

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING
Tuesday, February 7, 2017 at 6:30 PM

Charleston County Council will hold a public hearing on Tuesday, February 7, 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 zoning map amendment request:

ZREZ-09-16-00037: Request to amend the Maybank/Woodland Shores Parcels PD located at 1989 Maybank Highway, James Island (TMS 343-03-00-208) to allow for a restaurant with alcohol sales and to clarify requirements for consistency with ZLDR requirements (Property size: 1.52 acres).

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.

Beverly T. Craven
Clerk of Council

ZONING MAP AMENDMENT REQUEST: ZREZ-09-16-00037
(PD-157, Maybank/Woodland Shores Parcels)
CASE HISTORY

PUBLIC HEARING: FEBRUARY 7, 2017
PPW COMMITTEE: FEBRUARY 23, 2017
FIRST READING: FEBRUARY 28, 2017
SECOND READING: MARCH 14, 2017
THIRD READING: MARCH 28, 2017

CASE INFORMATION

Location: 1989 Maybank Highway (James Island Area)

Parcel Identification: 343-03-00-208

Council District: 9

Property Size: 1.52 acres

Application: The applicant is requesting to amend the Maybank/Woodland Shores Parcels PD (originally approved in the Town of James Island) to PD-157, Maybank/Woodland Shores Parcels, to allow for a restaurant with alcohol sales and to clarify requirements for consistency with ZLDR requirements.

Zoning History:

In May 2008, the subject property was located in the Town of James Island and was rezoned from the RSL (Low Density Single Family Residential) Zoning District to the Planned Development Zoning District (Maybank/Woodland Shores Parcels PD). When the Town of James Island dissolved in 2011, the property was put in the unincorporated area of the County and the County honored the zoning approved by the Town.

In 2012, a zoning map amendment request and Comprehensive Plan amendment request were submitted to rezone the property from PD to Community Commercial (CC) and change the future land use designation from PD to CC; however, these requests were withdrawn prior to third reading.

At the November 14, 2016 Planning Commission meeting, this request was heard. Several citizens voiced concerns about the application, through letters and emails and public comments during the meeting. As a result, the Planning Commission voted unanimously to defer the application and allow the applicant more time to meet with area property owners and residents, as well as time to address staff's recommended conditions of approval.

In late November and December 2016, the applicant met with community members and revised the requested PD amendments to address issues regarding noise, landscaping buffers, and uses. The applicant also addressed many of staff's recommended conditions of approval. Revised PD guidelines were submitted in December 2016.

Parcel Information and Area Description:

The subject property is zoned the Maybank/Woodland Shores Parcels PD and is currently vacant. This Planned Development (PD) has been approved for the development of two buildings that could contain professional offices, bank/financial services, medical offices, hair styling, coffee shop, café, sandwich shop, drug store, book store, and fitness center. No other land uses shall be allowed without amending the PD.

Adjacent properties to the north are zoned Community Commercial (CC) and contain commercial uses, including retail and auto repair shops. The adjacent property to the west is zoned PD and is currently

vacant; however, the PD, also approved by the Town of James Island prior to its dissolution in 2011, does allow neighborhood commercial uses. Adjacent properties to the south and southwest are zoned Single Family Residential 4 (R-4) and contain residential uses. Adjacent properties to the east are located in the City of Charleston and contain a music venue and weekend farmers' market.

Overview of PD-157, Maybank/Woodland Shores Parcels:

The applicant is requesting to amend the existing PD to expand the allowed uses and ensure consistency with ZLDR requirements. Currently, the PD allows the following specific uses: professional offices; bank/financial services; medical offices; hair styling; coffee shop; café; sandwich shop; drug store; book store; and fitness center. The applicant is requesting to expand the allowed uses to include a full-service restaurant with outdoor/rooftop dining areas and accessory sale of alcohol for on-site and off-site consumption, in addition to uses allowed in the Neighborhood Commercial (CN) zoning district, including: medical or professional offices; counseling services; home health agencies; special events; veterinary services; banks and financial Services; information industries; consumer goods rental centers and service; consumer repair service (with prohibited outdoor storage); retail sales; and personal services.. The following uses are prohibited: residential land uses; gas station; convenience store; fast food establishments (excluding juice bar and smoothie shop); horticultural production; day care services; outpatient facilities for chemically dependent or addicted persons and rehabilitation facilities; social organizations or clubs; hotels/motels; rooming/boarding houses; communication towers; convention center or visitors bureau; parking lot; vehicle service, limited; garden supplies centers; and outdoor power equipment stores. Additionally, PD-157 requests the following:

- Remove specific requirements pertaining to use types by floor level;
- Retain the maximum height requirement of two stories;
- Retain the maximum building coverage requirement of 30 percent;
- Retain the maximum total footprint of both buildings of 16,500 square feet;
- Increase the landscape buffer along Woodland Shores from five feet to ten feet;
- Increase the buffer adjacent to residential uses from 10 feet to 12 feet and include a requirement for an 8-foot opaque fence constructed of treated lumber that is painted or stained with masonry columns and require planting of 14-foot Cedar or Leland Cypress trees along the residential side of the fence;
- Require noise-deflecting fences and walls around outdoor dining areas to minimize noise impacts on adjacent residential uses;
- Limit live outdoor music to the hours of 9 AM to 10 PM;
- Limit the amount of space for restaurant use(s) to no more than 65 percent of total allowable building square footage;
- Allow one curb cut along Maybank Highway that shall be right in/right out only and one curb cut along Woodland Shores Road that shall be full access, in compliance with SCDOT and Charleston County regulations; and
- Compliance with ZLDR Section 9.11, Signs.

Municipalities Notified/Response: The City of Charleston, Town of James Island, and City of Folly Beach have been notified of the request but have not responded.

Public Input: Fourteen letters/emails have been submitted in opposition to the request, and seven letters/emails have been submitted in support. These are included in this 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 PD amendments comply with the applicable requirements of this Article.

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

Staff response: The Charleston County Comprehensive Plan recommends the planned development uses currently approved; and the request to expand the allowed uses to those allowed under the Neighborhood Commercial (CN) Zoning District with an extensive list of prohibited uses is consistent with the Comprehensive Plan recommendations. As the requested PD amendments clarify development standards and ensure consistency with existing standards contained in the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), the request is consistent with the intent of the ZLDR and 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 submitted letters of coordination from applicable agencies to demonstrate that there are adequate public services, facilities, and programs to serve the proposed development.

The requested PD amendments are consistent with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) and Comprehensive Plan; therefore, staff recommends approval.

PLANNING COMMISSION MEETING: NOVEMBER 14, 2016

Recommendation: Deferral (vote: 9-0)

Speakers: Two people spoke in favor. Four people spoke in opposition.

Notifications:

A total of 138 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List on October 28, 2016. Additionally, this request was noticed in the *Post & Courier* on October 28, 2016.

PLANNING COMMISSION MEETING: JANUARY 9, 2017

Recommendation: Approval with the following condition (vote 6-0)

1. Page 2, Section II, Land Uses: Under "Commercial and Other Non-Residential," revise to allow live music to occur between the hours of noon and 10 pm.

Speakers: Three people spoke in favor of the request, and five people spoke in opposition. One person spoke about adjacent properties, and one person spoke generally about the request.

Notifications:

A total of 143 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List on December 22, 2016. Additionally, this request was noticed in the *Post & Courier* on December 22, 2016.

PUBLIC HEARING: FEBRUARY 7, 2017

Notifications:

A total of 143 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List on January 20, 2017. Additionally, this request was noticed in the *Post & Courier* and a sign was posted on the property on January 20, 2017.



**Charleston County
Zoning Map Amendment
Request**

**Public Hearing – February 7, 2017
Planning & Public Works Committee –
February 23, 2017**

ZREZ-09-16-00037

- James Island Area: 1989 Maybank Highway
- Parcel I.D.: 343-03-00-208
- Request to amend the Maybank/Woodland Shores Parcels PD to allow for a restaurant with alcohol sales and to clarify requirements for consistency with ZLDR requirements
- Owner: JLW Maybank I, LLC
35 E. Wacker Dr., Ste. 300, Chicago, IL 60601
- Representative: SeamonWhiteside+Associates, Inc.
501 Wando Park Blvd., Ste. 200, Mt. Pleasant, SC 29464
- Acreage: 1.52
- Council District: 9

Zoning History

- May 2008: The subject property was located in the Town of James Island and was rezoned from the RSL (Low Density Single Family Residential) Zoning District to the Planned Development Zoning District (Maybank/Woodland Shores Parcels PD).
 - This PD was approved for the development of two buildings that could contain professional offices, bank/financial services, medical offices, hair styling, coffee shop, café, sandwich shop, drug store, book store, and fitness center. No other land uses shall be allowed without amending the PD.
- 2011: The Town of James Island dissolved, and the property was put in the unincorporated area of the County and the County honored the zoning approved by the Town.

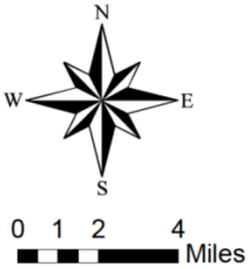
Zoning History (cont'd)

- 2012: A zoning map amendment request and Comprehensive Plan amendment request were submitted to rezone the property from PD to Community Commercial (CC) and change the future land use designation from PD to CC.
 - These requests were withdrawn prior to third reading.

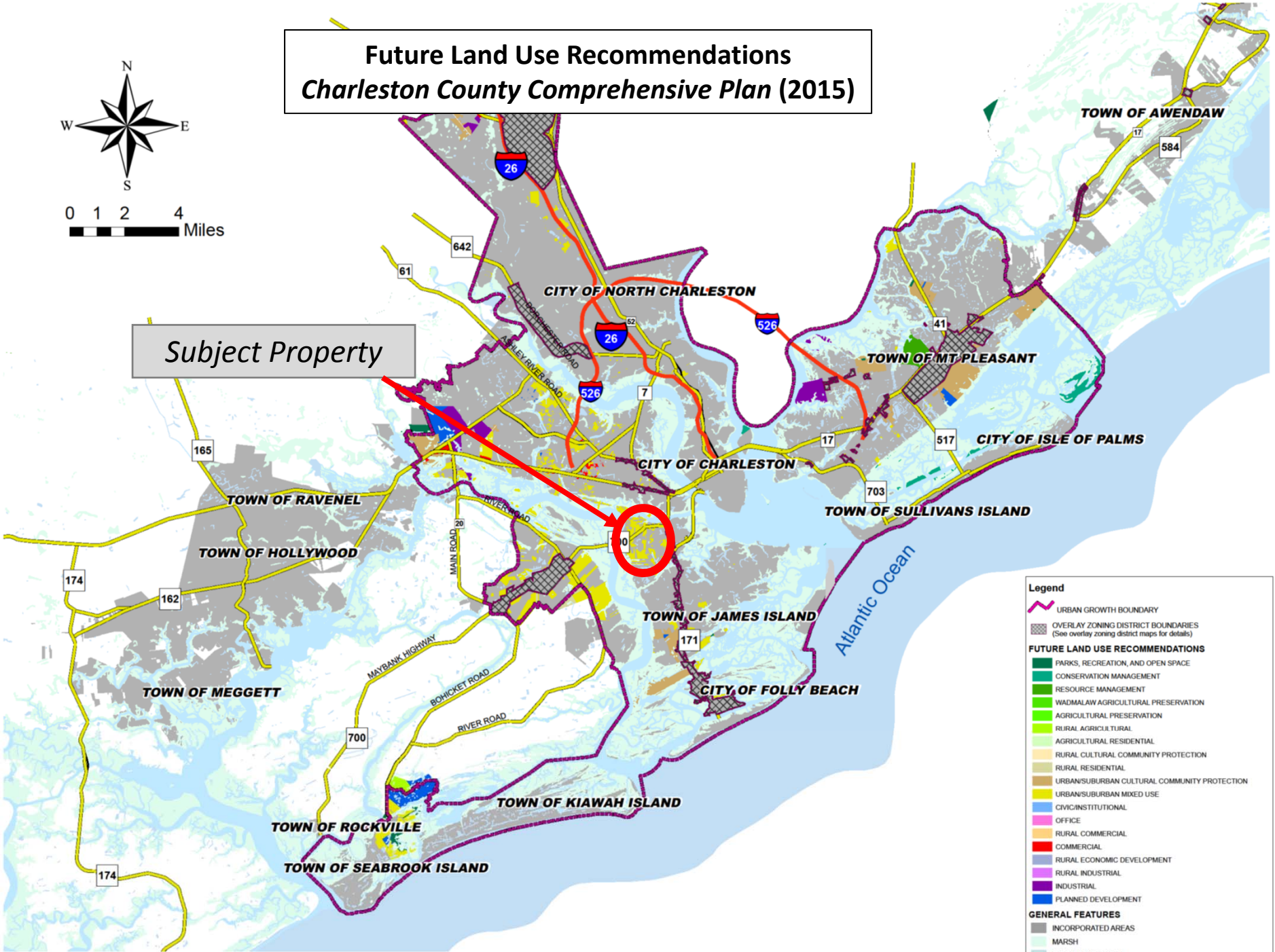
Zoning History (cont'd)

- At the November 2016 PC meeting, Planning Commission voted to defer the request due to concerns with the application voiced by community members and the number of conditions of approval recommended by staff.
- After the PC meeting, the applicant met with community members and staff to discuss how to revise the requested PD amendments to address citizens' concerns.

Future Land Use Recommendations Charleston County Comprehensive Plan (2015)



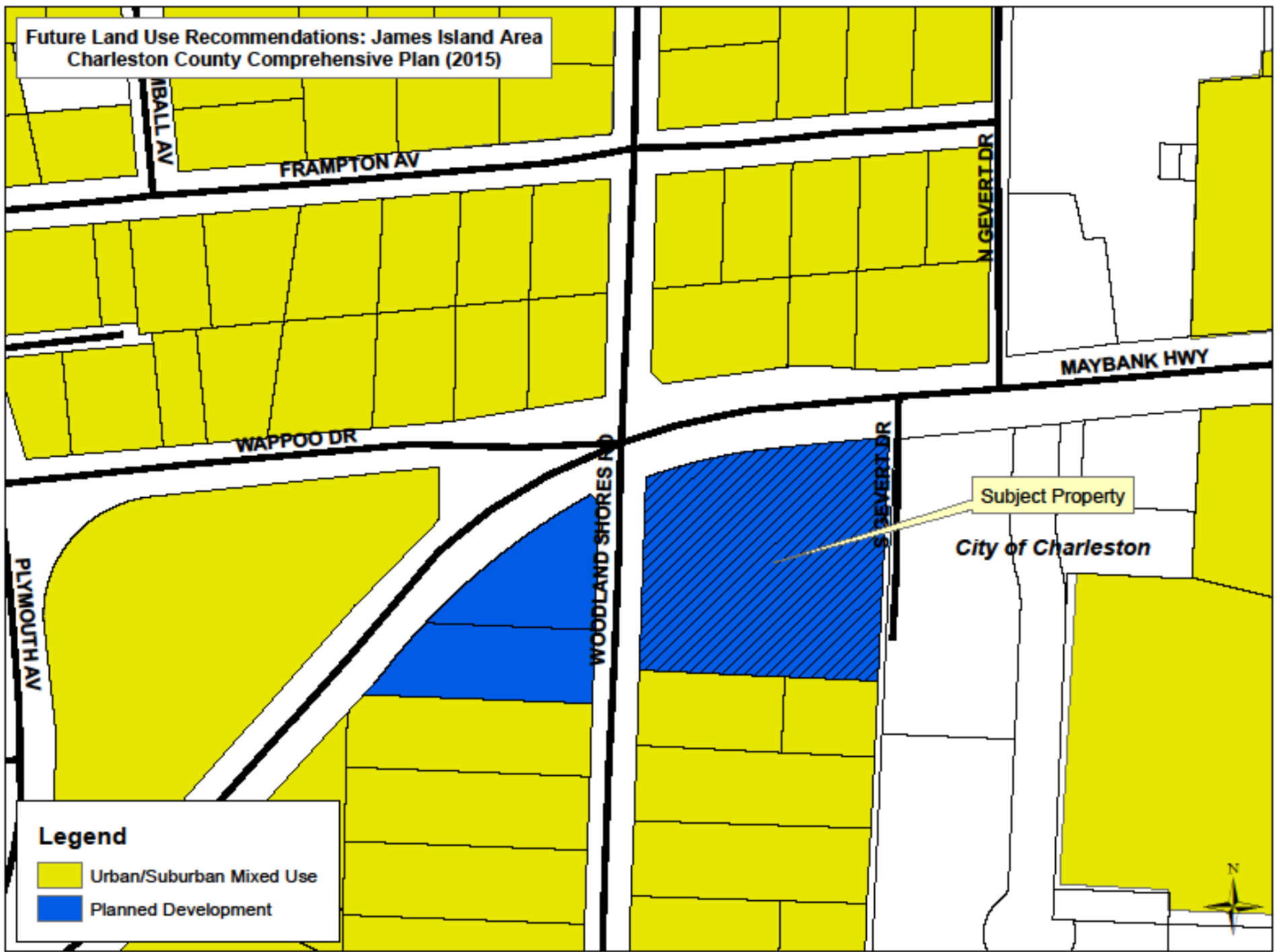
Subject Property



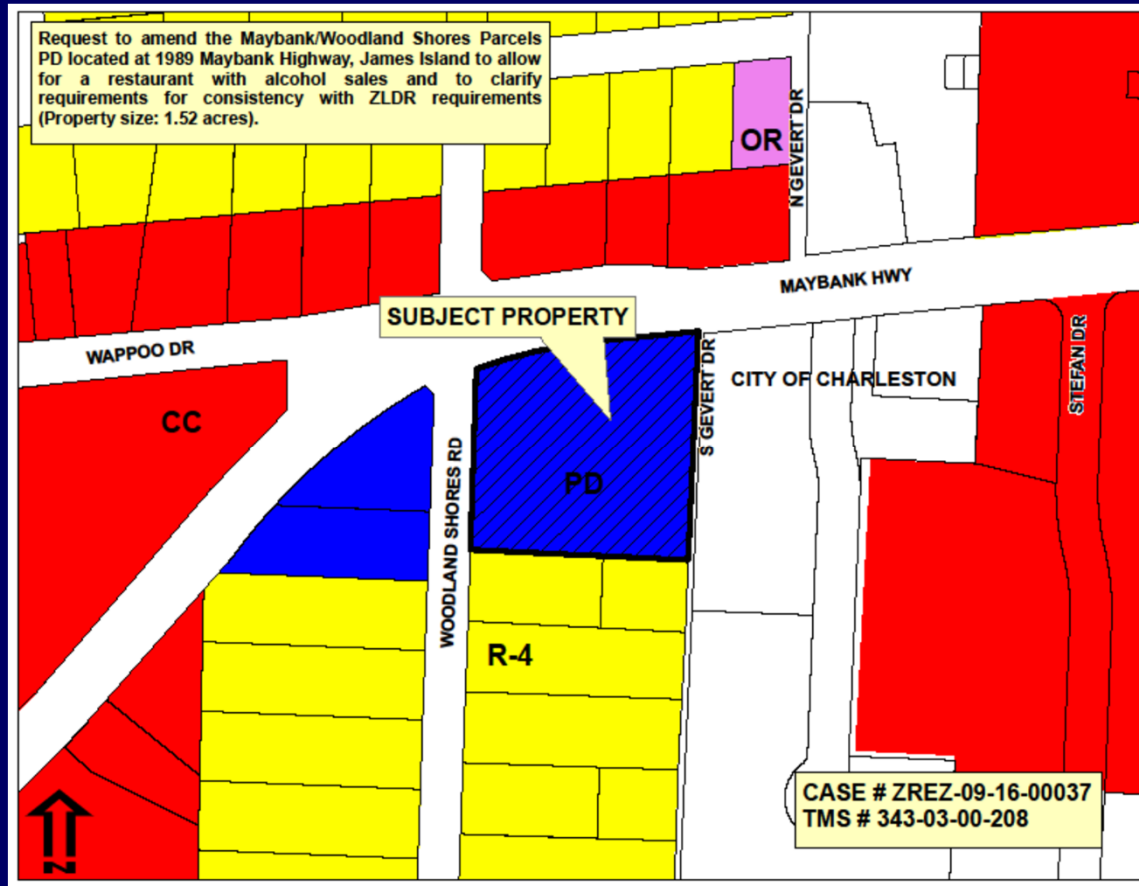
Legend

- 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 CULTURAL COMMUNITY PROTECTION
- RURAL RESIDENTIAL
- URBAN/SUBURBAN CULTURAL COMMUNITY PROTECTION
- URBAN/SUBURBAN MIXED USE
- CIVIC/INSTITUTIONAL
- OFFICE
- RURAL COMMERCIAL
- COMMERCIAL
- RURAL ECONOMIC DEVELOPMENT
- RURAL INDUSTRIAL
- INDUSTRIAL
- PLANNED DEVELOPMENT
- GENERAL FEATURES**
- INCORPORATED AREAS
- MARSH
- WATER RESOURCES

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



Area Description



The subject property is currently vacant, but has been zoned PD and could develop into a variety of neighborhood commercial type uses. Adjacent properties to the north are zoned Community Commercial (CC) and contain commercial uses, including retail and auto repair shops. The adjacent property to the west is zoned PD and is currently vacant; however, the PD also approved by the Town of James Island prior to its dissolution in 2011, does allow neighborhood commercial uses. Adjacent properties to the south and southwest are zoned Single Family Residential 4 (R-4) and contain residential uses. Adjacent properties to the east are located in the City of Charleston and contain a music venue and weekend farmers' market.

Subject Parcel to the North



02/11/2015

© 2015 Pictometry

Subject Parcel to the West



Subject Property

02/11/2015

© 2015 Pictometry

Photos



**1 – Subject Property
(view from Woodland Shores Rd)**

**2 – Subject Property
(view from Maybank Highway)**



Photos



**3 – Adjacent Property
(rear of subject property)**

**4 – Adjacent Property
(east side along Maybank)**



Photos



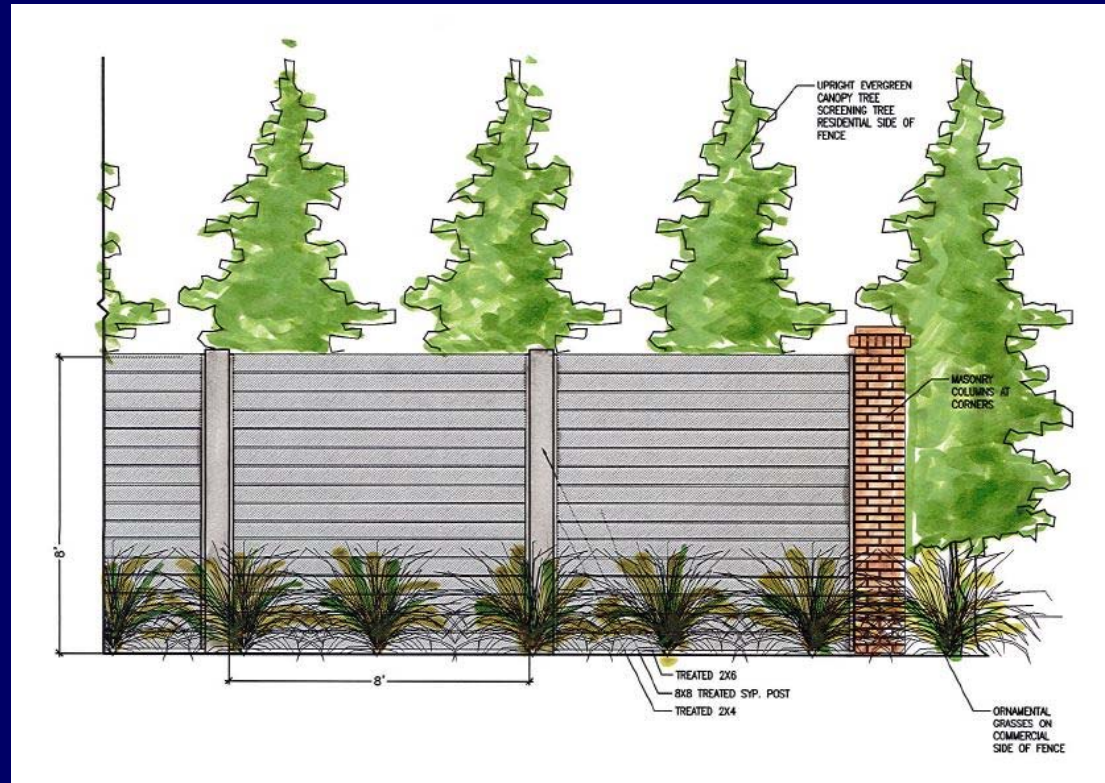
**5 – Intersection of Maybank Hwy
and Woodland Shores Rd**

**6 – Adjacent Property
(north side across Maybank)**



Requested PD Amendments

- Increase the buffer adjacent to residential uses from 10 feet to 12 feet and include language to require an 8-foot opaque fence and planting of 14-foot Cedar or Leland Cypress trees and shrubs.
- Add architectural standards for the fence
 - Constructed of treated lumber that is painted or stained
 - Must include masonry columns at corners and ends of fence runs



Requested PD Amendments

- Add requirements for outdoor dining areas (both ground level and rooftop) to deflect noise from adjacent residential uses
 - Ground level outdoor seating areas must have 6' high solid fences constructed of noise-deflecting material
 - Rooftop dining areas must have 6' high walls constructed of noise-deflecting material
 - Revised sketch plan to demonstrate the location of walls/fences
- Limit live outdoor music to the hours of 9 AM – 10 PM
 - Subject to the Charleston County Noise Ordinance after 11 PM
- Relocate dumpster location from southern property line to eastern property line

Requested PD Amendments

- Clarify the allowed uses by referencing Table 6.1-1 and permitting uses as allowed in the Neighborhood Commercial (CN) Zoning District
 - Allowed uses include: Medical Office or Outpatient Clinic; Counseling Services; Health Care Laboratories; Home Health Agencies; Special Events; Veterinary Services; Banks and Financial Services; Restaurant; Information Industries (excluding communications towers); Offices; Consumer Goods Rental Centers; Consumer Goods Rental Service; Consumer Repair Service (prohibited outdoor storage); Retail Sales; and Personal Services.
 - Prohibited uses include: Residential uses; Gas station; Convenience store; Fast food establishments (excluding juice bar and smoothie shop); horticultural production; Day care services; Outpatient and rehabilitation facilities; Social organizations or clubs; Hotels/motels; Rooming/boarding houses; Communication towers; Convention center or visitors bureau; Parking lot; Vehicle service, limited; Garden supplies centers; and Outdoor power equipment stores.

Requested PD Amendments

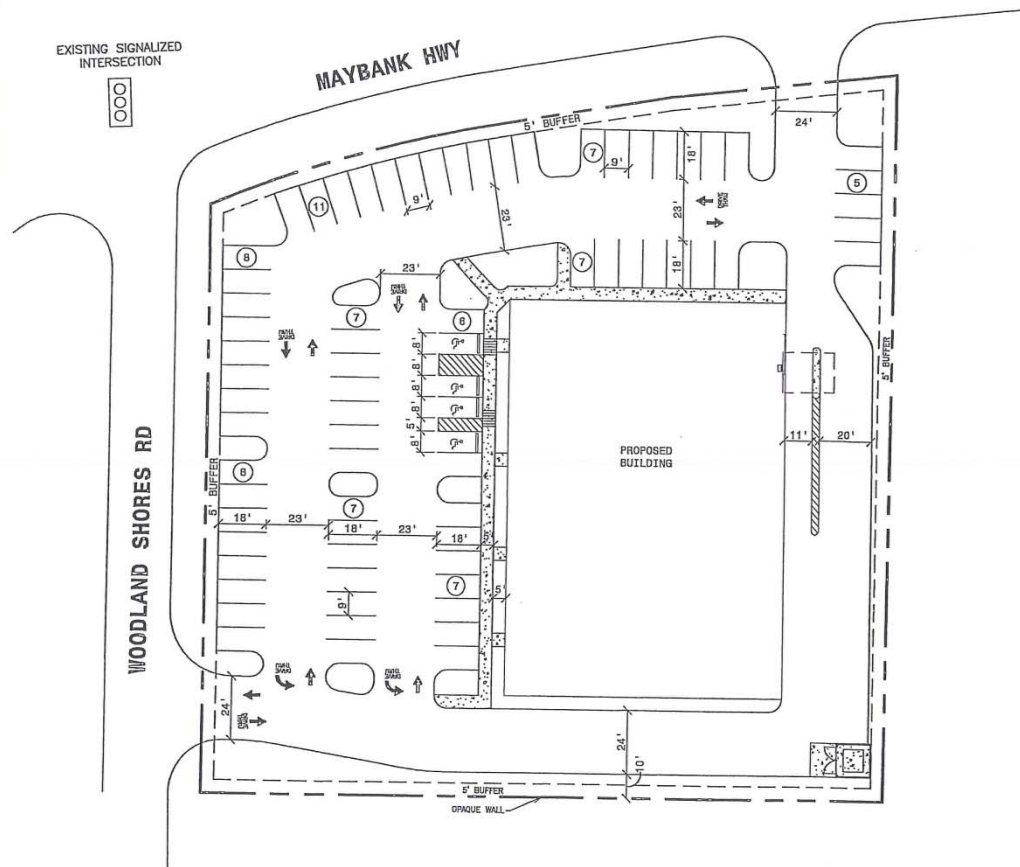
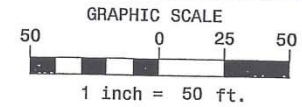
- Add a requirement that no more than 65% of the total allowable building square footage could be restaurant use(s)
- Remove specific requirements pertaining to use types by floor level
- Retain the maximum height requirement of two stories
- Retain the maximum building coverage requirement of 30 percent

Requested PD Amendments (cont'd)

- Retain the maximum total footprint of both buildings of 16,500 square feet
- Increase the landscape buffer along Woodland Shores from five feet to ten feet
- Allow one curb cut along Maybank Highway that shall be right in/right out only and one curb cut along Woodland Shores Road that shall be full access, in compliance with SCDOT and Charleston County regulations
- Comply with ZLDR Section 9.11, Signs.

Currently Approved Conceptual Plan

TOTAL SITE AREA: ±1.495 ACRES
LAYOUT IS SCHEMATIC ONLY AND IS SUBJECT TO REVIEW & APPROVAL BY LOCAL AGENCIES.
ASSUMES OFF-SITE OR UNDERGROUND DETENTION SYSTEM.



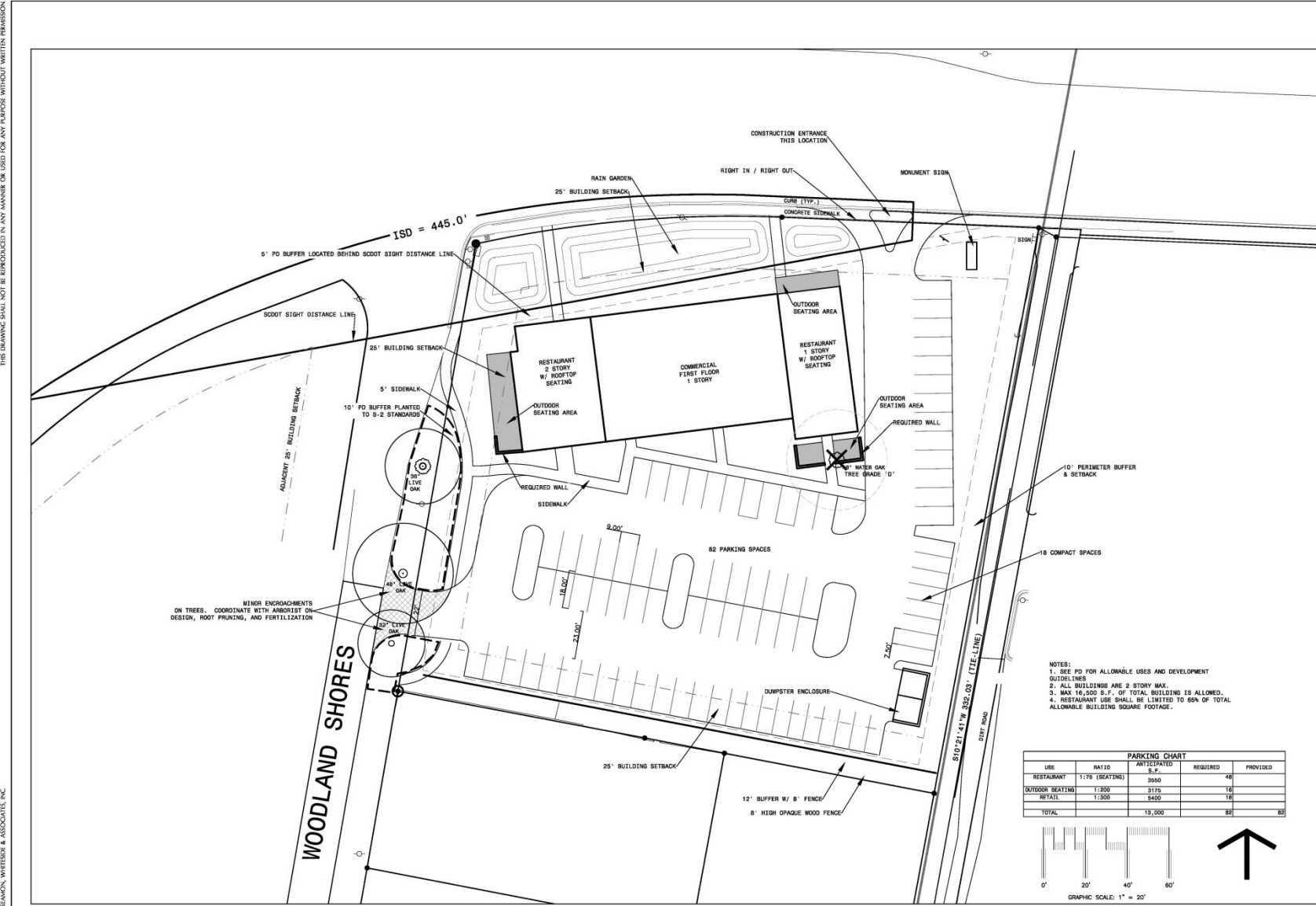
SCHEMATIC SITE PLAN- COMMERCIAL / RETAIL
±.495 ACRE MAYBANK TRACT

JAMES ISLAND, S.C., CHARLESTON COUNTY
MAYBANK HWY AND WOODLAND SHORES ROAD
DATE: SEPTEMBER 27, 2007
BY: HUSSEY, GAY, BELL & DeYOUNG, INC.
JOB No.: 406124501
SCALE: 1"=50'

Proposed Sketch Plan

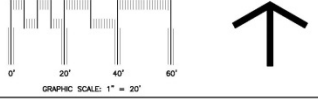
THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

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- NOTES:
- SEE PD FOR ALLOWABLE USES AND DEVELOPMENT GUIDELINES
 - ALL BUILDINGS ARE 2 STORY MAX.
 - MAX 16,500 S.F. OF TOTAL BUILDING IS ALLOWED.
 - RESTAURANT USE SHALL BE LIMITED TO 60% OF TOTAL ALLOWABLE BUILDING SQUARE FOOTAGE.

PARKING CHART				
USE	RATIO	ANTICIPATED S.F.	REQUIRED	PROVIDED
RESTAURANT	1:75 (SEATING)	3950	48	
OUTDOOR SEATING	1:200	3175	16	
RETAIL	1:300	8400	18	
TOTAL		16,500	82	82



NOTE THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

SW SEAMONWHITESIDE

SEAMON WHITESIDE & ASSOCIATES, INC.
No. 000472
SOUTH CAROLINA REGISTERED PROFESSIONAL ARCHITECT & INTERIOR DESIGNER

WOODLAND SHORES COMMERCIAL
BLUE CURRENT DEVELOPMENT
CHARLESTON COUNTY, SC

DRAWN BY: OSH
CHECKED BY: WHO

PROJECT: 7229
DATE: 12.9.16

NO.	DATE	REVISION NOTES

CONCEPT PLAN

SHEET 01 OF 01

901 Woodloch Park Blvd., Suite 200
 Greenville, SC 29609-3319
 Phone: 864.794.7949
 Fax: 864.794.7974
 Email: info@swseamonwhiteside.com

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 PD amendments comply with the applicable requirements of this Article.

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

Staff response: The Charleston County Comprehensive Plan recommends the planned development uses currently approved; and the request to expand the allowed uses to those allowed under the Neighborhood Commercial (CN) Zoning District with an extensive list of prohibited uses is consistent with the Comprehensive Plan recommendations. As the requested PD amendments clarify development standards and ensure consistency with existing standards contained in the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), the request is consistent with the intent of the ZLDR and 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 submitted letters of coordination from applicable agencies to demonstrate that there are adequate public services, facilities, and programs to serve the proposed development.

Recommendation

- The request is consistent with the *Comprehensive Plan and Zoning and Land Development Regulations Ordinance (ZLDR)*.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION RECOMMENDATION:

Approval with the following condition (vote: 6 to 0)

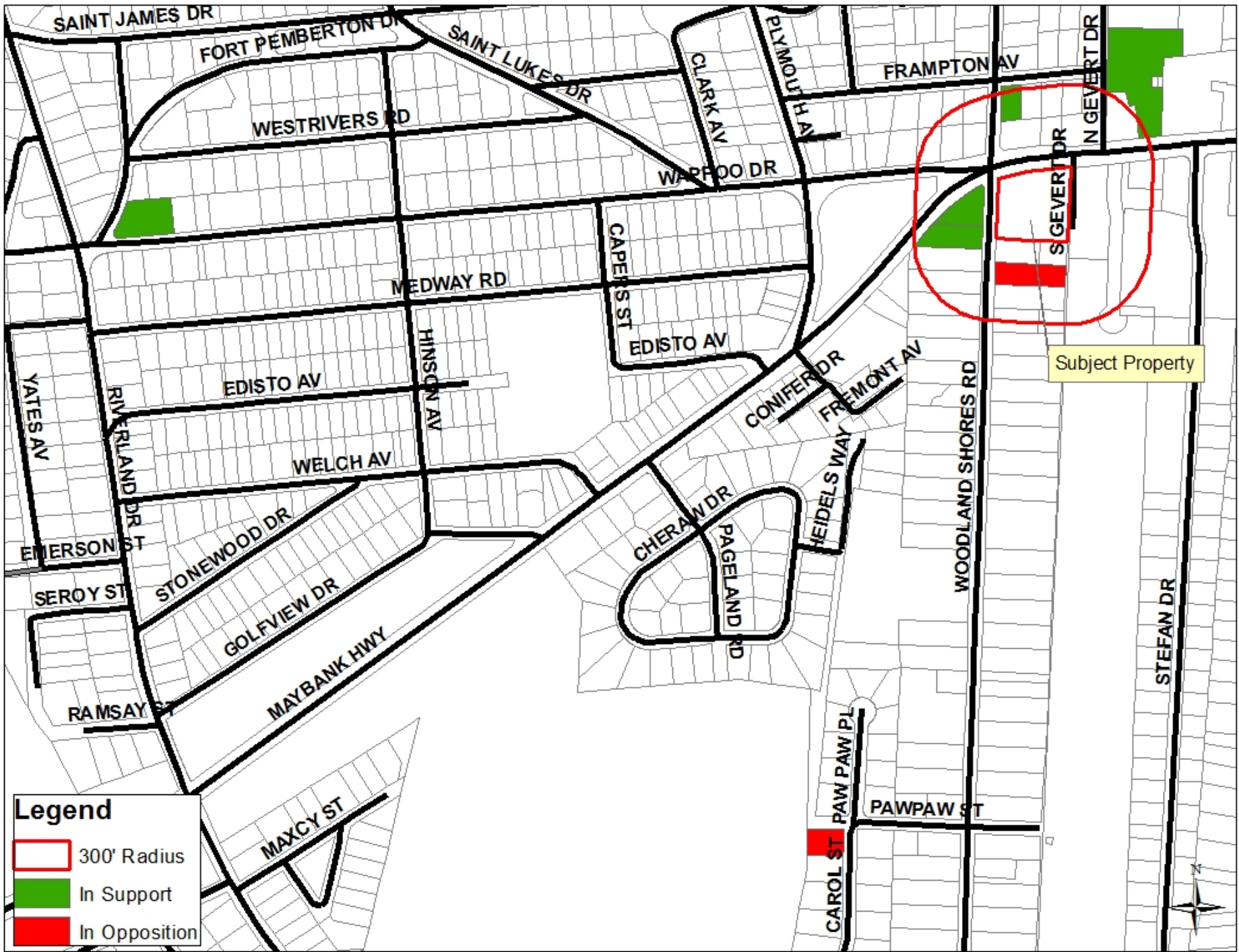
Page 2, Section II, Land Uses: Under “Commercial and Other Non-Residential,” revise to allow live music to occur between the hours of noon and 10 pm.

Notifications



- October 28, 2016: 138 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List.
- December 22, 2016 & January 20, 2017: 143 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the James Island Interested Parties List.
- Request advertised in the *Post & Courier* on October 28, 2016, December 22, 2016, and January 20, 2017.
- Sign was posted on the property on January 20, 2017.

Public Input

- Seven emails have been received in support of the request.
- Fourteen emails were received in opposition to the request.



Legend

-  300' Radius
-  In Support
-  In Opposition

Subject Property



**Charleston County
Zoning Map Amendment
Request**

**Public Hearing – February 7, 2017
Planning & Public Works Committee –
February 23, 2017**

ZONING CHANGE APPLICATION



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

CASE ZREZ-09-16- PD 157

00037
PROPERTY INFORMATION

CURRENT DISTRICT Maybank/Woodland PD Shores REQUESTED DISTRICT PD-157

PARCEL ID(S) 343-03-00-208

CITY/AREA OF COUNTY JAMES ISLAND

STREET ADDRESS 1989 MAYBANK HIGWAY ACRES 1.5200

DEED RECORDED: BOOK T573 PAGE 022 DATE 2/23/06

PLAT RECORDED: BOOK S12 PAGE 0027 DATE 2/10/12 APPROVAL # SBE-12937

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Russ Seamon/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 RSEAMON@SEAMONWHITESIDE.COM

OWNER JLW MAYBANK I, LLC HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 35 E. WACKER DR., STE 3300 WORK PHONE _____
CITY, STATE, ZIP CHICAGO, IL 60601-2306 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 RUSS SEAMON 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.

Signature of Owner(s) [Signature] Date 9/27/16
Signature of Applicant/ Representative (if other than owner) [Signature] Date 9/27/16
Planner's Signature Andrea Haus Long Date 9/28/16
Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received \$6006.06 Cash ? Check? # 1509 Invoice Number TRC-107854-28-09-2016

PLANNED DEVELOPMENT GUIDELINES
1.495 ACRE EAST TRACT
MAYBANK/WOODLAND SHORES PARCELS
9.25.16

To Whom it May Concern,

The enclosed document is an update to the previously approved 1.495 Acre East Tract Planned Development Guidelines. The original PD was approved by the Town of James Island in 2007. Since the document was approved, the parcel has been removed from the Town of James Island and is now under the jurisdiction of Charleston County. There are several reasons for this PD update:

1. The document made numerous references to the Town of James Island zoning regulations which are no longer relevant. This PD update will correct these broken references and direct them to the Charleston County ZLDRs.
2. The developer wishes to provide a quality restaurant with a full-service bar for the area and has added this as an allowable use in the PD document.
3. Buffer requirements in the previous PD were very ambiguous. Language has been added to better define these buffers.
4. Full access to the site is challenging due to the location of grand trees along woodland shores. Language has been added to allow access to occur while protecting the health of these grand trees.
5. Other minor modifications to PD text have been made to either refine the requirements to reflect the developers current vision, clarify or redirect ambiguous requirements, or address concerns of County planning staff.

We look forward to completing this update and building a quality project.

Sincerely,

David R. Seamon
Director of Projects
SeamonWhiteside

PLANNED DEVELOPMENT GUIDELINES

1.495 ACRE EAST TRACT-

MAYBANK/WOODLAND SHORES PARCELS

Originally Approved 2007

Revised 12/9/16

I. STATEMENT OF PURPOSE, INTENT AND OBJECTIVES

The site fronts on Maybank Highway ~~east~~East of the intersection of Woodland Shores Road. The ~~site includes five (5) separate parcels totaling approximately 1.495 acres. The parcels are~~parcel is identified as TMS 343-03-00-208, ~~TMS 343-03-00-209, TMS 343-03-00-210, TMS 343-03-00-211 and TMS 343-03-00-212. These Parcels are all~~is zoned ~~RSL-~~Planned Development Zoning District in the County.

The site development concept envisioned by the owner includes one or two buildings which ~~would~~may consist of ~~bank/financial~~ services, neighborhood commercial retail uses, restaurants, medical offices, or professional offices. ~~The retail and office use may include one or more tenant spaces in each building.~~ The final development plan is proposed to minimize noise, provide for improved traffic circulation for ingress and egress on the existing roads, and to provide aesthetically pleasing landscaping of the site and buffers for the adjacent residential properties. Street ~~plantings~~planting will be provided to continue the planting theme of oaks ~~and magnolias~~ along Maybank Highway: and Woodland Shores. A combination of landscaping and ~~screen walls/or fencing~~ will provide adequate buffers between the proposed development and the adjacent streets and residences. ~~Adequate on-site parking will be provided to prevent overflow parking onto adjacent streets.~~ The proposed development will be thoughtfully and aesthetically designed to smoothly transition between the existing residential development and existing commercial development in the area.

The architecture will be designed to fit into the context of the surrounding commercial buildings and will provide a "village" feel. Building entrances should be oriented toward the street to provide maximum visibility from the street. The location and footprint of the building will be in response to existing site conditions, trees and intended uses for each building.

A maximum of two buildings will be constructed on the property. Each building will be a maximum of two stories in height. The building site may have a total maximum ~~total~~ building footprint areasquare footage of 16,500 SF. ~~Retail and/or commercial uses will be allowed only on the ground floor with the second floor as storage, offices or seating (if Café). Office type uses will be allowed on either floor..~~ The building may contain drive-thru ~~service areas~~services for customers as may be required for the proposed use: and in addition rooftop and patio dining will be allowed. The typical days of operation

will be Monday through Saturday for the office uses and seven days a week for retail and restaurant uses. Business hours will vary depending upon the proposed use.

A mix of commercial, office, retail, and restaurant uses will be allowed, as defined by this PD in the attached Use Table. Fast food and gas station uses will not be allowed. ~~Allowable commercial uses will include retail, professional offices, banks (including ATM), medical offices, hair styling, coffee shop, café, sandwich shops, drug store, book store and fitness center.~~

Any zoning or land development requirements that are not defined in this PD shall comply with the Charleston County Zoning and Development Regulations (ZLDR) ordinance for the the 'Community Commercial' zoning district in effect at the time of the subsequent application submittal.

II. LAND USES

The proposed development will contain a maximum of two building for the allowed uses. No more than 30% of ~~each~~the site will be occupied by the building footprint:(s). Street plantings along Maybank Highway and site landscaping will be ~~maximized~~provided to create a sense of community and transition from the roadway to the building.

A. -Commercial & Other Non-residential

Allow land uses for professional offices, Bank/Financial Services (including ~~ATM~~, Medical Offices, Hair Styling, Coffee Shop, Café, Full Service Restaurant, Sandwich Shop, Drug Store, Book Store, and Fitness Center. A full list of permitted uses, as allowed in the CN zoning district, are indicated in appendix E. Restaurants may include outdoor seating, rooftop seating, and full service bars. Live music occurring outside of the building may only occur from 9am to 10pm. Alcohol sales that are ancillary to restaurant use shall be allowed without obtaining a special exception. Dumpster Pickup times shall be limited to between the hours of 6am and 10pm.

1. A maximum of two buildings (maximum two stories) with a maximum total footprint area building square footage not to exceed 16,500 SF. Restaurant use will be limited to 65% of total allowable building square footage.
2. Residential land use, gas station, convenience store, and fast food establishments (excluding juice bar and smoothie shops) will not be allowed.
3. No other land uses other than those defined in this PD shall be allowed without amending ~~the~~this Planned Development Ordinance.

III. SETBACKS

AND BUFFERS

Proposed Density/Intensity and Dimensional Standards

Minimum Lot Area

None

Minimum Lot Width

None

Minimum Landscape Buffers

Adjacent to Residential Uses ~~20 feet, 10 feet~~ 12ft with opaque ~~wall~~ fence

Adjacent to Commercial Uses ~~N/A~~ None

Adjacent to Maybank Highway ~~5 feet~~ and 5ft, located outside of SCDOT Sight Distance Triangle

Adjacent to Woodland Shores Road
10 feet, type S-2 planting standard

Building Setbacks

~~Front 25 feet~~

25ft

~~Side 10 feet~~

10ft

~~Rear 25 feet~~

25ft

Maximum Building Coverage ~~30%~~

Maximum Building Height ~~35 feet~~

35ft

Maybank Highway Buffer landscaping shall meet Town of James Island standards and Neighborhood Commercial District standards with street tree plantings:

No understory trees shall be required along Maybank Highway.

2

Shrubs shall be planted at 25 shrubs per 100 linear feet of buffer. Should the SCDOT approve

shrubs within the sight distance triangle, an additional 25 shrubs per 100 linear feet of buffer will be planted in the sight distance area. Should the SCDOT approve canopy trees within the sight distance triangle, canopy trees will be planted at 3 trees per 100 l.f. of buffer along the Maybank frontage. Should SCDOT not approve canopy trees within the sight distance triangle, three Palmettos may be substituted for each required canopy tree in the portion of the buffer that occurs between the building and the street.

Residential Buffer:

The residential buffer shall consist of 14' tall Cedar or Leland cypress trees planted so as to provide ample screening at the time of installation at a minimum quantity of 7 trees per 100 l.f. of buffer. The buffer shall also contain an 8' tall opaque privacy fence or wall with masonry columns at the corners and ends of fence runs. The fence shall be located in the buffer approximately two feet from the buffer line, with the evergreen trees being located within the buffer on the adjacent property side of the fence. Inward of the fence, a single row of shrubs shall be required at a minimum of 4' o.c. throughout the length of the buffer. See buffer exhibit in Appendix B.

IV. ARCHITECTURAL STANDARDS

1. Building design shall enhance and complement the existing character of the area with predominant materials, elements and features similar to the surrounding built environment.

~~The building will be designed with minimum openings other than to meet code requirements on the building faces adjacent to residential uses unless adequately screened by opaque landscaping and/or screen walls (8' height).~~ All four building elevations on each side of the building will be congruent in materials, colors and detail for the specific building. Unless otherwise specified herein, the development shall comply with the requirements of article 9.6, Architectural and Landscape design requirements of the ZLDR. See Appendices for architectural precedents to be used as inspiration for building design.

2. Ground level outdoor dining areas must utilize minimum 6' high solid fences or walls along their Southern edge. These fences or walls shall serve the purpose of deflecting noise away from the residential lots to the south of the project, and may be composed of masonry, wood, or composite and may include pedestrian gates to access the spaces.
3. Roof top dining areas must utilize minimum 6' high walls along their Southern edge. These walls shall serve the purpose of deflecting noise away from the residential lots to the south of the project, and may be composed of masonry, wood, metal, or glazing and may include pedestrian openings for ingress / egress.

V. LIGHTING PLAN

The site lighting shall be designed to ~~minimize~~avoid spillover into adjacent properties. All lighting will

be primarily small commercial in style such as lantern lamp posts, landscape lighting and pedestrian walk lighting. Lighting shall comply with typical footcandle illumination for minimum safety requirements for the proposed use. ~~All lighting~~ Lighting Design shall comply with ~~Site Plan review requirements~~ the County's ZLDRs. See Section XII- Signs for additional lighting guidelines.

VI. OFF-STREET PARKING AND CIRCULATION

-
-
All parking will be designed ~~as per the Town of James Island and Charleston County Zoning and Land development Standards~~ ZLDR except that the drive aisles can be reduced to 23' in width on a two-way drive. The layout will allow for parking ~~areas and access drives~~ to be located around and among quality existing trees ~~and vegetation~~ where ~~possible~~ feasible. Parking spaces shall ~~be minimum 9' x 18' and the layout shall be~~ meet the dimensional requirements of the ZLDR Article 9.3 and be subject to site plan review ~~requirements~~. ~~Curb cuts shall be limited to one curb cut onto~~ One curb cut will be allowed to access Maybank, subject to compliance with all County and SCDOT requirements and permits and County site plan requirements shall be in addition to SCDOT requirements, with the more restrictive requirements overriding. The Maybank Highway and one access shall be Right In / Right Out only. One full access curb cut shall be allowed for ingress/egress onto Woodland Shores Road, subject to approval by SCDOT Encroachment Permits.

Drive, subject to compliance with all County requirements and permits. The location of the stop bar at the Woodland Shores curb cut will be coordinated through Charleston County public works to maintain maximum possible visibility around the existing grand trees. A traffic trip generation table can be found in the appendices of this document. A traffic study that complies with the requirements of the ZLDR shall be submitted as part of the site plan review application. The construction entrance will be limited to the Maybank Highway entrance, unless SCDOT will not approve this location, in which case Woodland Shores may be used as a last resort.

VII. TREES

-
-
Every effort will be taken to avoid the removal of the ~~specimen existing trees and/or~~ quality grand trees ~~along the ROW~~. The owner will employ the services of a local certified arborist to insure the protection of existing grand trees to remain. ~~The final Site Plan shall comply with Site Plan review requirements.~~

~~**VIII. SCREENING AND BUFFER AREAS**~~

~~Street tree plantings will be provided adjacent to Maybank Highway within a 5' landscape buffer. Landscape buffers are required adjacent to residentially zoned properties. An 8' high opaque screen will/may be constructed to reduce the landscape buffer requirements and buffer width. All buffers are subject to Site Plan review.~~

~~**IX. FENCES AND WALLS**~~

~~Fences and wall may be constructed as screen walls to reduce buffer requirements. Those walls must be 8' in height and opaque. All fences and screen walls will be subject to Sit Plan review requirements.~~

~~X. STREETS AND DRAINAGE~~

Tree removals will comply with Article 9.4 of the ZLDR, Tree protection and Preservation.

The existing curb cut on Woodland Shores Drive encroaches on existing grand trees in the right of way. The previously approved PUD anticipated removing one of the grand trees along Woodland Shores for full access. Given our intention to save all grand trees along Woodland shores, the existing curb cut location is the only place along the property's Woodland Shores frontage that a full access point can occur due to SCDOT intersection spacing criteria and due to the location of the grand trees along the right of way. A new 22' wide curb cut will be located in the same general location as the existing curb cut and will encroach on two of the existing grand trees located along Woodland Shores Drive. No board of zoning appeals will be required for this encroachment if the work is supervised by an ISA certified arborist according to the methods described in the letter from the ISA arborist attached to the PD and if approved by the planning director. As part of the Site Plan Review Process, a coordination letter from Charleston County Public works shall be submitted. Additionally, if the trees become damaged or die within five years from the date construction commences, the trees shall be mitigated on site or through the tree fund in compliance with the ZLDR article 9.4. Staff level approval of the design of the drive area under the drip zones of the grand tree shall be required. The project arborist and design team shall work with County Zoning and Planning staff during the site plan review process to ensure alternative design and construction techniques are being specified and utilized to mitigate as many negative effects as possible to the grand trees impacted by the curb cut to be installed on woodland shores. A certified arborist shall be used to conduct a root survey, fertilize and monitor affected trees during construction.

VIII. FENCES

Privacy fences may be constructed to reduce buffer requirements as defined in the buffer section. Those fences must be 8' in height and opaque. At a minimum, fences will be constructed of treated lumber and be painted or stained and will include masonry columns at corners and ends of fence runs.

IX. STREETS AND DRAINAGE

Storm water run-off and detention will be designed to meet the requirements of local, state and federal design requirements. Based upon the Site Plan, detention of stormwater run-off may be underground: and may utilize light imprint development techniques such as vegetated swales and rain gardens. Rain gardens with low plantings may occur within the SCDOT vision triangle. Any vegetated Stormwater features will be maintained by the owner.

The planned development shall comply with all Charleston County Stormwater Ordinances and 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. 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.

Applicant shall comply with Charleston County Stormwater Ordinances 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 elements is encouraged within a comprehensive site Master Drainage Plan. Final design for drainage, parking and curb cuts will be subject to County Site Plan review requirements. South Carolina Department of Transportation Driveway Encroachment permits will be required for access onto Maybank highway and ~~Woodland Shores Road.~~

~~XI. PHASING~~

~~The site will be developed in one construction phase.~~

~~XII. SIGNS~~

county encroachment permits will be required for access onto Woodland Shores Rd. Sidewalks will be required along Woodland Shores and Maybank Highway in compliance with the requirements of the ZLDR, but may occur outside of the right of way on order to minimize impact to trees. At the time of Site Plan review process, documentation demonstrating how seating areas, fences, buffers, and plantings will not impact driver sight lines shall be submitted for review and approval by the directors of planning and public works departments. At the time of site plan review application, a traffic study for the proposed entrance on Woodland shores Rd, including an analysis of stacking at Maybank Highway, shall be submitted along with a sight line analysis for the proposed entrance on Woodland Shores Rd. for review and approval by the directors of the Planning and Public Works Departments.

X. PHASING

The site is anticipated to be developed in one construction phase.

XI. SIGNS

There will be one freestanding double-faced sign on-premise along Maybank Highway. The freestanding on-premise sign, including its structure, will be a maximum of 65 SF (double-faced = 130 SF) total. The sign may be illuminated externally or internally. No light spillover into adjacent properties or roads will be allowed. Digital, non-scrolling, electronic, internally lighted signage may be allowed. Additional signage on the building facades and ATM will be allowed. All signs shall ~~be subject to Site Plan review requirements.~~

~~XII~~shall comply with article 9.11, signs of the ZLDR.

XII. SITE PLAN

See schematic Site Plan and Schematic Building Elevations for proposed development options in Appendix D. Site Plans and Building Elevations are subject to change based upon future tenant requirements and final building footprint. Final Site plan shall be subject to Site Plan review requirements for conformance to the Planned Development Guidelines.

4

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Appendix A

Tax Maps




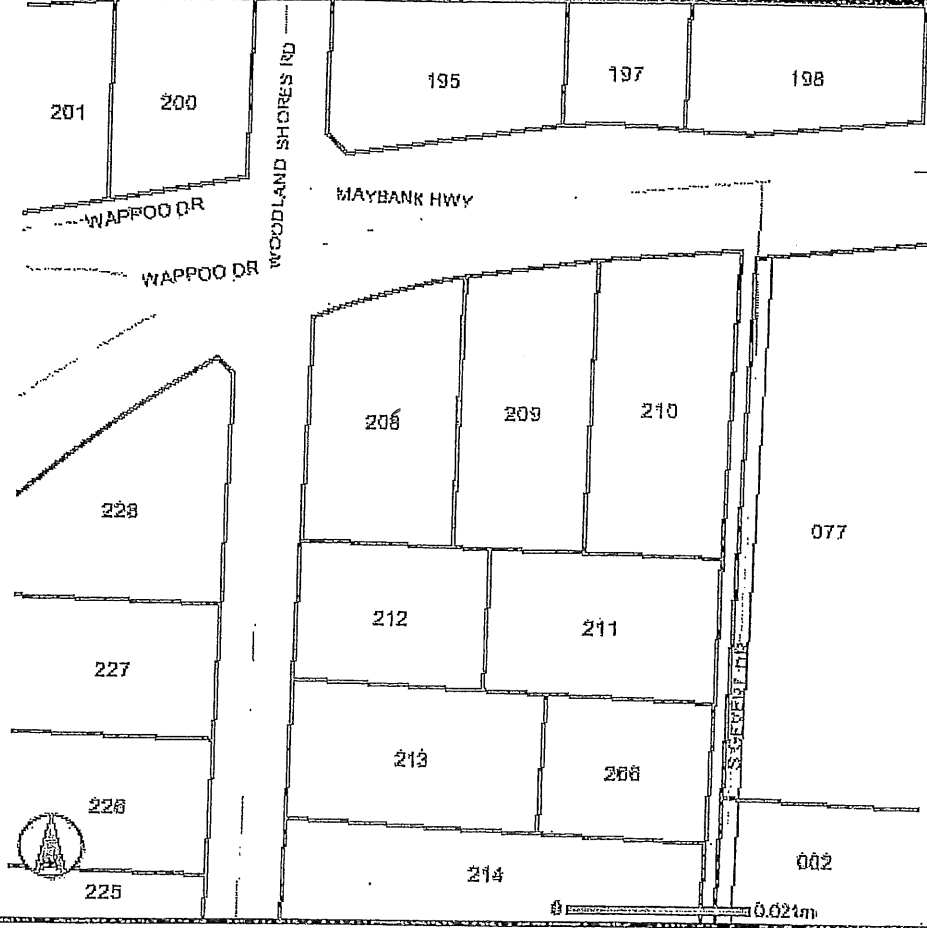
Charleston County

Copyright 2004
Charleston County GIS
4045 Bridge View Drive
North Charleston, SC 29405-7464

Legend

Streets/Roads

 Parcels

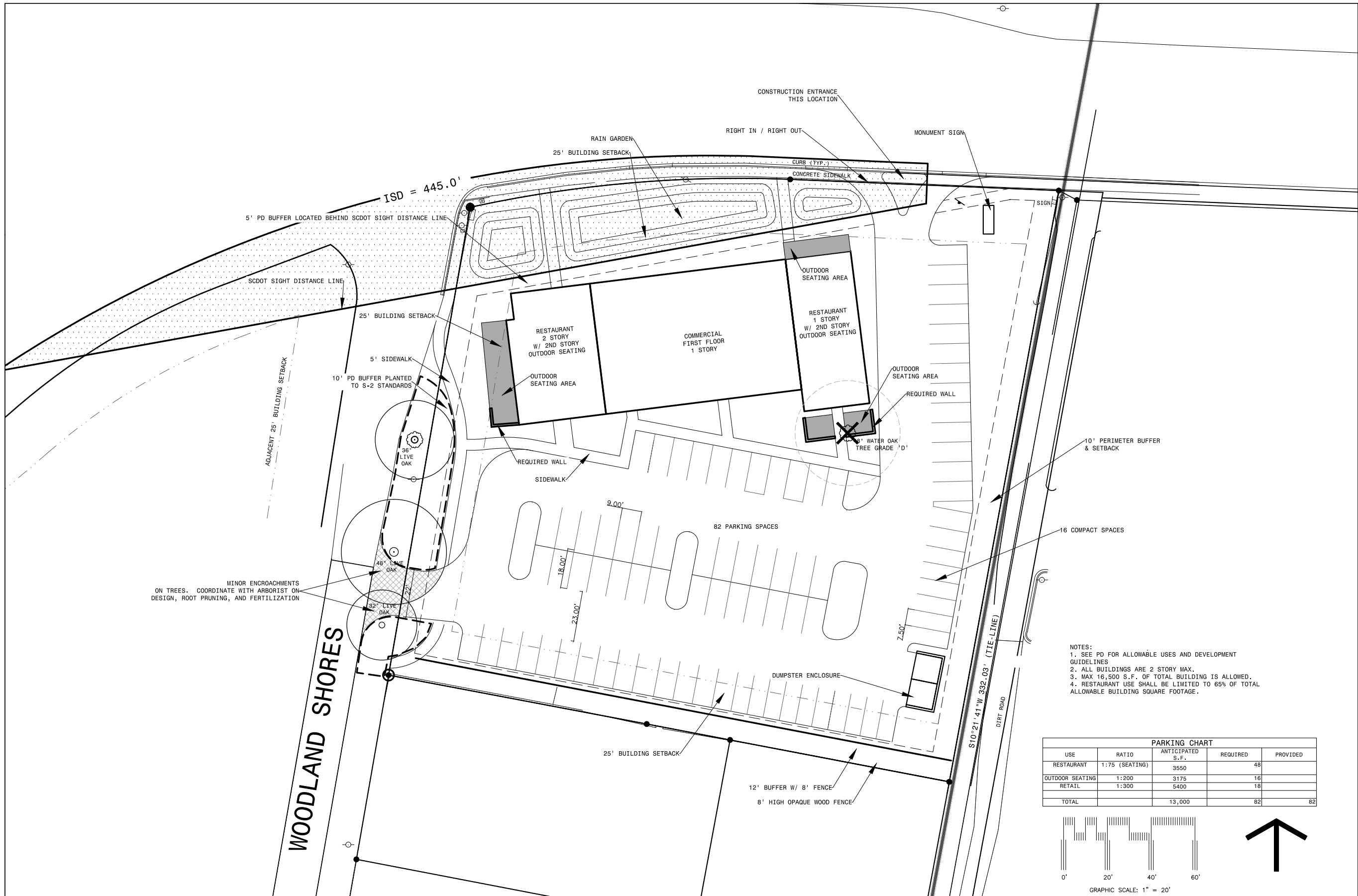


Appendix B

Site Plans

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

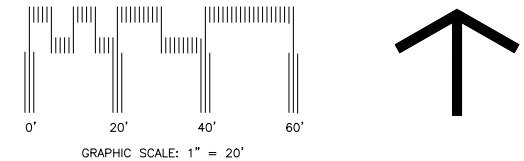
COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC.



MINOR ENCROACHMENTS ON TREES. COORDINATE WITH ARBORIST ON DESIGN, ROOT PRUNING, AND FERTILIZATION

- NOTES:
1. SEE PD FOR ALLOWABLE USES AND DEVELOPMENT GUIDELINES
 2. ALL BUILDINGS ARE 2 STORY MAX.
 3. MAX 16,500 S.F. OF TOTAL BUILDING IS ALLOWED.
 4. RESTAURANT USE SHALL BE LIMITED TO 65% OF TOTAL ALLOWABLE BUILDING SQUARE FOOTAGE.

PARKING CHART				
USE	RATIO	ANTICIPATED S.F.	REQUIRED	PROVIDED
RESTAURANT	1:75 (SEATING)	3550	48	
OUTDOOR SEATING	1:200	3175	16	
RETAIL	1:300	5400	18	
TOTAL		13,000	82	82



NOTE THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

SW SEAMONWHITESIDE

501 Wando Park Blvd., Suite 200
 Greenville, SC 29601-3319
 843.894.1667 (F) 843.884.6944



WOODLAND SHORES COMMERCIAL
BLUE CURRENT DEVELOPMENT
 CHARLESTON COUNTY, SC

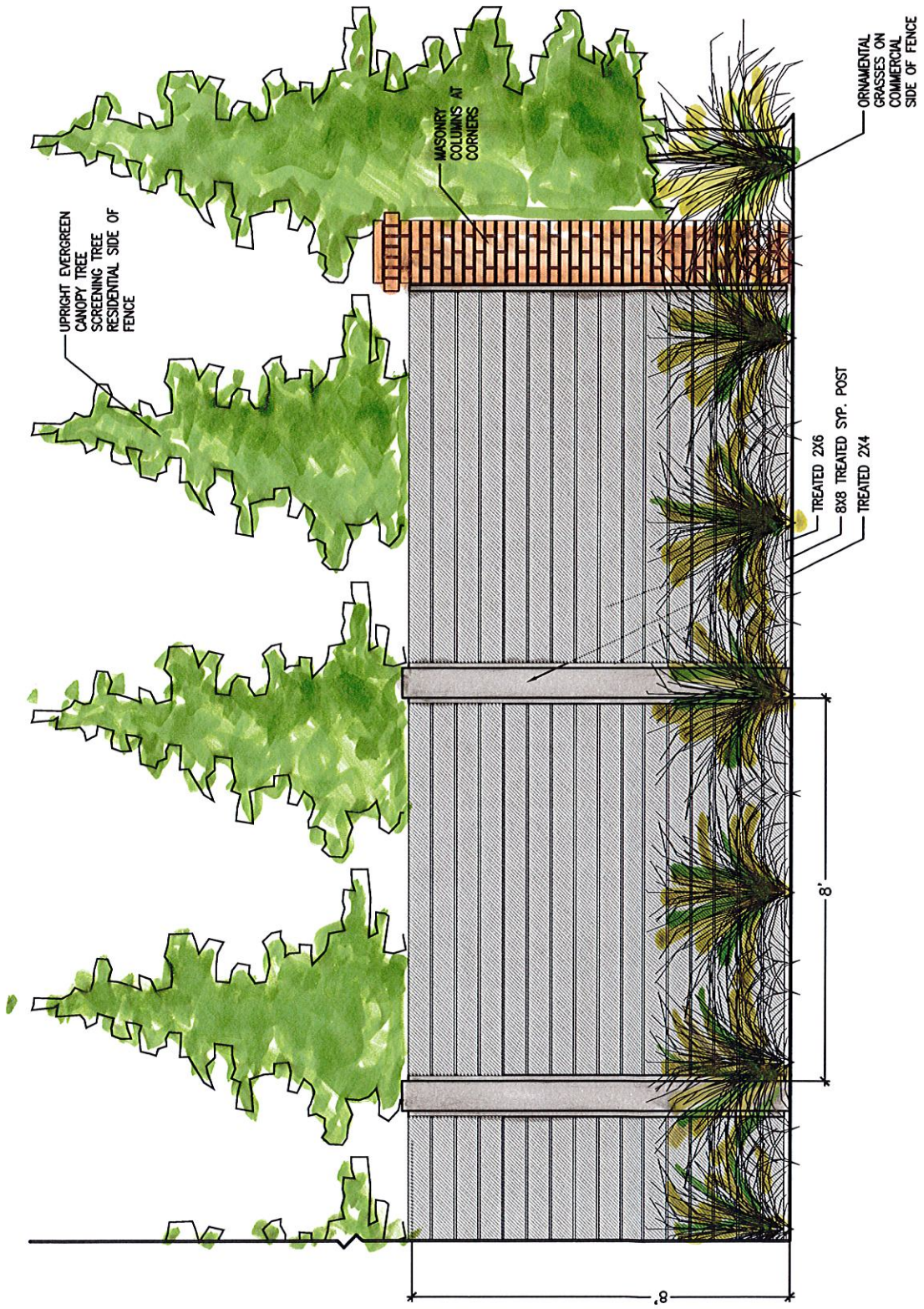
DRAWN BY: DBH
CHECKED BY: WRO

PROJECT: 7229
DATE: 12.9.16

NO.	DATE	REVISION NOTES

CONCEPT PLAN

SHEET 01 OF 01



CONCEPTUAL BUFFER EXHIBIT



{In Archive} Fw: Woodland shores
Russ Seamon_UES to: Eric Leineweber, Betsy A Ellingson

04/11/2016 02:42 PM

Archive: This message is being viewed in an archive.



Russ Seamon, LEED AP

Director

(843) 884-1667 x 258

(843) 442-5342 cell

RSeamon@SeamonWhiteside.com

www.seamonwhiteside.com

----- Forwarded by Russ Seamon_UES/SWA on 04/11/2016 02:42 PM -----

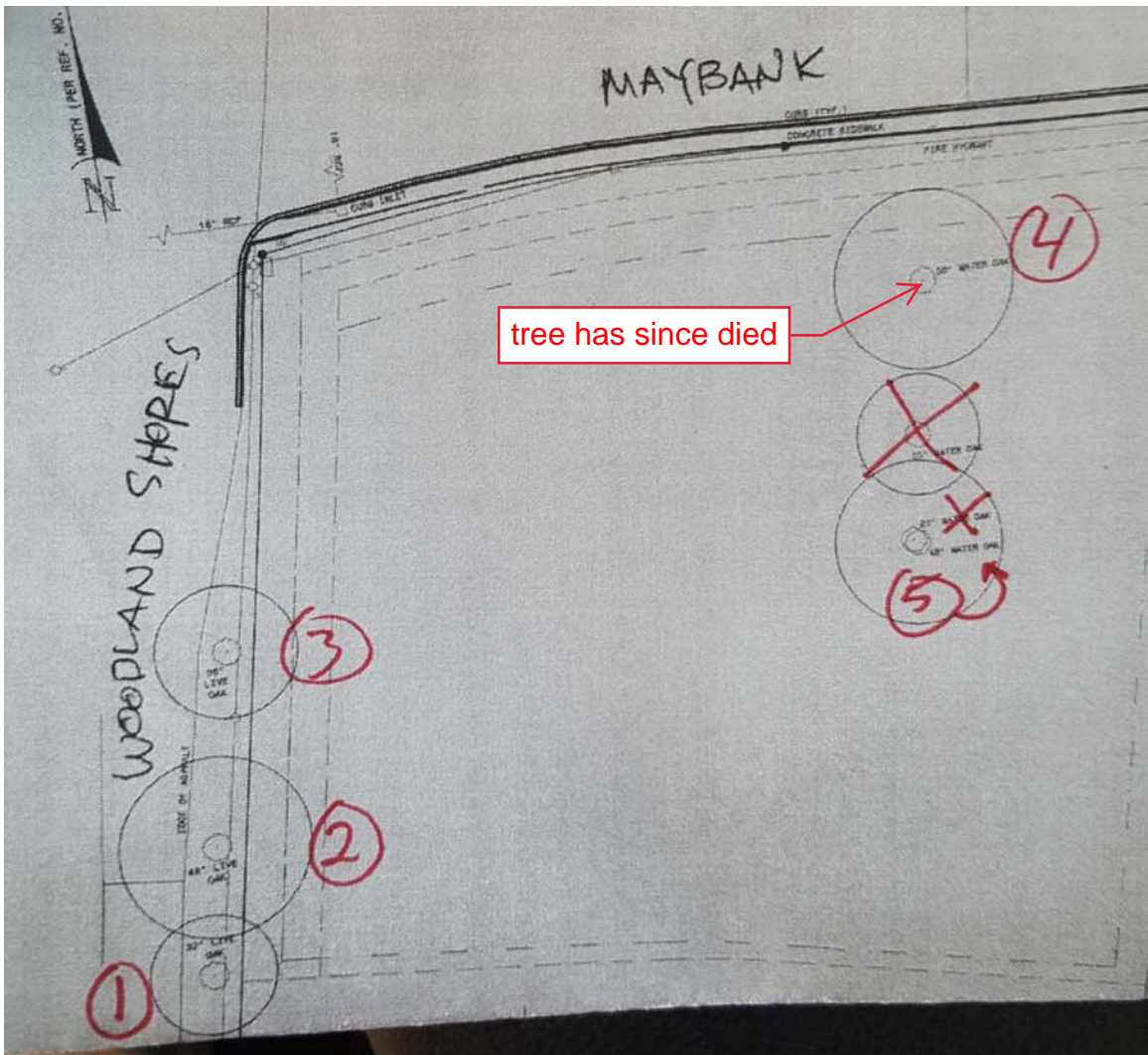
From: Mike Russell <mrusell@naturaldirectionssc.com>
To: Russ Seamon_UES <RSeamon@SeamonWhiteside.com>,
Date: 04/11/2016 01:22 PM
Subject: RE: Woodland shores

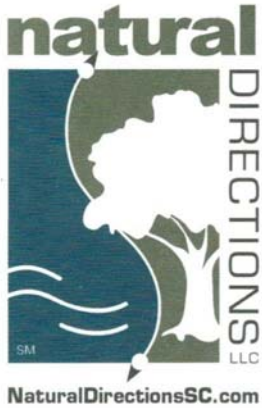
1. 33" live oak B Utility Pruned
2. 49" live oak B Utility Pruned
3. 36" live oak B Utility Pruned
4. 50" laurel oak F Decay
5. 48" laurel oak D Hollow Base

Thanks,
Mike Russell
(843) 296-1584

----- Original message -----

From: Russ Seamon_UES <RSeamon@SeamonWhiteside.com>
Date: 4/8/16 11:32 AM (GMT-05:00)
To: "Mr. Mike Russell" <mrusell@naturaldirectionssc.com>
Subject: Woodland shores





October 27, 2016

Russ Seamon
Seamon Whiteside & Assoc.
501 Wando Park Blvd., Suite 200
Mt. Pleasant, SC 29464

Dear Mr. Seamon:

As requested, I reviewed the plans to install a curb cut on Woodland Shores Road in James Island. The curb cut plans include the construction of a 22 foot wide travel lane to access a commercial tract off Maybank Highway. This proposed work will occur between a 48 inch live oak and a 32 inch live oak and encroach on both trees' protection zone. The following are my observations and recommendations.

The live oaks are located on the shoulder of the Woodland Shores Road with powerlines overhead. Both trees are in good condition, but have been utility pruned over the years leaving a "V-ed" upper canopy. There is an existing driveway in place in the approximate location of the proposed travel lane. The soil surrounding each tree is heavily compacted from vehicular traffic.

In my opinion, the travel lane can be installed while preserving the two live oaks, but special care must be taken. Below I have listed preservation measures for these trees in order to keep them healthy and thriving in the landscape. Additional tree health care work may be prescribed as construction work progresses and if new challenges are encountered. All work to the trees must be done by or under the direction of the project arborist.

Prior to construction, install barricades around each tree as required by Charleston County Zoning. I recommend extending this coverage for the 48 inch live oak to the north so that an adjacent 36 inch live oak is incorporated as well. I would also extend the barricade for the 32 inch live oak to the south all the way to the property corner. Both of these barricades should extend to the east side of all three trees to the curb of the proposed parking lot. The idea is to incorporate the largest root protection area possible. See attached sketch. All barricades should be maintained daily throughout construction. No activities, including material storage, trenching, and equipment or tool cleaning, should take place within the tree protection area. If work is needed within this protected area, it should be done by hand and under the supervision of the project arborist.

Page 2
October 27, 2016
Woodland Shores Road

Areas with compacted soil within these barricades should be amended and aerated using an air tool. During this process, organic material will be incorporated into the soil. I also recommend amending the soil with a soil injected fertilizer and root stimulant mixture in the spring and fall. After the soil is aerated, install 3 to 4 inches of organic mulch within the entire tree protection zone.

Both live oak trees should be pruned to remove deadwood and vines. Very little green foliage should be removed unless necessary for construction clearance. I noticed only minor pruning needed for proper height clearance over the travel lane.

The existing asphalt drive should be carefully removed under the direction of the project arborist. An air tool to locate significant root structures may also be needed during this process. The new travel lane should be installed as close to existing grade as possible with minimal excavation. Utilize pervious materials for the construction of the travel lane while within a 25 foot radius of either tree. Root prune only what is necessary to install the new travel lane.

All underground utilities, including irrigation and lighting, should be routed away from these trees as to not trench through the established tree protection zone. Directional drilling underground utilities is an acceptable installation process as long as the depth of the installation exceeds 24 inches and the boring and receiving pits are located outside of the tree protection area.

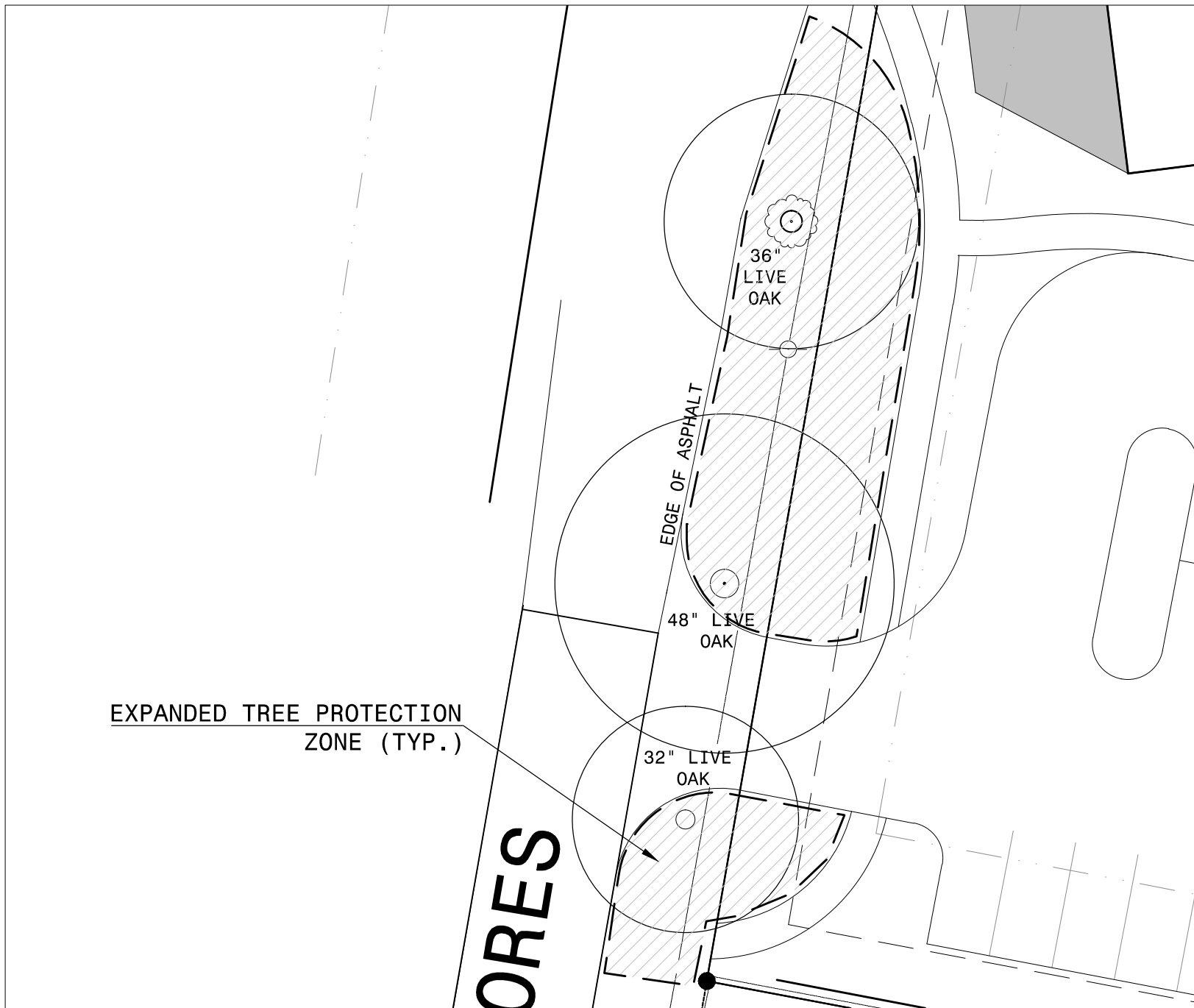
Urban trees need attention and care to thrive, and to detect and reduce any hazardous conditions they may possess. Continual monitoring is recommended. Trees inherently pose a certain degree of hazard and risk from breakage, failure, or other causes and conditions. No formal hazard tree inspection or tree risk assessment was performed for any tree on the property. It is the client's responsibility to request further information regarding trees of concern within the project boundaries. If you have any further questions or concerns, please feel free to contact me.

Sincerely,

Michael W. Russell

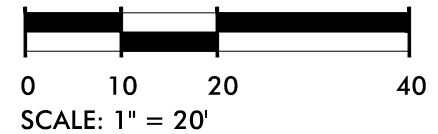
Michael W. Russell
ISA Certified Arborist
SC Registered Forester

Enclosure



TREE PROTECTION ZONE EXHIBIT

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



Appendix C
Architectural Precedent Images





ANK PUBLIC HOUSE









Appendix D

Development Impacts & Coordination Letters



To: William O’Neal, PE, SWA
 From: Jennifer T. Bihl, PE, PTOE
 Date: September 25, 2016
 Re: Trip Generation Calculation – Woodland Shores commercial development

The Woodland Shores commercial development is a proposed development located in Charleston, SC. The proposed development will include 7,100 square feet (sf) of restaurant space and 5,400 sf of retail space.

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. **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
7,100 sf High-Turnover Sit Down Restaurant	932	903	77	42	35	70	42	28
5,100 sf Specialty Retail ¹	820/826	239	5	3	2	15	7	8
Driveway Trips			82	45	37	85	49	36
Pass-by Trips			0	0	0	-30	-18	-12
New Trips			82	45	37	55	31	24

1. LU Code 826, Specialty Retail, does not provide AM peak hour of adjacent street traffic from 7 AM to 9 AM, therefore LU Code 820 was used for that time period.

As shown in **Table 1**, the planned development is projected to generate 82 new trips during the AM peak hour (45 entering and 37 exiting) and 55 new trips during the PM peak hour (31 entering and 24 exiting).



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

9/23/2016

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

Re: Water Availability to TMS #343-03-00-208 to serve 5400sf retail space and 6725sf restaurant space

Dear Ms. Lewis,

This letter is to certify our willingness and ability to provide water to the above referenced site in Charleston County, South Carolina. We currently have a 10" water main in the right-of-way of Maybank Hwy. and an eight inch water main in the right-of-way of Woodland Shores Dr. that your property may be served from. This review does not supplant any other review as required by governing authorities and municipalities. It will of course be a developer responsibility to ensure there are adequate pressures and quantities on this line to serve this site with domestic water/fire flow and not negatively impact the existing developments. Please be advised any extensions or modification to the infrastructure as well as any additional fire protection will be a developer expense. All fees and costs associated with providing water service to this site will be a developer expense. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

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

Please contact James Island PSD with wastewater 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.

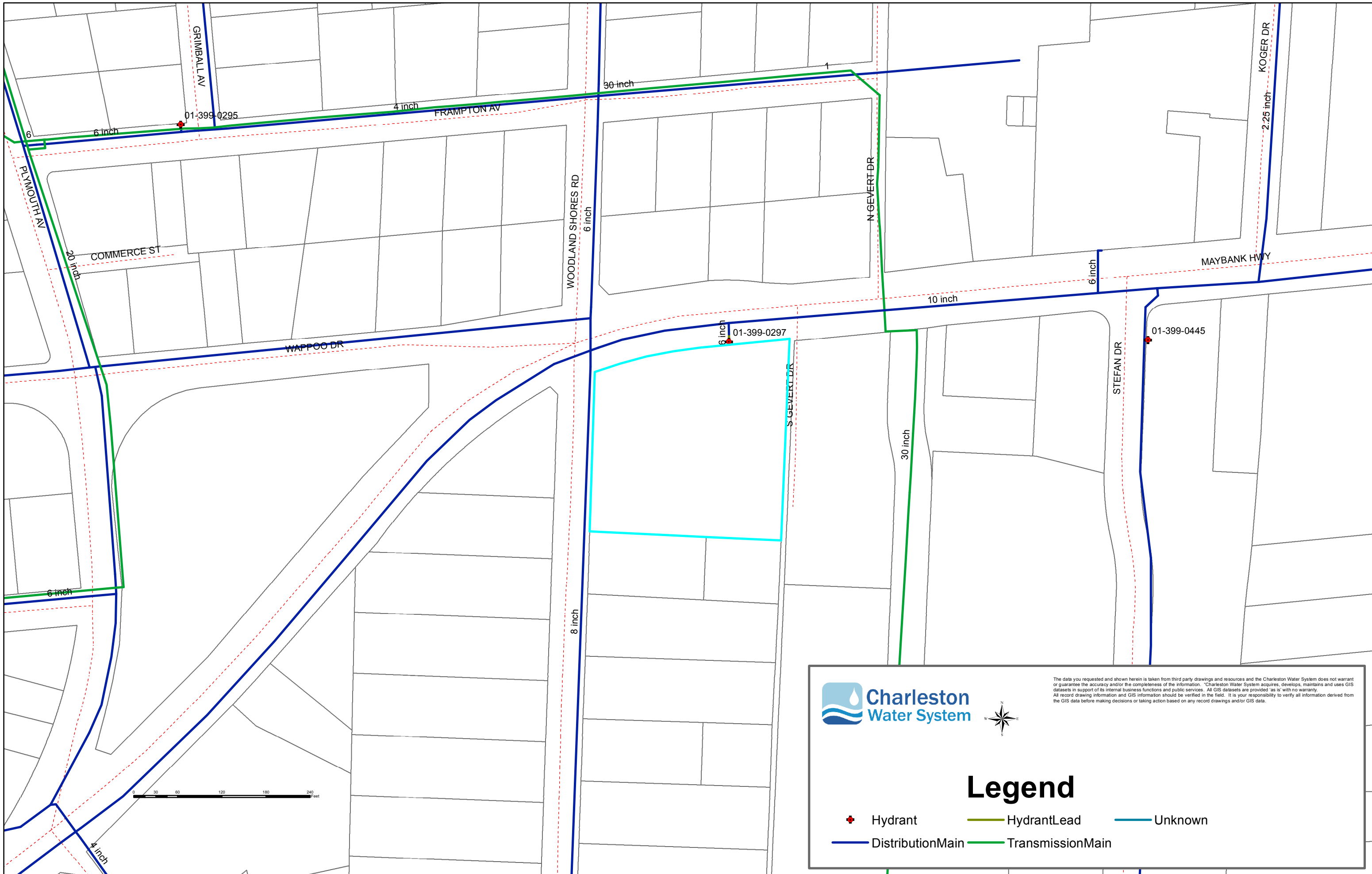
If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.



Sincerely,

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

Cheryl L. Boyle
Engineering Assistant
Charleston Water System






cc: file



The data you requested and shown herein is taken from third party drawings and resources and the Charleston Water System does not warrant or guarantee the accuracy and/or the completeness of the information. Charleston Water System acquires, develops, maintains and uses GIS datasets in support of its internal business functions and public services. All GIS datasets are provided 'as is' with no warranty. All record drawing information and GIS information should be verified in the field. It is your responsibility to verify all information derived from the GIS data before making decisions or taking action based on any record drawings and/or GIS data.

Legend

 Hydrant	 HydrantLead	 Unknown
 DistributionMain	 TransmissionMain	



James Island Public Service District

Dedicated to Public Service Excellence

September 21, 2016

Seamon Whiteside Associates
Attn: Anna Lewis
501 Wando Park Blvd., Ste 200
Mount Pleasant, SC 29464

Re: TMS# 343-03-00-208
1989 Maybank Highway- Restaurant


Dear Ms. Lewis:

The James Island Public Service District (District) **does** have sewer service available to the above referenced property. There is also a service connection on the property close to the property line. You are responsible for the connection of the sewer to this point.

An application for a grease interceptor as well as a set of design drawings needs to be reviewed and approved prior to final approval for the non-residential structure. Any applicable fees from the District will be quoted at that time and a permit can be obtained through our Customer Service Department.

Please visit our website at www.jipsd.org for the updated **JIPSD Design and Construction Specifications** for design and construction procedures. If you have any questions please feel free to contact us at the District office at 843-762-5258.

Sincerely,


David J. Hoffman, Jr.
Director of Wastewater Services

cc: Chris Seabolt, Fire Chief via email
Customer Service Department via email

Please note: This letter expires six months from the date of issuance.

Terrace

JAMES ISLAND PUBLIC SERVICE DISTRICT
WASTEWATER COLLECTION DEPT.
-INSPECTORS REPORT-

PERMIT NO. 2584 INSPECTION REQUESTED FOR 11/10/19 80 AM

WORK INSPECTED 11/10 19 80 AM

WORK IS (APPROVED) (DISAPPROVED) IF DISAPPROVED EXPLAIN _____

DATE OF APPROVAL 11/10/80 _____ INSPECTOR

SEWER MAIN: SIDE OF STREET - NORTH EASE SOUTH WEST

DISTANCE FROM STREET Basement DEPTH TO TOP _____

SIZE 8" KIND OF PIPE DUC

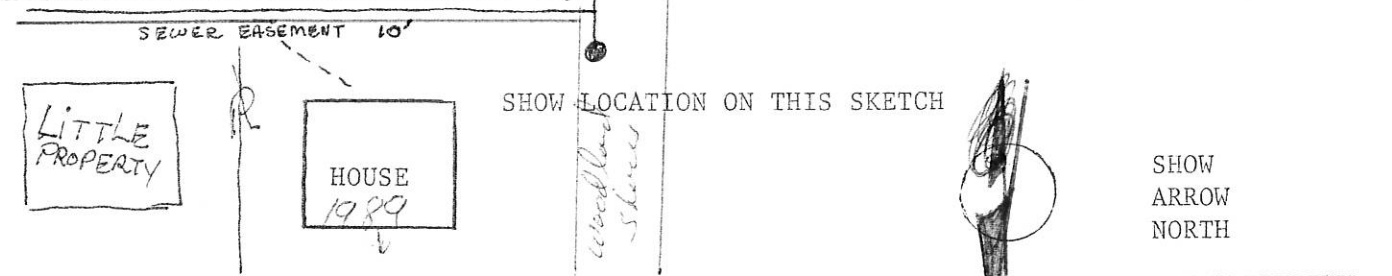
LOCATION OF TAP 23' from south fence; 40' from west property line

STREET LATERAL AT PROPERTY LINE:

DEPTH TO TOP 4'6" SIZE 4" KIND OF PIPE PVC-35

HOUSE LATERAL:

SIZE 4" SLOPE 1/4 KIND OF PIPE PVC-40



Maybank STREET NAME Hay

343-3-208
3430300208
3430300208

COMMENTS: S.S.
CO. No 28912

Coastal / Plumber

NOTE: THIS REPORT MUST ACCOMPANY SEWER TAP PERMIT

INSPECTOR

Appendix E
Land Use Table

Please refer to the CN uses below as modified as the allowable uses for the 1.49 acre East Tract Maybank/ Woodland Shores PD

CHAPTER 6 | USE REGULATIONS

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CHAPTER 6 | USE REGULATIONS

ARTICLE 6.1 USE TABLE

Principal uses shall be allowed within the base zoning districts of this Ordinance in accordance with Table 6.1.1.

ARTICLE 6.2 DEFINITIONS

All of the types of uses listed in the Table 6.1-1 are defined in Chapter 12.

ARTICLE 6.3 USE TYPES

This Article explains how to interpret Table 6.1-1, Use Table. The top of Table 6.1-1 contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the RM district is the least intensive base zoning district, while the I district is the most intensive base zoning district. The uses listed in Table 6.1-1 are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.3.1 through 6.3.5 below.

§6.3.1 [A] USES ALLOWED BY RIGHT

An "A" indicates that a use type is allowed by right in the respective zoning district, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in Chapter 12 of this Ordinance as a principal use allowed without the requirement of a Special Exception.

§6.3.2 [C] USES SUBJECT TO CONDITIONS

A "C" indicates that a use type is allowed in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

§6.3.3 [S] SPECIAL EXCEPTION USES

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a zoning district that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in Chapter 12 of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a zoning district that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in Chapter 12 of this Ordinance.

§6.3.4 [REDACTED] USES NOT ALLOWED ARE BLACKED OUT

A blank cell indicates that a use type is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Ordinance.

blacked out

§6.3.5 NEW OR UNLISTED USES AND USE INTERPRETATION

The Planning Director shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in Chapter 12 of this Ordinance or may require that the use be process in accordance with the Planned Development (PD) procedures of this Ordinance.

TABLE 6.1-1	ZONING DISTRICTS																		Condition	
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC		I
AGRICULTURAL USES																				
ANIMAL PRODUCTION																				
Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	A	A	A	A	C	C														§ 6.4.1
Apiculture (Bee Keeping)	A	A	A	A	A	A														
Horse or Other Animal Production	A	A	A	A	C	C	C													§ 6.4.1
Concentrated Animal Feeding Operations	S	S	S	S																
CROP PRODUCTION																				
Greenhouse Production or Food Crops Grown Under Cover	A	A	A	A	A	A	A	C												§ 6.4.1
Horticultural Production or Commercial Nursery Operations	A	A	A	A	A	A	A	S									A	A	A	A
Hydroponics	A	A	A	A	A	A														
Crop Production	A	A	A	A	A	A	A	A			A									
Wineries	C	C	C	C	C	C														C § 6.4.60
FORESTRY AND LOGGING																				
Bona Fide Forestry Operations	C	C	C	C	C	C	C													§ 6.4.23
Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching	A	A	A	A	S															A
STABLE																				
Stable, Commercial	C	C	C	C	C															§ 6.4.20
Stable, Private	A	A	A	A	C	C	S	S												§ 6.4.20
SUPPORT ACTIVITIES FOR AGRICULTURE USES																				
Agricultural Processing	C	C	C	C	S															A § 6.4.1
Agricultural Sales or Services	A	A	A	A	C												A		A	A § 6.4.44
Roadside Stands, including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.58
RESIDENTIAL																				
Congregate Living for the elderly (up to 15 residents)	S	S	S	S	S	S	S	S	S	S	S									
Duplex								S	A	A	S									
Dwelling Group	C	C	C	C	C	C	C	C	C	C	C						C			§ 6.4.7
Farm Labor Housing (up to 10 residents)	C	C	C	C	C															§ 6.4.9
Farm Labor Housing (Dormitory) (more than 10 residents)	S	S	S	S	S															§ 6.4.9

TABLE 6.1-1	ZONING DISTRICTS																			Condition
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
Child Caring Institution (more than 20 children)	S	S	S	S	S	S	S	S	S	S	S	S								
Group Care Home, Residential (up to 20 children)	S	S	S	S	S	S	S	S	S	S	S	S								
Group Residential , including Fraternity or Sorority Houses, Dormitories, or Residence Halls	S	S	S	S	S	S		S	S	S										
Manufactured Housing Unit	A	A	A	A	A	C	C	C	C	C	A	A								§ 6.4.24
Manufactured Housing Unit, Replacement	A	A	A	A	A	A	A	C	C	C	A	A								§ 6.4.24
Manufactured Housing Park												A								
Multi-Family , including Condominiums or Apartments									A	A								A		
Retirement Housing	S	S	S	S	S	S	S	S	A	A	S									
Retirement Housing, Limited (up to 10 residents)	S	S	S	S	S	S	S	S	A	A	S									§ 6.4.8
Single family Attached, also known as Townhouses or Rowhouses								S	C	C	S					C	C	C		§ 6.4.2
Single Family Detached	A	A	A	A	A	A	A	A	A	A	A	C	C	C		C	C	C	C	§ 6.4.25
Affordable Dwelling Units	S	S	C	C	C	C	C	C	A	A										§ 6.4.19
Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)	A	A	A	A	A	C	C	C												§ 6.4.24
Transitional Housing , including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses										S	S			S	S			S	A	
CIVIC / INSTITUTIONAL																				
COURTS AND PUBLIC SAFETY																				
Court of Law	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A	A	
Correctional Institutions																			A	
Parole Offices or Probation Offices																			A	
Safety Services , including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	A	A	A	A	A	S	S	S	S		S	A	A	A	A	A	A	
DAY CARE SERVICES																				
Adult Day Care Facilities		C	C	C	C	C	S	S	S	S			S	S		A	A	A	A	§ 6.4.29
Child Day Care Facilities , including Group Day Care Home or Child Care Center		C	C	C	C	C	S	S	S	S	S		S	S		A	A	A	A	§ 6.4.29
Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	S	

TABLE 6.1-1	ZONING DISTRICTS																	Condition		
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT		CC	I
DEATH CARE SERVICES																				
Cemeteries or Crematories	A	A	A	A	C	C	C	C	C	C	S		A	A		A	A	A	A	§ 6.4.53
Funeral Services , including Funeral Homes or Mortuaries													A	A		A		A	A	
EDUCATIONAL SERVICES																				
Pre-school or Educational Nursery		C	C	C	C	C	S	S	S	S	S		S	S	X	A	A	A	A	§ 6.4.29
School, Primary		S	S	S	A	A	A	A	A	A	S		A	A	X	A	A	A	A	
School, Secondary		S	S	S	A	A	A	A	A	A	S		A	A	X	A	A	A	A	
College or University Facility		S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	A	A	
Business or Trade School		S	S	S	S	S							S	S	S	S	S	A	A	
Personal Improvement Education , including Fine Arts Schools or Automobile Driving Schools		S	S	S	S	S							S	S	X	C	A	A	A	§ 6.4.26
HEALTH CARE SERVICES																				
Medical Office or Outpatient Clinic , including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities					S	S	S						A	A	A	A	A	A	A	
Community Residential Care Facilities					S	S			S	S			S			S		A		
Convalescent Services , including Nursing Homes					S	S	S	S	S	S	S		S	S		S		A		
Counseling Services , including Job Training or Placement Services					S	S							A	A	A	A	A	A	A	
Intermediate Care Facility for the Mentally Retarded					S	S			S	S			S			S		A		
Public or Community Health Care Centers					S	S	S						A	A				A		
Health Care Laboratories , including Medical Diagnostic or Dental Laboratories													A	A	A	A		A	A	
Home Health Agencies					S	S							A	A	A	A	A	A	A	
Hospitals , including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices													S	A	S	S		A	S	
Outpatient Facilities for Chemically Dependent or Addicted Persons													S			S		A		
Rehabilitation Facilities													S	A			A	A	A	A
Residential Treatment Facility for Children or Adolescents (mental health treatment)					S	S			S	S			S			S		A		

S
S
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S

TABLE 6.1-1	ZONING DISTRICTS																		Condition	
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC		I
MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS																				
Historical Sites (Open to the Public)	C	C	C	C	C	C	C	A	A	A	A		A	A	A	A	A	A		§ 6.4.27
Libraries or Archives		A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A		
Museums					A	A	A	A	A	A	A		A	A	A	A	A	A		
Nature Exhibition	C	C	C	C	C												S	A		§ 6.4.10
Botanical Gardens	A	A	A	A	A												S	A		
Zoos			S	S	S												S	S		
POSTAL SERVICE																				
Postal Service, United States	C	C	C	C	C	C	C	C	C	C	C		A	A	A	A	A	A	A	§ 6.4.28
RECREATION AND ENTERTAINMENT																				
Community Recreation, including Recreation Centers	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)	A	A	A	A	A								A	A	A	A	A	A	A	
Fishing or Hunting Lodge (Commercial)	A	A	A	A												A				
Golf Courses or Country Clubs			C	C	C	C	C	C			C									§ 6.4.50
Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		C		§ 6.4.11
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades																	A	C	A	§ 6.4.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas			C	C													C		C	§ 6.4.11
Drive-In Theaters																	C		C	§ 6.4.6 § 6.4.11
Golf Driving Ranges			S	S	S	S	S													§ 6.4.11
Outdoor Shooting Ranges	C	C	C	C																§ 6.4.11
Recreation or Vacation Camps	C	C	C	C	C															§ 6.4.11
Special Events (Commercial & Industrial)																C	C	C	C	Art. 6.7
Special Events (Residential & Agricultural)	S	S	S	S	S	S														Art. 6.7
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS																				
Business, Professional, Labor, or Political Organizations													A	A	A	A	A	A	A	
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities			S	S	S	S	S	S	S	S	S		S	S			A	A	A	
Religious Assembly	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.13
Social Club or Lodge			S	S	S	S	S	S	S	S	S		S	S			A	A	A	

TABLE 6.1-1	ZONING DISTRICTS																			Condition
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
UTILITIES AND WASTE-RELATED USES																				
Utility Service, Major	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§6.4.21 §6.4.17
Electric or Gas Power Generation Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§6.4.21 §6.4.17
Utility Substation	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Electrical or Telephone Switching Facility	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Sewage Collector or Trunk Lines	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Sewage Disposal Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.17
Utility Pumping Station	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Water Mains	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Water or Sewage Treatment Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Water Storage Tank	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Utility Service, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.31
Electric or Gas Power Distribution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.31
Sewage Collection Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.31
Water Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	A	§ 6.4.31
Waste-Related Uses																				S
Hazardous Waste Treatment or Disposal																				S
Nonhazardous Waste Treatment or Disposal																				S
Septic Tank Installation, Cleaning, or Related Services																		S	S	
Solid Waste Combustors or Incinerators, including Cogeneration Plants																				S
Solid Waste Disposal Facility (Public or Private)	C																		C	§ 6.4.51
Waste Collection Services																				S
Waste Transfer Facilities																				S
COMMERCIAL																				
ACCOMMODATIONS																				
Bed and Breakfast Inns	C	C	C	C	C	C	S	S	A	A	S		C	C	C	C	C	C		§ 6.4.4
Hotels or Motels														S		A		A	A	
Rooming or Boarding Houses									A	A				S		A	A	A		
RV (Recreational Vehicle) Parks or Campgrounds	S	S	S	S	S															§ 6.4.12
ANIMAL SERVICES																				
Kennel	A	A	A	A	C	C	S											S		§ 6.4.54
Pet Stores or Grooming Salons																	C	S	A	§ 6.4.32

TABLE 6.1-1	ZONING DISTRICTS																			Condition	
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I		
Small Animal Boarding (enclosed building)	A	A	A	A	C	C	C									C	S	A	A	§ 6.4.32	
Veterinary Services	A	A	A	A	S	S								C	C	C	A	A	A	§ 6.4.32	
FINANCIAL SERVICES																					
Banks														C	C	C	C		A	A	§ 6.4.33
Financial Services														C	C	C	C		A	A	§ 6.4.33
Short-term Lenders																		C	C		§ 6.4.61
FOOD SERVICES AND DRINKING PLACES																					
Bar or Lounge (Alcoholic Beverages), including Taverns, Brewbars, Cocktail Lounges, or Member Exclusive Bars or Lounges																	S	S	S	S	§6.4.15
Catering Service		S	S	S	S	S	S	S	S	S	S	S		C	C	X	C	A	A	A	§ 6.4.34
Restaurant, Fast Food , including Snack or Nonalcoholic Beverage Bars																		C	C	C	§ 6.4.15
Restaurant, General , including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants, Juice bar and Smoothie														C		X	C	C	C	C	§ 6.4.15
Sexually Oriented Business																				C	§ 6.4.18
INFORMATION INDUSTRIES																					
Communication Services , including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices															S	S	S	S	A	A	
Communications Towers	C	C	C	C										C			C		C	C	§ 6.4.5
Data Processing Services														A	A	A	A	A	A		
Publishing Industries , including Newspaper, Periodical, Book, Database, or Software Publishers														A	A	A	A	A	A		
OFFICES																					
Administrative or Business Office , including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services														C	C	X	C	A	A	A	§ 6.4.35
Government Office														C	C	X	C	A	A	A	§ 6.4.35
Professional Office , including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services														C	C	X	C	A	A	A	§ 6.4.35

Restaurant, General uses that include the accessory sale of alcohol for on-site and off-site consumption are allowed by-right.

A - as ancillary to restaurant use

A - As defined and restricted in the PD Text

A

A

A

TABLE 6.1-1	ZONING DISTRICTS																	Condition		
	RM	AG 15	AG 10	AG 8	AG R	RR3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT		CC	I
OTHER NONRESIDENTIAL DEVELOPMENT																				
Convention Center or Visitors Bureaus													S	S			A	A	A	A
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction																			A	
Office/Warehouse Complex																	S	A	A	
Billboard																			A	§ 9.11.5
Special Trade Contractors (Offices/Storage)																	C	S	A	§ 6.4.36
Building Equipment or other Machinery Installation Contractors																	C	S	A	§ 6.4.36
Carpentry Contractors																	C	S	A	§ 6.4.36
Concrete Contractors																	C	S	A	§ 6.4.36
Drywall, Plastering, Acoustical or Insulation Contractors																	C	S	A	§ 6.4.36
Electrical Contractors																	C	S	A	§ 6.4.36
Excavation Contractors																	C	S	A	§ 6.4.36
Masonry or Stone Contractors																	C	S	A	§ 6.4.36
Painting or Wall Covering Contractors																	C	S	A	§ 6.4.36
Plumbing, Heating or Air-Conditioning Contractors																	C	S	A	§ 6.4.36
Roofing, Siding or Sheet Metal Contractors																	C	S	A	§ 6.4.36
Tile, Marble, Terrazzo or Mosaic Contractors																	C	S	A	§ 6.4.36
PARKING, COMMERCIAL																				
Parking Lots																	A		A	§ 6.4.37
Parking Garages																	A		A	
RENTAL AND LEASING SERVICES																				
Charter Boat or other Recreational Watercraft Rental Services			C	C	C												S		A	Art. 5.3
Commercial or Industrial Machinery or Equipment Rental or Leasing																			A	
Construction Tools or Equipment Rental																		A	A	
Consumer Goods Rental Centers																	A	A	A	

TABLE 6.1-1	ZONING DISTRICTS																			Condition							
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I								
Consumer Goods Rental Service , including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items																					X	C	A	A		§ 6.4.38	
Heavy Duty Truck or Commercial Vehicle Rental or Leasing																								A	A		
Self-Service Storage / Mini Warehouses																						C		A	A	§ 6.4.16	
Vehicle Rental or Leasing , including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles																						A		A	A		
REPAIR AND MAINTENANCE SERVICES																											
Boat Yard		C	C	C	C	S																		C	C	§ 6.4.39 Art. 5.3	
Repair Service, Consumer , including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops																						X	C		A	A	§ 6.4.40
Repair Service, Commercial , including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops																							S	S	A	A	
Vehicle Repair, Consumer , including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops																							S	C	A	A	§ 6.4.22
Vehicle Service, Limited , including Automotive Oil Change or Lubrication Shops, or Car Washes																							C	C	A	A	§ 6.4.22
RETAIL SALES																											
Nonstore Retailers																									A	A	
Direct Selling Establishments																									A	A	
Electronic Shopping or Mail-Order Houses																									A	A	
Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers																										A	
Liquefied Petroleum Gas (Bottled Gas) Dealers																									A	A	§ 6.4.41
Vending Machine Operators																									A	A	

A

A - no outside storage

TABLE 6.1-1	ZONING DISTRICTS																			Condition								
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I									
Building Materials or Garden Equipment and Supplies Retailers																					C	C	A	§ 6.4.42				
Hardware Stores																					C	C	C	A	§ 6.4.42			
Home Improvement Centers																							A					
Garden Supplies Centers																						C	A	§ 6.4.42				
Outdoor Power Equipment Stores																						C	A	§ 6.4.42				
Paint, Varnish, or Wallpaper Stores																						C	C	A	§ 6.4.42			
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops																						C	C	A	A	§ 6.4.43		
Liquor, Beer, or Wine Sales																						S	S	S				
Retail Sales or Services, General																						X	C	A	A	§ 6.4.44		
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store																						X	C	A	A	§ 6.4.44		
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store																						X	C	A	A	§ 6.4.44		
Convenience Stores																							A	A				
Drug Stores or Pharmacies																						X	C	A	A	§ 6.4.44		
Duplicating or Quick Printing Services																						C	C	C	A	A	A	§ 6.4.44
Electronics, Appliance, or Related Products Store																						C	C	A	A	§ 6.4.44		
Florist																						C	C	A	A	§ 6.4.44		
Furniture, Cabinet, Home Furnishings, or Related Products Store																						X	C	A	A	§ 6.4.44		
Pawn Shop																								A	A	A	§ 6.4.44	
Private Postal or Mailing Service																						C	C	C	A	A	A	§ 6.4.44
Tobacconist																						C	C	A	A	§ 6.4.44		
Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				§ 6.4.58				
Warehouse Clubs or Superstores																								A	A			
Service Stations, Gasoline (with or without convenience stores)																							C		A	A	§ 6.4.45	
Truck Stop																								A	A			
Vehicle Sales (new or used)																								A	A			
Automobile, or Light or Medium Duty Truck Dealers																								A	A			
Heavy Duty Truck or Commercial Vehicle Dealers																								A	A			

No Liquor Stores

A

A

A

A

A

TABLE 6.1-1	ZONING DISTRICTS																			Condition	
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I		
Manufactured (Mobile) Home Dealers																				A	A
Motorcycle, Watercraft, or Recreational Vehicle Dealers																				A	A
Vehicle Parts, Accessories or Tire Stores																	A		A	A	
RETAIL OR PERSONAL SERVICES																					
Consumer Convenience Service																C	C	A	A		§ 6.4.46
Automated Bank / Teller Machines																C	C		A		§ 6.4.46
Drycleaners or Coin-Operated Laundries																C	C		A		§ 6.4.46
Drycleaning or Laundry Pick-up Service Stations																C	C		A		§ 6.4.46
Locksmith																C	C		A		§ 6.4.46
One-Hour Photo Finishing																C	C	A	A		§ 6.4.46
Tailors or Seamstresses																C	C	A	A		§ 6.4.46
Hair, Nail, or Skin Care Services , including Barber Shops or Beauty Salons	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A		§ 6.4.43 A
Personal Improvement Service , including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios														C	C	C	C	A	A	A	§ 6.4.47 A
Tattoo Parlors																		S	C		§ 6.4.59
Services to Buildings or Dwellings , including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services														C	C	C	C	A	A	A	§ 6.4.48
Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences	C	C	C	C	S	S	S							C	C		A	A	A	A	§ 6.4.48
VEHICLE AND WATERCRAFT STORAGE																					
Vehicle Storage , including Bus Barns, Boat or RV Storage																			A	A	
Impound Yard																				A	
Towing Facility																				A	
Boat Ramps	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		Art. 5.3, §5.3.4
Community Dock	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S		Art. 5.3, §5.3.3
Commercial Dock			S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S		Art. 5.3, §5.3.6
Marina				S	S	S	S	S	S	S			S	S		S	S	S	S		Art. 5.3, §5.3.5

TABLE 6.1-1	ZONING DISTRICTS																		Condition	
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC		I
WHOLESALE SALES																				
Aircraft Wholesalers, including Related Parts																			A	A
Beverage or Related Products Wholesalers, including Alcoholic Beverages																			A	A
Book, Periodical, or Newspaper Wholesalers																			A	A
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)																			A	A
Clay or Related Products Wholesalers																S			A	A
Computers or Electronic Products Wholesalers																			A	A
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel or other Related Materials																S			A	A
Electrical Equipment, Appliances or Components Wholesalers																			A	A
Fabric or Apparel Wholesalers																			A	A
Farm Supplies or Equipment Wholesalers																			A	A
Flower, Nursery Stock or Florists Supplies Wholesalers	A	A	A	A												S			A	A
Food or Related Products Wholesalers																			A	A
Furniture, Cabinets, or Related Products Wholesalers																			A	A
Glass or Related Products Wholesalers																			A	A
Leather Products Wholesalers																			A	A
Machinery, Tools, or Construction Equipment Wholesalers																			A	A
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers																			A	A
Metal or Mineral (except Petroleum) Wholesalers																			A	A
Motor Vehicles (Commercial or Passenger) or Trailers Wholesalers, including Related Parts																			A	A
Paint, Varnish or Related Supplies Wholesalers																			A	A
Paper or Paper Products Wholesalers																			A	A
Petroleum Wholesalers																S			A	A

TABLE 6.1-1	ZONING DISTRICTS																			Condition
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
Pharmaceutical Wholesalers																			A	A
Plastics or Rubber Products Wholesalers																			A	A
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment																			A	A
Sign Wholesalers																			A	A
Tobacco or Related Products Wholesalers																			A	A
Toy or Artwork Wholesalers																			A	A
Watercraft (Commercial or Recreational) Wholesalers, including Related Parts																			A	A
Wood Products Wholesalers																			A	A
Other Miscellaneous Wholesale Sales																			S	A
INDUSTRIAL																				
INDUSTRIAL SERVICES																				
Drycleaning or Carpet Cleaning Plants																				A
Laundries, Commercial																				A
Photo Finishing Laboratories																				A
Research and Development Laboratories																				A
Scrap and Salvage Service, including Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, or Materials Recovery Facilities																				S
MANUFACTURING AND PRODUCTION																				
Aircraft Manufacturing, including Related Parts																				A
Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs																				A
Cement or Concrete Products Manufacturing, including Concrete Batching or Asphalt Mixing																				A
Chemical Manufacturing, including Pharmaceutical Products, Chemical Fertilizers or Pesticides																				S
Clay or Related Products Manufacturing			C	C	C												C	C	C	A § 6.4.57
Computers or Electronic Products Manufacturing																			C	A § 6.4.57

TABLE 6.1-1	ZONING DISTRICTS																			Condition		
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I			
Electrical Equipment, Appliances or Components Manufacturing																			C	A	§ 6.4.57	
Fabric or Apparel Manufacturing, including Textile Mills																				A		
Food or Related Products Manufacturing																				A		
Furniture, Cabinets or Related Products Manufacturing			C	C	C												C	C	C	A	§ 6.4.57	
Glass or Related Products Manufacturing																			C	A	§ 6.4.57	
Leather Products Manufacturing, including Tanneries																				A		
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment																			C	A	§ 6.4.57	
Manufactured Home (Mobile Home) or other Prefabricated Structures Manufacturing																				A		
Metal, Petroleum, Coal, and other Mineral Products Manufacturing, including Refineries																				A		
Microbrewery																			C	C	§6.4.62	
Motor Vehicle (Commercial and Passenger) or Trailer Manufacturing, including Related Parts																				A		
Paint, Varnish or Related Supplies Manufacturing																				A		
Plastics or Rubber Products Manufacturing																				A		
Printing Press Production or Lithography																			C	A	§ 6.4.57	
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items																			C	A	§ 6.4.57	
Pulp or Paper Mills																				S		
Rendering Plants																				S		
Sign Manufacturing																				A		
Slaughter House and Meat Packing																				S		
Stone or Shell Products Manufacturing																			C	S	§ 6.4.57	
Tobacco Products Manufacturing																				A		
Toy or Artwork Manufacturing			C	C	C														C	C	A	§ 6.4.57
Watercraft (Commercial or Recreational) Manufacturing, including Related Parts																				A		
Wood Products Manufacturing			C	C	C														C	C	A	§ 6.4.57
Other Miscellaneous Manufacturing and Production			C	C	C														C	C	A	§ 6.4.57

TABLE 6.1-1	ZONING DISTRICTS																	Condition		
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT		CC	I
WAREHOUSE AND FREIGHT MOVEMENT																				
Warehouse and Distribution Facilities																				A
Cold Storage Plants																				A
Freight Container Storage Yards, excluding Fuel Storage Facilities																				C § 6.4.52
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals, or Packing and Crating Facilities																		C	C	§ 6.4.49
Fuel Storage Facilities, excluding Nuclear Fuels																				A
Household Moving Storage																				A
Grain Terminals and Elevators																				A
Parcel Services																				A
Retail Store Warehouses																				A
Stockpiling of Sand, Gravel, or other Aggregate Materials																				A
Storage of Weapons or Ammunition																				S
OTHER USES																				
RECYCLING SERVICES																				
Recycling Center																				A
Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	A §6.4.55
RESOURCE EXTRACTION/MINING																				
Resource Extraction/Mining, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	S	S	S	S														S § 6.4.14
TRANSPORTATION																				
Aviation, including Private Air Strips	S	S	S	S																C §6.4.56
Railroad Facility																				A
Sightseeing Transportation, Land or Water	S	S	S	S													A	A	A	Art. 5.3
Taxi or Limousine Service																	A	A	A	
Urban Transit Systems																				A
Water Transportation, including Coastal or Inland Water Passenger Transportation			S	S		S											A	A	A	Art. 5.3

Letters/Emails of Support

Techina Z. Jacques

From: Allison Lane <allison@laneprops.com>
Sent: Friday, January 06, 2017 2:37 PM
To: Techina Z. Jacques; Andrea Harris-Long
Subject: 1989 Maybank Hwy - Proposed Development

Hi,

I have been a resident of Riverland Terrace for the last two and a half years and have quickly fallen in love with the area and the people. As a young professional, some of the largest attractions for me were the variety of restaurants and entertainment all within walking distance. I know I'm not alone when I say this area is truly one of Charleston's best kept secrets.

I read through the proposed development at 1989 Maybank Highway and it truly sounds fantastic. **I am fully in favor.** I love the idea of having the building at the street and parking behind the building and out of sight. I only ask that pedestrian safety be considered upon approval. At the moment, the five point intersection and adjoining sidewalks are enough to make any pedestrian nervous.

I have noticed that many people, myself included, will dine at a restaurant in the Terrace center (such as Zia, Crust, etc.) and then walk across the street to see a show at the Pour House. I constantly see people crossing in the middle of the highway rather than walking down and using the Woodland Shores/Maybank light. I foresee this restaurant/use will only add to the amount of pedestrians risking their necks to get from one side to the other, despite the crossing light available at the Woodland Shores/Maybank intersection. I think this use is exactly the way this area should go, more urban development focused on local restaurants and retail, but I also think there will need to be a more pedestrian friendly redesign of this area (slower speed limits, more crosswalks, etc.).

I am unable to make the January 9th meeting due to Clemson attending the National Championship game (go Tigers!) so I hope this email will serve as my vote in favor of the development.

Best,

Allison Lane, Broker
Lane Properties of Charleston, LLC
843.769.9919 Office
843.769.9991 Fax
allison@laneprops.com
746 Saint Andrews Boulevard, Suite B
Charleston, SC 29407

LANE
PROPERTIES
OF CHARLESTON, LLC

Techina Z. Jacques

From: Amanda Barton <agblandarch@gmail.com>
Sent: Friday, January 06, 2017 10:37 AM
To: Techina Z. Jacques
Subject: 1989 Maybank Highway Planning Commission 1.9.17

I am a twenty year resident of Riverland Terrace residing at 304 Stono Drive. I am in support of the zoning amendment for 1898 Maybank Highway. The site plan is greatly improved from earlier proposals for this site and will, in my opinion, enhance our lively food/retail/arts area on northern James Island.

Amanda Graham Barton
Landscape Architect

o:843.406.0060
m:843.607.9898
f: 843.406.0034

Techina Z. Jacques

From: Joel Evans
Sent: Monday, January 09, 2017 4:25 PM
To: Andrea Harris-Long; Techina Z. Jacques
Subject: FW: PD at maybank and woodland shores - support

Expires: Saturday, July 08, 2017 12:00 AM

From: Lauton [mailto:lautonsutley@gmail.com]
Sent: Monday, January 09, 2017 2:47 PM
To: Joel Evans <JEvans@charlestoncounty.org>
Subject: PD at maybank and woodland shores - support

I am writing today to voice my support for the PD and variance request for the property at Maybank and Woodland shores Rd. I live in Riverland Terrace and I want this property to be developed into something useful for the community such as a restaurant that serves alcohol or other similar business. This request is reasonable as there are many businesses that serve alcohol already operating at this intersection such as The Lot (next door to PD), Maybank Public House, Zia Taqueria, Crust Pizza, and Athens Greek. Residents will benefit from having another resource within walking distance to their homes and see property values increase. Thank you

Laurence Sutley
2108 Medway Rd
Charleston SC 29412

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Laurence P. Sutley
South Carolina Dept. of Natural Resources
Coastal Exploration Series - ACE Basin NERR
lautonsutley@gmail.com
251-504-7854

Andrea Harris-Long

From: Summer Teegardin <summerteegardin@gmail.com>
Sent: Friday, December 09, 2016 1:12 PM
To: Andrea Harris-Long
Subject: Proposed Development at Woodland Shores and Maybank

Ms. Harris-Long,

My husband and I have been residents of Riverland Terrace for 15 years, and I also served as the Riverland Terrace Neighborhood Association President for 3 years.

I am in **favor** of the proposed development at Woodland Shores and Maybank for the following reasons:

1) This would be add a beautiful, charming, and fresh architectural element to an empty overgrown eyesore. It would give purpose that lot in a way that all neighborhood residents could use.

2) It is keeping with the style and genre of other restaurants, bars, coffee shops, fitness studios, theaters, flower shops, furniture shops that are within walking or biking distance of our neighborhood. I would definitely frequent the proposed shops and restaurants with my family. My children might one day get their first job at one of those establishments - and not have to drive to work! It contributes to the livability and desirability to live in Riverland Terrace. It would give me more options to stay close to home rather than trek downtown or West Ashley for dinner, etc.

3) It will add much needed parking for those businesses, especially on that side of Maybank Highway. Currently, people have to park at the Terrace shopping center and cross (unsafely) to the Pour House or Sunday Brunch Farmer's Market.

4) The reservations that I had with developing this lot (noise, trash, etc.) have been reasonably addressed, and I don't foresee any issues going forth.

I am happy to discuss this further with you or answer any of your questions, if needed, via email since I will be unable to attend the January 9th meeting on this matter.

Sincerely,
Summer Teegardin



October 31, 2016

Mr. Joel Evans, PLA, AICP
Charleston County Planning
4045 Bridge View Drive
North Charleston, SC 29405

Dear Mr. Evans,

I write on behalf of our companies Monterey, LLC and EZAN, LLC in support of the zoning change request (ZREZ-09-16-00037) for TMS 343-03-00-208, 1989 Maybank Hwy at Woodland Shores.

Monterey owns 2040, 1966, and 1962 Maybank Highway across Maybank Hwy from this property.

EZAN, LLC owns the adjacent corner lots of 215 Woodland Shores and 2005 Maybank Hwy and would be an across the street neighbor of the restaurant.

Both entities welcome redevelopment to restaurant with alcohol sales. The area needs more of these services on the south side of Maybank Highway.

Please accept our full support for this project and encouragement to move this concept ahead in its developmental stages. You may reach me at 843-266-4173, if you have any questions about our unqualified endorsement.

Sincerely,

A handwritten signature in blue ink that reads 'Frederick J. Whittle'.

Frederick J. Whittle
Chief Operating Officer

Kevin R. Mitchell, PE
1991 Frampton Ave * Charleston * South Carolina
843-296-2851 * kevroyce@yahoo.com

27 December 2016

Mr Joel Evans, PLA, AICP
Charleston County Planning Director
4045 Bridge View Drive
N Charleston, SC 29405

RE: Rezoning Request TMS 343-03-00-208 (Maybank and Woodland Shores Rd)

Dear Joel;

This letter is intended to be in support of the zoning request along with staff recommended ZLDR standards, as recently updated. This new zoning is naturally a better 'fit' for the parcel's characteristics and surrounding land uses. Its size, location, and shape are ideal for a signature-type development that will help define Maybank Hwy as a well-planned and properly managed corridor. This new zoning will not restrain its potential for a quality structure that will attract quality businesses. The ripple-effect will be the visual enhancement to a gated unmaintained vacant lot, sustain property value by fostering investment, and introduce more competitive services, which will ultimately benefit residents of Charleston County.

My home is 300 feet from this property and I look forward to seeing it developed in a manner that will complement and enhance the other commercial establishments along the corridor. There is no doubt many within Riverland Terrance subdivision visit, shop, and enjoy the surrounding commercial centers. A number of residents walk to these establishments, which is a luxury you cannot find in today's neighborhoods. As a matter for consideration, I offer the following comments to the Conceptual Development Plan:

- Better manage points of vehicular access along Maybank Hwy especially along this curve. The proposed vehicular access point on Maybank Hwy is within close proximity to an existing access used by The Lot/Pourhouse and S Gevert Dr. These developments are similar attractions and will likely experience their highest traffic volume at the same general time. It would be mutually beneficial to both businesses and make perfect planning sense to explore improving S Geert Dr with either a joint-use or shared access easement. Furthermore, it would benefit the general public through assimilation and organizing vehicular movement along an active pedestrian walkway. In addition, locating the access to either side of the property line would increase the design flexibility by pivoting the line of sight north affording the site plan more opportunity for usable space and improved safety.
- Not allow "rain gardens" to front Maybank Hwy. These stormwater management devices typically do not work well in small urban areas. There is a high probability vegetation will become overgrown to a height that will obstruct the line of sight, and impact business exposure. These ultimately become manicured depressions and a missed opportunity to create a pedestrian friendly corner. Better alternatives for urban stormwater management are underground detention or parking aisle bio-swales, or a combination. A wide walkable 'plaza' type of use with tree planters along Maybank Hwy at the corner of Woodland Shores Ave. would be a great addition to the site plan.

- Removal of the ten foot buffer between commercial uses. Piecemeal commercial development can be found on each side of Folly Road. Evidence of property boundaries along this corridor can be envisioned by the unsightly strips of land that are typically neglected overtime. Instead of creating a fragmentation of a larger vision, there should be an effort to achieve some level of cohesion and interconnection between commercial establishments where ever possible.

Again, I support this request and look forward to good progress in a manner that will work with the larger vision. Thank you for the opportunity to submit this letter in favor of this change and for consideration of the comments mentioned above. I can be reached via email at kevroyce@yahoo.com or by phone at 843-296-2851.

Best Regards,



Kevin R. Mitchell, PE

Comments on Re-zoning Request: 343-03-00-208
Full Service Restaurant and Retail Businesses at Woodland Shores and Maybank Highway
January 6, 2017

Members of County Planning Commission:

After attending a meeting between the local residents the developer of this project and reviewing the revised proposal, I would like to endorse the proposal for the following reasons:

1. Buffering for immediate neighbors to mitigate noise, night lighting, and overall visual intrusions have been addressed to a high level. If this proposal is not accepted, other developers in the future may not agree to such extensive mitigation. This also applies to limiting hours of outside dining and garbage pickup.
2. Traffic and parking implications are probably no worse than any other business which may occupy the site.
3. One of the existing businesses allowed to be built on the site under its current zoning is a drug store. In my opinion a drug store would be worse for the site. I mention this since it may well be the most financially viable alternative which could occupy the site. In other words, the proposed business is better than the most likely alternative to end up there.
4. The proposed set of businesses to occupy the site are an appealing mix for immediately local residents.

Unless the county wants to buy the land for a park, providing visually appealing greenspace, the proposed zoning request is the best alternative.

While not the responsibility of the developer, the county planning department and state department of transportation need to work toward improving pedestrian access and crossings between Maybank, Woodland Shores, and Wappoo Drive. The businesses in the area are emerging as a destination point and pedestrian crossings will increase. This is particularly important in light of the recent death of a pedestrian.

Sincerely,

Jim Morrisette
2184 Wappoo Drive
Riverland Terrace

Letters/Emails of Opposition

From: Julie Hallman <jhallman@yahoo.com>

Date: January 8, 2017 at 8:05:37 PM EST

To: "jevans@charlestoncounty.org" <jevans@charlestoncounty.org>, "aharris@charlestoncounty.org" <aharris@charlestoncounty.org>

Subject: 1989 Maybank Hwy

Reply-To: Julie Hallman <jhallman@yahoo.com>

My name is Julie Hallman and I live in the Woodland Shores Neighborhood. I am not able to attend the meeting today on 1989 Maybank Hwy, please share my letter with the committee members. Several of my neighbors and I have a few concerns about the property. Our biggest concerns are traffic on Woodland Shores Road, storm water containment, and maintaining restrictions on the property. He is planning on 82 parking spaces for that space. That worries me on two points:

Firstly, since Woodland Shores Road must be used as the egress, **I ask for a right-hand turn only leaving the property** onto Woodland Shores (WS). Multiple business and parking spaces will result in a lot of traffic in and out of there. The Woodland Shores neighborhood is a historic neighborhood, being the **second oldest neighborhood** on James Island. It is being treated as a cut-through to get to Maybank Hwy or Riverland Dr. and this development will increase that. Even if the businesses there don't attract many people, the parking lot there is likely to be full Friday, Saturday, Sunday, and probably 1-2 week days as well. The Pour House doesn't have much parking, and the Terrace lot is always full with cars parked in non-designated spaces, and people park on the surrounding streets in Riverland Terrace and on Stefan St to access this area. So that will be constant in and out of that lot several days a week, onto Woodland Shores Rd. It is an old, narrow road with ditches on both sides that is already unsafe for residents to walk/bike on. We are trying to maintain the neighborhood feel of the Woodland Shores neighborhood, which is difficult with the amount of traffic and the speed of cars that use WS as a cut-through. This affects our livability in a negative way.

Secondly, we are concerned about storm water containment. We appreciate that the developer wants to provide adequate parking, but 82 spaces will be a lot of asphalt. **I ask for a pervious parking lot.** The flooding on WS is TERRIBLE. Personally, my property has flooded twice in the past two years, to the point of replacing duct-work and insulation both times. Any time there is new development flooding gets worse. The developer said they are going to contain storm water under ground. I have reservations about this working, and it is the county's responsibility to ensure that our properties are protected from any new development causing an increase in flooding.

Thirdly, the current PUD was put together by the neighborhood who have worked very hard for years to protect it, and particularly this intersection, from noise and traffic. **I ask for the current PUD to stand, but to allow for a restaurant with alcohol sales (no to-go alcohol), closing at 10pm.** We do not want any business there staying open later than 10:00 pm. We do not want Neighborhood Commercial zoning. My biggest fear is that this parcel is developed, and then the house next to it becomes a business, creating a domino effect and ruining the neighborhood, turning it into a collection of businesses. We need to protect this property from what could happen in the future. Although what this developer is planning seems ok, we want to make sure that if the property is sold, it is not further developed in the future.

Lastly, we desperately need traffic calming and sidewalks on WS!!!! A left-turn signal at the light leaving WS to turn onto Maybank Hwy would help with traffic exiting this property. I find it ridiculous that there are no sidewalks on WS. It is DANGEROUS to walk/bike on, and people of this neighborhood would love to be able to enjoy it by walking their dog, being able to safely exercise on it, or just go for a stroll. All of these things would make this development enjoyable to the neighborhood, making it something that would increase our quality of life, instead of detract from it.

I do appreciate the developer meeting with us, and making changes to his plan to help maintain our quality of life.

Julie Hallman
403 Carol St.

Techina Z. Jacques

From: Joel Evans
Sent: Monday, January 09, 2017 12:29 PM
To: Andrea Harris-Long; Techina Z. Jacques
Subject: FW: The woodland Dr Maybank highway lot

Expires: Saturday, July 08, 2017 12:00 AM

From: Bryan Evans [mailto:bryanphotography@gmail.com]
Sent: Monday, January 09, 2017 12:28 PM
To: Joel Evans <JEvans@charlestoncounty.org>
Subject: The woodland Dr Maybank highway lot

Dear Mr Evans,

Please do not allow more over stuffed development on Maybank highway. The proposed change by the developer to add in a bar with a massive parking lot for 80 cars is preposterous and just makes another eyesore on the roads of Charleston. That intersection is already filled to the brim with existing traffic and has itself had one pedestrian death since christmas. It is bad enough that abysmal apartment complex was added on Maybank closer to folly Rd, that's just a joy to labor through daily by the way. There is no need for a random bar at that location to be allowed to place such stress on the traffic let along the eye there. Keep the allowed businesses there and don't grant a developer free reign on making Charleston ugly, like so many of them are doing all over the place. I appeal to your better nature and intellect since you obviously needed it to get into your position. Don't let developers ruin Charleston with their overstuffed eyesores.

Bryan Evans

Please share this with the planning committee if you would and thank you for your time.

Ps how does one get onto the Charleston planning committee by the way?

Techina Z. Jacques

From: Joel Evans
Sent: Monday, January 09, 2017 12:05 PM
To: Andrea Harris-Long; Techina Z. Jacques
Subject: FW: Woodland shores / maybank highway

Expires: Saturday, July 08, 2017 12:00 AM

From: Dallas Baker [mailto:dallasbakerandfriends@gmail.com]
Sent: Monday, January 09, 2017 11:58 AM
To: Joel Evans <JEvans@charlestoncounty.org>
Subject: Woodland shores / maybank highway

Hello, I'm Dallas Baker.

Local charlestonian and musician. I think that the recent development plan of the land next to the pour house is a terrible idea. I've been playing at pour house for over five years and would hate to see another giant development effect their business. I would also feel bad for the resident behind the land as they have struggled with the pour houses noise, crowd, behaviors etc. Building the proposed development would make that resident even more displeased. please reconsider this development. I'm tired of seeing this town being so built up. This is a very bad idea. The traffic, the safety, the employees and owners of pour house that have family's to feed. Think about it

Gracias!

Techina Z. Jacques

From: Daniel Perlmutter <panamadaniel@gmail.com>
Sent: Friday, January 06, 2017 11:49 AM
To: Techina Z. Jacques
Subject: Regarding Zoning Request for ID: 343-03-00-208

I am writing in opposition to any zoning changes for the parcel located at the corner of Maybank Highway and Woodland Shores. This property has been designated as PD and any variance to that zoning decision changes the value of the property, the feel of the community, the safety of residents, and sets a dangerous precedent on expectations of other zoning changes. I live in the Riverland Terrace neighborhood and frequently walk to the existing commercial district. A pedestrian was killed crossing the street one week ago and allowing another restaurant to open will only further encourage dangerous crossings. It will also increase noise and traffic to an intersection that is already extremely busy. I reiterate my opposition to any zoning change for this property and encourage a denial of this request.

Regards,

Daniel Perlmutter
843-364-9782

Andrea Harris-Long

From: Joel Evans
Sent: Monday, November 14, 2016 8:15 AM
To: Andrea Pietras; Andrea Harris-Long
Subject: Fwd: Property at the corner of Woodland Shores and Maybank Hwy., James Island- Please share with planning commission members!

Sent from my iPhone

Begin forwarded message:

From: Dan Schmidt <294llc@gmail.com>
Date: November 14, 2016 at 8:07:22 AM EST
To: <jevans@charlestoncounty.org>
Cc: <joequaley@qlawfirm.com>, Julie Hallman <onohallman@gmail.com>, "Michele Wilson" <wilsonstarhawk@aol.com>
Subject: Property at the corner of Woodland Shores and Maybank Hwy., James Island- Please share with planning commission members!

To whom it may concern, due to the planning commission meeting at 2 PM on a Monday, myself and many other working residents are not able to attend. If you could please make sure that this email is shared with all of the planning commission members as well as read aloud at the meeting I would appreciate it.

In reference to the property at the corner of Maybank highway and Woodland Shores Road on James Island, I am the owner of a property less than 100 yards from the subject, and my property will be directly impacted by your decision. There is actually only one house separating mine from the property in question. When I bought my property there in 2001 and moved in with my family, mine was the fifth house off of Maybank highway. Now it is the second, and we are at the mercy of the county and the developer.

I am not opposed to a business being located on that site as long as it is an asset to the neighborhood that does not take away from our quality of life. A bank or business with operating hours from 9 to 5 would be ideal, but I have been told that the developer would like to put a 2 story restaurant there with an outdoor bar or seating area. I was also told that they would like to be open late in the evening. A restaurant would not be so bad as long as it was done in a way that would not degrade the quality of life for those people living close by. I am opposed to the height of two stories as well as any outdoor bar or dining area open past 8 PM. There are people that would be living right behind and across the street from this place that would be directly impacted by both the noise and the height of a property like that.

We already have problems with all of the noise coming from the Pour House bar which would be directly next-door to this property and also adjacent to mine. This bar and restaurant attracts large crowds, is open late into the night and can be heard over 3/4 of a mile away many nights by residents as far away as Carol and Paw Paw Streets off of Woodland Shores. This property is not in the county, but in the city so I know that you can't do anything about it. The subject property on the corner of Maybank highway and Woodland Shores however, you can do something about. Please limit it to one story, keep it quiet, and make sure it closes at a reasonable hour unlike most bars.

Another concern is the landscape and lighting buffers not only along Maybank highway and Woodland Shores but along the backside where it would be closest to Michelle Wilson's house, my neighbor. No one wants dumpsters right next-door to their house with food waste and rats spilling out of them, nor do they want loud people or car's headlights shining in their windows at night. Of course traffic is a concern to us as well, we request that ingress and egress for this business would be limited to Maybank highway, not Woodland Shores. If this is going to get developed, please make sure it is done in a way that complements the residential neighborhood.

Thanks,

Dan Schmidt

Owner of 222 Woodland Shores Rd.

Techina Z. Jacques

From: Joel Evans
Sent: Monday, January 09, 2017 2:01 PM
To: Techina Z. Jacques
Subject: Fwd: Maybank/Woodland Shores Development

Sent from my iPhone

Begin forwarded message:

From: Heather Sheldon <heather.sheldon@gmail.com>
Date: January 9, 2017 at 1:36:24 PM EST
To: <jevans@charlestoncounty.org>, <joequaley@qlawfirm.com>
Subject: Maybank/Woodland Shores Development

Good afternoon,

As a resident of the Maybank community, in Riverland Terrace, I want to express my outright shock and displeasure with the proposal giving zoning privilege to yet another "Booze-ness" in the area WITHOUT ADDRESSING TRAFFIC SAFETY. We are not happy seeing LIVES TAKEN when people are forced to RUN across a 4-Lane highway to their cars from the movie theater or vice versa. It is already TOO MUCH to put in the tiny region, and the lives you're risking are not only not your own, but they're not up for you to risk.

We ask that you consider the input from your constituency before allowing your own greed to take the helm.

Thank you,
Heather Sheldon

Andrea Harris-Long

From: Joel Evans
Sent: Monday, November 14, 2016 8:13 AM
To: Andrea Pietras; Andrea Harris-Long
Subject: Fwd: Planning Commission

Sent from my iPhone

Begin forwarded message:

From: Julie Hallman <jbhallman@yahoo.com>
Date: November 13, 2016 at 8:35:14 PM EST
To: "jevans@charlestoncounty.org" <jevans@charlestoncounty.org>, "joequaley@qlawfirm.com" <joequaley@qlawfirm.com>
Subject: Planning Commission
Reply-To: Julie Hallman <jbhallman@yahoo.com>

To Mr. Evans and Mr. Qualey,
I am writing as a James Island resident who is not able (due to work) to attend the Charleston County Planning Commission meeting tomorrow. I live in the Woodland Shores neighborhood, and am asking for the zoning at the property at 1989 Maybank Hwy, TMS 343-03-00-208 to remain the same. While we are not against a restaurant going in that space, adding a busy business there will be unsafe. It is already a 5 point busy intersection. I am also against
lowered buffer standards with nearby residents
longer hours of operation
landscaping greenery along Maybank removed
consultation with neighbors replace with discretion of county planning director (why would that ever occur?)

I am also against the zoning change at 1614 Grimball Rd Ext TMS 427-00-00-021 from Neighborhood Commercial to Community Commercial. This area should remain neighborhood friendly. Our quality of life and livability are being dramatically and negatively affected by the up-zoning of parcels of land on James Island, as well as our property values.

The great things about James Island are wide-open spaces, a slightly more rural feel than most of other areas of Charleston, and some green space. We do not want to become another Mt Pleasant. Residents are already livid about the Gathering Place and Core apartments on Maybank Hwy.

Please respect our island.
Julie Hallman
403 Carol St.
Charleston, SC 29412

Techina Z. Jacques

From: Joel Evans
Sent: Monday, January 09, 2017 12:05 PM
To: Andrea Harris-Long; Techina Z. Jacques
Subject: FW: Maybank/Woodland Shores

Expires: Saturday, July 08, 2017 12:00 AM

-----Original Message-----

From: Lindsay [mailto:lhamrick314@gmail.com]
Sent: Monday, January 09, 2017 12:02 PM
To: Joel Evans <JEvans@charlestoncounty.org>
Subject: Maybank/Woodland Shores

Please share with the Planning Commission today that I am absolutely opposed to amending the PUD to allow this enormous bar/retail complex to be built at the corner of Maybank and Woodland Shores. It doesn't fit with the character of the community, will have a dangerous impact on pedestrian and vehicle traffic, and certainly disrupt the peaceful lives of the neighboring residents. The access point from Woodland Shores is a horrible and dangerous idea as well. There's nothing near there over one story, so a 3 story complex like this just doesn't fit. It would be better suited for a vacant lot on Folly Rd.

Thank you,

Lindsay Hamrick
James Island resident

Sent from my iPhone

Techina Z. Jacques

From: Norie Bregman <noriebregman@gmail.com>
Sent: Monday, November 14, 2016 11:40 AM
To: Techina Z. Jacques
Subject: Zoning Amendment for 1989 Maybank (ID: 343-03-00-208)

Dear Charleston County Planning Commission Members:

I understand you will be considering a zoning amendment for the parcel at 1989 Maybank (ID: 343-03-00-208) at today's meeting. As a resident of the Riverland Terrace neighborhood, I am writing to express concern about the traffic and parking issues that could result should the proposed amendments be approved. I hope the Planning Commission will also give consideration to the noise and light issues that could negatively impact nearby residents.

Regards,

Norie Bregman

From: Sharon Willis [mailto:sharonvwillis@icloud.com]
Sent: Monday, November 14, 2016 10:36 AM
To: Joel Evans
Subject: Meeting today 2 pm

I am shocked that a meeting involving our neighborhood of woodland shores is being held in the middle of the day. I work and cannot attend but request that my concerns about the live ability of our neighborhood in regards to the lot at may bank and woodland shores. My family has lived on woodland shores since 1955. We never had water stand in our yard until development began behind woodland shores. The more density the less ground to absorb water and the less green space for both our health and well being. Density issues affect every aspect of our lives. Please judge carefully about the quality of our lives.

Dr. Sharon V. Willis
512 woodland shores road

Sent from my iPhone

From: Susan Milliken [<mailto:sbmilliken@aol.com>]
Sent: Monday, January 09, 2017 1:01 PM
To: Joel Evans <JEvans@charlestoncounty.org>; Andrea Pietras <APietras@charlestoncounty.org>
Cc: cmfloyd@charlestoncounty.org; csmith@csarealestate.com; aef@polymerventures.com
Subject: 1989 Maybank Hwy.-agenda item today

Dear Joel, Andrea and PC members (Please forward this email to all members of the County PC, thank you!),

I have lived here for almost 20 years and been a witness to many of the discussions and plans over the years for the land that is located at 1989 Maybank Hwy (Maybank/Woodlands Shores Rd). I attended a Town Planning Commission public hearing at First Baptist Church in Riverland Terrace about this property where at least 100 nearby neighbors came to oppose any commercial or business zoning on this land. (early 2000s)

James Islanders feel strongly about the two vacant parcels at Woodland Shores Rd/Maybank and any proposals for development on these parcels.

The PD that the Town put on the land in 2008 is SUFFICIENT with the amendments relating to buffers and the noise reduction fence; NOT amendments relating to USES, or the addition of ANY ALLOWABLE USES.

Please do not approve the added use of a Restaurant with alcohol sales on this property of up to 16,500 sq ft w/ over 80 parking spaces.

This use is too extreme for this land that has very problematic ingress/egress issues onto WS Rd. and given the almost historic James Island single family neighborhood of Woodland Shores virtually NEXT DOOR to this parcel.

Additionally, there have been extreme flooding issues on WS Rd. Moreover, the City has the existing zoning on an adjacent 26 acre parcel behind this location to build 115 town homes, "Riverland Oaks", the land is being cleared and that developer awaits subdivision approval. The traffic from that subdivision will come out DIRECTLY onto WS Rd at Paw Paw St., adding 100s of cars to WS Rd----so in addition to that, the County will allow for a busy, large restaurant w/ late hours (10 pm) and alcohol sales there also?

NO additional PD uses should be approved on this parcel until Charleston County RoadWise adds a Half Cent project to construct a long, landscaped boulevard buffer (like in Avondale on Savannah Hwy/ 17) down the length of Maybank from WS Rd to Stefan Dr. to SLOW TRAFFIC, improves the WS Rd/ Maybank intersection w/ masthead signal/s and better crosswalks, and does whatever else it can to SLOW dangerous traffic there, where a pedestrian was killed on Dec. 26, 2016.

The Town carefully chose uses for the existing PD that would not encroach upon the neighbors, nor add overwhelming traffic to that intersection, with day time business hours. Those uses need to remain and are sufficient.

It's also hard to ignore the fact that the owner of this land, if still JLW MAYBANK I LLC, has massively developed other properties nearby to this location, and received SPECIAL ZONING from local governments to develop other parcels.

The landowner was fully aware of the allowed uses in the 2008 PD, and needs to stick with those reasonable uses including: professional offices, bank/financial services, medical offices, hair styling, coffee shop, café, sandwich shop, drug store, book store, and fitness center

Thank you,
Susan Milliken
James Island, SC

From: Todd Speakman <t_speakman@hotmail.com>

Date: November 13, 2016 at 9:33:02 PM EST

To: "jevans@charlestoncounty.org" <jevans@charlestoncounty.org>, "joequaley@qlawfirm.com" <joequaley@qlawfirm.com>

Subject: Planning Commission

To Mr. Evans and Mr. Qualey,

I am writing as a James Island resident who is not able (due to work) to attend the Charleston County Planning Commission meeting tomorrow. I live in the Woodland Shores neighborhood, and am asking for the zoning at the property at 1989 Maybank Hwy, TMS 343-03-00-208 to remain the same. While we are not against a restaurant going in that space, adding a busy business there will be unsafe. It is already a 5 point busy intersection. I am also against
lowered buffer standards with nearby residents
longer hours of operation
landscaping greenery along Maybank removed
consultation with neighbors replace with discretion of county planning director (why would that ever occur?)

I am also against the zoning change at 1614 Grimball Rd Ext TMS 427-00-00-021 from Neighborhood Commercial to Community Commercial. This area should remain neighborhood friendly. Our quality of life and livability and property values are being dramatically and negatively affected by the up-zoning of parcels of land on James Island. Please help us stop this practice.

Thank you,
Todd Speakman
403 Carol St.
Charleston, SC 29412

From: Tom Elliott [<mailto:tfrankelliott@gmail.com>]
Sent: Monday, November 14, 2016 10:58 AM
To: Joel Evans
Subject: Zoning Map Amendment Request ZREZ-09-16-00037

Dear Mr. Evans,

I am writing to express my opinion on this zoning amendment request scheduled to be discussed at the Charleston County Planning Commission meeting today. I'm sorry that I will be able to attend this meeting but ask that you also share this email with all the Planning Commission members. This zoning amendment request is to relax the current zoning to allow for a high traffic two story restaurant to be built at the corner of Maybank Hwy and Woodland Shores Rd. As a 20 year resident homeowner on Woodland Shores Rd. I definitely have an opinion on this matter. It is my belief that the granting this zoning amendment request would work to the detriment of livability for home dwellers in this area. The lowering of buffer standards with residential areas, the plan for extended hours of operation and reduction in greenery requirement standards, as well as a major increase in traffic complications at this currently 5-point intersection would not serve this residential neighborhood well in the least. My request is that this request for a change in its current zoning put forth by a potential developer be fully denied.

Thanks,

Thomas Elliott

489 Woodland Shores Rd.

Techina Z. Jacques

From: Joel Evans
Sent: Monday, January 09, 2017 12:37 PM
To: Andrea Harris-Long; Techina Z. Jacques
Subject: FW: Zoning Map Amendment Request ZREZ-09-16-00037 (as further amended) on Chasn Cty Planning Commission agenda for meeting today

Expires: Saturday, July 08, 2017 12:00 AM

From: Tom Elliott [mailto:tfrankelliott@gmail.com]
Sent: Monday, January 09, 2017 12:35 PM
To: Joel Evans <JEvans@charlestoncounty.org>; arris@charlestoncounty.org
Subject: Zoning Map Amendment Request ZREZ-09-16-00037 (as further amended) on Chasn Cty Planning Commission agenda for meeting today

Dear Mr. Evans,

I am writing to express my opinion on the (amended) Zoning Map Amendment Request concerning the property at the intersection of Maybank Highway and Woodland Shores Rd. which, I believe, is coming up in your Planning Commission meeting today. I'm sorry that I will be able to attend this meeting but ask that you also share this email with all the Planning Commission members. As a twenty year homeowner resident on Woodland Shores Rd. I and my property would clearly be adversely affected by any approval of the zoning amendment request and subsequent planned development. My actual desire is that this zoning amendment request be denied in toto. My belief is that this intersection is already burdened with traffic access problems without those being added to by the restaurant/etc. development being planned should this zoning amendment be granted. It is already a 5 point intersection with an inadequate traffic light which already demands the use of "New York driving rules" for Woodland Shores residents to make the left turn on to Woodland Shores from Maybank. And I've seen enough broken auto glass at that intersection to know that multiple vehicle accidents have occurred there. So any effort to make Woodland Shores Rd. the major entrance and exit to a major restaurant/etc. at this location would just add majorly to the existing traffic problems at the Maybank/Woodland Shores intersection. It just seems to me that even if a restaurant/etc. is allowed to be built at this location, even though I definitely hope it will not, that the primary entrance/exit to it be from Maybank Hwy., not Woodland Shores Rd.

In addition to these traffic problems there is also the problematic issue of storm water drainage already existing on Woodland Shores Rd. It is my understanding that is a Charleston County responsibility to ensure that any prospective development not add to storm water drainage problems in order for a building permit to be granted. If this is indeed the case it is difficult for me to see how the development planned for this property with all its asphalt parking lot and such would pass muster on this issue. At the very least, should this zoning amendment be granted, a gravel or other pervious surface for any parking lot to be located there should absolutely be required.

Thanks,

Thomas Elliott
489 Woodland Shores Rd.