stephanie Delaney	Signed on-line	1725 Sailfish Drive Johns Island SC 29455
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1	9/2/17	Kathryn McVay	<i>Kathryn McVay</i>	20 Arrowhead Hall Kavalis
2	9/3/17	Chris Fredericks	<i>Chris Fredericks</i>	108 WATERFRONT PLANNING, etc
3	9/3/17	MARTHA RAINALDI	<i>Martha Rainaldi</i>	3067 Marshgate Drive
4	9/3/17	George Meriwether	<i>George Meriwether</i>	2326 Lincoln Cape SC
5	9/2/17	Diana m-e ll	<i>Diana m-e ll</i>	
6	9/5/17	Budge Hunter	<i>Budge Hunter</i>	16 Evenings Bend Johns Island
7	9/5/17	GAIL AZAR	<i>Gail Azar</i>	2052 Sterling MacLane

	Date	Print Name	Sign Name	Address
8	9/5/17	Diana Mezzanotte	D. Mezzanotte	99 Kett's Bluff, JI, SC 29455
9	9/7/17	Tammy M ^c Gee	JM ^c Gee	17 Evenings Bend KTI
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1	8/26/17	Sandra McCreight	<i>Sandra McCreight</i>	17 Batesview Dr Myrtle SC 29607
2	8/27/17	Harry Briganti	<i>Harry Briganti</i>	208 Sea Marsh, Kiawah
3	8/27/17	Lillian Rarnette	<i>Lillian Rarnette</i>	Slipwatch Rd. Kiawah SC
4	8/27/17	Frederick Fritz	<i>Frederick Fritz</i>	319 Colburn Rd Wroted CT 06098
5		Scott Peterson	<i>Scott Peterson</i>	67 Surfwatch Dr - Kiawah 29915
6	8/27/17	Matt Baker	<i>Matt Baker</i>	3320 Hartison Plantation Rd.

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1	9-1-17	Scott Whitaker	<i>Scott Whitaker</i>	2742 Old Forest DR Johns Island
2	9-1-17	Jasmine R. Jeff	<i>Jasmine R. Jeff</i>	2856 Baywood Dr, Johns Island
3	9/1	BETH THOMAS	<i>B. Thomas</i>	112 Guilford Dr. KI
4	9/1	MARY MATHIAS	<i>Mary Mathias</i>	35 BEEKSTAR KF
5	9/1	Beth Bell	<i>Beth Bell</i>	
6	9/1	Helen Norman	<i>Helen Norman</i>	703 Glossy Ibis, KI
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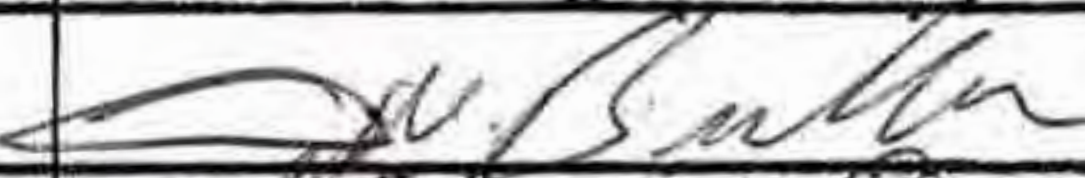

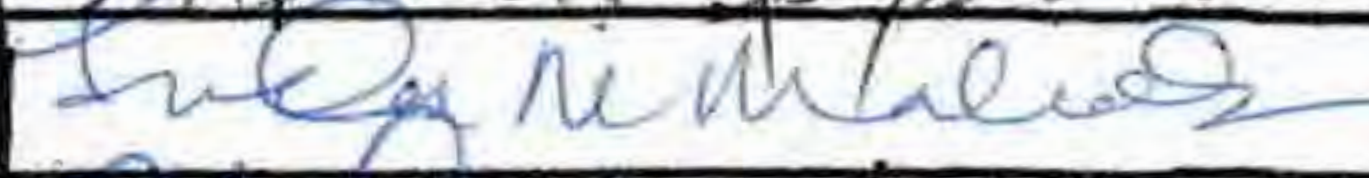
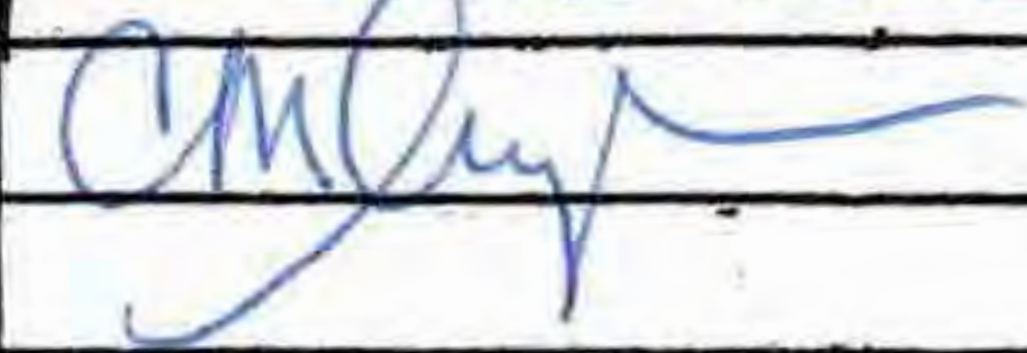
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1.	8/25/17	RICHARD W. BOLLOCK		13271 JOHNSTOWNE ST, JOHN ISLAND, SC
2.	8/25/17	Gloria H. Reynolds		773 Sparrowhawk Beachhouse, Seabrook SC
3.	9/1/17	Linda M. Malcolm		244 Saltgrass Ct, KI
4.	9-2-17	Charlene M. Arrington		10 Silvermoss Circle, KI
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	Date	Print Name	Sign Name	Address
8	8/27/17	Sylvia Aldreda	Sylvia Aldreda	805 Willow Pt, Seabrook, SC
9	8/28/17	Glover John	[Signature]	2720 N Quincy St Arbyth Va
10	8/28/17	HYMAN FIELD	James H. Field	3213 STEPHENSON DR. NW WASHINGTON, DC 20015
11	8/28/17	Anne Field	Anne Field	"
12	8/29/17	Brian Austin	[Signature]	1174 Lizzy Ln Mt. Pleasant SC
13	8-30-17	DAVID HILLMAN	DAVID Mc Hillman	7 Oyster Shell Rd, Johns Island
14	8-31-17	Richard Burk	[Signature]	387 Tanager Court Seabrook Island
15	9/1/17	Gail Hackney	Gail Hackney	6215 Norway Rd Dallas TX 752
16	9/1/17	P BRANNAN	[Signature]	Oyster catcher court Seabrook
17	9-1-17	C. W. [Signature]	Cecyette Wilbur	51 Ocean Course
18	9/1/17	Louise Barvier	[Signature]	163 High Hammock
19	9/1/17	Susan Lord	[Signature]	3209 Wood Duck
20	9/1/17	Fred Bergson	[Signature]	1914 Marsh Oak
21				Law Seabrook SC
22				
23	9/1/17	Michael Clark	Michael Clark	340 Beach Club Villas
24	9/1/17	ROBERT BARNETT	Robert Barnett	432 SNOWY EGRET Seabrook Is
25	9/1/17	Wm ROGERS	Wm Rogers	432 SNOWY EGRET Kiawah
26	9/2/17	Lynne Summers	Lynne Summers	1147 Summerwind Cottages Seabrook Isl. SC 29455
27	9/2/17	Elise Torgens	[Signature]	1902 Long Bend Dr. Seabrook
28	9/2/17	Larry Loeser	[Signature]	1107 Duneside Kiawah
29	9/2/17	Beverly Ann Loeser		1107 " "
30				

Please return petitions by mail to: Petition, 2734 Bohicket Road, Johns Island 29455 or scan/email to 2729petition@gmail.com. As well, you may bring signed petitions to the Johns Island Council meeting on Aug. 3rd, 7 pm, at Berkeley Electric Cooperative.

PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD
County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building
(Lonnie Hamilton building)

We, the undersigned, understand that limited commercial use is allowed on the property of **2729 Bohicket Road, Johns Island, SC**, but the scope and size of the project being planned by Frattone Trust, if their rezoning request is approved, does not take into account the community's desires, the dangers of Bohicket Road or residential design of the surrounding properties.

Specifically:

1. According to the applicant's traffic study, a convenience store and additional office building will create an estimated 2919 vehicles moving on and off of 2729 Bohicket Road, a stretch of road already considered to be very dangerous.
2. The original commercial zoning was established prior to the growth and extensive traffic that now travels down Bohicket Road daily.
3. Replacing the current structure with 13,000 square feet, including a full-service convenience store, fuel pump islands and an additional office building, does not fit with the neighborhood and would negatively impact the lives of the neighboring residents as well as anyone who travels that road.
4. If rezoning occurs as applied for by the Frattone Trust, a precedent may be established for more inappropriate and unsafe construction in that particular area.
5. The benefits, for the surrounding community, of the rezoning are miniscule compared to the dangers and the negative impact for Johns Island residents, especially the home owners in close confines to the property.

We are signing this petition because we believe the applicant, Frattone Trust, should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to **concur with the staff recommendation to DENY** the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	9/3/17	Kathleen Ramick	<i>Kathleen Ramick</i>	200 Belted Kingfisher Xlan
2	"	Jim Ramick	<i>Jim Ramick</i>	" "
3	9/03/17	Marilyne Hollar	<i>Marilyne Hollar</i>	450 Sea Rocket Court #1
4	9/03/17	Joe Hollar	<i>Joe Hollar</i>	450 Sea Rocket Court #1
5	9-3-17	Kathleen Hatley	<i>Kathleen Hatley</i>	2447 Persimmon Pond SBT
6	9/7/17	Elizabeth O'Connell	<i>Elizabeth O'Connell</i>	1034 Le Jarbler. ihiacur
7				

PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD

County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building (Lonnie Hamilton building)

We, the undersigned, understand that limited commercial use is allowed on the property of 2729 Bohicket Road, Johns Island, SC, but the scope and size of the project being planned by Frattone Trust, if their rezoning request is approved, does not take into account the community's desires, the dangers of Bohicket Road or residential design of the surrounding properties.

Specifically:

1. According to the applicant's traffic study, a convenience store and additional office building will create an estimated 2919 vehicles moving on and off of 2729 Bohicket Road, a stretch of road already considered to be very dangerous.
2. The original commercial zoning was established prior to the growth and extensive traffic that now travels down Bohicket Road daily.
3. Replacing the current structure with 13,000 square feet, including a full-service convenience store, fuel pump islands and an additional office building, does not fit with the neighborhood and would negatively impact the lives of the neighboring residents as well as anyone who travels that road.
4. If rezoning occurs as applied for by the Frattone Trust, a precedent may be established for more inappropriate and unsafe construction in that particular area.
5. The benefits, for the surrounding community, of the rezoning are miniscule compared to the dangers and the negative impact for Johns Island residents, especially the home owners in close confines to the property.

We are signing this petition because we believe the applicant, Frattone Trust, should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to **concur with the staff recommendation to DENY** the requested rezone.

	DATE/	PRINTED NAME	SIGNATURE	ADDRESS
1.	9/2/17	LINDA BACKER	<i>Linda Backer</i>	2 CANEWOOD ST. CHAR. SC 29401
2	9/2/17	VINCE SCHIAVONE	<i>Vince Schiavone</i>	3620 LOGGERSHEAD CT - SEASIDE
3	9-2-17	R. SHARON SCHIAVONI	<i>R. Sharon Schiavoni</i>	3620 LOGGERSHEAD CT - SEASIDE IS.
4	9-2-17	Christina G. White	<i>Christina G. White</i>	3558 MAYBANK HWY JOHN I SC 29455
5	9-2-17	Brian A White	<i>Brian A White</i>	3558 MAYBANK HWY J I SC 29455
6	9-2-17	Rich Muller	<i>Rich Muller</i>	20 Arrowhead Hill Kendal
7	9/2/17	Laura King	<i>Laura King</i>	20 Arrowhead Hill Kendal

Public Input
(Based on PD Guidelines revised
in October 2017)



November 29, 2017

Via Certified Mail/Return Receipt & Fax (1-843-202-7222)

Joel Evans, PLA, AICP
4045 Bridgeview Drive
North Charleston, SC 29405-7464

And

The Honorable Members of Charleston County Council

Re: ZREZ-12-16-00045

Objection to Rezoning Request for 2729 Bohicket Road, Johns Island, SC submitted by Owner of 2750 Bohicket (across street from new zoning and development)

Dear Mr. Evans and Charleston County Council Members:

I am in receipt of your notification of a County Council meeting December 5th that the property owner located at 2729 Bohicket Road has requested to be rezoned despite abandonment twenty years ago of the limited use zoning and to not only reinstate the prior scale and use but to expand the list of allowable uses for their land to all those similar to a rural commercial zoning district which uses are too elaborate to summarize in this letter. I am formally writing to oppose any reinstatement of the prior limited use special zoning; and to adamantly oppose any expansion of the prior use limited special zoning as this would be greatly out of character with the current zoning scheme. My property at 2750 Bohicket, and all others close by, are residentially zoned and we would be adversely effected by any change to reinstate the abandoned limited use special zoning; and without a doubt any expansion for more uses and larger scale/footprint would bring unwanted commercial traffic and encourage the whole area to convert to similar commercial use destroying its rural character.

Please provide a copy of this written objection each Council Member and make it part of the record.

Argument in Support of Denial of Rezone Request

This was a non-conforming property, and therefore, it should not be even going from rural special limited use to expanded rural commercial. If a property is non-conforming (i.e. doesn't operate within the zoning for one year in city; possibly 2 in county), then it reverts back to what

1 of 4

it was prior (i.e. AGR/resid district) and should not go back to any commercial unless properly re-zoned to the prior limited special use zoning first. Accordingly, as an interested property owner, I would ask that County Council deny the petition based on the following arguments:

- 1) Abandonment: If the property was not used as commercially zoned PD-72 i.e. paid business taxes within last 2 years (and I understand from witnesses in the area at the time it did not since 1997), then that is a long, long period of non-conformity so this property has no right to the prior limited commercial special use without being rezoned because it was abandoned a long time ago. It technically reverts back to its prior zoning which I would assume was AGR like all of us on the road.
- 2) Since the notice did not spell this out (the abandonment/non-conformity issue and need to be rezoned from AGR back to the Limited Use 20 years ago), the rezoning notice itself is defective because it based the application on its prior PD-72 zoning as grounds for the new PD-158 request which greatly expands the prior non-conforming use and scale/footprint.
- 3) Upon information and belief, this is actually an attempt to rezone from AGR (based on non-conformity/abandonment) to a rural commercial ZONING DISTRICT which is inconsistent with all other properties in the neighborhood. So that is the precedent being set if Council votes this through. Although the Petitioner has the right to ask to be rezoned back to the limited prior use which would mandate the same scale/footprint and prior uses, that is not what is being asked (they want much more than what was). Thus, Petitioner shouldn't use the prior zoning as any stepping stone because it was abandoned due to non-conformity and cannot go back to that status unless rezoned to that status which is not occurring here making this whole hearing not ripe. Petitioner is actually jumping from AGR (if that was the prior zoning use before non-conformity), to rural commercial use all together which I object to as it would greatly change the character of this agricultural residential area that has existed without any commercial activity or commercial traffic from this locale for nearly 20 years.
- 4) The alleged intersection/corner lot is merely a driveway and a dead-end road. It's a small dead-end road much like all the neighbors driveways so to call it a corner lot favorable for development is a red herring as Partnership Lane does not intersect with any other area and simply dead ends two acres from the entry point on Bohicket. The prior use and scale is in conflict, but expansion is extremely unwise and will destroy the island's rural character as all similarly situated owners may seek the right to be rezoned from residential to rural commercial simply because it increases property value but destroys the rural character the neighborhood wishes to preserve.
- 5) Lastly, Non-conformity was present when my property was purchased in March of 2015 (over two years ago), so I relied on that fact and the fact there was no commercial use present so Petitioner can't even go back to the prior limited use unless first specifically rezoned back to that use. But Petitioner is taking a much bigger leap beyond even that request and have failed to seek rezoning even back to

2 of 4

what was. The current request should be denied outright. At best, the use and scale/footprint should be the same as what was abandoned 20 years ago.

Petitioner technically is not even limited commercially zoned because it was constructively abandoned due to non-conformity almost two decades ago. County Council and the Planning Commission are most knowledgeable of the regulations so I would ask that they fairly scrutinize the Petition consistent with the regulations that address all issues present including non-conformity. At best, the use and scale/footprint should be the same as it was when abandoned 20 years ago. Upon information and belief, the neighbors attempted to agree to the approval of the prior use and scale as a settlement but it was objected by the petitioner who seeks a larger footprint and more use (ex. migrant housing; liquor stores, etc.) than what was allowed when the Mom and Pop store last operated in 1997 at the locale at issue

By copy of this letter, I have copied my bordering neighbors so that they are aware of my position on this possible land use zoning change. Thank you your time and consideration on these issues prior to ruling on the petition and allowing the Public to be heard at the meeting and by virtue of written submissions such as this one.

With Kind regards,



Charles C. Owings

2750 Bohicket Road

Cc: Victor Virgo-2760 Bohicket Road
Johns Island, SC 29455

James Harrington-2742 Bohicket Road
Johns Island, SC 29455

Alexis Stroble-2761 Bohicket Road
Johns Island, SC 29455

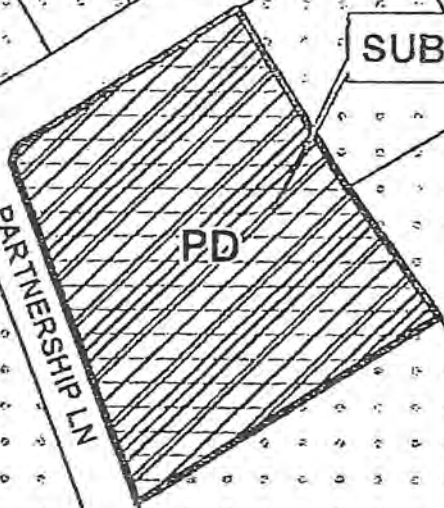
3 of 4

Request to rezone from Planned Development Zoning District (PD-72, Rashford Property) to Planned Development Zoning District (PD-158, Frattone Property) to expand the list of allowed uses to those similar to the Rural Commercial Zoning District (Property size: 2.0 acres).

2729 Bohicket Road

AGR

SUBJECT PROPERTY



2750
AG-8

2742

2760

BOHICKET RD

PARTNERSHIP LN

2761

CASE # ZREZ-12-16-00045
TMS # 256-00-00-046



ZONING MAP
AMENDMENT REQUEST
ZREZ-07-17-00064

**ZONING MAP AMENDMENT REQUEST:
ZREZ-07-17-00064
CASE HISTORY**

**Public Hearing: December 5, 2017
Planning and Public Works Committee: December 14, 2017
First Reading: December 14, 2017
Second Reading: January 9, 2018
Third Reading: January 23, 2018**

CASE INFORMATION:

Location: 8151 Oyster Factory Rd (Edisto Island)

Parcel Identification: 076-00-00-079

Property Size: 3.1 acres

Council District: 8

Zoning Map Amendment Requests:

The applicant is requesting to rezone 8151 Oyster Factory Road, Edisto Island, TMS 076-00-00-079, from the Agricultural/Residential (AGR) Zoning District to the Community Commercial (CC) Zoning District. The site is currently undeveloped.

History:

In the original County zoning map, the subject site was zoned Agricultural General (AG) and as of 1994, the subject site was zoned AGR. This request was first discussed at the October 9, 2017 Planning Commission meeting, at which time staff recommended disapproval due to inconsistencies with the *Charleston County Comprehensive Plan*. Two people spoke in support of the application and four people spoke in opposition. At the meeting, the applicant told the Planning Commission that she would like to withdraw the application and consider a Planned Development Zoning District and as such, the Planning Commission did not vote on the application.

Staff met with the applicant on October 10, 2017 to discuss the Planned Development Zoning District process and requirements. At that time, the applicant stated that she wanted to consider her options further. Subsequent to this meeting, the applicant decided that she did not want to withdraw the application and did not want to process an application to rezone to the Planned Development Zoning District. The applicant stated she wanted to have her request to rezone the property to the CC Zoning District heard again at the November Planning Commission meeting.

Adjacent Zoning:

The directly adjoining property to the north-east is zoned CC and contains an approved Boat and RV Storage Facility. This property was rezoned to CC under Application Number 00328 in 1973. Adjoining and adjacent properties to the north, west and south are zoned AGR and are either undeveloped or contain residential dwellings. There are two (2) properties further up Highway 174, to the north-east, which are zoned CC and contain professional offices and a bank.

Municipalities Notified/Responses: The City of North Charleston, Town of James Island and Town of Hollywood were notified of the request but have not responded.

Public Input: Correspondence in favor and in opposition of the request has been received and is included in this packet.

STAFF RECOMMENDATION:

According to Section 3.4.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

A. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Ordinance;

Staff response: The *Charleston County Comprehensive Plan* (the Plan) recommends the Agricultural Residential future land use for the subject property. This future land use category "...consists of rural residential Settlement Areas that have been subdivided into small properties. Proposed densities range from one dwelling per acre to one dwelling per five acres. 'By-right' uses include residential development, agriculture, and other uses necessary to support the viability of agriculture."

The request to rezone the property to the CC Zoning District is inconsistent with the Plan's recommendations for this area, as the CC Zoning District permits a higher residential density (12 dwelling units/acre) than the Agricultural Residential future land use designation (1 dwelling unit/acre to 1 dwelling unit/5 acres). Also, the CC Zoning District permits a range of commercial uses that do not support agriculture or the viability of agriculture.

B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;

Staff response: The requested zoning district is incompatible with the recommended future density and use of the site. The permitted higher residential density of the proposed CC Zoning District does not support agricultural uses, as is the intent of the future land use category and current Zoning District.

C. The proposed amendment corrects a zoning map error or inconsistency;

Staff response: The zoning map amendment request does not correct a zoning map error or inconsistency.

D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

Staff response: The zoning map amendment request does not address events, trends, or facts that have significantly changed the character or condition of an area.

Because the zoning map amendment request does not meet one or more of the above stated criteria, staff recommends disapproval.

PLANNING COMMISSION MEETING: OCTOBER 9, 2017

Recommendation: The applicant verbally indicated that she would like to withdraw the application and as such, Planning Commission did not vote on the application.

Speakers: 2 people spoke in support of the application and 4 people spoke in opposition to the application.

Notifications:

A total of 89 notification letters were sent to owners of property located within 300 feet of the boundary of the subject parcel, and individuals on the Edisto Island Interested Parties List on September 22, 2017. Additionally, this request was noticed in the *Post & Courier* on September 22, 2017.

PLANNING COMMISSION: NOVEMBER 13, 2017

Recommendation: Disapproval (vote: 8-1)

Speakers: 1 person spoke in support of the application and 7 people spoke in opposition to the application.

Notifications:

A total of 89 notification letters were sent to owners of property located within 300 feet of the boundary of the subject parcel, and individuals on the Edisto Island Interested Parties List on October 27, 2017. Additionally, this request was noticed in the Post & Courier on October 27, 2017.

PUBLIC HEARING: DECEMBER 5, 2017

Speakers: 13 people spoke in support of the application, and 5 people spoke in opposition to the application.

Notifications:

A total of 104 notification letters were sent to owners of property located within 300 feet of the boundary of the subject parcel, individuals or organizations who submitted a letter in support or in opposition, and individuals on the Edisto Island Interested Parties List on November 17, 2017. Additionally, this request was noticed in the Post & Courier on November 17, 2017 and a notification sign was posted on the property on November 17, 2017.

A map of Charleston County, South Carolina, overlaid with a grid of zoning boundaries. The map is semi-transparent, allowing the text to be clearly visible. The text is centered over the map.

Charleston County Zoning Map Amendment Request

Public Hearing: December 5, 2017

Planning and Public Works Committee: December 14, 2017

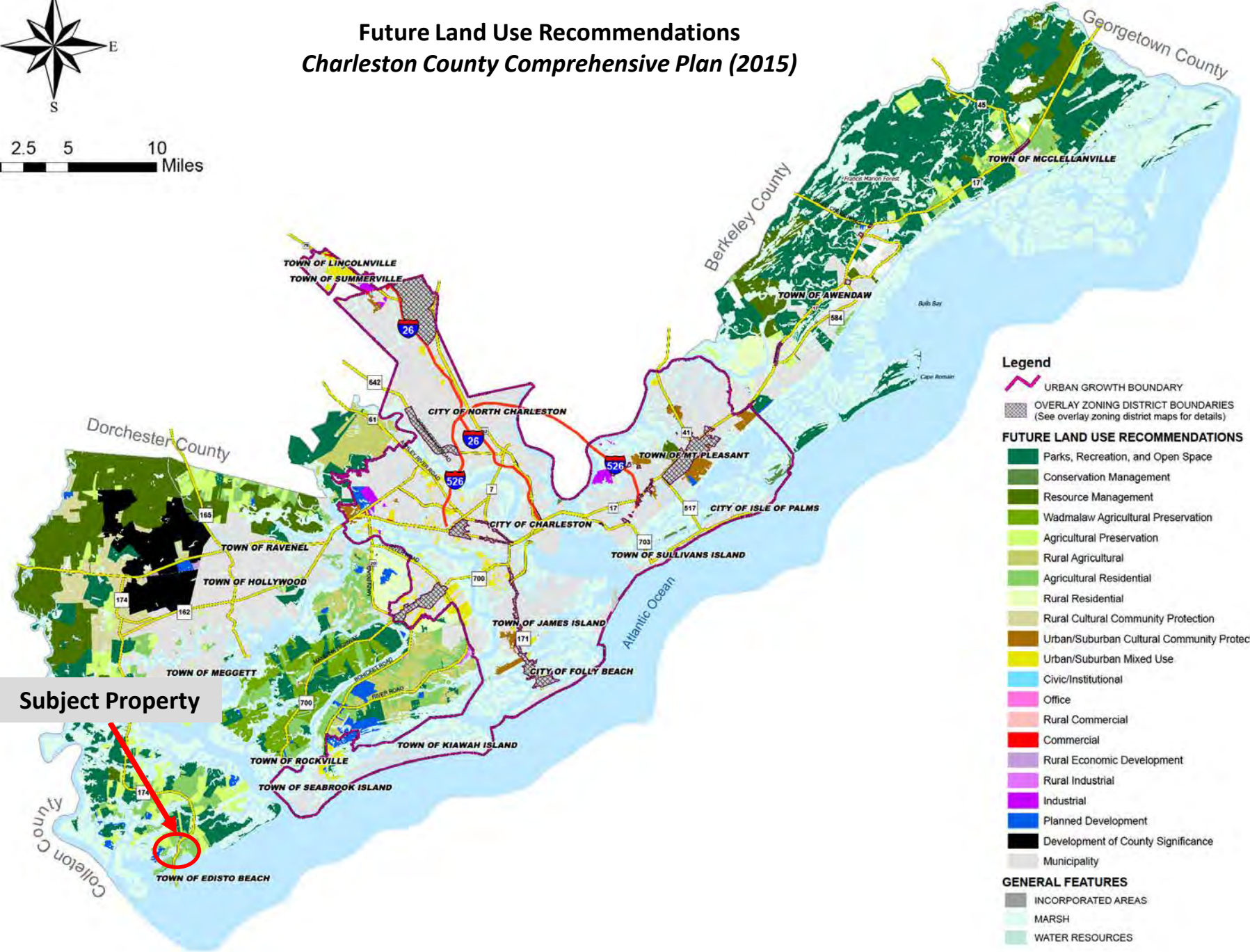
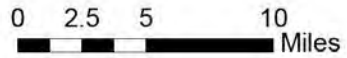
Rezoning Case ZREZ-07-17-00064

- Edisto Island: 8151 Oyster Factory Rd
- Parcel I.D.: 076-00-00-079
- Request to rezone from the Agricultural/Residential (AGR) Zoning District to the Community Commercial (CC) Zoning District
- Applicant: Jeanine G. Rhodes
3619 Yacht Club Road, Edisto Island
- Owners: Rhodes Holdings LLC
3619 Yacht Club Road, Edisto Island
- Acreage: 3.1 acres
- Council District: 8

History

- In the original County zoning map, the subject site was zoned Agricultural General (AG) and as of 1994, the subject site was zoned AGR.
- This request was first discussed at the October 9, 2017 Planning Commission meeting, at which time staff recommended disapproval due to inconsistencies with the *Charleston County Comprehensive Plan*.
 - Two people spoke in support of the application and four people spoke in opposition.
 - At the meeting, the applicant told the Planning Commission that she would like to withdraw the application and consider a Planned Development Zoning District and as such, the Planning Commission did not vote on the application.
- Staff met with the applicant on October 10, 2017 to discuss the Planned Development Zoning District process and requirements.
 - At that time, the applicant stated she wanted to further weigh her options. After the meeting, she notified staff and stated that she did not want to withdraw the application and did not want to process an application to rezone to the Planned Development Zoning District.
 - The applicant stated she wanted to have her request to rezone the property to the CC Zoning District heard again at the November Planning Commission meeting.

Future Land Use Recommendations Charleston County Comprehensive Plan (2015)



Legend

- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES
(See overlay zoning district maps for details)

FUTURE LAND USE RECOMMENDATIONS

- Parks, Recreation, and Open Space
- Conservation Management
- Resource Management
- Wadmalaw Agricultural Preservation
- Agricultural Preservation
- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Rural Cultural Community Protection
- Urban/Suburban Cultural Community Protection
- Urban/Suburban Mixed Use
- Civic/Institutional
- Office
- Rural Commercial
- Commercial
- Rural Economic Development
- Rural Industrial
- Industrial
- Planned Development
- Development of County Significance
- Municipality

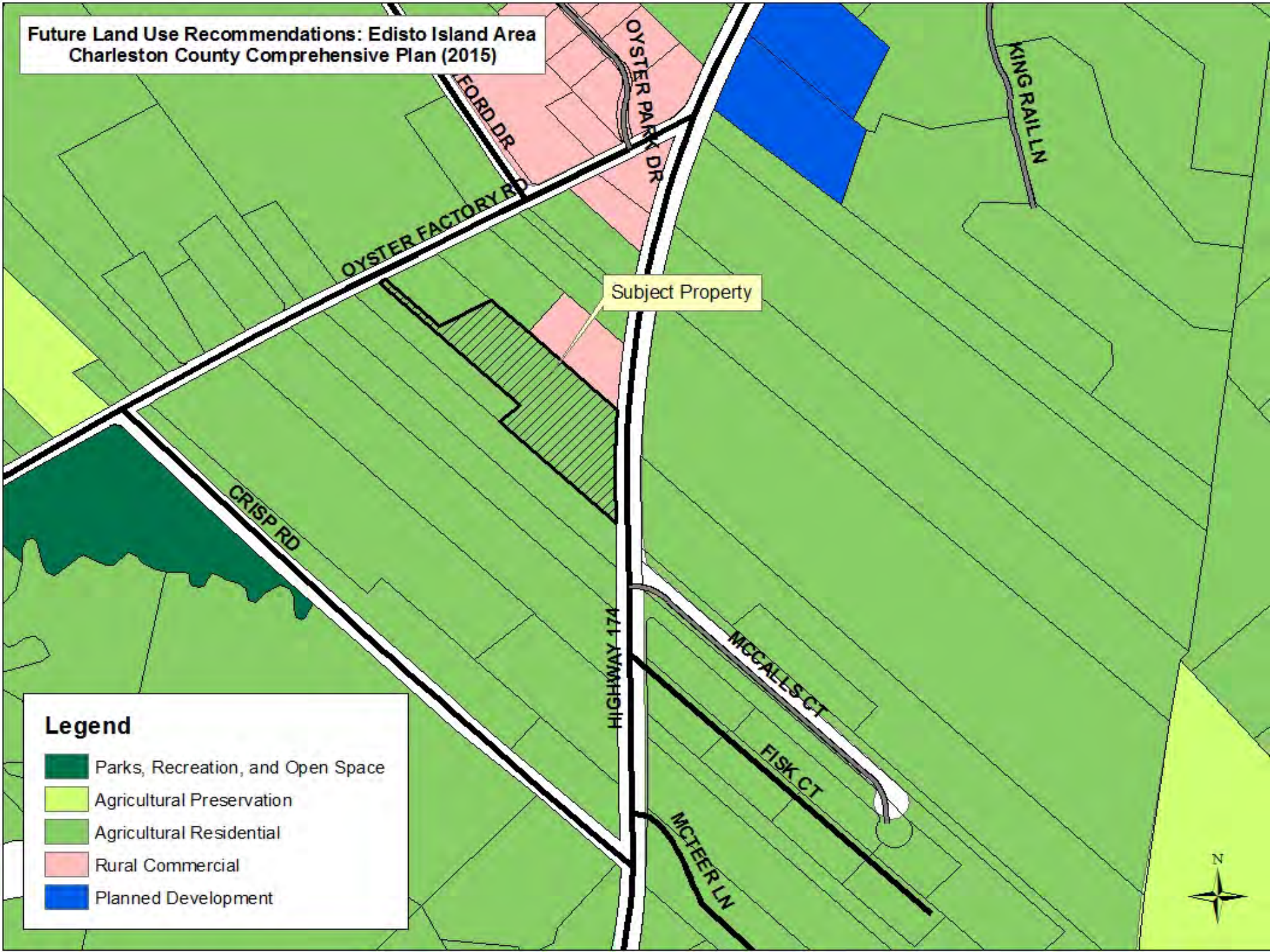
GENERAL FEATURES

- INCORPORATED AREAS
- MARSH
- WATER RESOURCES

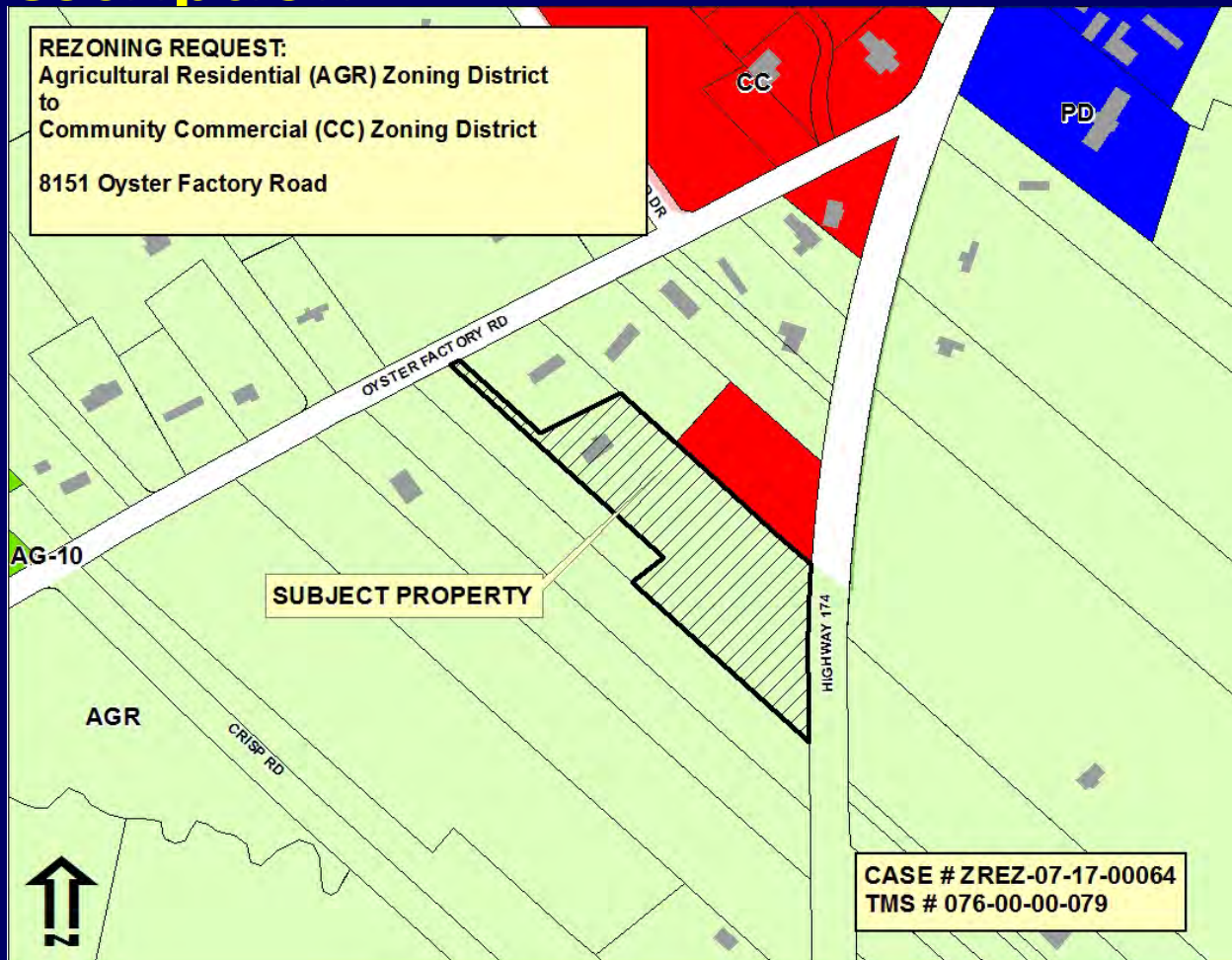
Subject Property



Future Land Use Recommendations: Edisto Island Area
Charleston County Comprehensive Plan (2015)



Area Description



The directly adjoining property to the north-east is zoned CC and contains an approved Boat and RV Storage Facility. This property was rezoned to CC under Application Number 00328 in 1973. Adjoining and adjacent properties to the north, west and south are zoned AGR and are either undeveloped or contain residential dwellings. There are two (2) properties further up Highway 174, to the north-east, which are zoned CC and contain professional offices and a bank.

Subject Parcels to the West



Subject Property

Subject Parcels to the East



Subject Property

ZREZ-07-17-00064



**1 – Subject Property on Highway
174**

**2 – Adjacent Property on
Highway 174**



ZREZ-07-17-00064



**3 – Subject Property off Oyster
Factory Road**

**4 – Adjacent Property on
Oyster Factory Road**



Typical Allowed Uses

Agricultural/Residential (AGR)

- Density: 1 dwelling unit/acre
- Single-Family Detached
- Manufactured Housing Unit
- Horticultural Production
- Crop Production
- Hydroponics
- Agricultural Sales or Service
- Greenhouse Production
- Schools, Primary
- Museums

Community Commercial (CC)

- Density: 12 dwelling units/acre
- Multi-Family
- Day care services
- Health care services
- Community recreation
- Financial services
- Catering service
- Offices
- Special trade contractors
- Retail services
- Retail or personal services
- Wholesale sales

Approval Criteria—Section 3.4.6

According to Section 3.4.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

A. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance;

Staff response: The Charleston County Comprehensive Plan (the Plan) recommends the Agricultural Residential future land use for the subject property. This future land use category “...consists of rural residential Settlement Areas that have been subdivided into small properties. Proposed densities range from one dwelling per acre to one dwelling per five acres. ‘By-right’ uses include residential development, agriculture, and other uses necessary to support the viability of agriculture.”

The request to rezone the property to the CC Zoning District is inconsistent with the Plan’s recommendations for this area, as the CC Zoning District permits a higher residential density (12 dwelling units/acre) than the Agricultural Residential future land use designation (1 dwelling unit/acre to 1 dwelling unit/5 acres). Also, the CC Zoning District permits a range of commercial uses that do not support agriculture or the viability of agriculture.

B. The proposed amendment will allow development that is compatible with existing uses, recommended density, established dimensional standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;

Staff response: The requested zoning district is incompatible with the recommended future density and use of the site.

Approval Criteria—Section 3.4.6 (cont'd)

The permitted higher residential density of the proposed CC Zoning District does not support agricultural uses, as is the intent of the desired future land use category and current Zoning District.

C. The proposed amendment corrects a zoning map error or inconsistency;

Staff response: The zoning map amendment request does not correct a zoning map error or inconsistency.

D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

Staff response: The zoning map amendment request does not address events, trends, or facts that have significantly changed the character or condition of an area.

Recommendation

The zoning map amendment request does not meet one or more of the above stated criteria.

STAFF RECOMMENDATION:

Disapproval

PLANNING COMMISSION RECOMMENDATION:

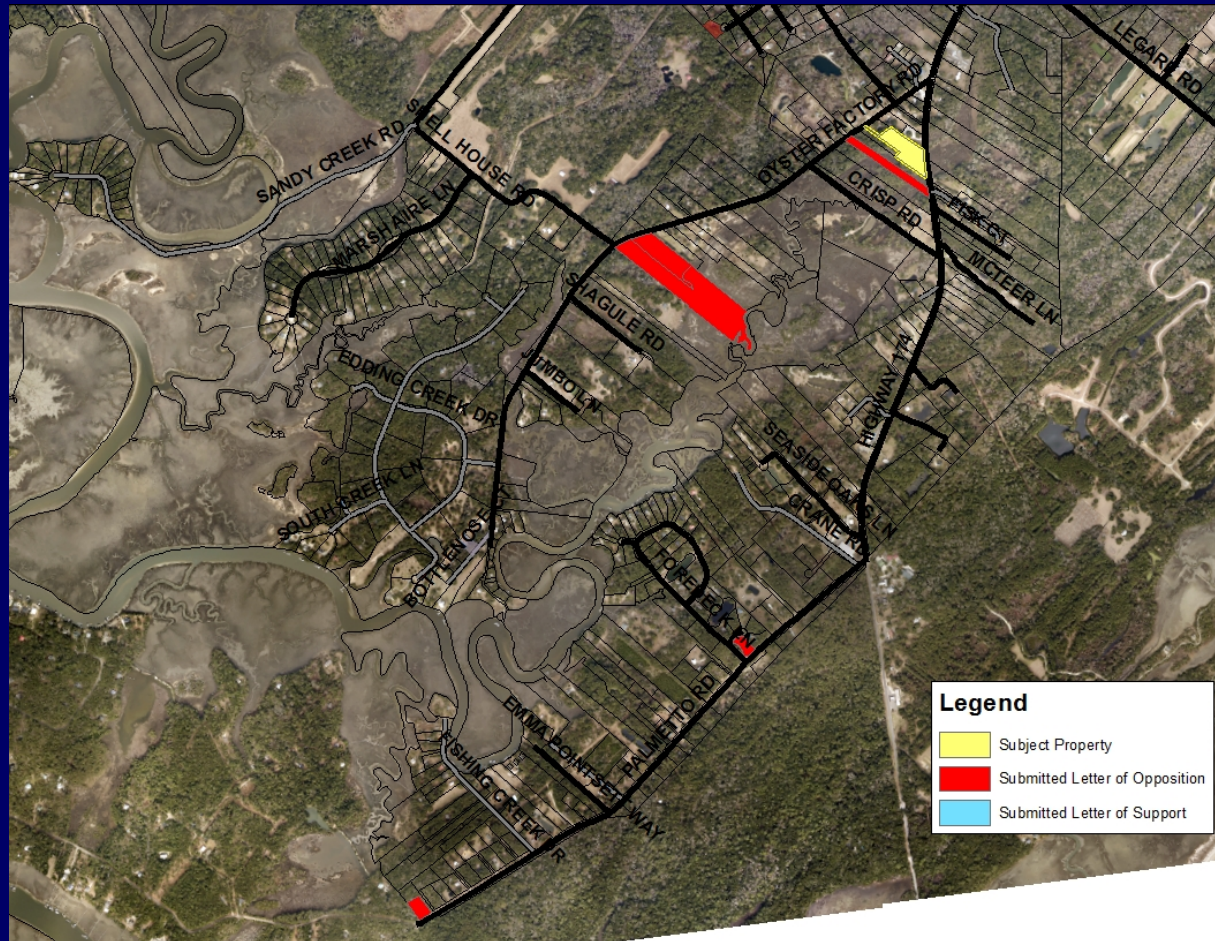
Disapproval (Vote: 8-1)

Notifications

- September 22, 2017
 - 89 notifications were sent to owners of property located within 300 feet of the boundary of the subject parcel and individuals on the Edisto Island Interested Parties List.
 - Request advertised in the *Post & Courier*.
- October 27, 2017
 - 89 notifications were sent to owners of property located within 300 feet of the boundary of the subject parcel and individuals on the Edisto Island Interested Parties List.
 - Request advertised in the *Post & Courier*.
- November 17, 2017
 - 104 notifications were sent to owners of property located within 300 feet of the boundary of the subject parcel, individuals or organizations who submitted a letter in support or in opposition, and individuals on the Edisto Island Interested Parties List.
 - Request advertised in the *Post & Courier*.
 - Notification sign posted on the property.

Public Input

- Twenty emails/letters of opposition have been received, three of which are from the Edisto Island Preservation Alliance, and nine of which are associated with an address located off map.
- Twenty seven letters of support have been received. Sixteen letters received have associated addresses located off map.



A map of Charleston County, South Carolina, overlaid with a grid of zoning boundaries. The map shows various colored regions representing different zoning districts. The text is centered over the map.

Charleston County Zoning Map Amendment Request

Public Hearing: December 5, 2017

Planning and Public Works Committee: December 14, 2017

ZONING CHANGE APPLICATION

CASE 2REZ-07-17-00064 PD _____



Zoning/Planning
Department
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-524-7832
Fax: (843) 202-7222

PROPERTY INFORMATION

CURRENT DISTRICT AGR REQUESTED DISTRICT CC
 PARCEL ID(S) 076-00-00-079
 CITY/AREA OF COUNTY Edisto Island/Charleston
 STREET ADDRESS 8151 ~~8149~~ Oyster Factory Rd. ACRES 3.1
 DEED RECORDED: BOOK 0569 PAGE 614 DATE July 20, 2016 June 2, 1988 JSK
 PLAT RECORDED: BOOK BR PAGE 164 DATE July 14, 2016 APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Jeanine G. Rhodes HOME PHONE _____
 MAIL ADDRESS 3619 Yacht Club Rd. WORK PHONE _____
 CITY, STATE, ZIP Edisto Beach, S.C. 29438 CELL PHONE 843-893-7702
 EMAIL jrhodes@edistoislandrealestate.com

OWNER
 (IF OTHER THAN APPLICANT) HOME PHONE _____
 MAIL ADDRESS _____ WORK PHONE _____
 CITY, STATE, ZIP _____ CELL PHONE _____
 EMAIL _____

REPRESENTATIVE
 (IF OTHER THAN APPLICANT) HOME PHONE _____
 MAIL ADDRESS _____ WORK PHONE _____
 CITY, STATE, ZIP _____ CELL PHONE _____
 EMAIL _____

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that Jeanine G. Rhodes is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

Jeanine G. Rhodes 3/08/17
 Signature of Owner(s) Date
Sarah 8/3/17
 Planner's Signature Date Zoning Inspector's Signature Date

OFFICE USE ONLY

Amount Received \$167.50 Cash ? Check? # 1538 Invoice Number TRC-121623-03-08-2017

Public Input (support)

Re: Re Zoning of 8151 Oyster Factory Road from RES/AGR to Community Commercial

To All Charleston County Council & Planning Commission Members:

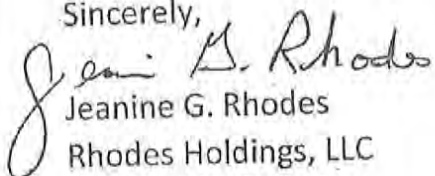
My name is Jeanine Rhodes and I would like to re zone a property I own at 8151 Oyster Factory Rd. to Community Commercial. I purchased 741 Hwy 174 Edisto Island almost 2 years ago which is a Boat and RV Storage area. Later I purchased the property next to it- 8151 Oyster Factory Rd. The Boat & RV Storage is full with 95% full time renters. I would like to re zone the high ground(1.6 acres) of the property next door in order to add to my Boat & RV Storage.

Visitors as well as full time residents use my storage facility in order to comply with their subdivision requirements or Town ordinances concerning storage of boats and RV's. I would like to ask you to consider allowing me to re zone this property to allow more area for storage for all to enjoy their time at Edisto whether a week or longer.

Please see the attached letters from Clients as well as the Chamber of Edisto who enjoy and feel that Edisto is in need of more space for storing their boats and RV's in a safe and well maintained area at Edisto.

If anyone has any questions, please feel free to email (jrhodes@edistoislandrealestate.com) or call 843-893-7702. I feel I provide a much needed service to the Edisto Community.

Sincerely,


Jeanine G. Rhodes

Rhodes Holdings, LLC

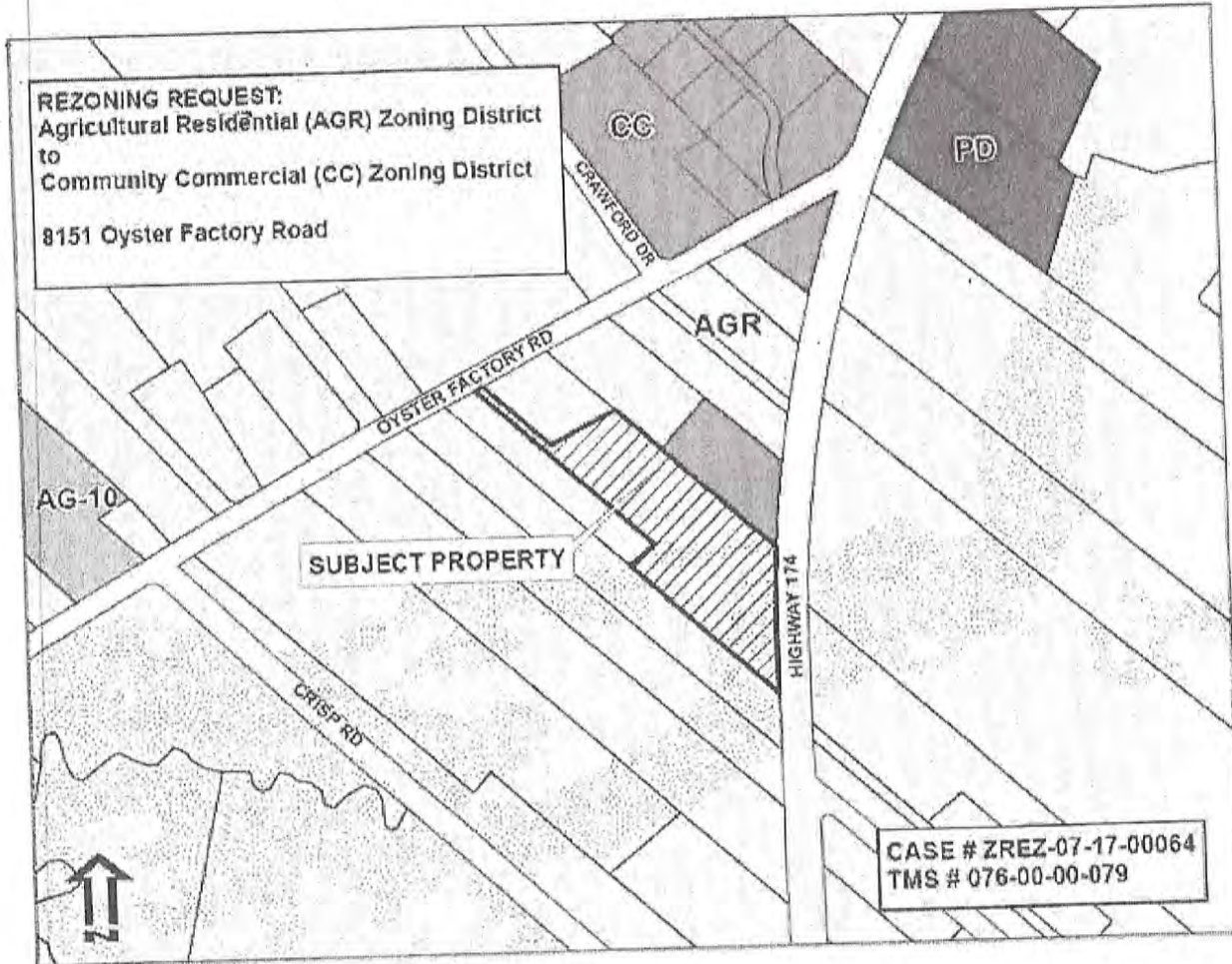
3619 Yacht Club Rd.

Edisto Beach, S.C. 29438

Cell 843-893-7702

Email- jrhodes@edistoislandrealestate.com

2:00 P.M.
Council Committee Room B-225, Second Floor
Lonnie Hamilton, III PSB
4045 Bridge View Drive
North Charleston, SC 29405





EDISTO
A COASTAL ISLAND
DESTINATION
A state of mind ...
anytime, any season.

September 5, 2017

Charleston County Planning Commission & County Council
4045 Bridgeview Drive
North Charleston, SC 29405

It has come to our attention that Edisto Chamber member, **Rhodes Boat & RV Storage** is planning to enlarge their existing boatyard to the high ground acreage that adjoins the current boatyard. In order for this expansion to take place, the adjacent high ground acreage would need to be rezoned from Residential/AG to Commercial.

The Edisto Chamber of Commerce would like to offer our full support for this business expansion for Rhodes Boat & RV Storage. Many tourists that visit Edisto bring their boats to enjoy all that our lowcountry waterways have to offer. There are hardly any options for boat storage on our beach or island and Rhodes offers a convenient and affordable solution. One of our largest accommodations providers is Ocean Ridge Resort and they will not allow boats or recreational vehicles to park at their complex. The many oceanfront rental houses along Palmetto Boulevard are a huge draw for our tourists, but parking a large boat on the main highway causes safety risks. The Marina at Edisto Beach does offer some boat slip rentals but the demand for storage far exceeds the supply.

Rhodes Boat & RV Storage receives many referrals from the Edisto Chamber of Commerce and we would like to see this adjacent property rezoned to accommodate their expansion. Tourism supports our little beach and if we can make it easier for our visiting boaters, they are more likely to return year after year.

Thank you for your consideration as we believe this zoning change will only enhance the amenities that Edisto has to offer.

Sincerely,

Lisa Harrell
Executive Director

Boat yard

John C. Moylan <jmoylan@wyche.com>

Tue 8/8/2017 8:37 PM

To: Jeanine Rhodes <jrhodes@edistoislandrealestate.com>;

Dear Jeanine,

I write in support of your efforts to expand the boat yard on Edisto Island. As you know, I have rented space at the yard for several years. We are homeowners on Edisto but do not have adequate space at our home for boat storage. Your facility provides a much needed service. But for the yard, we would have no option but to tow our boat to Edisto down the interstate and highways each time we travel to Edisto. Recently, the yard has been very full with limited space between the boats that are parked. Additional space would be a great benefit to current renters and to others who currently cannot use the yard because of its capacity.

We are currently in the process of building a home on Edisto Island in Charleston County but, even when the home is complete, we anticipate using the boat yard. This will allow us to leave additional trees on our property since we will not have to clear a boat parking area. If I can provide additional information or support, I am happy to do so.

Logo

John C. Moylan | Wyche

801 Gervais St, Suite B | Columbia, SC 29201

Phone: (803) 254-6542 | Fax: (803) 254-6544

jmoylan@wyche.com | www.wyche.com/jmoylan | [vCard](#)

A **Lex Mundi** Member Firm

This e-mail may contain privileged or confidential information.

If the e-mail was not intended for you, please:

- (i) delete the e-mails and any attachments
- (ii) destroy any copies that may have been made
- (iii) do not use, copy or distribute the contents in any form
- (iv) notify the sender by return e-mail or by calling 864-242-8200.

No privilege is waived by inadvertent transmission.

Thank you.

August 14, 2017

Mrs. Jeanine Rhodes
Edisto Boat Storage

Please accept this letter as my support for Edisto Boat Storage and possible expansion. As you know, I rent 2 storage spaces for a boat and a storage trailer I regularly use for both personal and business use. I would be forced to tow these items 250 miles without access to a facility like Edisto Boat Storage.

I bring many out of state customers of my businesses to Edisto and entertain them on the waters, restaurants, and lodging facilities of Edisto Beach, exposing them to the South Carolina low country. And again, the frequency of doing this would decrease if not for Edisto Boat Storage.

I have referred several other people to you who now rent storage spaces and we are all grateful to have a nice clean secure area to leave our boats and other items. With the improvements you have made, the occupancy rate has increased and I see the need for expansion, which can be very beneficial to the community.

Sincerely,

David Kattermann
President
Bromley Plastics Corporation
PO Box 550
Fletcher, NC 28732

ALEX CONE
283 Driftwood Lane
Edisto Island, SC 29438
alexcone70@gmail.com
(803) 682-4540

August 8, 2017

Charleston County Planning Commission
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405

Dear Sir or Madam,

I respectfully request your due consideration and your favorable vote regarding the request of Jeanine Rhodes to extend her boat lot on Edisto Island. I am a long-term renter in this lot, and she does a fine job of managing the lot responsibly in such a way that it does not detract from the natural landscape of our beautiful island. I have no doubt that she would continue to do the same once the lot is expanded.

Many of us Edisto residents do not have the means to store a boat on our property, and Ms. Rhodes' facility fills a need that many of us have. This facility not only provides storage space but also provides fresh water and good security lighting for the responsible maintenance and security of our property, something that not all storage facilities on the island provide.

It is my understanding that she is looking to expand onto the lot next door, and it is important to note that the rezoning request only pertains to about half of the said neighboring 3.1 acre lot. This allows for some natural landscaping area to be retained in the course of her expansion of the current facility, and it will minimize disruption to neighboring landowners by maintaining a buffer area of sorts.

Ms. Rhodes' careful development and maintenance of her expanded lot would prove beneficial to the public good of the residents of Edisto Island, and I thank you in advance for giving her proposal all due consideration.

Sincerely,



Alex Cone

cc: Charleston County Council

Ned Philbeck
1611 Charlotte G. Circle
Mt. Pleasant, SC 29464
843-870-1270

August 15, 2017

Charleston County Council
4045 Bridge View Drive
North Charleston, SC 29405

Re: Rhodes Boat and RV Storage Expansion

Dear Council Members:

Our family vacations every summer at Edisto and part of that includes family time spent on the water crabbing and fishing.

We were quite relieved to have Mrs. Rhodes facility available to us on our first trip but quite upset she had reach capacity on our second visit. This forced us to trailer our boat quite a distance to avoid violating the rules of Edisto Beach regarding boat parking.

By not allowing Mrs. Rhodes to use her property adjacent to the current storage facility it has put a bind on our family and I am most certain others who don't have any other place to keep their boat lawfully while on vacation.

With so much in the news regarding development it seems very trivial that you would not allow a small business owner the opportunity to use property for its highest and best use by expanding her facility to allow families like ours a place to keep their boats during the precious little time we have to vacation.

Sincerely,



Ned Philbeck
Concerned Tax Payer

September 18, 2017

To: Charleston Planning and Charleston County Council

From: Ronald and Laura Steele
8428 Bottlenose Court
Edisto Island, SC 29438

Re: Rhodes Boat and RV Storage
Edisto Island, SC 29438
Owner: Jeanine G. Rhodes

My husband and I have spent the last four years volunteering at Edisto Beach State Park for 6 months of each year, living in our travel trailer. This year we moved from Charlotte, NC to Edisto Island, this is a dream come true for us. Our HOA does not allow travel trailers to be stored on the property so we needed a safe place to keep it. Fortunately Rhodes Boat and RV Storage had a site available.

The number of communities with restrictions on what can be stored on the property is growing. Other individuals have condos nearby and need a place to store their boats. Some are vacationing on Edisto and just need temporary storage. The demand is growing on the island for secure RV and boat storage.

We ask that you take a serious look at Jeanine Rhodes proposal.

Thank You,



Laura Ann Steele
704 577-9841

Ronald E. Steele
980 636-2871

To whom it may concern:

I am writing this letter to give you my opinion on the need in Edisto for more boat storage. My husband and I first visited Edisto 4 years ago, at that time there was nowhere for us to put the boat for our visit except at the marina in the water, it rained several days and we paid a premium in order to have a spot for our boat. Even with that we purchased our condo 3 years ago, to our dismay boat storage was not abundant even for residents. We did finally get ahold of the previous owner of where we are stored now, but we only needed for 6 months at that time. Moving to the next year, we could not locate the owner of the lot we were renting and struggled to locate a place to put our boat, we ended up paying a property owner to let us store our boat on his property. We did not like this option but it was our only choice at the time. The other problem became the cost that some wanted for us to be able to store our boat, it was outrageous to say the least. I hear from so many that one of Edisto's negative is the lack of boat storage. If the remaining land can be zoned for storage of boats this could lead to more than one thing, first more people are able to come visit Edisto and bring their boat and then there are others that would possibly purchase a boat if there was ample storage of it. I hope you truly consider the rezoning purposely.

Regards,

Paul & Michelle Witt

Bay Creek Villas

September 19, 2017

Planning and Zoning Commission

Charleston County

Charleston, SC

Planning and Zoning Commission:

As property owners on Edisto Island, we cherish the beauty and tranquility of the island. However last week with the arrival of Hurricane Irma, we needed, just as we did last year during Hurricane Matthew, a safe and secure place to store our boats from the ravishing storms.

The boat storage yard at 741 Highway 174 was a treasure haven to those of us seeking storage. The safety and security of the facility provided a peace of mind for us. However the lot on Highway 174 can only accommodate a limited amount of boats. We, the residents of Edisto Island, need an additional facility to secure our boats from damage and destruction. I ask your thoughtful consideration for rezoning of the lot located at 8153 Oyster Factory Road, Edisto Island, SC 29438

Respectfully,



Roscoe Nesmith



Ruffin Snyder Nesmith

THOMAS M. BLANCHARD III

September 15, 2017

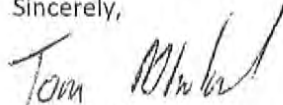
Jeanine Rhodes
3619 Yacht Club Road
Edisto Beach, SC 29438

Dear Jeanine,

I hope this letter finds you well. I am writing you this letter in support of your efforts to expand your current storage facility. Our area of Edisto is not blessed with a lot of storage facilities and there is a great need to offer more storage space for the owners and residents of Edisto Island.

I enjoy and appreciate your facility and will be happy to write a letter of support to Charleston Planning and Charleston County Council.

Sincerely,



Tom Blanchard

May 31, 2017

Rhodes Holdings, LLC
3619 Yacht Club Rd
Edisto, SC 29438

Re: Boat storage rental for Lineberger's from June 23rd to June 30th

Dear Jeanine,

I have enclosed the pertinent original pages of the storage agreement for our boat in addition to the check. We will be arriving at Edisto on the afternoon of Friday, June 23rd, and departing the morning of Friday, June 30th. I will call you when we arrive to address any other matters such as the location where we can wash off the boat after use. We very thankful for the opportunity. We love Edisto but would not have the complete pleasure without the means to more fully enjoy the landscape including crabbing in the creeks accessible only by boat. Our girls are grown now as has our boat, but below is a picture of one of the first Edisto vacation crabbing excursions. Both attend Clemson now. Our oldest is a senior.

Look forward to meeting you and saying "thanks" in person.

Best regards,

Lee Lineberger



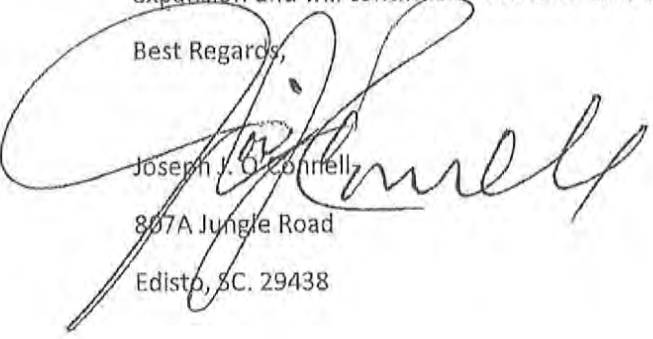
September 5, 2017

Subject: RV/Boat Storage Edisto Beach

To whom it may concern,

I am writing in support of expanding Rhodes Boat and RV in Edisto Beach. I currently rent a space for my Boat in the facility. They add a valuable service to the community as it allows me to store my boat in a secure facility when we are not in Edisto. It also allows me to keep my trailer/truck off the road during the summer months making for less congestion on Jungle Shores Road. I am supportive of their expansion and will continue to use their services in future years.

Best Regards,


Joseph J. O'Connell

807A Jungle Road

Edisto, SC. 29438

Robert M. McConnell
2688 Island Cove Road
Fort Mill, SC 29708
MissFishin@comporium.net

August 29, 2017

Approval of parking and storage request by Jeanine Rhodes on Edisto Island.

Please provide the regulatory approval of storage and parking with all possible haste. Edisto Beach lacks space and parking for residents and visitors alike. I am a board member for the Edisto Marina Association; EMA. EMA owns The Marina @ Edisto Beach, a private marina. The Marina at Edisto Beach attempts to be hospitable to the public with extremely limited trailer parking for visitors and our members on a temporary basis.

EMA through The Marina at Edisto Beach offers a boat ramp to the public yet visitors often do not have room to park their boat trailer at their rental house. The Marina at Edisto Beach lacks the space to accommodate more than three to four visitors yet we have requests for twenty times more than we can accommodate for boat trailer storage. Sadly, EMA finds itself in the position of having to tow many trailers as does the city of Edisto Beach during high season.

Edisto shares a common challenge with all of coastal South Carolina, open space is limited but it is essential to fully enjoy all the natural beauty it has to experience. Please consider favorably the request before you to approve parking and storage for Jeanine Rhodes here on Edisto. More parking and storage is essential to allow visitors and residents to enjoy the uniqueness of our treasure in Edisto.

Please approve this request with all possible haste.

Thank you



Robert M. McConnell
Edisto Marina Association Board Member

MARK BLACKMAN 9-6-17

Dear Jeanne,

I am writing to express my support for expanding your Boat and RV storage facility. My family and I have been coming to Edisto for almost 35 years and the availability of a safe, convenient storage area is crucial.

Thank you for working to address this crucial need

Regards

Mark Black

Eric Meyer
Chair, Planning Commission
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, South Carolina 29405

Re: ZREZ-07-17-00064: Request to rezone property located at 8151 Oyster Factory Road, Edisto Island, (TMS 076-00-00-079) from Agricultural/Residential Zoning District to the Community Commercial Zoning District

Dear Chairman Meyer:

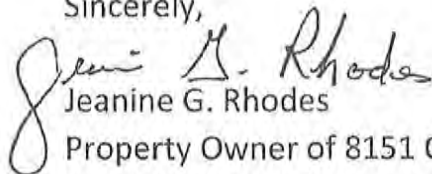
I am writing in defense of what was sent to you from the Edisto Island Preservation Alliance on November 3, 2017 concerning the rezoning of the property I own at 8151 Oyster Factory Road.

1. Rural preservation- Charleston County Comprehensive Plan does need to emphasize the protection of the unique Lowcountry character. Part of the Lowcountry character for Edisto Island is the ability to enjoy boating and camping. You cannot have a boat or RV in certain subdivisions on Edisto Beach or Edisto Island. Storage is essential if the citizens would like to enjoy the water ways which surrounds Edisto.
2. Yes the Boat Storage at 741 Hwy 174 next door is Community Commercial. It was so zoned in 1973 for the purpose of building a pharmacy. Later became a boat storage due to the high demand for somewhere to store boats and RV's that were not allowed inside what is now known as Wyndham.
3. Yes I did purchase, in August of this year, 8153 Oyster Factory Road, which has a new home on it. I did not purchase to rezone but to make sure that this property would be well maintained since I do own two other properties which adjoins this property.
4. Camel?- Never have I been referred to as a Camel before. Yes I have been called the Vampire of Edisto. Since 2011, I began coordinating with the American Red Cross the Blood Drives at Edisto. Thus far I have helped them to collect 2,678 pints of Blood from our small community. I have also been

called the Energizer Bunny due to my ability to work full time and have time to give back to my community. I have worked over 7 years as a Volunteer Fireman/First Responder on Edisto Beach, on Board of Visitors at Charleston Southern since 1991, Commodore of the Edisto Island Yacht Club from 2014-2016 as well as served on the Board 6 years. I volunteered for 6 years with Loggerhead Turtles at Edisto, served as Secretary of the Lions Club for 2 years, served on Board of Appeals for 4 years at Edisto, served on the ATAX Board for 4 years at Edisto as well as I work as a Realtor full time.

I do feel called to help my community and there is a need on Edisto to safely store boats and RV's. Please understand preserving the natural beauty of Edisto is as important to me as it is to the committee. I do however believe the Comprehensive Plan should be a plan that can be adjusted should there become a need in a community where common sense should come into play.

Sincerely,

A handwritten signature in cursive script that reads "Jeanine G. Rhodes". The signature is written in black ink and is positioned above the typed name.

Jeanine G. Rhodes

Property Owner of 8151 Oyster Factory Road
3619 Yacht Club Rd.
Edisto Beach, S.C. 29438
Cell 843-893-7702

cc: Joel Evans, Director of Planning/Zoning

November 29, 2017

Mrs. Jeanine Rhodes
Rhodes Boat Storage
Edisto Beach, SC 29438

Dear Jeanine,

I wanted to again thank you for allowing several of us to move vehicles, trailers, and golf carts to Rhodes Boat Storage during this past hurricane season.

Living full time several hours away from Edisto, our time was limited in getting things away from the beach area with the storms approaching. Having a safe and secure storage lot several miles inland to store items prevented a lot of damage due to the flooding of Edisto Beach.

I also appreciate your willingness to allow these extra items to be stored without compensation ever being discussed. Both you and the storage lot are an asset to the Edisto Beach Community.

Sincerely,



Dave Kattermann
Asheville, NC

From: Jeanine Rhodes [<mailto:jrhodes@edistoislandrealestate.com>]
Sent: Wednesday, December 06, 2017 3:10 PM
To: Jeanine Rhodes <jrhodes@edistoislandrealestate.com>
Subject: Re: Rhodes Edisto Boat & RV Storage

To All Parties Involved,
Please find attached pictures of the existing Boat & RV Storage as well as the property at 8151 Oyster Factory Rd. I also attached a copy of the Lease that all owners have to read and sign when they store their Boat or RV. Please call or email me with any questions you may have.

Sincerely,

Jeanine G. Rhodes

More than a Realtor, results that Move you!

843.893.7702

jrhodes@edistorealestate.com

www.edistoislandrealestate.com

JGR Results



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Super Agent for hire

Selling Edisto one home at a time



21 Rice Lane
Edisto Island, SC 29438
biandrews@comcast.net

To whom it may concern:

We are fulltime residents of the Ocean Ridge Community at Edisto Beach. One of the property owners in Ocean Ridge is Wyndham, so we have many people who come here to vacation and rent properties. Many of them are unaware that only property owners in Ocean Ridge can bring boats, RV's, golf carts, and jet skis on to the property. If they bring such items, they are denied entrance.

Therefore, it is necessary that they have a place to store these kinds of vehicles. Having "Rhodes Boat and RV Storage" on Edisto Island with easy access for vacationers staying at Ocean Ridge is a necessary service for this reason.

Thank you for your consideration.

Sincerely,

Bill and Iddy Andrews



Marsh & Vegetation From Hwy 174
Address 8151 Oyster Factory Rd.
No Access From Hwy 174





Boat Yard GRAVEL & GRASS



BACK OF BOAT YARD LEADING
TO THE HIGH GROUND OF 8151 OYSTER
FACTORY RD.



High Ground of 8151 Oyster Factory
Rd. + Back side of Boat Yard



High Ground of 8151 Oyster Factory
Road



20ft

For 8151 Oyster Factory Rd



Home of Resident who sent letter
Regarding - Concrete + Stadium lighting

**RHODES HOLDINGS, LLC
RENTAL AGREEMENT**

Customer Name:
Customer Driver's License Number:
Customer Home Phone:
Customer Work Phone:
Customer Address:
Customer Email Address:

CONTRACT DETAILS:

Space Number:
Effective Date of Agreement:
Rental Term:

_____ **Weekly**
_____ **Monthly**
_____ **6 Months**
_____ **Yearly**

Expiration Date of Agreement:
Rental Amount:

This Rental Agreement, (hereinafter referred to as the "Agreement"), is made and entered into as of the above set forth date (the "Rental Agreement Date"), by and between Rhodes Holdings, LLC, the Owner, (hereinafter referred to as the "Owner") and the Occupant identified above, (hereinafter referred to as the "Occupant") whose last known address is set forth above.

YOU HAVE THE RIGHT TO CHOOSE WHETHER YOU WANT TO RECEIVE ANY NOTICE OF DEFAULT BY MAIL OR ELECTRONIC MAIL. WHEN CHOOSING ELECTRONIC MAIL, YOU WAIVE ANY RIGHT TO RECEIVE NOTICE OF DEFAULT PROCEEDINGS THROUGH _____ PERSONAL _____ SERVICE _____ OR _____ MAIL.

TO CHOOSE NOTICE BY MAIL TO THE ADDRESS WRITTEN ABOVE, SIGN HERE:

_____ (SIGNATURE)

TO CHOOSE NOTICE BY ELECTRONIC MAIL, SIGN HERE AND PRINT YOUR EMAIL ADDRESS:

_____ (SIGNATURE)

_____ (E--MAIL ADDRESS)

CHANGES TO YOUR PREFERRED METHOD OF RECEIVING NOTICE MUST BE SUBMITTED IN WRITING AND SENT BY FIRST CLASS MAIL OR HAND DELIVERED TO THE OWNER.

For the consideration provided for in this Agreement, the Occupant agrees to rent from the Owner, and the Owner agrees to let the Occupant use the storage space listed above (hereinafter referred to as the "Space") in the storage facility located on Edisto Island, South Carolina (hereinafter referred to as the "property"). "Space" as used in this Agreement means that part of the storage facility described above. Such Space shall be occupied only for the purposes specified in this Agreement and at all times subject to the terms and conditions, beginning on the Rental Agreement Date listed above and continuing until terminated.

Contents stored or to be stored: Check all that apply:

- Boat
- Recreational Vehicle
- Trailer
- Motor vehicle

Description: Please include Make, Model, Serial Number, License Number:

Lien-Holders: Occupant represents that he owns or has legal possession of the property in his space(s). Occupant attests that the property in his/her space is free and clear of all liens and secured interests EXCEPT for items listed below:

1. Rent. Rent is payable in advance on or before the effective date of the contract for the entire contract term. There shall be no automatic renewal of this Agreement at the end of the lease term. At the end of each term, if Occupant desires to continue to store the items listed above on the Premises, a new rental agreement setting forth the rental terms shall be executed. Upon payment of rent, Owner shall provide Occupant with an access code. Said access code is personal in nature and shall not be shared with other persons.

2. Default. If any check delivered in payment is dishonored, the Occupant shall be deemed to be in default under the terms of this Agreement. The Occupant's failure to perform any of its obligations under the terms and conditions of this Agreement or the Occupant's breach of the peace under this Agreement, breach of the peace is described as the Occupant being quarrelsome or argumentative, threatening anyone on the Property or making unreasonable demands of the Owner or it's Agent beyond the terms of this Agreement, shall constitute a default hereunder. In the event of the Occupant default, the Owner shall have the option to immediately terminate this Agreement in which case the Occupant's right to occupy the Space will immediately cease. In addition, the Owner may, without notice, deny the Occupant access to the Space and property stored in the storage facility.

3. Denial of Access. In Owner's sole discretion, Occupant's access to the premises may be conditioned in any manner deemed reasonably necessary to maintain order and protect security on the premises. Such measures may include, but are not limited to, limiting hours of operation and requiring verification of Occupant's identity.

4. NSF Fees. If any check is dishonored for any reason, all rent shall be immediately due and payable in addition to a return check charge in the amount of Fifty (\$50.00) Dollars.

5. Use of Space Compliance with Law. The Space named herein shall be used by the Occupant solely for the purposes of storing items listed above belonging to the Occupant. The Occupant agrees not to store any explosives, or any flammable, odorous, noxious, corrosive, hazardous or pollutant materials or any other goods in the Space or elsewhere on the property which would cause danger or nuisance to the Space or any other portion of Property, **this includes, but is not limited to any storage of used tires and used batteries.** The Occupant agrees that the Space and the property will not be used for any unlawful purposes or contrary to any law, ordinance, regulation, fire code or health code and the Occupant agree not to commit waste, nor to create a nuisance, nor alter, nor affix signs on the Space or anywhere on the Property, and will keep the Space and the Property in good condition during the term of this Agreement. The Occupant agrees not to store heirlooms, art works, collectibles or other irreplaceable items having special sentimental or emotional value to the Occupant within any item stored on the premises.

There shall be **NO HABITABLE OCCUPANCY** of the Space by humans or pets of any kind for any period whatsoever and violation of these prohibitions shall be grounds for immediate termination of this Agreement. If hazardous substances are stored, used, generated, or disposed of in the Space or on the Property, or if the Space or the Property shall become contaminated in any manner for which the Occupant is directly or indirectly responsible, the Occupant shall indemnify and hold the Owner harmless from and against any and all claims, damages, fines, judgments, penalties, costs, liabilities, or losses, and any and all sums incurred or paid for settlement of any such claims, including any attorney's fees, consultant and expert fees, resulting from or arising out of any contamination by the Occupant, whether incurred during or after the lease term. Occupant agrees not to conduct any business out of the Space and further agrees that the Space is not to be used for any type of work shop, for any type of repairs, or for any sales, renovations, painting, or other contracting. The Occupant will indemnify and hold the Owner harmless from and against any and all manner of claims for damages or lost property or personal injury and costs, including attorneys fees arising from the Occupant's lease of the Space on the Property or from any activity, work or thing done, permitted or suffered by the Occupant in the Space or on or about the Property.

6. Condition and Alteration of Space. Occupant assumes responsibility for having examined the premises and hereby accepts it as being in good order and condition. Should Occupant damage or depreciate the space, or make alterations or improvements without the prior consent of the Owner, then all costs necessary to restore the space to its prior condition shall be borne by Occupant. If Occupant causes any damage to the space or the facility premises, it may be denied access to its Space until payment is made for the cost to repair.

7. Insurance. **THE OWNER DOES NOT PROVIDE ANY TYPE OF INSURANCE WHICH WOULD PROTECT THE OCCUPANT'S PROPERTY FROM LOSS BY FIRE, THEFT, OR ANY OTHER TYPE OF CASUALTY LOSS. IT IS THE OCCUPANT'S RESPONSIBILITY TO OBTAIN SUCH INSURANCE.** The Occupant, at the Occupant's expense, shall secure his own insurance to protect himself and his property against all perils of whatever nature for the actual cash value of the stored property. Insurance on the Occupant's property is a material condition of this Agreement. Occupant shall make no claim whatsoever against the Owner in the event of any loss. The Occupant agrees not to subrogate against the Owner in the event of loss or damage of any kind or from any cause.

8. Termination. This Agreement shall terminate at the expiration date stated within. Either party may terminate this Agreement by giving the other party ten (10) days written notice by certified mail. In the event the Occupant terminates prior to the expiration of the storage period or in the event Owner terminates due to default of Occupant in the performance of the terms and conditions of this agreement, any storage fee paid by the Occupant shall be retained by Owner

and shall not be refunded or prorated. Upon termination of this Agreement, Occupant shall promptly remove the stored item from the premises. If items being stored are not removed within thirty (30) days after the expiration of said term, a late fee of Fifty (\$50.00) Dollars shall be charged to Occupant. Pro-rated rent shall be charged to Occupant for any day past the end of the lease term prior to the removal of the items being stored.

9. No Bailment. The Owner is not a warehouseman engaged in the business of storing goods for hire, and no bailment is created by this Agreement. The Owner exercises neither care, custody, nor control over the Occupant's stored property. All property stored within the Space or on the Property by the Occupant or located at the facility by anyone shall be stored at the Occupant's sole risk and the Occupant must take whatever steps he deems necessary to safeguard such property.

10. Limitation of Owner's Liability. THE OWNER AND THE OWNER'S EMPLOYEES AND AGENTS SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY LOSS OF OR DAMAGE TO ANY PROPERTY STORED IN THE SPACE OR ON THE PROPERTY, OR FOR ANY PERSONAL INJURY OR DEATH OCCURRING TO THE OCCUPANT, THE OCCUPANTS, INVITEES, FAMILY, EMPLOYEES OR AGENTS RESULTING FROM OR ARISING OUT OF THE OCCUPANTS USE OF THE SPACE OR THE PROPERTY FROM ANY CAUSE WHATSOEVER, INCLUDING BUT NOT LIMITED TO, THEFT, MYSTERIOUS DISAPPEARANCE, VANDALISM, FIRE, SMOKE, WATER, FLOOD, HURRICANES, RAIN, TORNADOES, EXPLOSIONS, RODENTS, INSECTS, MOLD, MILDEW, ACTS OF GOD, OR THE ACTIVE OR PASSIVE ACTS OR OMISSIONS OR NEGLIGENCE OF THE OWNER, THE OWNER'S AGENTS OR EMPLOYEES.

11. Owner Lien Rights. Occupant's property stored on the premises shall be subject to a claim of a lien in favor of Owner if rent or other charges due are delinquent fourteen (14) days after the due date.

12. Security Agreement. This Agreement shall constitute a security agreement covering the contents of the Space and a security interest shall attach thereto for the benefit of, and is hereby granted to the Owner by the Occupant to secure the payment and performance of any default by the Occupant hereunder. All rights of the Owner hereunder or at law or in equity are cumulative, and an exercise of one or more of such rights shall not constitute a waiver of any other rights. The Occupant hereby waives and renounces its right to the benefit of any exemptions it may otherwise have under the South Carolina Code of Laws.

13. Assignment and Subletting. The Occupant shall not assign this agreement or sublet the Space.

14. Waiver/Enforceability. In the event any part of this Agreement shall be held invalid or unenforceable, the remaining part of this Agreement shall remain in full force and effect as though any invalid or unenforceable part or parts were not written into this Agreement. No waiver by the Owner of any provision hereof shall be deemed a waiver of any of the provision hereof or of any subsequent default or breach by the Occupant.

15. Attorney Fees. In the event the Owner retains the services of an attorney to recover any sums due under this Agreement for any unlawful detainer, for the breach of any covenant or conditions hereof, or in defense of any demand claim or action brought by the Occupant, the Occupant agrees to pay to the Owner the reasonable costs, expenses, and attorneys' fees incurred in any such action.

16. Successors in Interest. This Agreement is binding upon the parties hereto, their heirs, successors and assigns.

17. Governing Law. This Agreement and any actions between the parties shall be governed by South Carolina law.

18. Waiver of Jury Trial. The Owner and the Occupant hereby waive their respective rights to trial by jury of any cause of action, claim, counterclaim, or cross complaint, at law or in equity brought by either the Owner against the Occupant or the Occupant against the Owner arising out of or in any way connected with this Rental Agreement, the Occupant's use or occupancy of the Space and this Property or any claim of bodily injury or property damage, or the enforcement of any remedy under any law, ordinance, statute or regulation.

19. Limited Warranty. This Agreement contains the entire agreement of the parties and no representation or agreements, oral, or otherwise, between the parties not embodied herein shall be of any force or effect. The agents and employees of the Owner are not authorized or permitted to make any warranties about the Space, the Property, or any facilities referred to in this Agreement. The Owner's agents' and employees' ORAL STATEMENTS DO NOT CONSTITUTE WARRANTIES and shall not be relied upon by the Occupant. The entire agreement and understanding of the parties hereto are embodied in this writing and NO OTHER WARRANTIES are given.

20. Rules. The Occupant agrees to be bound by any Rules and Regulations for the facility as may be posted by the Owner from time to time. All Rules and Regulations shall be deemed to be part of this Agreement.

21. Notice of Change of Address. The Occupant represents and warrants that the information the Occupant has supplied in this rental agreement is true, accurate and correct, and the Occupant understands that the Owner is relying on the Occupant's representations. The Occupant agrees to give prompt written notice to the Owner of any change in the Occupant's address or any change in the status of any liens or secured interests on the Occupant's property in the space. The Occupant understands that he must personally deliver such notice to the Owner or mail such notice by certified mail, return receipt requested, with postage prepaid to the Owner at the above address.

22. Changes. All items of this Agreement, including but without limitation, the rental rate, conditions of occupancy and other fees and charges are subject to change at the option of the Owner upon Thirty (30) days prior written notice to the Occupant.

23. Release of Information. Occupant hereby authorizes Owner to release any information regarding Occupant and Occupant's occupancy as may be required by law or requested by governmental authorities or agencies, law enforcement agencies or courts.

24. Military Service. If you are in the military service you must provide written notice to the Owner. The Owner will rely on this information to determine the applicability of the Service Members Civil Relief Act.


25. Permissions for Communication. Occupant recognizes Owner and Occupant are entering into a business relationship as Owner and Occupant. Occupant hereby consents to Owner phoning, faxing, emailing, texting and using social media to communicate with Occupant with marketing and/or other business-related communications, including collection notices.

26. Occupant's Trash. Occupant is responsible for his/her own trash. Anything Occupant brings into his Space must go with Occupant. If Occupant leaves garbage, refuse, or anything whatsoever in the storage Space or on the storage facility grounds, Owner shall charge Occupant the cost of removal and disposal to put the grounds in the same condition as originally received by Occupant.

27. Subordination. Occupant acknowledges that Owner may have secured financing on the premises Occupant leases. Occupant acknowledges that its Rental Agreement is subordinate to any mortgage on the Premises which Owner may have executed. Occupant shall attorn to any successor in title including any purchaser to whom Owner's lender may sell the facility following or as part of the exercise of the lender's loan enforcement remedies.

28. Notice to Occupant: Do not sign this agreement before you read it and fully understand the covenants contained herein. By signing this agreement the Occupant hereby acknowledges that he has read, understands and accepts all the terms and conditions expressed in this agreement.

OWNER: Rhodes Holdings, LLC


BY: JEANINE G. RHODES
ITS: OWNER

OCCUPANT:

Make Checks Payable to Rhodes Holdings, LLC.
3619 Yacht Club Rd.
Edisto Beach, S.C. 29438

Thomas Mann
2005 Myrtle Street
Edisto Island, SC 29438

12-10-2017

Mr. Victor Rawl, Chairman
Charleston County Council
Lonnie Hamilton Bldg
4045 Bridge View Drive
North Charleston, South Carolina 29405

RE: Zoning case # ZREZ-07-17-00064 for 8151 Oyster Factory Rd

Dear Chairman Rawl:

This is to express support to the application to rezone the above named property. I would ask that these statements be shared with the other members of Council.

I would make the following points:

- This Property is adjacent to an intersection separated only by other commercial property, **rental** residential property and is situate approximately 900 feet from the intersection of Oyster Factory Road and Highway 174.
- The Planning Commission Staff recommended to the applicant that the rezoning was the recommended means to obtain rezoning of this property.
- After recommending the rezoning as the means to effect this change, the Planning Commission staff then recommended the use of Planned Development.
- If rezoned for boat and RV storage use would a desired change for an alternative use not have to be filed with Planning Commission and/or County Council for approval of that use prior to change of use. The current Planned Development procedure appears to be very cumbersome and a burden for citizens.
- Boat and RV storage will enhance the economy of the island as maintenance of property, fences, electrical, create jobs; and benefit property owners in Charleston and Colleton County and visitors drawn to the State Parks, Botany Bay and the surrounding area.
- This area to be rezoned is in the middle of an area zoned AGR and currently utilized by moderate income residents many of whom RENT mobile homes and other residences which by their nature could be considered Commercial.
- The owner, a real estate agent by profession, knew the zoning of the property when she purchased it. The claim has been made that there is other property nearby zoned commercial for storage of boat, RV' s, and such but NONE can be found on the County Zoning Maps. The property behind the ACE Hardware Store where some storage has occurred in the past is NOT shown in the Commercial Zoning and I find NO other properties so zoned in the area as has been claimed by those opposed.
- By the proximity of this property to Commercial property at the intersection of Oyster Factory Road and Hwy.174, the Edisto Island National Scenic Highway (this property has MARSH frontage on the Scenic Byway but no high ground for any development) meets the

criteria in the Corridor Plan and the Comprehensive Plan. Without services such as this storage area the attractions of Edisto Beach, Botany Bay, and the two State Parks which bring the tourism on the Scenic Byway are negatively affected economically.

- With the recent approval of the Spring Grove project by Charleston Council, there will be increased traffic and demand on Hwy. 174 and this storage demand will be needed and desirable due to the resultant traffic increases. This could be an important aid to safety and welfare of those travelling Hwy. 174 by reduction in trailer and RV traffic.
- I personally know of multiple thefts of utility trailers and boats with trailers within a 1 mile radius of this storage area which may have been prevented if a storage area such as this was able to accommodate them.
- Although I live on Edisto Beach, my wife and I own agricultural property on Walwood Road on Edisto Island in Charleston County approximately $\frac{3}{4}$ mile from this property and support this request to rezone fully.

For all of these reasons I ask that council approve this request.

Sincerely,

Thomas Mann
843/869-5251

Re: ZONING MAP AMENDMENT REQUEST: ZREZ-07-17-00064

Jeanine Rhodes

Mon 12/11/2017 1:33 PM

To: Joseph O'Connell <jjoc1@aol.com>;

Joe
Thank you so much for the letter to Council.
Thanks
Jeanine

Get [Outlook for iOS](#)

From: Joseph O'Connell <jjoc1@aol.com>
Sent: Monday, December 11, 2017 8:29:54 AM
To: Jeanine Rhodes
Subject: Fwd: ZONING MAP AMENDMENT REQUEST: ZREZ-07-17-00064

FYI

Begin forwarded message:

From: Joseph O'Connell <JJOC1@Aol.com>
Subject: ZONING MAP AMENDMENT REQUEST: ZREZ-07-17-00064
Date: December 11, 2017 at 8:28:42 AM EST
To: vrawl@charlestoncounty.org, hsass@charlestoncounty.org
Cc: Joseph O'Connell <jjoc1@aol.com>

Charleston County Council Members,

I am writing in support of the rezoning to support expansion of the existing boat storage facility. As a property owner on the beach I use and value the convenience of this business. I also own a slip at the Edisto Marina but due to events and activity boat storage is not allowed year round. I value the safety and security of having a location to store my boat or trailer depending on the season. Currently the location is at capacity and there is a demand for additional storage. As a supporter of the Edisto Island Land Trust I feel this will not interfere with the beauty of Edisto or present a danger of commercial expansion as others might suggest.

Thank you for listening.

Joseph J. O'Connell
807A Jungle Road
Edisto Beach, SC 29438
704.280.1393

December 11, 2017

Charleston County Council
Lonnie Hamilton III Public Service Building
4045 Bridge View Road
North Charleston, SC 29405

Mr. and Mrs. Joseph Bagwell
904 Jungle Road
Edisto Island, SC 29438

Mr. Vic Rawl and Council-

This letter is to relay our support of the expansion of the Rhodes Boat Storage on Highway 174, Edisto Island, SC for the zoning map amendment request- ZREZ-07-17-00064 at 8151 Oyster Factory Road.

This facility would create much needed and requested boat placement for tourist and resident owners on the island. Boats are currently parked illegally along busy thoroughways on the island such as Palmetto Boulevard and Highway 174 throughout the year. Since this opposition issue is keeping Edisto Island beautiful would it not be more pleasing to have boats consolidated into one location than sporadically placed over the island? This would prevent tourists and residents trying to maneuver around boats to access the beach walking or driving. This leads to the most important issue of SAFETY for our tourist and residents.

Whether the citizens of Edisto agree on the boat storage facility we must acknowledge that Edisto is a thriving tourist community that depends on its guests for economic survival. The people of Edisto staying stagnant and so resistance to change in the long run will hurt the beauty of Edisto. Why?? It will lead to people attempting to operate business's illegally out of residences and using land for inappropriate use. Planning for growth in a positive way instead of always saying NO in its self protects the island.

This is why... the expansion of the already EXISTING boat yard rather than a new one down the road later makes sense. Its consolidating the boats and will not be more visible from Highway 174 due to the expansion going to the back of the lot rather than to the sides of the lot again this will help prevent illegal boat placement sporadically over the roads and property over the island.

Jeanine Rhodes is an outstanding business woman that lives and works on Edisto Island. She has great love for the Edisto Community and with her expansion will keep the protection of Edisto Island in mind.

Thank You

Sharon Bagwell

Joey Bagwell

ZONING MAP AMENDMENT REQUEST: ZREZ-07-17-00064 at 8151 Oyster Factory Rd (Edisto Island

Victor Grout <vgrout@c1stbank.com>

Mon 12/11/2017 8:52 PM

To:vrawl@charlestoncounty.org <vrawl@charlestoncounty.org>; hsass@charlestoncounty.org <hsass@charlestoncounty.org>; dickieschweers@tds.net <dickieschweers@tds.net>; esummey@charelstoncounty.org <esummey@charelstoncounty.org>; henrydarby@msn.com <henrydarby@msn.com>; tpryor@charlestoncounty.org <tpryor@charlestoncounty.org>; bmoody@charlestoncounty.org <bmoody@charlestoncounty.org>; ajohnson@charlestoncounty.org <ajohnson@charlestoncounty.org>; jqualey@charlestoncounty.org <jqualey@charlestoncounty.org>;

Dear Council Members:

My wife and I have owned a place at Edisto for over 2 and half years now. We just bought a boat in October and were fortunate enough to be able to reserve the last open space at the Rhodes Boat Storage.

I understand the opposition to this re-zoning is driven by the preservation of Edisto as a quiet and historical area of the State. However, the current storage facility is well buffered from Highway 174 with shrubbery. When I was looking for boat storage, my options were limited. Buying a wet slip was not an option for us, so our only other option was a storage facility that is not well maintained nor as secure as the property in question. The other options were to find individuals who live on Edisto Island full-time that would be willing to have a boat in their yard

I would hope the Council members could find a way for the approval of the re-zoning such as planted shrubbery that would grow to the height sufficient enough to hide the required security fence. I know security lighting for the facility could be a disturbance to the neighbors, but hopefully the lighting could be directed away from the nearby homes or have some devise attached to the lights that would block the lights from the neighbors.

Options for boat storage at Edisto are limited, so your consideration to approve the re-zoning is appreciated.

Disclaimer: This message is intended only for specified recipients. If you are not the intended recipient, you are notified that disclosing, copying, distributing, or taking any action regarding, the contents of this information is strictly prohibited. This communication represents the originator's personal views, which may not reflect those of Community First Bank. Security Warning: This message is being sent over an unsecured medium (the Internet). Recipients should not reply to this message with sensitive or confidential account information. If the need arises to communicate sensitive or confidential account information, customers should visit or contact the nearest branch office. If you received this email in error, please immediately notify postmaster@c1stbank.com

12/10/17

To: Charleston County Council,

This letter is in support of a request by Jeanine Rhodes to re-zone a parcel she owns with the purpose of expanding a current storage facility located in Edisto Island, SC.

At present, owners of properties on Edisto beach have little to no available storage location for Boats and RV's. I have been renting space in the current storage lot as I own a home in Wyndham, specifically in the Summerwinds area. According Summerwinds POA rules, since my boat does not fit under my unit, I cannot park it out in the open either on the street or in my driveway. Wyndham itself does not have a parking/storage facility so my only option is to rent space from the storage facility.

Looking at why Edisto Beach and Edisto Island are attractive to not only full and part time property owners, but also to tourists and vacationers. Being able to enjoy the water is one of the biggest draws to the area. For those that cannot keep boats and RV's at their property, there is little to no choice but to rent a space. For vacationers and tourists, especially those renting in Wyndham, there is no place to keep their boats while enjoying what the island and beach have to offer. The positive financial impact brought in by these visitors is key to supporting local businesses and the municipalities (through taxes). Presently, there are not enough facilities considering the number of "non-resident" boats and RV's coming to the area.

I have heard of some negative comments made in previous meeting(s) regarding such things as: increased noise, trash, and the yard being used for maintenance activities such as "scraping boat bottoms" painting and other "boat yard" activities. I can personally attest to the fact that at the current facility, I have never seen evidence of any of this. Extensive maintenance is not permitted and is specifically addressed in the rental/lease agreement, I have not seen any trash at all, and have never heard any "noise". What I have seen is a well-lighted, secure facility, appropriately (professionally) landscaped and cared for with trimmed shrubbery and mowed grass, as well as properly maintained amenities such as running water and electricity. In short a well-run and cared for operation. All the negative statements or fears are not occurring today so why would a reasonable person expect a different outcome just because there is a small expansion?

If the permit is granted, I see no reason why the adjacent additional parcel would be treated or operated in any other manner. Additional storage is needed in the area and Jeanine has already proven that the facility she currently owns is not only "first class", it is also respectful of the surrounding area, neighbors, and of the environment.

Respectfully submitted,
Richard C. Barreto
794 Summerwind Circle
Edisto Beach, South Carolina 29438

Prosperity, South Carolina, 29127
Charleston County Council
Lonnie Hamilton III Public Services Building
4045 Bridge View Road
North Charleston, South Carolina. 29405

December 11, 2017

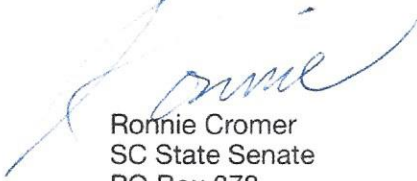
Dear Chairman Rawl:

I am writing to you on behalf of Ms. Jeanine Rhodes' efforts to get her property on SC174 rezoned to commercial for an extension of her boat storage facility. Ms. Rhodes' property is 3.1 acres with over 2.1 acres being marshland which would remain in its natural state. Ms. Rhodes is providing a valuable service to the property owners in Edisto who have no place to park their boats. I know her personally and know that she has upgraded and beautified any properties that she has purchased and she has assured us she will do the same for this approximately 1 acre she will use for boat storage.

All of us at Edisto who have purchased property there have done so because of the charm, tranquility, and 1950's feel that we enjoy and none of us would want any of that to change, but most of us are comfortable that the rezoning of this property and development as a boat storage area would be done in a very naturalistic manner so as to retain the charm and beauty of this and surrounding areas.

If you could possibly consider a favorable outcome for Ms. Rhodes on this particular property, you would help those at Edisto who dearly love to fish to be able to have a place to store their boats.

Sincerely yours,



Ronnie Cromer
SC State Senate
PO Box 378
Prosperity, South Carolina. 29127

FW: Zoning case # ZREZ-07-17-00064 for 8151 Oyster Factory Rd | EdistoIsland

Ronnie Dennis <ronniedennis3@gmail.com>

Sun 12/10/2017 6:09 PM

To: dandavid@comcast.net <dandavid@comcast.net>; dan@charlestonlegal.com <dan@charlestonlegal.com>;

Cc: Jeanine Rhodes <jrhodes@edistoislandrealestate.com>; Ronnie Dennis <ronniedennis3@gmail.com>;

1 attachments (16 KB)

11-27-2017 ltrcouncil-oysterfactoryrd.docx;

Dan – Please read the below.

Jeanine Rhodes owns the storage facility where I keep my boat at the beach. She recently purchased a piece of property (1 acre) adjacent to the existing storage facility with the intention of expanding the capacity because of the demand. This matter is before the Charleston County Council..... any help you can provide with Vic Rawl and Brian Moody would be greatly appreciated. [This matter is coming before the Council again this Thursday.](#)

I have attached a letter in opposition to Jeanine's efforts. As you will read, these "concerns" are an effort to cast this request as an effort to back door and expand her existing commercial zoning on the existing storage facility. Nothing is further from the truth. This is just an effort by Bud Skidmore to be an ass and object to anything.

Glad to discuss..... lets catch up this evening.

Ronnie

From: [Ronnie Dennis](#)

Sent: Sunday, December 10, 2017 12:21 PM

To: vrawl@charlestoncounty.org; hsass@charlestoncounty.org; dickieschweers@tds.net; esummey@charlestoncounty.org; henrydarby@msn.com; tpryor@charlestoncounty.org; bmoody@charlestoncounty.org; ajohnson@charlestoncounty.org; iqualey@charlestoncounty.org

Cc: [Ronnie Dennis](#)

Subject: Zoning case # ZREZ-07-17-00064 for 8151 Oyster Factory Rd | EdistoIsland

Dear Chairman Rawl and fellow council members:

I am writing in support to the application to rezone the above named property. As a permanent residence of Columbia and property owner on Edisto Beach, having a place to store my boat at the beach is essential. Otherwise, I would have the inconvenience of having to trailer it back and forth from Columbia to Edisto every trip. I have been a property owner on Edisto Beach for 8 years and as a family, we enjoy access to the beach as well as the rivers and creeks. I have

three boys under the age of 13 and the quality of time we spend on the water fishing and exploring the ACE Basin have created many memories.

In order to enjoyed the total quality of life that Edisto has to offer, having access to a storage facility is necessary for those like me that do not have the capacity to store our boats on our own property. Therefore, I ask for your consideration to approve the above zoning request.

Respectfully,

Ronnie Dennis

819 Albion Road
Columbia, SC 29205

803.606.4047

Jeanine Rhodes

From: Del Dennis <deldee67@gmail.com>
Sent: Monday, December 11, 2017 7:33 PM
To: vrawl@charlestoncounty.org; hsass@charlestoncounty.org; dickieschweers@tds.net; esummey@charlestoncounty.org; henrydarby@msn.com; tpryor@charlestoncounty.org; bmoody@charlestoncounty.com; ajohnson@charlestoncounty.org
Cc: Jeanine Rhodes
Subject: Support of ZONING MAP ADMENDMENT REQUEST:ZREZ-07017-00064 @ 8151 Oyster Factory Rd Edisto Island

Honorable Chairman and Council Members,

I am writing to urge you to SUPPORT the requested rezoning of above mention property on Oyster Factory Rd Edisto Island. This is a much needed expansion that is well maintained and gives tourist, local residents of Edisto Island and Edisto Beach a safe place to store their Boats and RV's. The majority of the occupants are property owners who live full time elsewhere and like the fact that they have a safe , professional place to store an expensive piece of property.

As we all know, tourism is a major economic boost for the coastal communities and Charleston County. Fishing, shrimping, crabbing and boat riding is a way of life and a memory maker for many families. If we try to limit these memories they will go somewhere else and support another county and town.

I own a small business here on Edisto Island and had a 14' dump trailer stolen out of the business yard on Hwy 174. This location is less then 1/2 mile from the existing Boat and RV Storage Yard. Had I been able to contact the previous owner of the storage yard maybe my trailer would not have been stolen and I could have saved \$8,700. on replacing the stolen trailer. I am aware of numerous trailers used for landscaping, construction and personal use that has been stolen from Edisto Island and Beach. Police reports were made and nothing was ever recovered, in return it can put a small business out of business because of the cost of replacing big item equipment. So the expansion of Mrs. Rhodes Boat and RV storage yard can help numerous small business owners stay in business, not only that, IT will be more TAX MONEY for Charleston County.

I have read a lot of the emails that Mr. Skidmore sends out to members of his organization Edisto Preservation Assoc. Any person with good common sense would know that NO ONE can put Hotels or Motels, Funeral Home, Medical Office, Billiard Parlor, Indoor Shooting Range, Bank, Car Wash (with Edisto Water??),Convenience Store, Gas Station or Truck Stop on less then an acre of land. I understand Mr. Skidmore sends out numerous emails and makes phone calls to people to get them fired up with the untrue stories he tells them. Why would someone do this, when he himself sells plants out of the back of his house. I guess it's ok for him to use his residential property as a commercial piece because it's his. Edisto Island/ Beach is a small community and the way certain groups will try to Bully and Defame persons who try to make Edisto a better place. Mrs. Rhodes runs the Community Blood Drive on Edisto, donates numerous hours to help persons in need, she has driven to Ravenel and Charleston to pick up medication for numerous residents as well as help start a fund for a local family who lost their home to fire. So to say she wants to hurt Edisto is about as crazy as saying you can drink the tap water on Edisto.

I thank you in advance for Your Support of this rezoning,

Del Dennis

3619 Yacht Club Rd
Edisto Island, S.C.
843-908-2363

Public Input (opposition)



September 28, 2017

Eric Meyer
Chair, Planning Commission
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, South Carolina 29405

Dear Chairman Meyer:

We are writing to register our objection to the request for Zoning Variance listed as: ZREZ-07-17-00064; Request to rezone property located at 8151 Oyster Factory Road, Edisto Island, (TMS 076-00-00-079) from the Agricultural/Residential (AGR) Zoning District to the Community Commercial (CC) Zoning District.

Our objections are as follows:

1. Over several decades, the residents of Edisto Island and Charleston County have indicated their desire to manage development of Edisto in a thoughtful, purposeful manner as evidenced by the several Land Use plans in the 80's, 90's, and now, in the ZLDR (The Zoning Ordinance) and the Comprehensive Plan. One of the primary tenets of all of these plans is to limit commercial development on Edisto to locations that reinforce the historical and logical patterns for commercial properties on the Island. That is, commercial properties are intended to occur at intersections of secondary roads with Highway 174 - The Edisto Island National Scenic Byway. To do otherwise invites the kind of condition one sees along Maybank Highway, where commercial development has overtaken the once rural character of the road. To change the zoning of this mid-block residential property to commercial merely sets further precedence for these kinds of uncontrolled growth patterns to flourish. Yes - it is adjacent to another existing commercial property - but that existing commercial property does not conform to the intentions of the above mentioned Edisto Island Land Use Plans, nor the intent of the Comprehensive Plan which establishes historical patterns as a guiding principle. Because the existing "non-conforming" property is already zoned commercial is hardly justification to expand the non-conformity....where would it end?

2. We understand that the reason this application is being made is to permit the expansion of an existing adjacent boat storage facility. While merely expanding existing boat storage may seem innocuous - a change from AGR to CC would, in the future, allow any of the current uses allowed by right or special conditions in a CC zoning district. Most of those uses would be totally inappropriate, surrounded as these properties are by residential properties.



3. We point out that part of the subject property is marshland where it abuts the Edisto Island National Scenic Byway. Any development of the property - residential or commercial, would be required to conform to the OCRM Critical Line setbacks and prohibition of alteration of the existing pattern of vegetation or topography.

4. We point out that the property abuts the Edisto Island National Scenic Byway and that the ZLDR requirements for landscaping along Highway 174 for the subject property as well as the existing boat storage would require careful scrutiny.

In summary, we respectfully request that the Planning Commission recommend denial of this zoning request because it does not conform to the stated intent of the residents of Edisto Island, and the residents of Charleston County through the Comprehensive Plan and current ZLDR.

Respectfully submitted,

Edisto Island Preservation Alliance

By: *Barbara Gould*

Barbara Gould
Chair

cc: Joel Evans, Director of Planning/Zoning



November 3, 2017

Eric Meyer
Chair, Planning Commission
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, South Carolina 29405

re: ZREZ-07-17-00064: Request to rezone property located at 8151 Oyster Factory Road, Edisto Island, (TMS 076-00-00-079) from the Agricultural/Residential (AGR) Zoning District to the Community Commercial (CC) Zoning District.

Dear Chairman Meyer:

We write again to register our objection to this **second request** for the above referenced rezoning application.

In the Introduction to the Charleston County Comprehensive Plan, it states:

"The comprehensive planning process identified a series of overarching themes that serve as the **primary guidance** for the recommended strategies and implementation initiatives.

These themes are:

(2) **Rural preservation** is very important. The Plan needs to place emphasis on the protection of the unique Lowcountry character."



As we noted in our earlier letter, the subject rezoning as well as the adjacent CC zoned property currently being used for boat storage do not conform to the previous Edisto Island Land Use Plans nor the current Comprehensive Plan.

The past change of the adjacent property's zoning from AGR to CC represented the nose of the camel under the tent. In this request, the applicant asks that you now allow the rest of the camel into the tent. Be aware that - according to the County's online parcel maps - the applicant owns yet another adjacent piece of property on residential Oyster Factory Road (not part of this request). If the present request for rezoning is permitted, it doesn't take too much imagination to expect that the applicant will be back before you in the future to request that the third AGR property be rezoned to CC... a bigger camel. Once again, we ask: if this is permitted, where will it end? Shouldn't the Comprehensive Plan be enforced?

We again respectfully request that the Planning Commission recommend denial of this request because it is contrary to the spirit and guiding principles of the Comprehensive Plan.

Respectfully submitted,

Edisto Island Preservation Alliance

By: 
Barbara Gould
Chair

cc: Joel Evans, Director of Planning/Zoning

FYI

Include in info for this case

Sent from my iPad

Begin forwarded message:

From: Rebecca Godwin <rebgod50@gmail.com>

Date: November 8, 2017 at 6:12:08 AM EST

To: <JEvans@charlestoncounty.org>

Subject: Zoning Change Request Notification, Highway 174, Edisto Island

Dear Mr. Evans—

I am writing to protest the following request for a zoning change: ZREZ-07-17-00064. My understanding is that the owner of this property at 8151 Oyster Factory Road has applied for a variance that would change the zoning of this 3.1 acres from agricultural/residential to commercial. I further understand that the owner owns other lots nearby or adjacent to this property, and has already been sited for not following the guidelines to protect the marsh on part of this property.

I live a couple of miles from this property. I drive up and down 174 every day; I also ride my bike. The unique character of Edisto Island is what drew me here. Having lived for more than 25 years in the Pawleys Island/Litchfield Beach area, I have seen first-hand the irrevocable damage zoning variances have wrought—a kind of domino effect that becomes unstoppable. Expanding commercial zones on Edisto could lead to the same.

Along with the Edisto Island Preservation Alliance, I ask you to protect Edisto and its scenic byway by denying this request. Please share my comments and concerns with the zoning board.

Thank you.

Rebecca Godwin
8534 Palmetto Road
Edisto Island

From: Mrs. Marian D. Brailsford [mailto:mdbrailsford@bellsouth.net]
Sent: Thursday, November 09, 2017 11:25 AM
To: Joel Evans <JEvans@charlestoncounty.org>
Subject: Request for zoning change #ZREZ-07-17-00064

Dear Mr. Evans,

I have been a resident of Edisto Island for 16 years and the primary reason my family moved here was to exchange noise, traffic, and unsightly commercialism for a place where natural beauty and a slower pace prevail. Edisto is truly an oasis with so much of the land and creeks protected from just the sort of over-development that has ruined so much of the rest of our state and country.

I am writing to ask that you **deny the request to rezone this tract of land** from AGR to commercial zoning. On Edisto we already have several commercial hub areas, and we believe that is where new businesses should be located. We understand that this landowner owns several adjoining or nearby properties. This zoning change request raises a red flag for our community because we do not need or want a new commercial area that could someday be paved and developed into a strip mall or a Walmart!

The subject land contains natural wetlands and is situated on the Edisto Island National Scenic Byway (Hwy.174), one of only four SC highways with that designation. Scenic Byways are a major tourism draw, as you know. Edisto's future prosperity lies in preserving our natural paradise and being vigilant of the threat of inappropriate commercialism!

Thank you for sharing my concerns with the Charleston County Zoning Board, and thank you for your attention to matters important to the Edisto community.

Sincerely,

Marian D. Brailsford

7805 Russell Creek Rd.

Edisto Island, SC 29438

843-869-9024

November 9, 2017

Mr. Joel Evans
Director Charleston County Zoning & Planning Dept.
Lonnie Hamilton, III Public Services Bldg.
4045 Bridge View Drive
N. Charleston, SC 29405-7464

RE: Request for zoning variance #ZREZ-07-17-00064

Dear Mr. Evans,

In 2016 I moved to Edisto Island from Mt. Pleasant to get away from the traffic and commercialism that has overtaken East Cooper and much of the northern part of Charleston County. I love living in the country especially in a place that is so beautiful with its creeks and marshes that are as pristine as anything in Charleston County can be. I also am excited that the residents are working hard to keep Edisto this way.

I am writing to ask that you deny the request to rezone this tract of land to Community Commercial zoning. There are several commercial hub areas already here, including one within ¼ mile of this property. I believe that is where new businesses should be located. If the plan is to use this for additional boat storage as the owner has stated, then this change is especially inappropriate. This property is at the headwaters and marsh area of Fishing Creek, along which I live. We do not need any pollution from stored boats or trailers seeping into the ground water of this land or into the marsh itself. With the king tides over the last year, I have seen greater tidal inundation of this marsh of Fishing Creek, so the chance for flooding into the property grows.

Also, there are homes surrounding this property and I expect they would not welcome the noise from a commercial area in their backyard. They have owned their property much longer than the owner of this property and most likely expected that it would stay residential.

I believe that this property should remain Agricultural/Residential as the Comprehensive plan intends.

Thank you for sharing my concerns with the Charleston County Zoning Board, and thank you for your attention to matters important to the Edisto community.

Sincerely,

Karen Beshears
8184 Loran Ct.
Edisto Island, SC 29438

Dear Mr Evans

11-11-17

Re: Request for zoning variance

#ZREZ-07-17-00064 Edisto Island

Do not rezone this piece for business
it is on A National Scenic Byway
on 174 Edisto - we zoned Edisto to
have Commercial HUBS NOT STRIPS
your job is to protect this zoning
The land owner has been messy + irresponsible
at her other commercial properties
Please protect our Scenic Byway.

Thank you Catherine Locates
2568 Shell House Rd
Edisto Island SC

29438

phone

843 5096950

From: Lee Wenthe <lwenthe@hotmail.com>
Date: November 11, 2017 at 2:16:05 PM EST
To: "JEvans@charlestoncounty.org" <JEvans@charlestoncounty.org>
Subject: Please preserve Edisto!

Regarding:

ZONING CHANGE REQUEST NOTIFICATION

Regarding the following application:

ZREZ-07-17-00064: Request to rezone property located at 8151 Oyster Factory Road, Edisto Island, (TMS 076-00-00-079) from the Agricultural/Residential (AGR) Zoning District to the Community Commercial (CC) Zoning District (Property size: 3.1 acres)

As a longtime property owner (since 1966) here on Edisto Island, I've watched the Islanders work hard to protect the beauty of the Island and its rural character. With the naming of 174 as a National Scenic Highway, I had hoped the battle was won.

Apparently not. This property is in an area which is mostly residential. Commercial usage is not appropriate at this location. Please deny this zoning request and preserve this special place.

Thank you.

Leila Skidmore Wenthe
Russell Creek Road
Edisto Island, SC

Fred Palm
2301 Highway 174
Edisto Island, SC 29438

November 13, 2017

Mr. Joel Evans, PLA, AICP
Director of Zoning and Planning
Charleston County
4045 Bridge View Drive
North Charleston, SC 29405

ZREZ-07-17-00064:

Request to rezone property located at 8151 Oyster Factory Road, Edisto Island, (TMS 076-00-00-079) from the Agricultural/Residential (AGR) Zoning District to the Community Commercial (CC) Zoning District (Property size: 3.1 acres)

Dear Mr. Evans,

I have the following concerns and ask that the Planning Commission not approve the request until the scope is clarified.

- The number of residential units that could be put on the site is totally out of context.
- Approval by the Planning Commission sanctions leapfrogging of an adjacent commercial node and gives dominance for other out of context actions.
- The creation of a very large scale development site, if the intervening parcel we added to an assemblage that would be even more oversized and out of character.
- State Highway 174, while not a Charleston County scenic byway, is a US and South Carolina designated highway that is deserving of retention of its rural character.
- The unwillingness of the applicant to enter into the recommended planned development agreement as a cure for the community's concerns.

Sincerely,

s/ Fred Palm

7789 Steamboat Landing Rd
Edisto Island, SC 29438

11-27-2017

Victor Rawl, Chairman
Charleston County Council
Lonnie Hamilton Bldg
4045 Bridge View Drive
North Charleston, South Carolina 29405

RE: Zoning case # ZREZ-07-17-00064 for 8151 Oyster Factory Rd

Dear Chairman Rawl:

This is to object to the application to rezone the above named property. I would ask that these concerns be shared with the other members of Council.

I would make the following points:

- This does NOT conform to the comprehensive plan which seeks to concentrate commercial properties following historical and logical patterns, primarily at intersections.
- Your planning commission has voted 8-1 not to recommend this rezoning.
- Your planning commission staff identified numerous reasons not to recommend this rezoning.
- If rezoned there is no assurance that at some later time the owner may choose to utilize other options for the property under CC zoning that would be far more problematic than their current stated intent of expanding their boat and RV storage next door.
- Boat and RV storage will not enhance the economy of the island creating zero new jobs and benefiting primarily property owners in Colleton County.
- This area to be rezoned is in the middle of an area zoned AGR and currently utilized by moderate income residents. Converting it to commercial makes such housing even less available on an island where such properties are becoming more and more scarce.
- The owner, a real estate agent by profession, knew the zoning of the property when she purchased it. She chose not to purchase property that was properly zoned hoping she could convert this inexpensive residential property to what might become more valuable commercial property.
- Spreading commercial properties down 174, the Edisto Island National Scenic Highway (this property has frontage on it as well as Oyster Factory Rd) is damaging to the value of this scenic byway as an attractor of tourism, our primary economic engine.

For all of these reasons I ask that council reject this request.

Sincerely,



E.M. "Bud" Skidmore



November 28, 2017

Victor Rawl
Council Chairman
Charleston County Council
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, South Carolina 29405

re: ZREZ-07-17-00064: Request to rezone property located at 8151 Oyster Factory Road, Edisto Island, (TMS 076-00-00-079) from the Agricultural/Residential (AGR) Zoning District to the Community Commercial (CC) Zoning District

Dear Chairman Rawl:

Over the years we trust that County Council has been made acutely aware of the objective of the residents of Edisto Island to remain rural, agricultural, and uniquely "Edisto". We are appreciative of the fact that Edisto is targeted for Rural Preservation in the Comprehensive Plan - therefore, we write to alert Council regarding the current request to rezone a current AGR property to CC along Oyster Factory Road and the Edisto Island National Scenic Byway (Hwy 174). This request is contrary to the goals and objectives set out in the Charleston County Comprehensive Plan.

This rezoning request seeks to subvert the purpose of the Zoning Ordinance and the Comprehensive Plan, which is to allow commercial zoning to occur in areas that are logical and consistent with historical patterns - one of the characteristics that help make Edisto unique. As you know, Edisto's unique character is the engine of its eco-tourism and agricultural economy. The chipping away of AGR zoned properties for commercial purposes further changes Edisto's character by making low-cost residential properties less available, jacks up property and tax valuations for other residents, and sets up a cycle of predatory land deals where buyers with commercial intent are able to grab residential properties at distressed prices - instead of purchasing more realistically priced properties that are already zoned commercial. Yes - other vacant commercially zoned properties do exist!



If this rezoning request is allowed, it will only be the tip of the iceberg - many properties along the Edisto Island National Scenic Byway would soon fall to the same fate. Please assist the residents of Edisto Island by denying this request for rezoning from AGR to CC.

Respectfully submitted,

Edisto Island Preservation Alliance

By:

Barbara Gould
Chair

cc: Joel Evans, Director of Planning/Zoning
County Council Members

November 29, 2017

The Honorable Victor Rawl, Chairman
Charleston County Council
Lonnie Hamilton Bldg.
4045 Bridge View Drive
North Charleston, South Carolina 29405

RE: Zoning case # ZREZ-07-17-00064 for 8151 Oyster Factory Rd

Dear Chairman Rawl,

I have been a resident of Edisto Island for 16 years and the primary reason my family moved here was to exchange noise, traffic, and unsightly commercialism for a place where natural beauty and a slower pace prevail.

I am writing to ask that you **deny the request to rezone this tract of land** from AGR to commercial zoning, which I understand is also the recommendation of the Charleston County Planning & Zoning Commission.

On Edisto Island we already have several commercial hub areas, and we believe that is where new businesses should be located. The red flag that this zoning change raises is the possibility that this lot and adjoining properties owned by the same individual could become yet another (unnecessary) commercial hub. Some of my other concerns about this zoning change are:

- It would set an unfortunate precedent for developers who want zoning changes that would lead to commercializing the island and changing its rural heritage.
- This property abuts the Edisto Island National Scenic Byway, which is a major tourism draw. Tourists come to Edisto to enjoy its natural beauty.
- The property is largely marsh, and if commercial development were allowed, stormwater runoff and other pollutants would find their way into Edisto's creeks.
- Edisto Island is one of the Lowcountry's most rural and unspoiled coastal islands left, and perhaps it is Charleston County's "last chance to get it right."

Sincerely,



Marian Brailsford

Edisto Island Resident and Member of the EIPA Board

Henry and Virginia Woodhead
3101 Point Street
Edisto Island, SC 29438

November 29, 2017

The Honorable Victor Rawl, Chairman
Charleston County Council
Lonnie Hamilton Bldg
4045 Bridge View Drive
North Charleston, South Carolina 29405

RE: Zoning case # ZREZ-07-17-00064 for 8151 Oyster Factory Rd

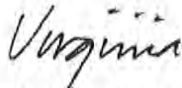
Dear Chairman Rawl,

We are writing to oppose the subject zoning change. The Charleston County Planning & Zoning Commission has wisely recommended that County Council deny this change, and many residents on Edisto Island agree!

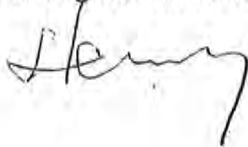
The reason we feel strongly that this land should not be converted from an agricultural/residential to a commercial zone is:

- It is on the Edisto Island National Scenic Byway.
- It would set an unfortunate precedent for others who want zoning changes that would lead to commercializing the island. This would significantly change the island's natural rural heritage.
- Edisto Island is one of the last rural coastal islands left and perhaps the "last chance to get it right" in Charleston County.

Sincerely,



Henry and Virginia Woodhead



Caroline M. Eynon
8159 Oyster Factory Rd.
Edisto Island, SC 29438

November 30, 2017

Lonnie Hamilton, III
Public Service Building
4045 Bridge View Drive
North Charleston, SC 29405-7464
843-202-7222
Joel Evans, PLA, AICP
Zoning/Planning Department Director

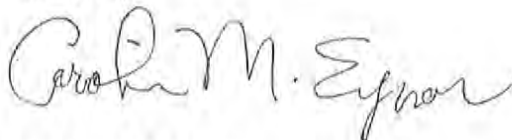
Dear Clerk of Council,

This letter is regarding the zone change request notification to rezone property located at 8151 Oyster Factory Road., Edisto Island, SC 29438 (ZREZ-07-17-00064). My husband and I own and live year-round at 8159 Oyster Factory Road and I am writing to express my opposition and concerns to the request for the aforementioned property to be rezoned from Agricultural/Residential to Commercial.

The existing RV and boat storage facility has already posed a nuisance with what seems like stadium lighting. Approving this request and allowing an expansion of this facility would invite this bothersome lighting to intrude even closer to our home. Furthermore, I worry that rezoning this property as Commercial will decrease the value of our property. Should this request be granted it would potentially allow for more lighting and a sign to be placed just 2 driveways down from ours. If this had already been in place before purchasing our home, I do not think that we would have made the purchase. I also worry over what it could become in the future if sold as Commercial property.

My husband and I are in our late 30's and have lived and worked here on Edisto for over 10 years. This is our first home—we closed on it in June of 2016. We have only just started making improvements and making it our own. None of our plans have included a view of a concrete slab, stadium lighting or any of the traffic that it may bring with it. I am urging you to deny the request to rezone from Agricultural/Residential to Commercial.

Sincerely,



Caroline M. Eynon

From: Sonya Spainhour [mailto:islandbikes@bellsouth.net]
Sent: Friday, December 01, 2017 3:01 PM
To: Techina Z. Jacques <TJacques@charlestoncounty.org>
Subject: Case #ZREZ07170064:8151 Oyster Factory Rd

Dear Charleston County Planning Dept.,

As a full time resident and property owner of 8313 Oyster Factory Road, Edisto Island since 1993, I would like to voice my opposition for the rezoning Of the property at 8151 Oyster Factory Road from Agricultural To Community Commercial.

Oyster Factory Road is predominantly residential and should remain That way.

Thank you. .

Tony and Sonya Spainhour
843-830-0741

Sent from my iPad
islandbikes@bellsouth.net
843-869-4444

December 01, 2017

Zoning Notice: Parcel # 076-00-00-079

Case # ZREZ-07-17-00064

AGR to CC

To whom it may concern:

I have lived at 8305 Oyster Factory Road since 1994. A residential neighborhood. I recently saw the signs to re zone a section of Oyster Factory Road 8151 to commercial.

I do not agree with this and wanted to make sure you knew how we stand on this as most of us on this road are full time residents and want to keep our street as residential as possible. Please take this in to advisement and leave our road the rural beautiful property we bought and have paid taxes on for many years.

Thank you,

Shirley Harrison Higgins

843-869-0915

Techina Z. Jacques

From: Jamie Dunning <dunningjamie007@gmail.com>
Sent: Saturday, December 02, 2017 8:54 AM
To: Techina Z. Jacques
Subject: Oyster Factory Road

Greetings,

It has come to my attention that Jeanine Rhodes, is attempting to get some agricultural land, zoned, commercial, here on Edisto Island, at Oyster Factory Road.

My family and I live off of Oyster Factory Road, and travel that road everyday as we go through the motions of our lives, and love the beautiful marsh views the roads has to offer.

To my understanding, Ms Rhodes is wanting to get her parcel of land zoned commercial, so that she can erect a big fence, and open a boat storage business. Not only would this be an eye sore to all who reside on Oyster Factory Road, but would also eliminate marsh land that our local wildlife call home.

I compose this mail as a serious objector to the rezoning of any agricultural property on Oyster Factory Road, as well as any proposed business construction that would tarnish the inherent beauty of the land I call home.

Thank you for taking the time to read and consider my pose.

Sincerely,

James J Dunning Jr

Sent from my iPhone

Carolyn Kelsey Wilson
P. O. Box 332
(8258 Main House Drive)
Edisto Island, SC 29438

December 9, 2017

Lonnie Hamilton, III
Public Service Building
4045 Bridge View Drive
North Charleston, SC 29405-7464
843-202-7222
Joel Evans, PLA, AICP
Zoning/Planning Department Director

Dear Clerk of Council,

This letter is regarding the zone change request notification to rezone property located at 8151 Oyster Factory Road., Edisto Island, SC 29438 (ZREZ-07-17-00064). I am a property/homeowner in Crawford Subdivision, one of the neighborhoods in closest proximity to the referenced property. I am writing to express my opposition and concerns for the rezoning from Agricultural/Residential to Commercial.

Basically, this would put a commercial property right smack in the middle of existing residential properties, people's homes!!! It would be a terrible precedent to set for the rest of Oyster Factory Road and its existing neighborhoods Crawford, Marsh Aire and Beckett Subdivisions. This whole area is low country living /away from it all property, with scenic marsh views and pristine estuaries/ a dream - the very reason every property owner has chosen to build their home there.

As far as the land itself, this area has pristine estuaries in the wetlands and is home to abundant wildlife wood storks' egrets' osprey, deer etc. It seems that a boat rv facility would invite gasoline and oil spillage, litter, etc. which would be hazardous and harmful in the middle of this kind of environment.

Since there is limited commercial real estate on Edisto Island, I feel this will invite others to think their property can be converted/rezoned, and before we know it we have another commercial strip beyond entrance of Oyster Factory Road and Highway 174.

I hope you will take these very important views into consideration, and see that this would not provide any benefit to the people who live close by or the best use for the property. Thank you for your time.

Sincerely,

Carolyn Kelsey Wilson

Monday, December 11, 2017

Honorable Elliot Summey
Charleston County Council
Lonnie Hamilton Bldg.
4045 Bridge View Drive
North Charleston, South Carolina 29405

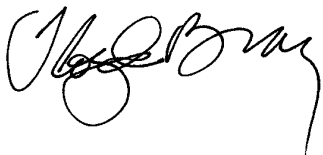
re: Zoning case # ZREZ-07-17-00064 for 8151 Oyster Factory Rd

Dear Councilperson Summey:

I was in the last Council meeting where you made the observation that Edisto Island is today what Isle of Palms and Mt. Pleasant used to be...but you thought more boat storage was needed. I won't argue that boat storage is needed or not - but I will argue that the citizens of Edisto Island have been very deliberate in the way that they have taken steps to keep Edisto rural and, well... Edisto. One of those steps is the Land Use Plan that they developed in the 80's, which designates commercial nodes at intersections with the Edisto Island National Scenic Byway - this is now memorialized in the Zoning Ordinance and the Comprehensive Plan. This historical pattern of natural and logical development is one of the things that makes Edisto unique. It is basic to its eco-tourist economy and its rural/agricultural quality of life.

Boat storage is NOT the issue. Loss of residential properties to development-minded commercial rezoning IS the issue. This is how it starts - one rezoning here, another there... pretty soon we've got Maybank Highway, or worse, Isle of Palms or Mt. Pleasant. If boat storage is needed, there are already commercially zoned vacant properties available for just such purposes. There is no logical reason to disregard the Comprehensive Plan over this issue. Instead, here on Edisto Island, the residents look to County Council members to enforce the Comprehensive Plan. Otherwise, what is it good for?

Sincerely,



cc: Planning & Zoning, County Council members

December 8, 2017

Dear Charleston County Council Members,

I am writing in regard to the proposed change in zoning on Edisto Island. Case number ZREZ-07-17-00064, 8151 Oyster Factory Rd., Edisto Island.

As a resident of Edisto Island, I am adamantly opposed to any changes in zoning that would sacrifice our finite agricultural lands.

I was born in the old St. Francis Hospital on the peninsula and spent my early years growing up on Rutledge Avenue. My mother was born and raised in Charleston. My grandmother was born in Branchville and spent her life in Charleston. My grandfather was born and raised in Charleston as well. In 1997, my wife and I purchased a lot on Edisto Island. Upon our retirement, we build our home in 2012.

As you all are well aware, Edisto Island is a unique community on the east coast. Your Council has done a very good job with the comprehensive plan to date. It is my worry that changes as reflected in the current case, will set a precedent for further land speculation. With the upcoming Spring Grove development, there will be significant pressures on the zoning laws that govern Edisto Island. I encourage you to maintain the current zoning structure as a buffer against these upcoming development pressures.

Although I would like to see future business development on Edisto, I believe that the Council has provided for adequate commercial development to date. If you allow this zoning change, you set the precedent for future land speculation outside the comprehensive plan and threaten Edisto's rural way of life.

Sincerely,

A handwritten signature in cursive script that reads "Gerald M. Haram".

Gerald M. Haram
8390 Chisolm Plantation Rd.
Edisto Island