Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING
Tuesday, March 14, 2017 at 6:30 PM

Charleston County Council will hold a public hearing on Tuesday, March 14, 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 requests:

ZREZ-12-16-00046: Request to rezone property located at 2250 River Road, Johns Island (TMS 315-00-00-126 and -121) from the Rural Residential (RR-3) Zoning District to the Agricultural Preservation (AG-8) Zoning District (Property size: 65.09 acres)

ZREZ-12-16-00045: Request to rezone property located at 2729 Bohicket Road, Johns Island (TMS 256-00-00-046) from Planned Development Zoning District (PD-72, Rashford Property) to Planned Development Zoning District (PD-158, Frattone Property) to expand the list of allowed uses to those similar to the Rural Commercial Zoning District (Property size: 2.0 acres).

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-12-16-00046

Packet Materials:

- Staff Report
- Staff Presentation
- Application
- Public Input

ZONING MAP AMENDMENT REQUEST: ZREZ-12-16-00046
CASE HISTORY

Public Hearing: March 14, 2017
PPW Committee: March 23, 2017
First Reading: March 28, 2017
Second Reading: April 11, 2017
Third Reading: April 25, 2017

CASE INFORMATION:

Location: 2250 and 2256 River Road (Johns Island)

Parcel Identification: 315-00-00-126 and 315-00-00-121

Property Size: TMS 315-00-00-126 is 33.67 acres, and TMS 315-00-00-121 is 31.42 acres. Total property size is 65.09 acres.

Council District: 8

Zoning Map Amendment Request:
The applicant is requesting to rezone two properties (TMS 315-00-00-126, 2250 River Road, and TMS 315-00-00-121, 2256 River Road) from the Rural Residential (RR-3) Zoning District to the Agricultural Preservation (AG-8) Zoning District. TMS 315-00-00-126 contains a barn and open horse field, and TMS 315-00-00-121 contains a barn with an associated pond and ancillary outbuildings.

History:
Prior to this request, no zoning map amendment applications have been submitted.

Adjacent Zoning:
Adjacent properties are zoned Rural Residential (RR-3). The properties in this area are either undeveloped or contain agricultural and residential uses.

Municipalities Notified/Responses: The City of Charleston, Town of Kiawah Island, and Town of Seabrook Island were notified of this request.

Public Input: One email in support of the request has been received and is included in this packet.

STAFF RECOMMENDATION:

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

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

Staff response: The *Charleston County Comprehensive Plan* (the Plan) recommends the Rural Residential land use for the subject properties. The intent of this future land use designation "…is to accommodate modest population growth to reduce demand for public services and facilities while retaining rural community character."

The request to rezone the properties to the Agricultural Preservation (AG-8) Zoning District is consistent with the Plan's recommendations for this area as the AG-8 Zoning District is rural in nature

and promotes very low density residential development thereby providing for modest population growth and the retention of a rural community character.

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

Staff response: The requested zoning district is compatible with existing uses and recommended density, as this area contains various residential and agricultural uses. Development that may occur as a result of this zoning change will be required to comply with all applicable regulations of the ZLDR.

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

Staff response: not applicable

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

Staff response: not applicable

Because the zoning map amendment requests meet one or more of the above stated criteria, staff recommends approval.

PLANNING COMMISSION MEETING: FEBRUARY 13, 2017

Recommendation: Approval (vote: 8 to 0)

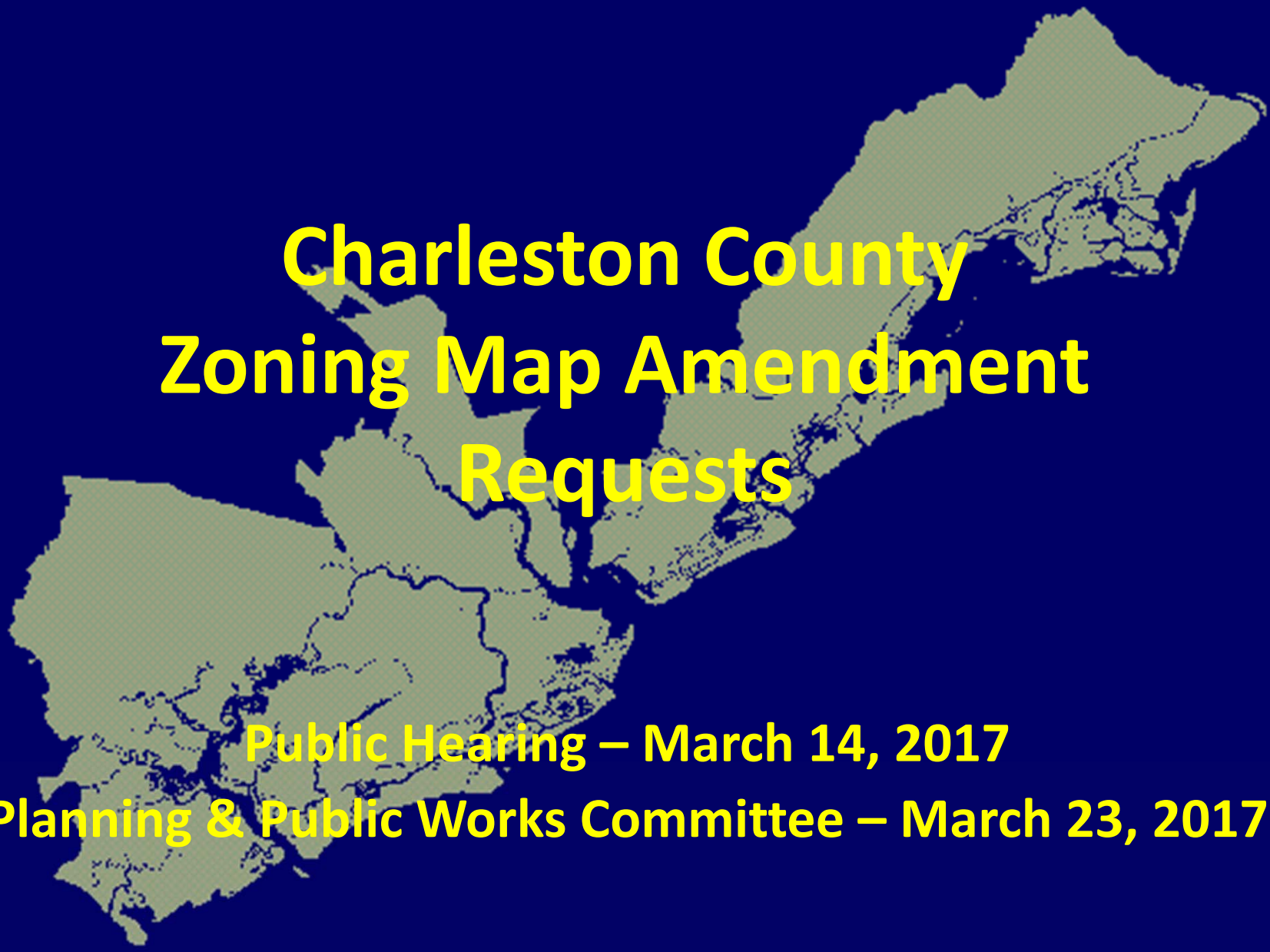
Speakers: One person spoke in support of the request. No one spoke in opposition.

Notifications:
A total of 233 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the Johns Island Interested Parties List on January 27, 2017. Additionally, this request was noticed in the *Post & Courier* on January 27, 2017.

PUBLIC HEARING: MARCH 14, 2017

Notifications:
A total of 233 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcels and individuals on the Johns Island Interested Parties List on February 24, 2017. Additionally, this request was noticed in the *Post & Courier* and signs were posted on the properties on February 24, 2017.

Charleston County
Zoning Map Amendment Requests



Public Hearing – March 14, 2017

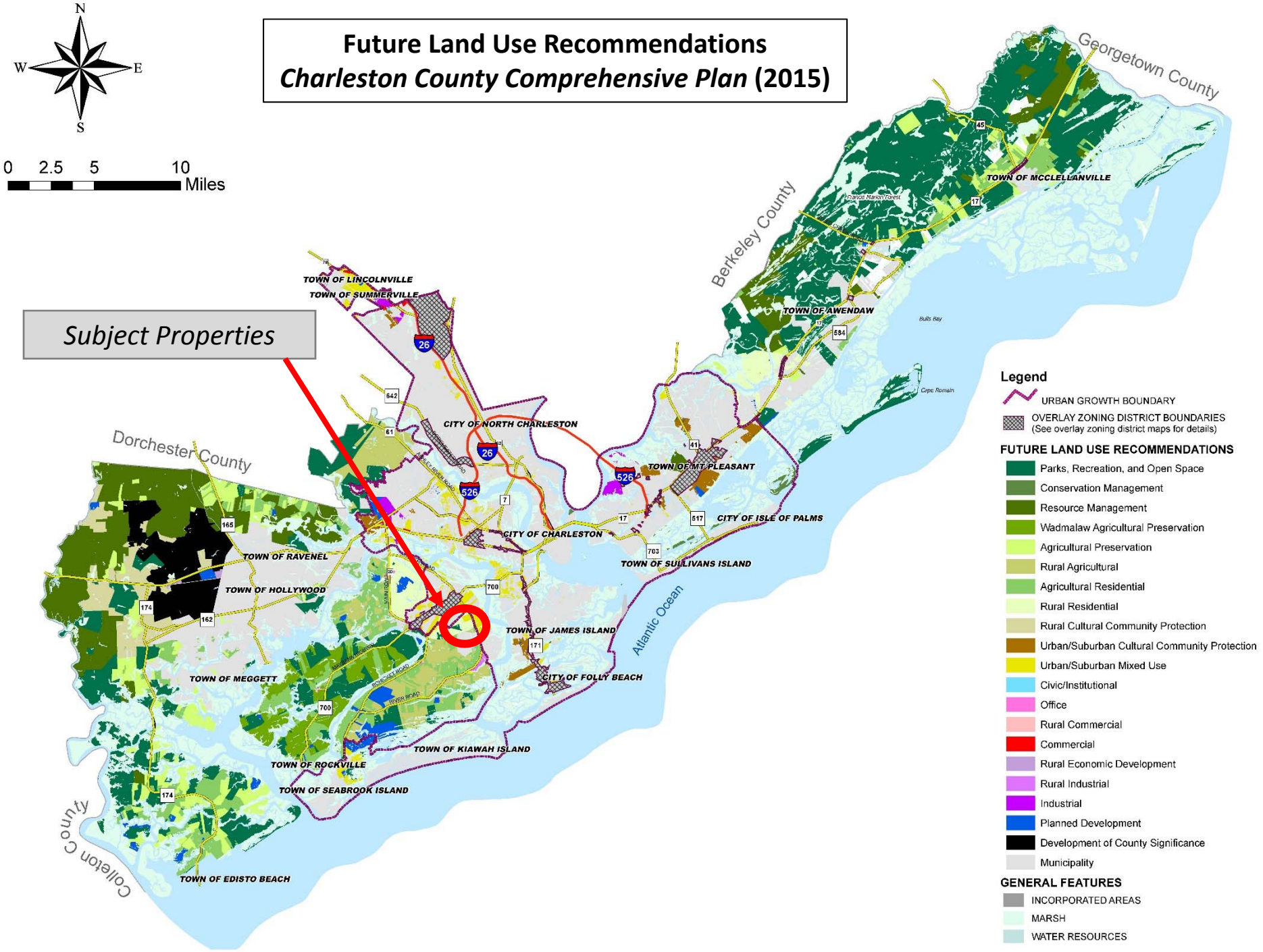
Planning & Public Works Committee – March 23, 2017

Rezoning Case ZREZ-12-16-00046

- Johns Island: 2250 and 2256 River Road
- Parcel I.D.: 315-00-00-126 and -121
- Request to rezone from Rural Residential (RR-3) Zoning District to Agricultural Preservation (AG-8) Zoning District
- Applicant: David J. C. Compton
  14 Anson Street, Charleston, South Carolina, 29401
- Owner: Sugah Cain Properties, LLC
  14 Anson Street, Charleston, South Carolina, 29401
- Acreage: 33.67 acres (TMS 315-00-00-126) (Total 65.09 acres)
  31.42 acres (TMS 315-00-00-121)
- Council District: 8

History

- No zoning map amendment applications have been submitted for these properties prior to this request.


Future Land Use Recommendations
Charleston County Comprehensive Plan (2015)
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W
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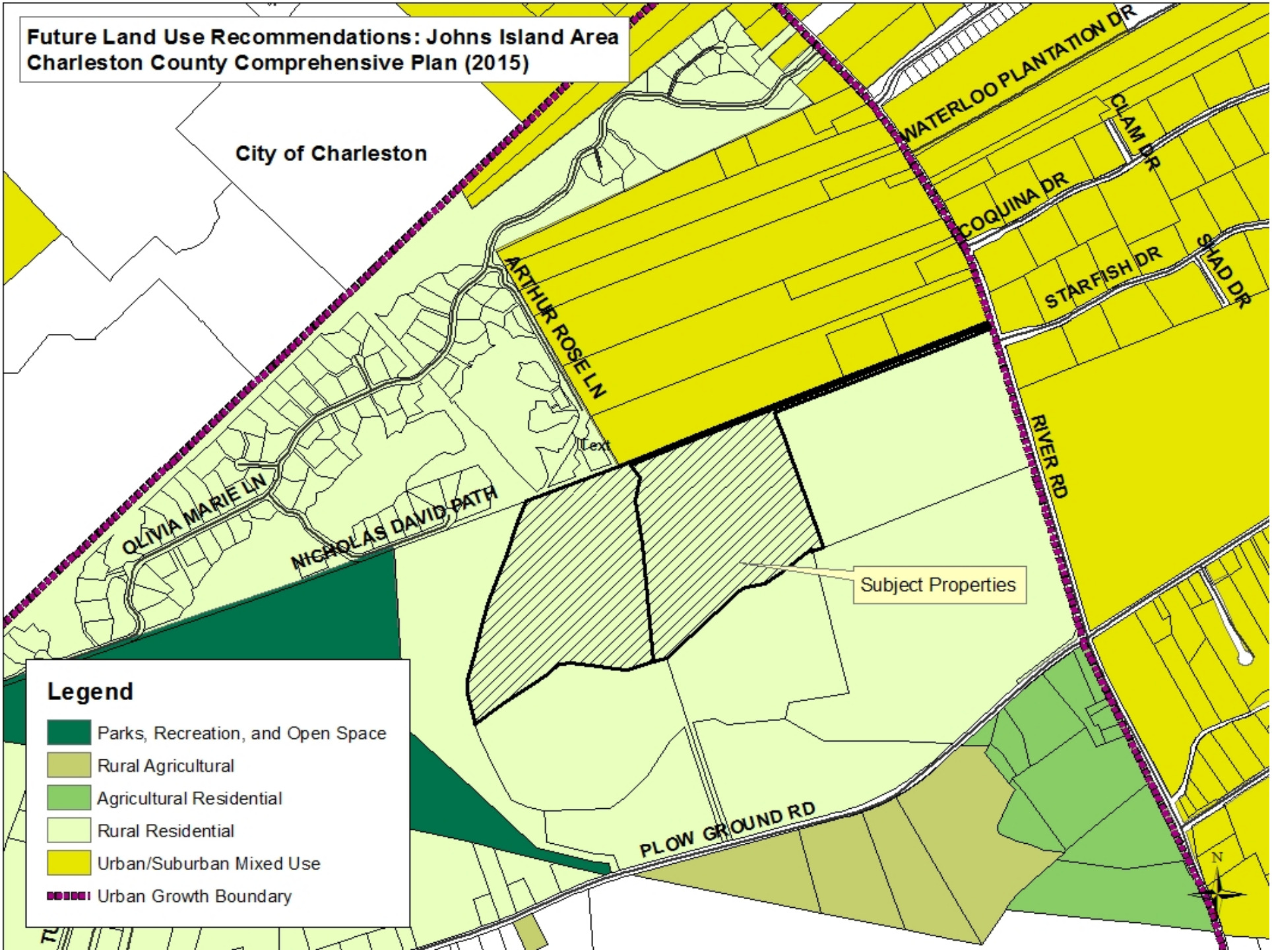
Subject Properties
Georgetown County
Berkeley County
Dorchester County
Colleton County
Atlantic Ocean
TOWN OF LINCOLNVILLE
TOWN OF SUMMERVILLE
CITY OF NORTH CHARLESTON
TOWN OF MCCLELLANVILLE
TOWN OF AWENDAW
TOWN OF MT. PLEASANT
CITY OF ISLE OF PALMS
CITY OF CHARLESTON
TOWN OF SULLIVANS ISLAND
TOWN OF RAVENEL
TOWN OF HOLLYWOOD
TOWN OF JAMES ISLAND
CITY OF FOLLY BEACH
TOWN OF MEGGETT
TOWN OF KIAWAH ISLAND
TOWN OF ROCKVILLE
TOWN OF SEABROOK ISLAND
TOWN OF EDISTO BEACH
Francis Marion Forest
Bulls Bay
Cape Romain
Legend
URBAN GROWTH BOUNDARY
OVERLAY ZONING DISTRICT BOUNDARIES
(See overlay zoning district maps for details)
FUTURE LAND USE RECOMMENDATIONS
Parks, Recreation, and Open Space
Conservation Management
Resource Management
Wadmalaw Agricultural Preservation
Agricultural Preservation
Rural Agricultural
Agricultural Residential
Rural Residential
Rural Cultural Community Protection
Urban/Suburban Cultural Community Protection
Urban/Suburban Mixed Use
Civic/Institutional
Office
Rural Commercial
Commercial
Rural Economic Development
Rural Industrial
Industrial
Planned Development
Development of County Significance
Municipality
GENERAL FEATURES
INCORPORATED AREAS
MARSH
WATER RESOURCES


Future Land Use Recommendations: Johns Island Area
Charleston County Comprehensive Plan (2015)
City of Charleston
WATERLOO PLANTATION DR
CLAM DR
COQUINA DR
STARFISH DR
SHAD DR
ARTHUR ROSE LN
RIVER RD
OLIVIA MARIE LN
NICHOLAS DAVID PATH
Subject Properties
PLOW GROUND RD
Legend
Parks, Recreation, and Open Space
Rural Agricultural
Agricultural Residential
Rural Residential
Urban/Suburban Mixed Use
Urban Growth Boundary
N

Area Description

Both properties are zoned Rural Residential (RR). TMS 315-00-00126 contains a barn and open horse field, and TMS 315-00-00121 contains a barn with an associated pond and ancillary outbuildings. Adjacent properties are also zoned RR. The properties in this area are either undeveloped or contain agricultural and residential uses.

Letters/Emails of Support

From: Jaime DeBaisse [mailto:jaime@hflcharleston.com]
Sent: Friday, January 27, 2017 10:44 AM
To: Joel Evans <JEvans@charlestoncounty.org>
Subject: on behalf of Charles Lane

January 27, 2017

Joel Evans
Planning Commission

Dear Joel,

As the managing member of the adjoining property Case Reference #ZREZ-12-16-00046 I would like to show my support for this zoning change. Exchange Plantation was developed as an equestrian property in 1993. Covenants and restrictions on the entire 350 acre parcel were put in place at that time and are recorded on December 15, 1993 in the RMC Office for Charleston County and Book M-237 Page 751.

These covenants restrict further subdivision of the property to ten acre parcels for twenty-five years and thereafter to five acres in perpetuity. This zoning change is in total keeping with private restrictions in the area. The adjoining properties are all being used for horse farms, agriculture and hunting.

Sincerely yours,

Charles Lane

Jaime DeBiasse
Holcombe, Fair & Lane
843-722-2642
www.hflcharleston.com

ZONING MAP

AMENDMENT REQUEST

ZREZ-12-16-00045

Packet Materials:

- Staff Report
- Staff Presentation
- Application
- Cover Letter from Applicant
- Requested Planned Development Amendments
- Public Input

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

Public Hearing: March 14, 2017
PPW Committee: March 23, 2017
First Reading: March 28, 2017
Second Reading: April 11, 2017
Third Reading: April 25, 2017

CASE INFORMATION

Location: 2729 Bohicket Road (Johns Island Area)

Parcel Identification: 256-00-00-046

Council District: 8

Property Size: 2.0 acres

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

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

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

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

Overview of Requested PD Guidelines:
The applicant is requesting to rezone from Planned Development (PD-72, Rashford Property) Zoning District to Planned Development (PD-158, Frattone Property) Zoning District to expand the list of allowed uses to those consistent with the Rural Commercial zoning district. Specifically, Specifically, PD-156 requests the following:

- The allowed land uses are similar to those allowed in the Rural Commercial Zoning District, including convenience stores, special events, banks, financial services, restaurants, offices, consumer goods rental service, consumer repair service, hardware store, garden supplies center, food sales, liquor, beer, or wine sales, clothing and related products store, drug store or pharmacy, printing services, electronics store, florist, furniture store, postal/mailing service, gasoline service station, automated bank/teller machines, drycleaner and dry-cleaning services, personal improvement services, building/dwelling services, furniture manufacturing, wood products manufacturing, and microbreweries. The majority of the allowed uses are subject to conditions, which in many cases limit the size or impact of the use. Liquor, beer, or wine sales is only allowed by Special Exception. Residential land uses are not allowed.
- The proposed curb cuts are located on Bohicket Road (SCDOT-maintained) and Partnership Lane (private road). If Partnership Lane is used as access, the PD requires that it be improved

to a County standard determined by the Charleston County Public Works Director based on the proposed use.

- The setbacks are consistent with the Rural Commercial (CR) Zoning District; however, they have increased the rear setback from 25 feet to 30 feet for consistency with the adjacent Agricultural/Residential (AGR) Zoning District.
- The maximum building cover is 40% of the lot (34,500 square feet) with a maximum of two buildings.
- Compliance with landscaping and buffer requirements of ZLDR Chapter 9.
- Compliance with architectural guidelines of ZLDR Chapter 9; however, flexibility regarding building orientation has been included to allow the buildings to be located away from the front corner of the property.
- Signage, parking, and tree protection in compliance with ZLDR Chapter 9; however, flexibility regarding the parking design has been included to allow parking to be located in front of the buildings.

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

Public Input: One letter in opposition to the request was submitted. It is 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 Planned Development Zoning District complies with the standards contained in ZLDR Article 4.23.

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

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

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

1. Page 3: Add the following statement: Items not specifically addressed within this Planned Development shall comply with the Charleston County Zoning and Land Development Regulations for the Rural Commercial (CR) Zoning District.
2. Page 4, Section II, fourth sentence: Revise to read, "For matters not addressed by these PD guidelines, the Charleston County Zoning and Land Development Regulations Ordinance standards for the Rural Commercial (CR) Zoning District in effect at the time of application submittal (Chapters 4, 6, 8, 9, and 12 are included as an appendix) shall apply."
3. Page 5, Section IV, Selected Land Uses, Table: Delete "(Commercial & Industrial)" after "Special Events".
4. Page 7, Section VI.A, Access: Add a requirement to install an ADA-compliant path from Bohicket Road to the buildings pursuant to the CARTA letter of coordination.
5. Page 8, Section VI.C.I, Building Height, Coverage, Lot Area, Lot Width, Setbacks & Buffers:
    a. Delete "Rural Commercial (CR)" from the title of the table.
    b. Change the front setback to 75' to match the required buffer and correct the conceptual site plans accordingly.
    c. Change the side setbacks to match the buffer requirements (25' on the eastern side and 20' on the western side) and correct the conceptual site plans accordingly.
    d. Add a note to the table specifying that the front setback will apply to Bohicket Road, the side setback will apply to the eastern and western property lines, and the rear setback will apply to the southern property line.
    e. Delete the first sentence under the table of density/intensity and dimensional standards.
    f. Under Section I, second sentence in the second paragraph, delete "as defined in the Rural Commercial (CR) Zoning District".

PLANNING COMMISSION MEETING: FEBRUARY 13, 2017

Recommendation: Approval with the following conditions (vote: 6 to 2)

1. Page 3: Add the following statement: Items not specifically addressed within this Planned Development shall comply with the Charleston County Zoning and Land Development Regulations for the Rural Commercial (CR) Zoning District.
2. Page 4, Section II, fourth sentence: Revise to read, "For matters not addressed by these PD guidelines, the Charleston County Zoning and Land Development Regulations Ordinance standards for the Rural Commercial (CR) Zoning District in effect at the time of application submittal (Chapters 4, 6, 8, 9, and 12 are included as an appendix) shall apply."
3. Page 5, Section IV, Selected Land Uses, Table: Delete "(Commercial & Industrial)" after "Special Events".
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5. Page 8, Section VI.C.I, Building Height, Coverage, Lot Area, Lot Width, Setbacks & Buffers:
    a. Delete "Rural Commercial (CR)" from the title of the table.
    b. Change the front setback to 75' to match the required buffer and correct the conceptual site plans accordingly.
    c. Change the side setbacks to match the buffer requirements (25' on the eastern side and 20' on the western side) and correct the conceptual site plans accordingly.
    d. Add a note to the table specifying that the front setback will apply to Bohicket Road, the side setback will apply to the eastern and western property lines, and the rear setback will apply to the southern property line.
    e. Delete the first sentence under the table of density/intensity and dimensional standards.

f. Under Section I, second sentence in the second paragraph, delete “as defined in the Rural Commercial (CR) Zoning District”.

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

Notifications:
A total of 238 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on January 27, 2017. Additionally, this request was noticed in the *Post & Courier* on January 27, 2017.

PUBLIC HEARING: MARCH 14, 2017

Notifications:
A total of 238 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on February 24, 2017. Additionally, this request was noticed in the *Post & Courier* and signs were posted on the property on February 24, 2017.

Charleston County Zoning Map Amendment Request

Public Hearing – March 14, 2017

Planning & Public Works Committee – March 23, 2017

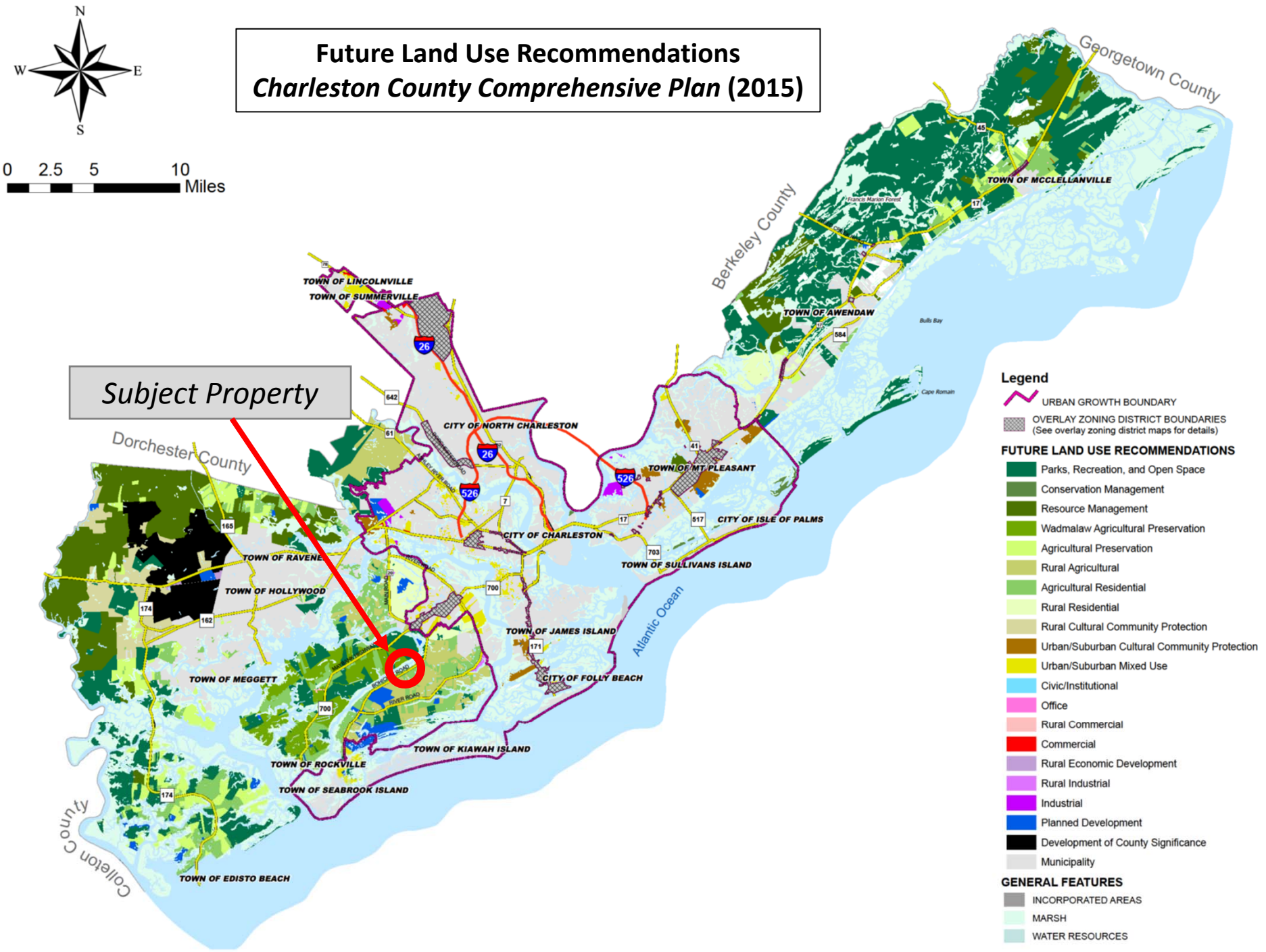
Case ZREZ-12-16-00045

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

Zoning History

- April 1997: An application was submitted to rezone from Agricultural General (AG) Zoning District to Community Shopping (CC) Zoning District.
  - This application was withdrawn after the Planning Commission meeting.

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


Future Land Use Recommendations
Charleston County Comprehensive Plan (2015)
N
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Miles
Subject Property
Georgetown County
Berkeley County
Dorchester County
Colleton County
Atlantic Ocean
Bulls Bay
Cape Romain
Francis Marion Forest
TOWN OF MCCLELLANVILLE
TOWN OF AWENDAW
TOWN OF LINCOLNVILLE
TOWN OF SUMMERVILLE
CITY OF NORTH CHARLESTON
TOWN OF MT. PLEASANT
CITY OF ISLE OF PALMS
CITY OF CHARLESTON
TOWN OF SULLIVANS ISLAND
TOWN OF JAMES ISLAND
CITY OF FOLLY BEACH
TOWN OF RAVENEL
TOWN OF HOLLYWOOD
TOWN OF MEGGETT
TOWN OF KIAWAH ISLAND
TOWN OF ROCKVILLE
TOWN OF SEABROOK ISLAND
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OVERLAY ZONING DISTRICT BOUNDARIES
(See overlay zoning district maps for details)
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Rural Commercial
Commercial
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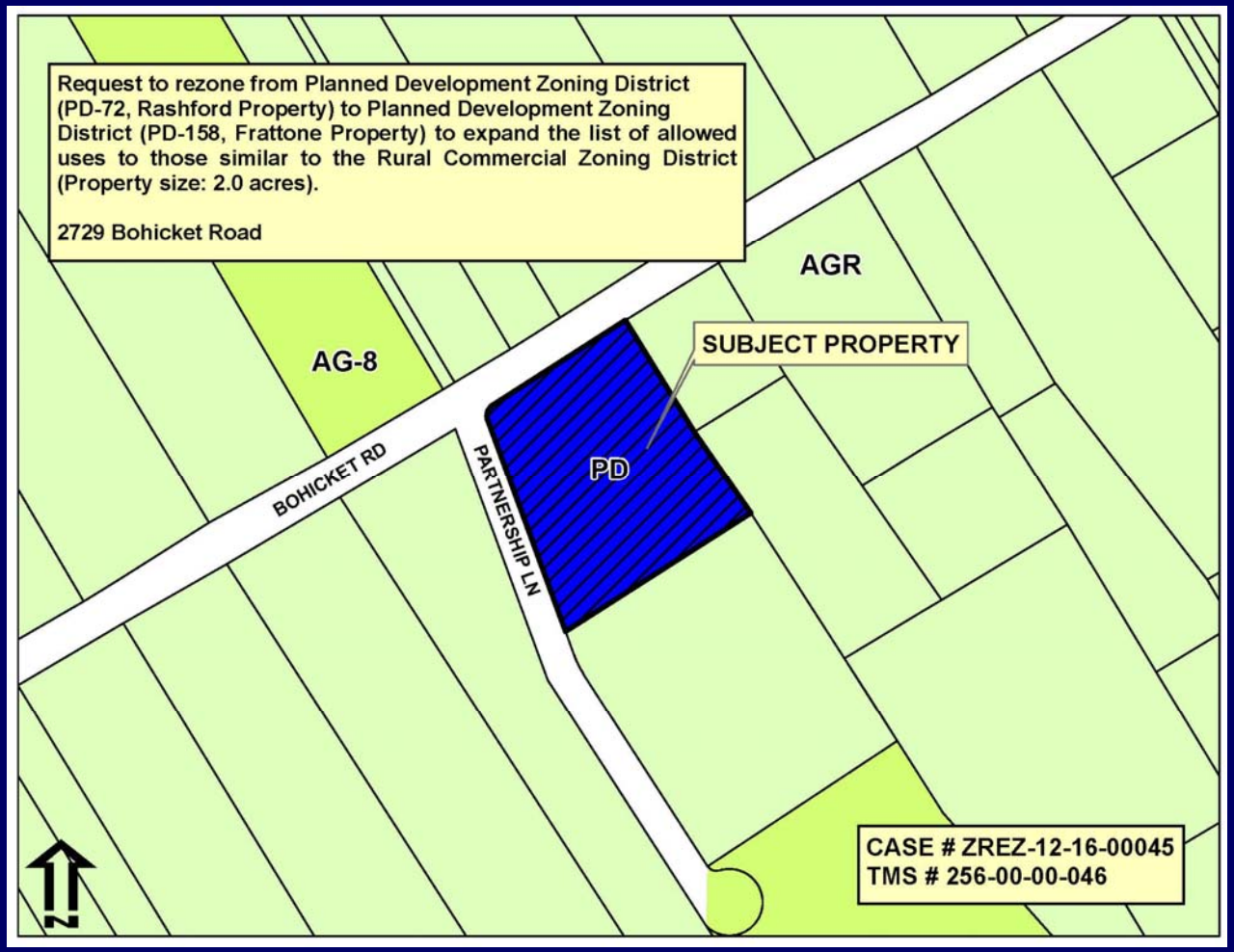
Rural Industrial
Industrial
Planned Development
Development of County Significance
Municipality
GENERAL FEATURES
INCORPORATED AREAS
MARSH
WATER RESOURCES

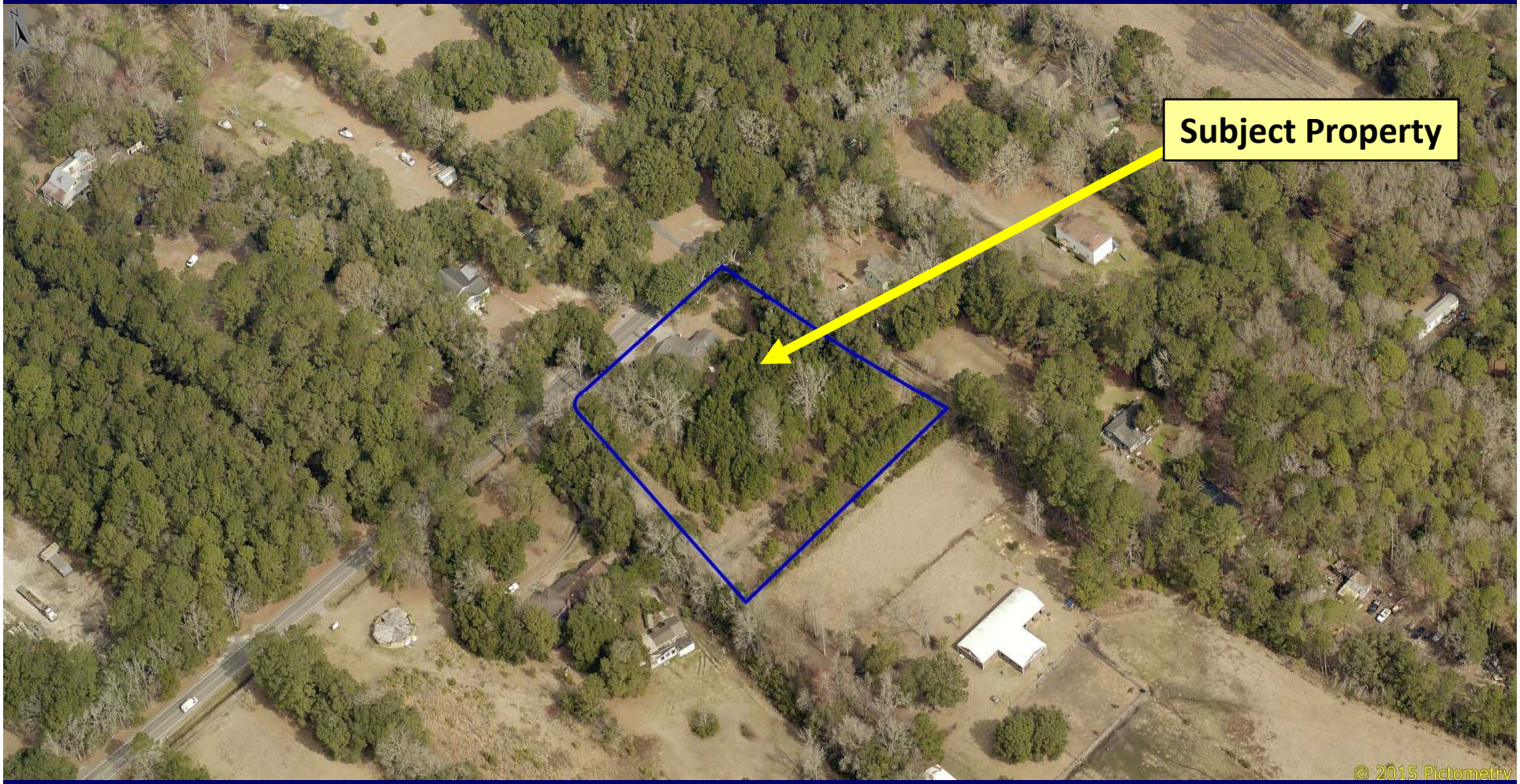
Future Land Use Recommendations: Johns Island Area
Charleston County Comprehensive Plan (2015)
BOHICKET RD
PARKERSHAW LN
Subject Property
Legend
Rural Agricultural
Agricultural Residential
Planned Development
N

Area Description

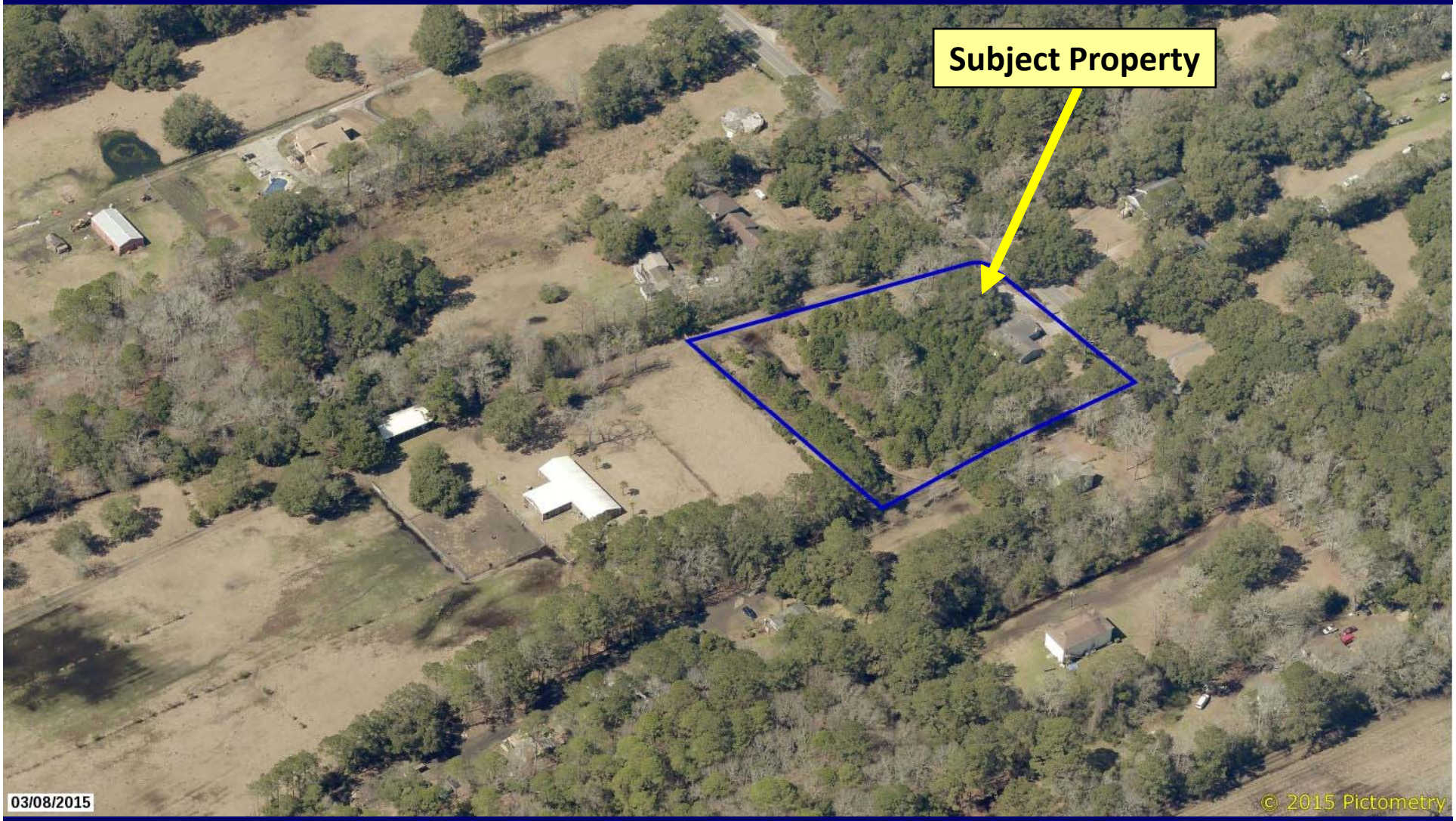


The subject property is zoned PD-72, which allows for a convenience store/gas station and accessory uses. Currently, the property contains a vacant gas station/general store. Adjacent properties are zoned Agricultural/Residential (AGR) or Agricultural Preservation (AG-8) and contain residential uses.

Subject Parcel to the North



Subject Parcel to the West



Photos

1 – Subject Property

2 – Subject Property

Photos

3 – Adjacent Property

4 – Adjacent Property

Photos

5 – Adjacent Property

6 – Partnership Lane

7 – Bohicket Road

ZREZ-12-16-00045 Requested PD Guidelines

- The allowed land uses are similar to those allowed in the Rural Commercial Zoning District, including convenience stores, special events, banks, financial services, restaurants, offices, consumer goods rental service, consumer repair service, hardware store, garden supplies center, food sales, liquor, beer, or wine sales, clothing and related products store, drug store or pharmacy, printing services, electronics store, florist, furniture store, postal/mailing service, gasoline service station, automated bank/teller machines, drycleaner and dry-cleaning services, personal improvement services, building/dwelling services, furniture manufacturing, wood products manufacturing, and microbreweries.
  - The majority of the allowed uses are subject to conditions, which in many cases limit the size or impact of the use.
  - Liquor, beer, or wine sales is only allowed by Special Exception.
  - Residential land uses are not allowed.

ZREZ-12-16-00045 Requested PD Guidelines (cont'd)

- The proposed curb cuts are located on Bohicket Road (SCDOT-maintained) and Partnership Lane (private road). If Partnership Lane is used as access, the PD requires that it be improved to a County standard determined by the Charleston County Public Works Director based on the proposed use.

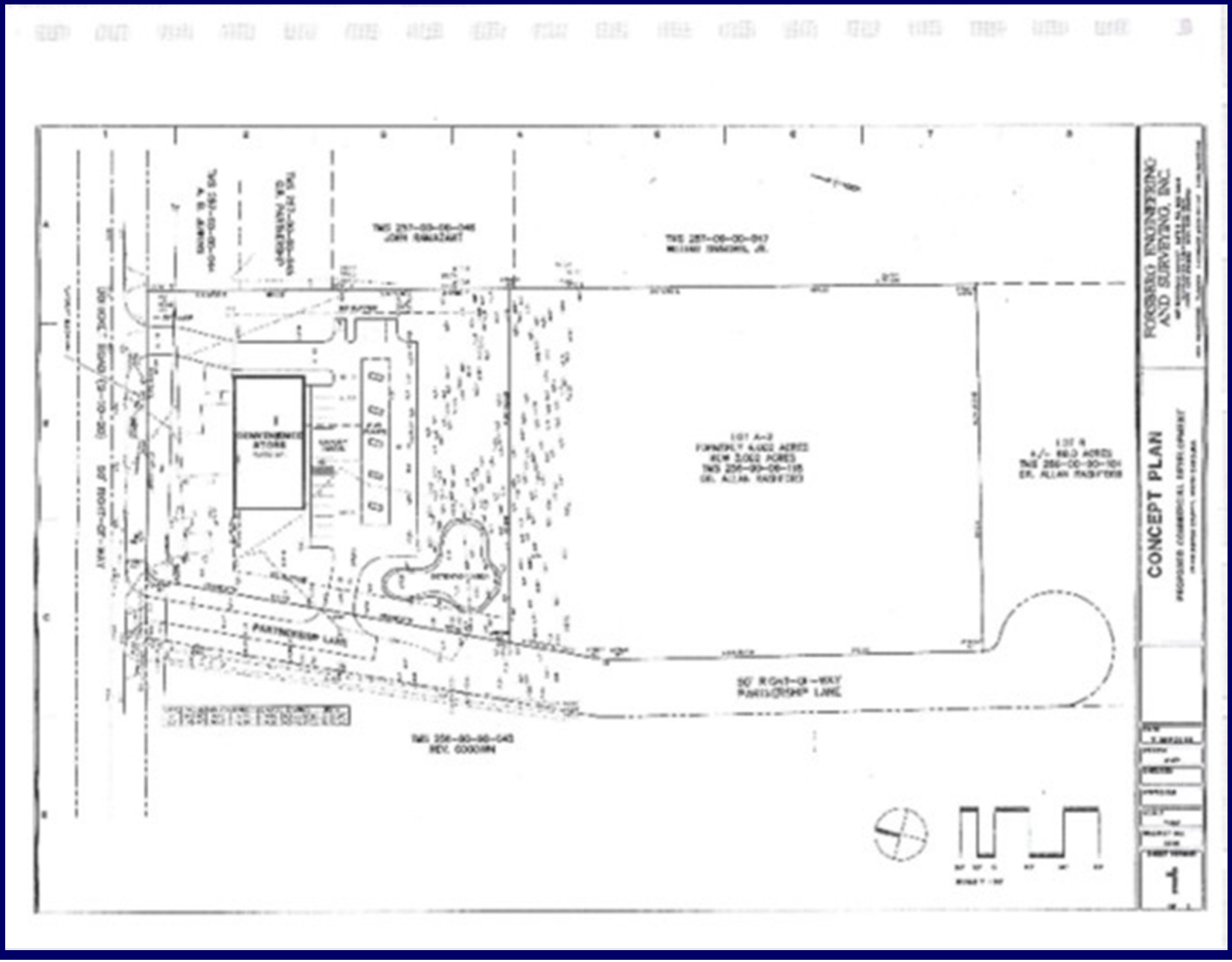
- The setbacks are consistent with the Rural Commercial (CR) Zoning District.
  - Increased rear setback from 25 feet to 30 feet for consistency with the adjacent Agricultural/Residential (AGR) Zoning District.

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

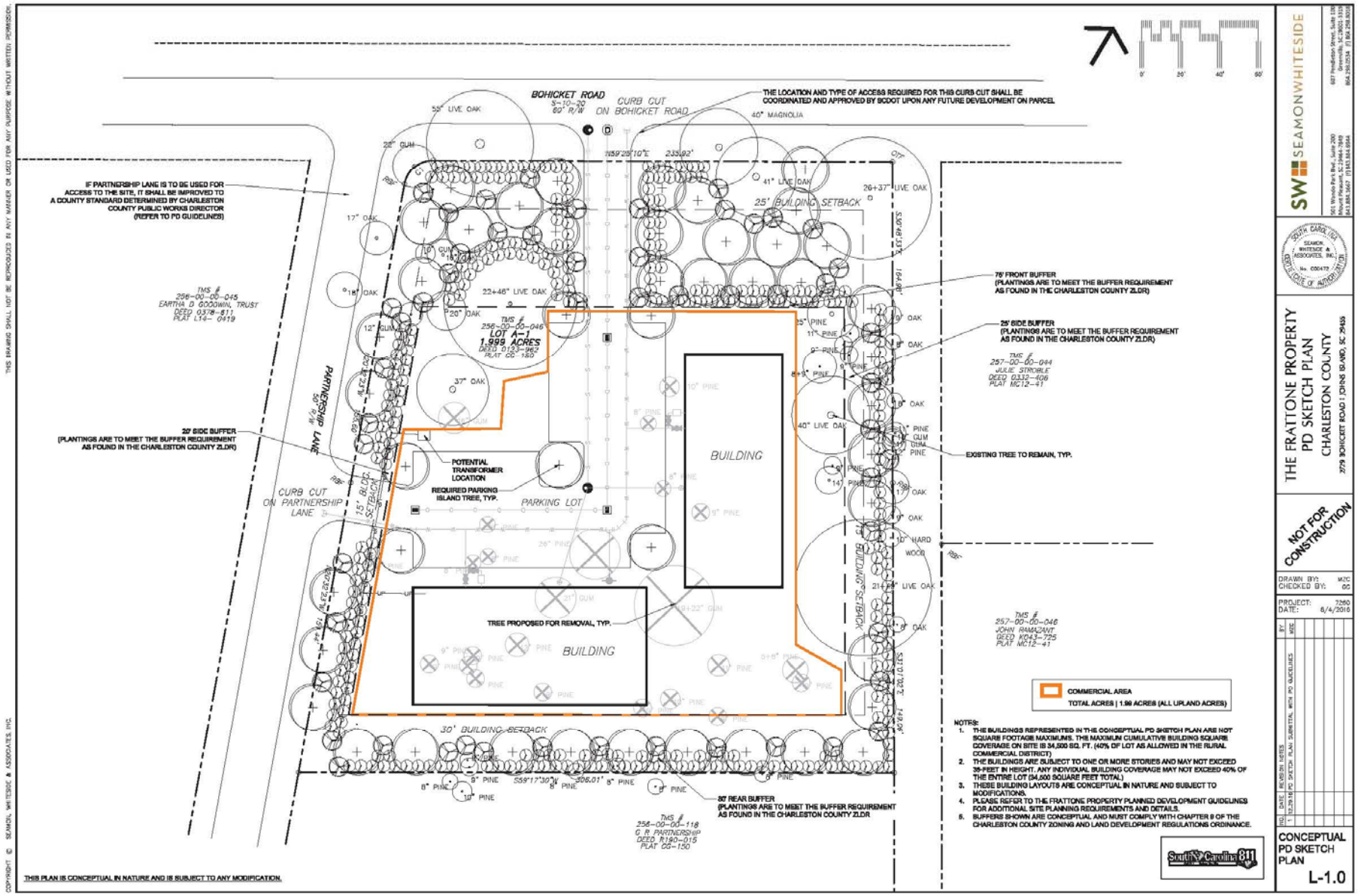
ZREZ-12-16-00045 Requested PD Guidelines (cont'd)

- Compliance with landscaping and buffer requirements of ZLDR Chapter 9.
- Compliance with architectural guidelines of ZLDR Chapter 9; however, flexibility regarding building orientation has been included to allow the buildings to be located away from the front corner of the property.
- Signage, parking, and tree protection in compliance with ZLDR Chapter 9; however, flexibility regarding the parking design has been included to allow parking to be located in front of the buildings.

Current Approved Sketch Plan



Proposed Sketch Plan



Approval Criteria and Staff Recommendation

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

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

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

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

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

Approval Criteria and 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:

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

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

STAFF RECOMMENDATION:
Disapproval

PLANNING COMMISSION RECOMMENDATION:
Approval with Conditions (vote: 6 to 2)

Planning Commission's recommended Conditions of Approval:

1. Page 3: Add the following statement: Items not specifically addressed within this Planned Development shall comply with the Charleston County Zoning and Land Development Regulations for the Rural Commercial (CR) Zoning District.

2. Page 4, Section II, fourth sentence: Revise to read, "For matters not addressed by these PD guidelines, the Charleston County Zoning and Land Development Regulations Ordinance standards for the Rural Commercial (CR) Zoning District in effect at the time of application submittal (Chapters 4, 6, 8, 9, and 12 are included as an appendix) shall apply."

3. Page 5, Section IV, Selected Land Uses, Table: Delete "(Commercial & Industrial)" after "Special Events".

4. Page 7, Section VI.A, Access: Add a requirement to install an ADA-compliant path from Bohicket Road to the buildings pursuant to the CARTA letter of coordination.

Planning Commission's recommended Conditions of Approval (cont'd):

5. Page 8, Section VI.C.I, Building Height, Coverage, Lot Area, Lot Width, Setbacks & Buffers:
   a. Delete "Rural Commercial (CR)" from the title of the table.
   b. Change the front setback to 75' to match the required buffer and correct the conceptual site plans accordingly.
   c. Change the side setbacks to match the buffer requirements (25' on the eastern side and 20' on the western side) and correct the conceptual site plans accordingly.
   d. Add a note to the table specifying that the front setback will apply to Bohicket Road, the side setback will apply to the eastern and western property lines, and the rear setback will apply to the southern property line.
   e. Delete the first sentence under the table of density/intensity and dimensional standards.
   f. Under Section I, second sentence in the second paragraph, delete "as defined in the Rural Commercial (CR) Zoning District".

Notifications

- 238 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on Jan. 27, 2017 and Feb. 24, 2017.

- Request advertised in the *Post & Courier* on Jan. 27, 2017 and Feb. 24, 2017.

- Signs posted on the property on Feb. 24, 2017.

Public Input

- One letter has been submitted in opposition to the request.

Public Input
OAK BRANCH RD
LOG CABIN RD
LABOARD LN
BOHICKET RD
COHEN HILL RD
PARTNERSHIP LN
Subject Property
SANDHILL RD
CHARLIE JONES BLVD
Legend
300' Radius
In opposition to request

Charleston County Zoning Map Amendment Request

Public Hearing – March 14, 2017

Planning & Public Works Committee – March 23, 2017

ZONING CHANGE APPLICATION

CASE ZREZ-12-16-00045PD #158

CHARLESTON COUNTY
SOUTH CAROLINA

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

PROPERTY INFORMATION

CURRENT DISTRICT PD-72 REQUESTED DISTRICT PD-158

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

CITY/AREA OF COUNTY JOHNS ISLAND

STREET ADDRESS 2729 BOHICKET ROAD ACRES 2.0

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

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

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Michael Cain/SeamonWhiteside+Associates, Inc. HOME PHONE

MAIL ADDRESS 501 Wando Park Blvd., Ste 200 WORK PHONE (843) 884-1667

CITY, STATE, ZIP Mount Pleasant, SC 29464 CELL PHONE (843) 442-5342

EMAIL MCAIN@SEAMONWHITESIDE.COM

OWNER (IF OTHER THAN APPLICANT) Paul and Sandra Frattone Family Trust HOME PHONE

MAIL ADDRESS 3 Hillside Drive WORK PHONE

CITY, STATE, ZIP Las Flores, CA 92688 CELL PHONE

EMAIL

REPRESENTATIVE (IF OTHER THAN APPLICANT) SAME AS APPLICANT HOME PHONE

MAIL ADDRESS WORK PHONE

CITY, STATE, ZIP CELL PHONE

EMAIL

CERTIFICATION

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

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

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

Signature of Owner(s) 12-23-2016 Date

Signature of Applicant/ Representative (if other than owner) 12-28-16 Date

Planner's Signature 12-29-16 Date

Zoning Inspector's Signature Date

OFFICE USE ONLY

Amount Received $319.90 Cash ? ☐ Check? ☑ # 12506 Invoice Number TRC-111394-29-12-2016

PLANNED DEVELOPMENT GUIDELINES

The Frattone Property PD

Charleston County, South Carolina

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

Decemeber 29, 2016

Owner: Paul Frattone

Applicant: Michael Cain

Prepared By:

Seamon, Whiteside & Associates, Inc.

501 Wando Park Boulevard, Suite 200

Mt. Pleasant, SC 29464

(843) 884-1667

SW+ Project No. 7260

December 29, 2016

Mr. Eric Meyer
Planning Commission Chair
Charleston County

Mr. Meyer,

The Rashford Property Planned Development was adopted in 1999 by Charleston County and allowed uses for a convenience/general store, fuel service islands, a store manager's office and an on-site eating area. The subject property is found in Charleston County on Johns Island at 2729 Bohicket Road.

Since the adoption of The Rashford Property PD, Charleston County has revised their Comprehensive Plan and Charleston County Zoning and Land Development Regulations Ordinance. The proposed Frattone Property PD is intended to establish a modest expansion to the existing Rashford Property PD through selected land uses, as outlined in these Planned Development Guidelines, and allowed within the Rural Commercial (CR) Zoning District while complying with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). By maintaining the existing grand trees on site, the future development of The Frattone Property PD shall be constructed with quality design while being environmental sensitive to the natural character of the parcel and the scenic road corridor along Bohicket Road. The Frattone Property PD Guidelines, found in this package, are intended to create flexibility within the existing PD zoning by allowing additional land uses while being guided by the Charleston County Comprehensive Plan that would promote economic opportunities that could service the surrounding residential population and agricultural/commercial uses.

With your support, the Frattone Property PD can become a resourceful, economical, and innovative future development on Johns Island that would benefit the residential community while being environmentally aware of the natural character of Johns Island.

Respectfully,

Michael Z. Cain

Michael Z. Cain
Urban Designer II
SeamonWhiteside+

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PLANNED DEVELOPMENT ZONING DISTRICT
MASTER PLAN REQUIREMENT
CHARLESTON COUNTY

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

The Planned Development Guidelines and Land Use Standards for The Frattone Property Planned Development (PD), attached hereto and made a part hereof, are part of the PD rezoning application submitted in accordance with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) (Chapters 4, 6, 8, 9, and 12) and Rural Commercial (CR) Zoning District regulations (Article 4.19) are incorporated herein by reference, except as amended herein these Planned Development Guidelines.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within The Frattone Property PD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in The Frattone Property Planned Development Guidelines shall follow definitions listed in the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), as amended from time to time. Administration and enforcement of the adopted The Frattone Property PD Guidelines shall follow the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

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

_____, Ordinance Number _____.

I. Statement of Objectives

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

II. Intent and Results

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

III. Site Information

The PD parcel can be found on the Charleston County Tax Map, identified as TMS# 256-00-00-046, located within Charleston County at 2729 Bohicket Road on Johns Island, South Carolina 29455 and approximately 4 miles from the intersection of Maybank Highway and Bohicket Road. The existing lot consists of a total of 1.99 acres, all upland land, with no wetlands or water features existing on site. The parcel is currently owned by Paul Frattone. Bohicket Road bounds the north side with Partnership Lane along the west perimeter of the site. To the east and south sides of the parcel are Agricultural Residential uses.

The property currently includes the vacant Island Grocery (approximately 4,000 square feet), a former gasoline service station and convenient/general store. The existing buildings will be removed as they are not intended to be reused or renovation for any future development. The gas tanks have been removed from the site with proper permits and approvals.

A. Survey

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

IV. Selected Land Uses

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

Land Use Designations	***PD Designation***	***Conditions***
Convenience Stores	A	
Special Events (Commercial & Industrial)	C	Art. 6.7
Banks	C	Sec. 6.4.33
Financial Services	C	Sec. 6.4.33
Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants	C	Sec. 6.4.15
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services	C	Sec. 6.435
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services	C	Sec. 6.4.35
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc., Home Health Equipment, Recreational Goods, or other Household Items	C	Sec. 6.4.38
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops	C	Sec. 6.4.40
Hardware Stores	C	Sec. 6.4.42
Garden Supplies Centers	C	Sec. 6.4.42
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries or Candy Shops	C	Sec. 6.4.43
Liquor, Beer, or Wine Sales	S	

Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Good or Related Products Store	C	Sec. 6.4.44
Drug Stores or Pharmacies	C	Sec. 6.4.44
Duplicating or Quick Printing Services	C	Sec. 6.4.44
Electronics, Appliance, or Related Products Store	C	Sec. 6.4.44
Florist	C	Sec. 6.4.44
Furniture, Cabinet, Home Furnishings or Related Products Store	C	Sec. 6.4.44
Private Postal or Mailing Service	C	Sec. 6.4.44
Service Stations, Gasoline (with or without convenience stores)	C	Sec. 6.4.45
Automated Bank / Teller Machines	C	Sec. 6.4.46
Drycleaners or Coin-Operated Laundries	C	Sec. 6.4.46
Drycleaning or Laundry Pick-up Service Stations	C	Sec. 6.4.46
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios	C	Sec. 6.4.47
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services	C	Sec. 6.4.48
Furniture, Cabinets or Related Products Manufacturing	C	Sec. 6.4.57
Wood Products Manufacturing	C	Sec. 6.4.57
Microbreweries	C	See below PD text for Conditions

1. Microbrewery
    a. A proposed microbrewery shall have a maximum capacity of 5,000 barrels per year, otherwise, this use shall comply with the Special Exception procedure contained in the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).
    b. A proposed microbrewery shall require review and approval in accordance with the Special Exception procedures of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) if: (1) they allow on-site consumption of beer or alcohol beverages in conjunction with the microbrewery use or an accessory use; and (2) they are located within 500 feet of the property line of a lot in a residential zoning district or a lot containing a residential use. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential zoning district.
    c. All Accessory Uses and Structures shall comply with the requirements of Article 6.5 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).
    d. All Special Events uses shall comply with the requirements of Article 6.7 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

V. Impact Assessment/Analysis

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

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

VI. Development Standards

A. Access

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

B. Compliance with the ZLDR

Any matters not addressed throughout these Planned Development Guidelines shall reference the Rural Commercial (CR) Zoning District regulations (Article 4.19) along with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) regulations (Chapters 4, 6, 8, 9, and

12) in effect at the time of subsequent application submittal. The provisions of Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) Article 3.10, Variances, shall not apply to the planned development. All major changes to the planned development must be approved by County Council. Tree variances may be granted in accordance with this Article and all other sections of this Ordinance.

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

C. Dimensional Standards

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

Any development on the subject property shall comply with the following density/intensity and dimensional standards:

Rural Commercial (CR) ***Density/Intensity and Dimensional Standards***	
Minimum Setbacks	***Required***
Front	25 feet
Rear Yard	30 feet
Side Yards	15 feet
OCRM Critical Line	50 feet
Minimum Lot Area	40,000 square feet
Minimum Lot Width	125 feet
Maximum Building Cover	40% of lot
Maximum Height	35 feet

Any matters not addressed in this section shall be subject to the Chapter 9 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) found in Appendix J of these guidelines. The total building coverage shall be a maximum of 40% of the entire site (34,500 gross square feet total), as defined in the Rural Commercial (CR) Zoning District, allowing a maximum number of two buildings, with one or more stories, and a maximum cumulative building coverage of 40%. All landscaping, screening, and buffer requirements shall comply with Article 9.5 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). Utilities may

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

D. Architectural Standards

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

E. Areas Designated for Future Use

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

F. Parking

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

G. Signs

Any future sign(s) on the PD parcel shall meet the requirements as outlined in Article 9.11 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

H. Resource Area

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

I. Site Lighting

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

VII. Drainage, Sewer, & Garbage Disposal

A. Storm Drainage

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

B. Sanitary Sewer

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

C. Garbage Disposal

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

VIII. Cultural Resources

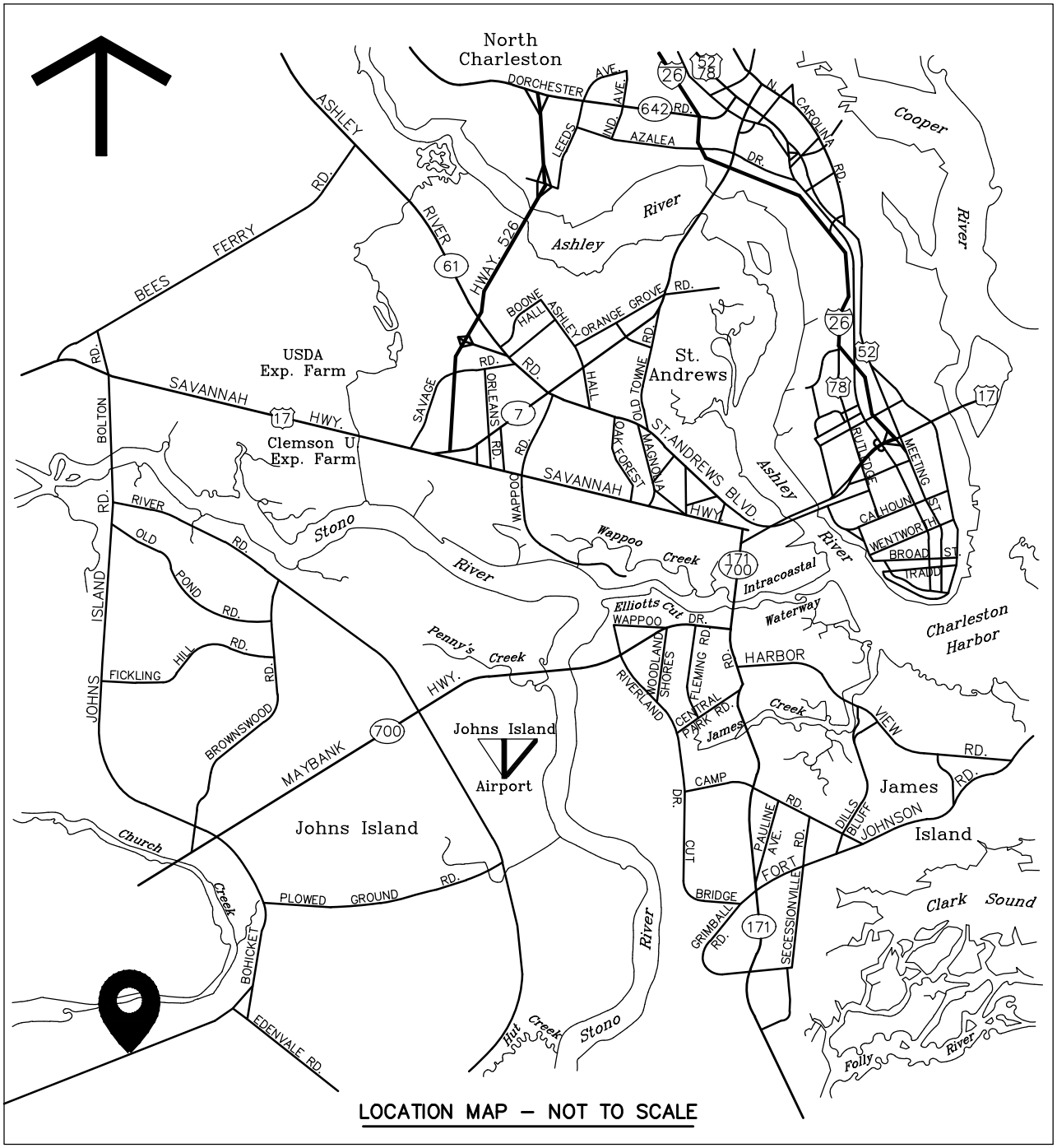
Please refer to Appendix G, Historical and Architectural Survey, found in the back of this document.

VIX. Appendices

APPENDIX A

Site Location Map & Current Aerial

SITE LOCATION MAP



LOCATION MAP – NOT TO SCALE

CURRENT AERIAL LOCATION MAP OF PROPOSED PLANNED DEVELOPMENT SITE

EXISTING ISLAND GROCERY ON PARCEL

APPENDIX B

Tax Maps, Existing & Future Land Use Maps

Charleston County SC

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

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

0 70 140 280 Feet
1 inch = 115 feet

CHARLESTON COUNTY
SOUTH CAROLINA

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

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

Charleston County SC

0 120 240 480 Feet

1 inch = 192 feet

CURRENT LAND USE ZONING

CHARLESTON COUNTY SOUTH CAROLINA

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

Author: Charleston County SC

Date: 8/4/2016

Charleston County SC

0 120 240 480 Feet

1 inch = 192 feet

FUTURE LAND USE ZONING

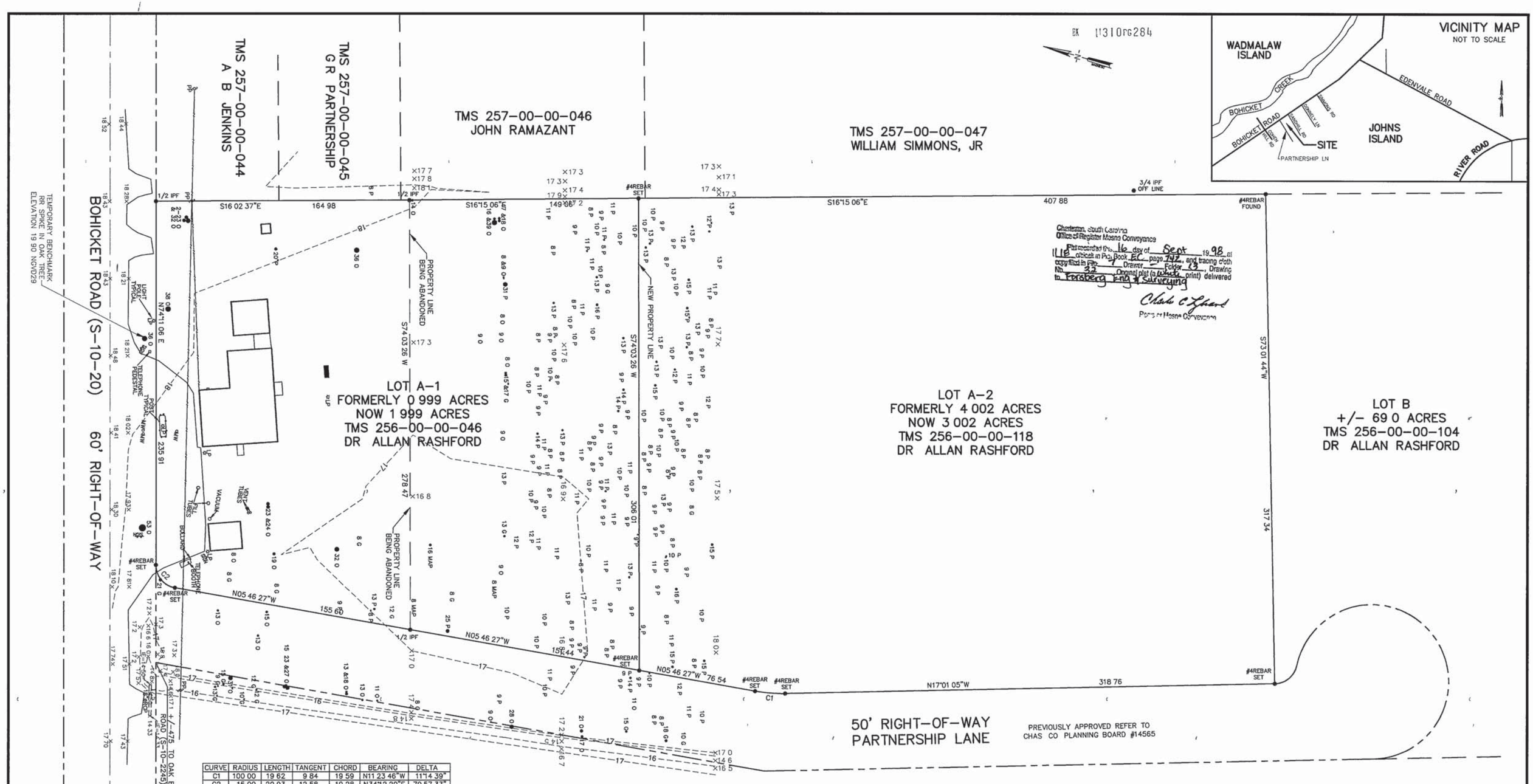
CHARLESTON COUNTY
SOUTH CAROLINA

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

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

APPENDIX C

Boundary and Tree Surveys



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100 00	19 62	9 84	19 59	N11 23 46"W	11°14 39"
C2	15 00	20 93	12 58	19 28	N34°12 20"E	79 57 33"

Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 16 day of Sept 1998 at 11:18 o'clock in Plat Book EC page 742, and tracing cloth copy filed in File 7 Drawer — Folder 13, Drawing No 32 Original plat (a white print) delivered to Forsberg Eng & Surveying
Charles C Lyhard
Register of Mesne Conveyance

THESE LOTS A-1, A-2 MEET HEALTH DEPARTMENT STANDARDS FOR A MODIFIED CONVENTIONAL SUB-SURFACE DISPOSAL SYSTEM ONLY

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

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN

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

SOUTH CAROLINA REGISTERED LAND SURVEYOR 9758 JAMES KELLY DAVIS

APPROVED PLAT
CHARLESTON COUNTY PLANNING
17557 8/31/98

BOUNDARY LINE ADJUSTMENT & TOPOGRAPHIC SURVEY OF LOT A-1 (TMS 256-00-00-046) JOHNS ISLAND CHARLESTON COUNTY, SOUTH CAROLINA

SCALE 1" = 30' DATE OCTOBER 13, 1997

SOUTH CAROLINA FORSBERG ENGINEERING & SURVEYING INC. No C00343 CERTIFICATE OF AUTHORIZATION

1" = 30

FORSBERG ENGINEERING & SURVEYING, INC
P O Box 30575
Charleston South Carolina 29417
803/571-2622

30 0 30 60
scale feet

JOB NO 2395

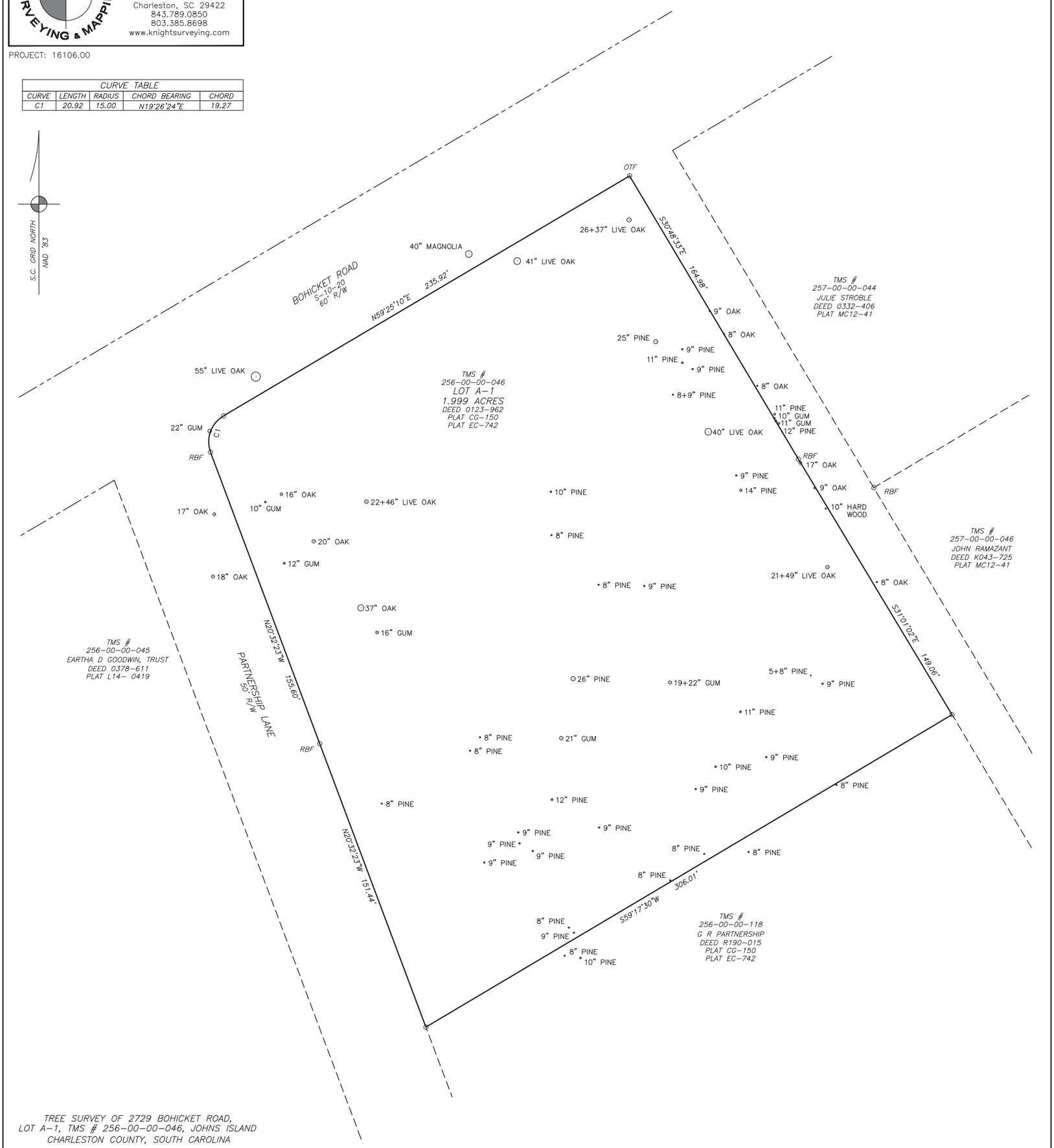
KNIGHT SURVEYING & MAPPING, LLC
Professional Land Surveying Services
P.O. Box 13885
Charleston, SC 29422
843.789.0850
803.385.8698
www.knightsurveying.com

PROJECT: 16106.00

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

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

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



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

JANUARY 20, 2016
SCALE: 1"=30'

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

GRAPHIC SCALE – FEET
0 30 60 90 120

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No.17929 J. CHRIS KNIGHT

SOUTH CAROLINA KNIGHT SURVEYING & MAPPING, LLC No. 4897 CERTIFICATE OF AUTHORIZATION

REVISED – JUNE 13, 2016
ADD PLAT REFERENCE EC-742 AT REQUEST OF ENGINEER

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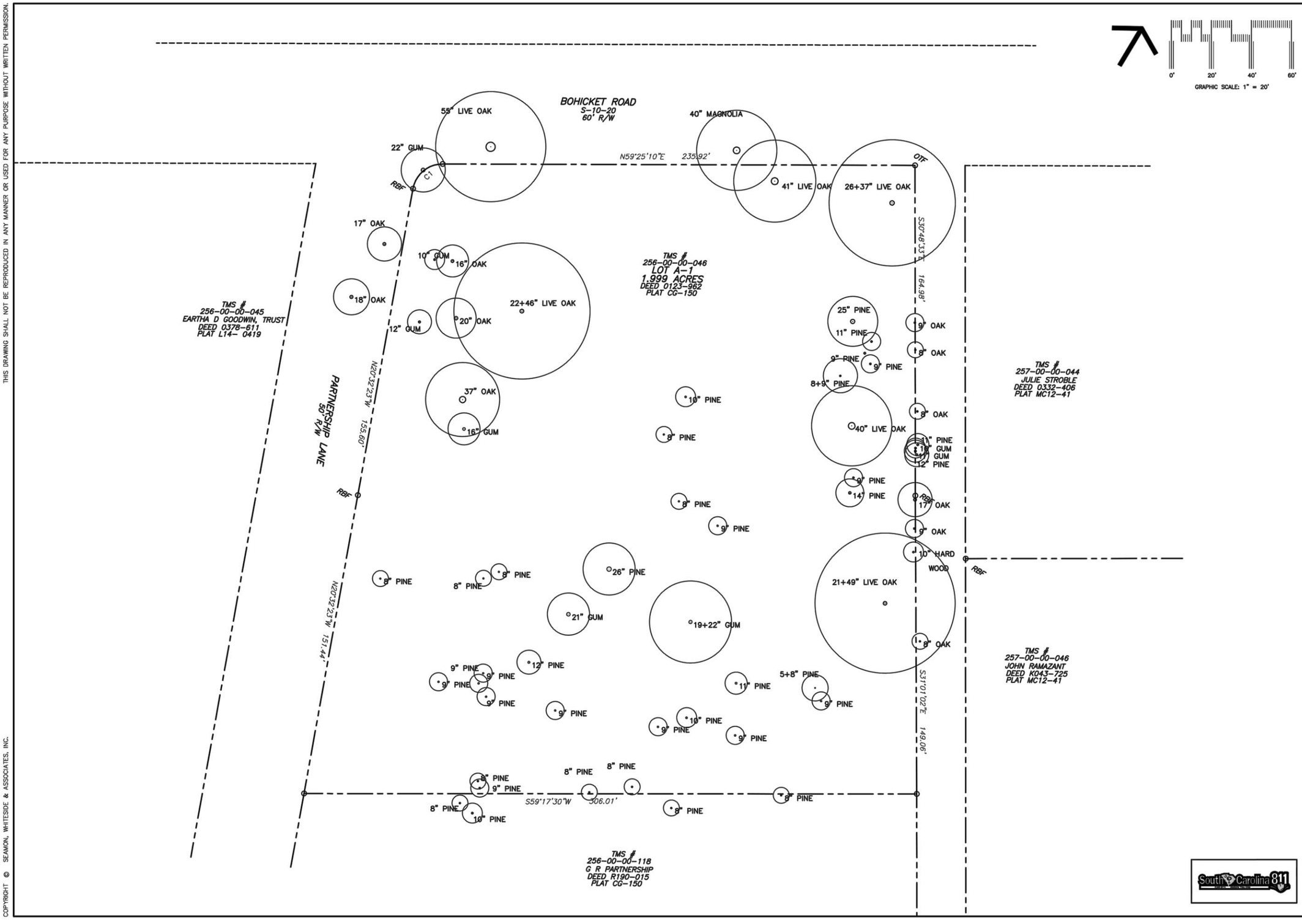

SEAMONWHITESIDE
501 Wando Park Blvd., Suite 200
Mount Pleasant, SC 29464-7849
843.884.1667 (f) 843.884.6944
607 Pendleton Street, Suite 100
Greenville, SC 29601-3319
864.298.0534 (f) 864.298.8018

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

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

NOT FOR CONSTRUCTION

DRAWN BY: MZC
CHECKED BY: GC

PROJECT: 7260
DATE: 8/4/2016

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

TREE SURVEY

South Carolina 811

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APPENDIX D

Wetland Letter and Coordination with CORPS Engineers

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

OCT 27 2016

Regulatory Division

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

Dear Mr. Wilson:

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

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

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

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

Your cooperation in the protection and preservation of our navigable waters and natural resources is appreciated. In all future correspondence concerning this matter, please refer to file number SAC-2016-01437. A copy of this letter is being forwarded to certain State and/or Federal agencies for their information. If you have any questions concerning this matter, please contact David Chamberlain at 843-329-8025.

Sincerely,

Courtney M. Stevens
Watershed Manager

Enclosures:
Approved Jurisdictional Determination Form
Notification of Appeal Options

Copies Furnished:

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

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

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

Created By: Stephen Bennett
Date Created: September 26, 2016
Copyright 2016 Sabine & Waters, Inc.
R:\custdat\frattone\bohicket rd\mapping\usace pack\approx_wet.mxd

Sabine & Waters, Inc.
Environmental Land Management Consultants
P.O. Box 1072 Summerville, SC 29484
843.871.5383 (phone) 843.871.2050 (fax)
http://www.sabinc.net

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

REVISED: 9/27/2016

APPROXIMATE WETLANDS
BOHICKET RD TRACT
CHARLESTON COUNTY, SC

0 150 300
Feet

LEGEND

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

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

Created By: Stephen Bennett
Date Created: September 26, 2016
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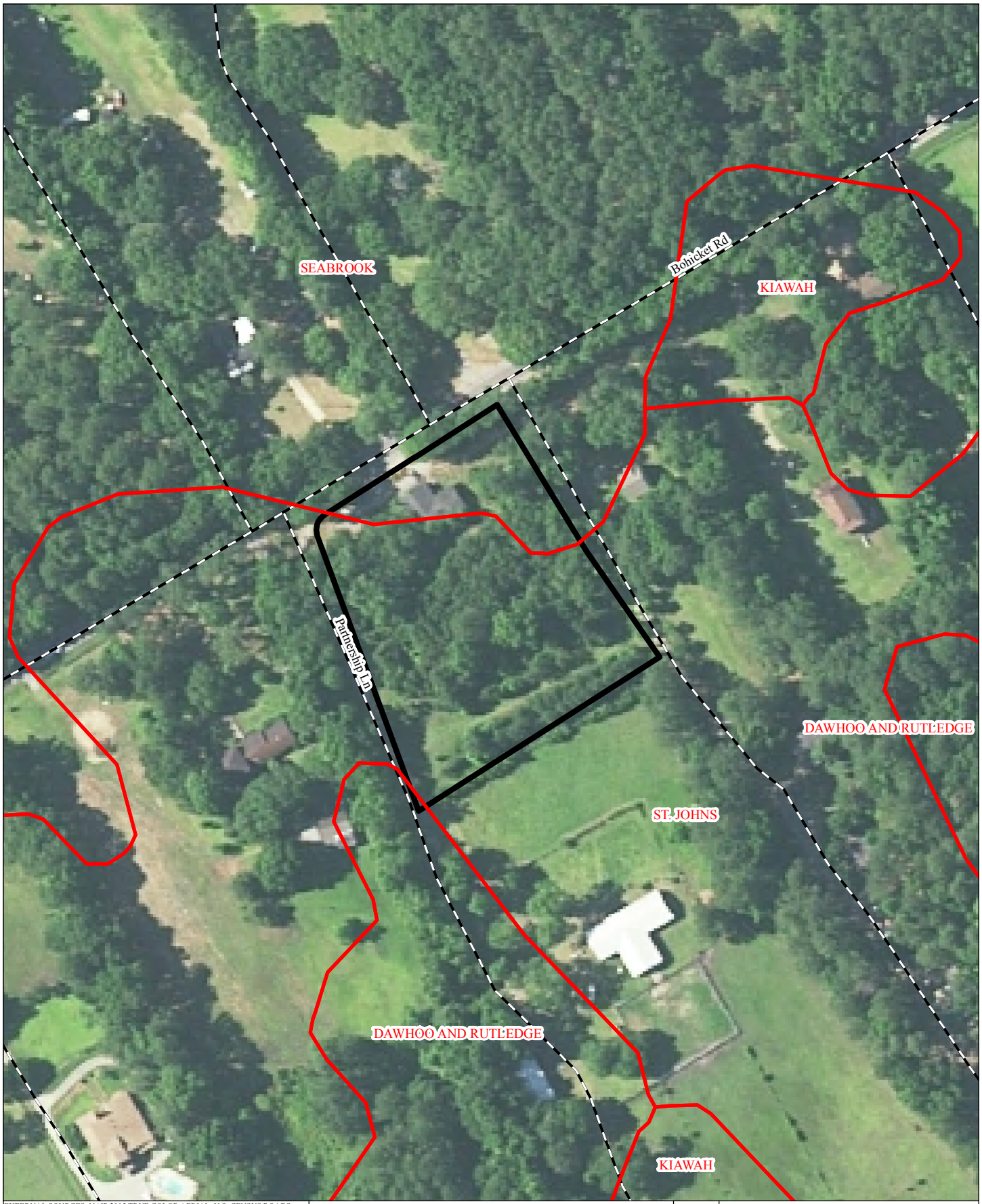
REVISED: 9/27/2016

NWI
BOHICKET RD TRACT
CHARLESTON COUNTY, SC

0 150 300
Feet

LEGEND

- PROPERTY BOUNDARY: +/- 2.3 AC
- NWI
- ROADS



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

Created By: Stephen Bennett
Date Created: September 26, 2016
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REVISED: 9/27/2016

SOILS
BOHICKET RD TRACT
CHARLESTON COUNTY, SC

0 150 300
Feet

LEGEND

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

DP UP 1

APPENDIX E

Conceptual PD Sketch Plans & Aerial Overlay

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AERIAL

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

PROJECT: 7260
DATE: 8/4/2016

DRAWN BY: MZC
CHECKED BY: GC

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

CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA
No. C00472
SEAMON, WHITESIDE & ASSOCIATES, INC.

SEAMONWHITESIDE

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Mount Pleasant, SC 29464-7849
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607 Pendleton Street, Suite 100
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864.298.0534 (f) 864.298.8018

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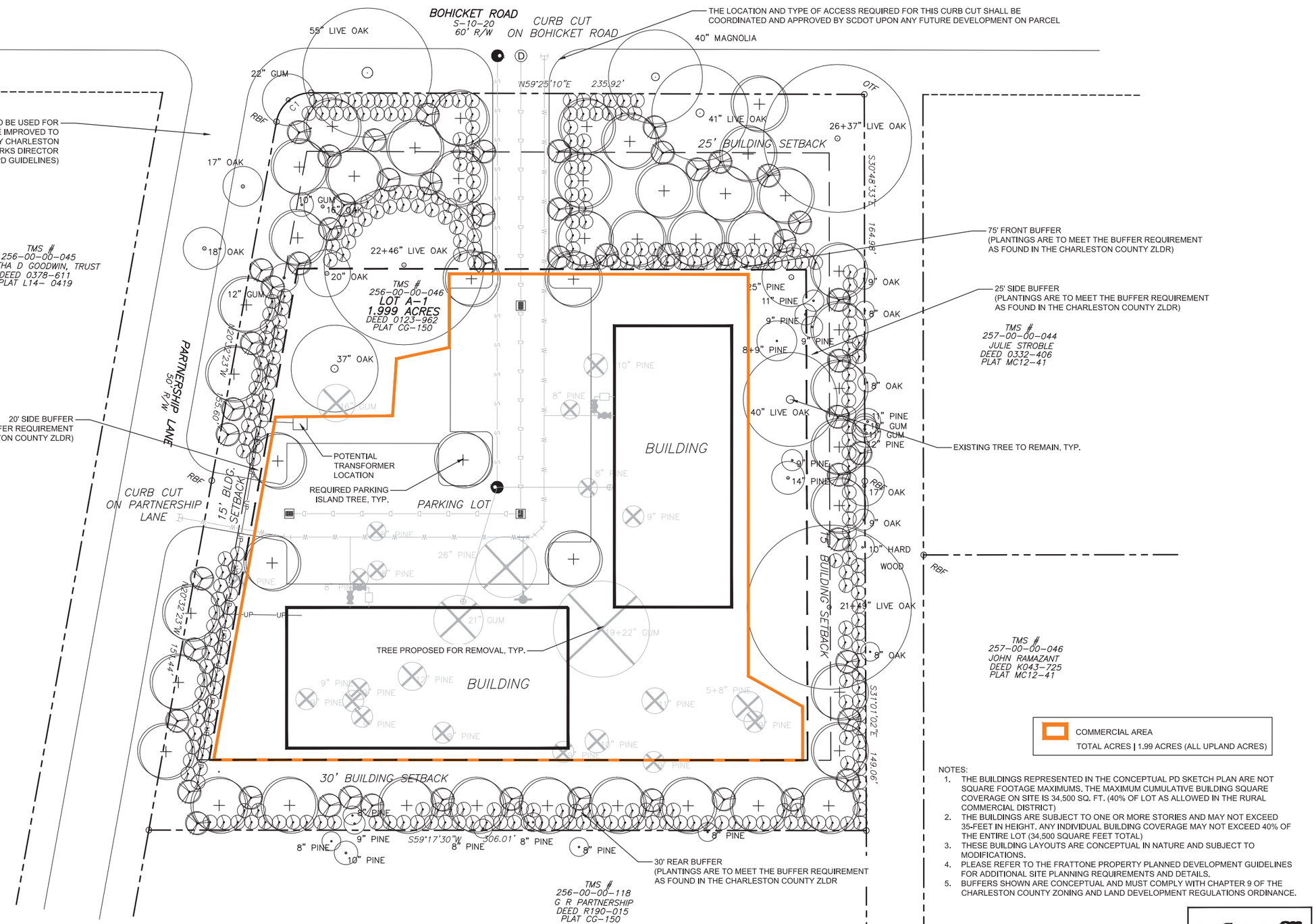

COMMERCIAL AREA
TOTAL ACRES | 1.99 ACRES (ALL UPLAND ACRES)

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

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

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

NOT FOR CONSTRUCTION

DRAWN BY: MZC
CHECKED BY: GC

PROJECT: 7260
DATE: 8/4/2016

NO.	DATE	REVISION NOTES	BY
1	12.29.16	PD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES	MZC

CONCEPTUAL PD SKETCH PLAN

L-1.0

South Carolina 811

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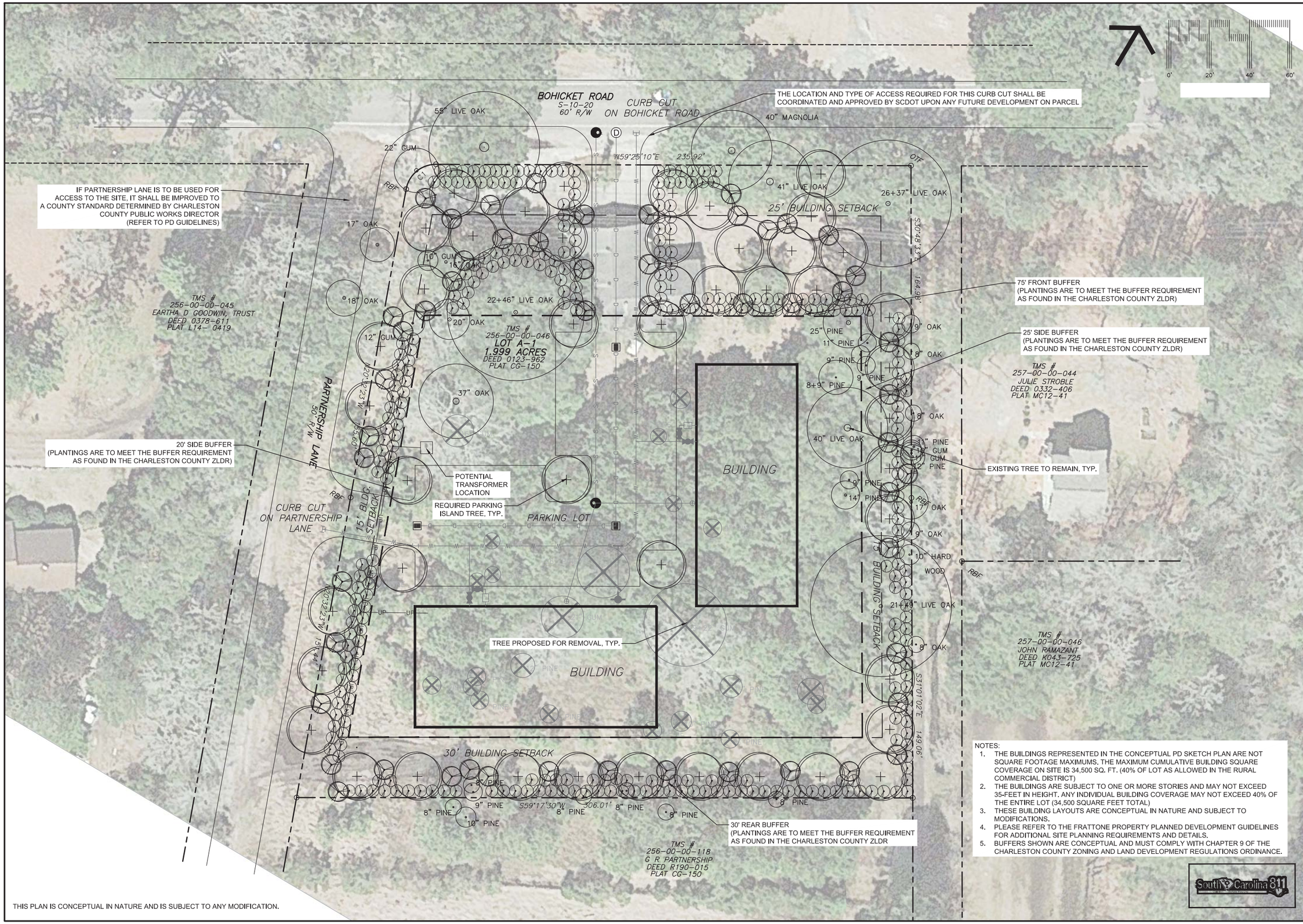

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THE FRATTONE PROPERTY
PD SKETCH PLAN
CHARLESTON COUNTY
2729 BOHICKET ROAD | JOHNS ISLAND, SC 29455

NOT FOR CONSTRUCTION

DRAWN BY: MZC
CHECKED BY: GC

PROJECT: 7260
DATE: 8/4/2016

NO.	DATE	REVISION NOTES	BY
1	12.29.16	PD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES	MZC

AERIAL OVERLAY PLAN

L-1.1

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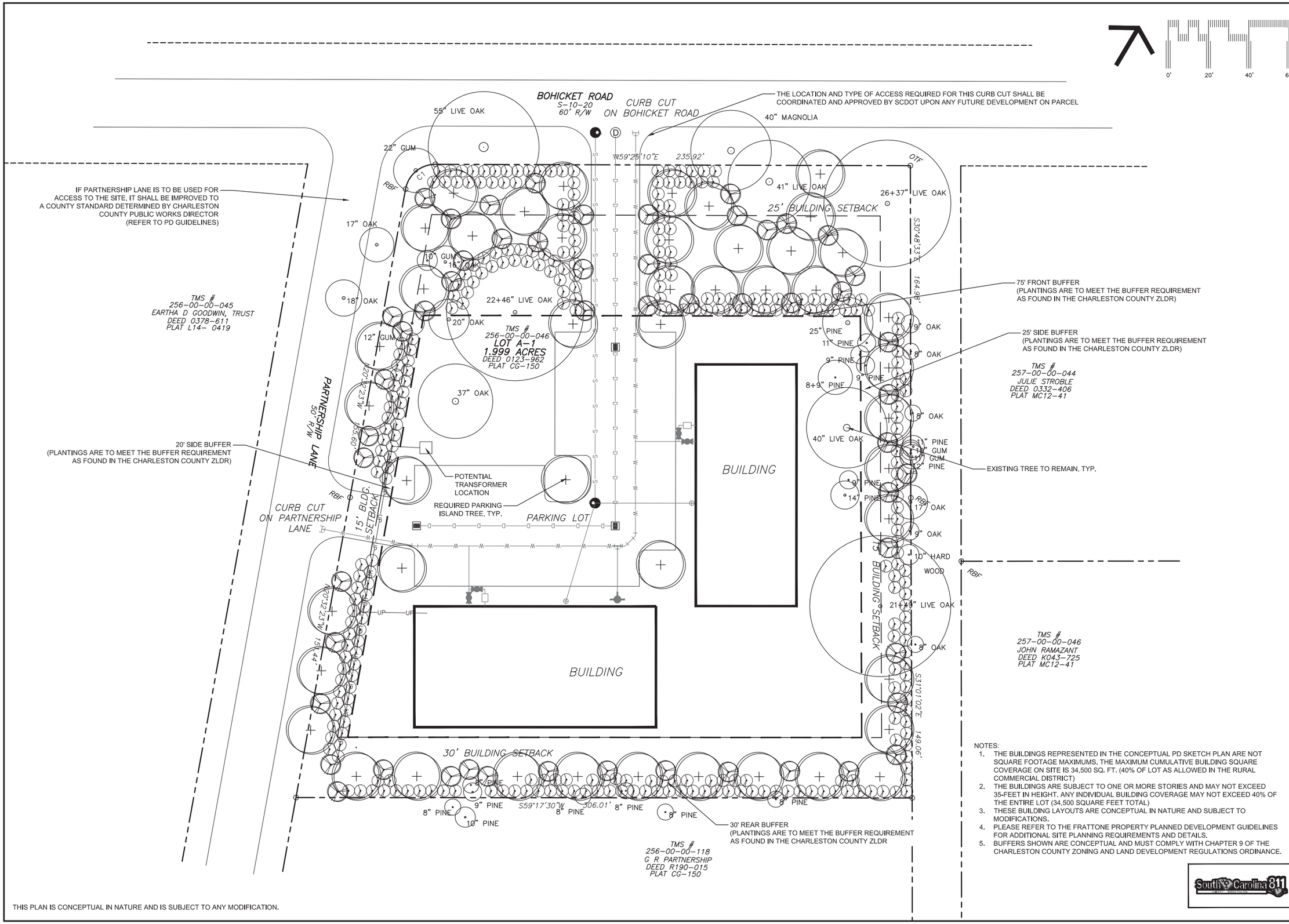

NOTES:

1. THE BUILDINGS REPRESENTED IN THE CONCEPTUAL PD SKETCH PLAN ARE NOT SQUARE FOOTAGE MAXIMUMS. THE MAXIMUM CUMULATIVE BUILDING SQUARE COVERAGE ON SITE IS 34,500 SQ. FT. (40% OF LOT AS ALLOWED IN THE RURAL COMMERCIAL DISTRICT)
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THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ANY MODIFICATION.

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864.298.0534 (f) 864.298.8018

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

THE FRATTONE PROPERTY PD SKETCH PLAN

CHARLESTON COUNTY

2729 BOHICKET ROAD | JOHNS ISLAND, SC 29455

NOT FOR CONSTRUCTION

DRAWN BY: MZC
CHECKED BY: GC

PROJECT: 7260
DATE: 8/4/2016

NO.	DATE	REVISION NOTES	BY
1	12.29.16	PD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES	MZC

CONCEPTUAL LANDSCAPE PLAN

L-2.0

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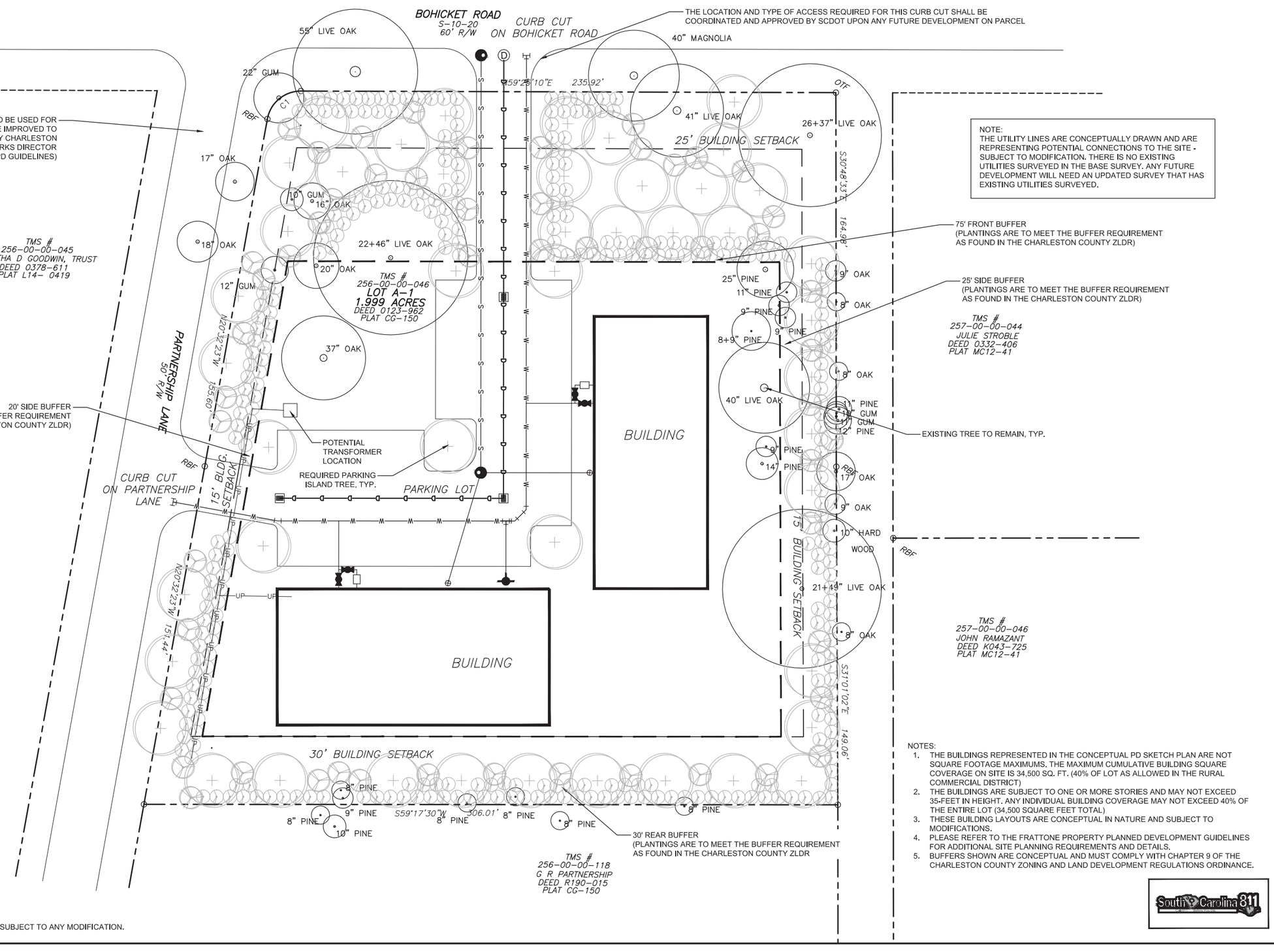

NOTE:
THE UTILITY LINES ARE CONCEPTUALLY DRAWN AND ARE REPRESENTING POTENTIAL CONNECTIONS TO THE SITE - SUBJECT TO MODIFICATION. THERE IS NO EXISTING UTILITIES SURVEYED IN THE BASE SURVEY. ANY FUTURE DEVELOPMENT WILL NEED AN UPDATED SURVEY THAT HAS EXISTING UTILITIES SURVEYED.

NOTES:
1. THE BUILDINGS REPRESENTED IN THE CONCEPTUAL PD SKETCH PLAN ARE NOT SQUARE FOOTAGE MAXIMUMS. THE MAXIMUM CUMULATIVE BUILDING SQUARE COVERAGE ON SITE IS 34,500 SQ. FT. (40% OF LOT AS ALLOWED IN THE RURAL COMMERCIAL DISTRICT)
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THE FRATTONE PROPERTY
PD SKETCH PLAN
CHARLESTON COUNTY
2729 BOHICKET ROAD I JOHNS ISLAND, SC 29455

NOT FOR CONSTRUCTION

DRAWN BY: MZC
CHECKED BY: GC

PROJECT: 7260
DATE: 8/4/2016

NO.	DATE	REVISION NOTES	BY
1	12.29.16	PD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES	MZC

CONCEPTUAL UTILITY PLAN

L-3.0

South Carolina 811

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APPENDIX F

Preliminary ITE Trip Generation Manual &
Curb Cut Legal Documentation

BIHL ENGINEERING

To: Michael Cain, SWA

From: Jennifer T. Bihl, PE, PTOE

Date: November 9, 2016

Re: Trip Generation Calculation – The Frattone Property development

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

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

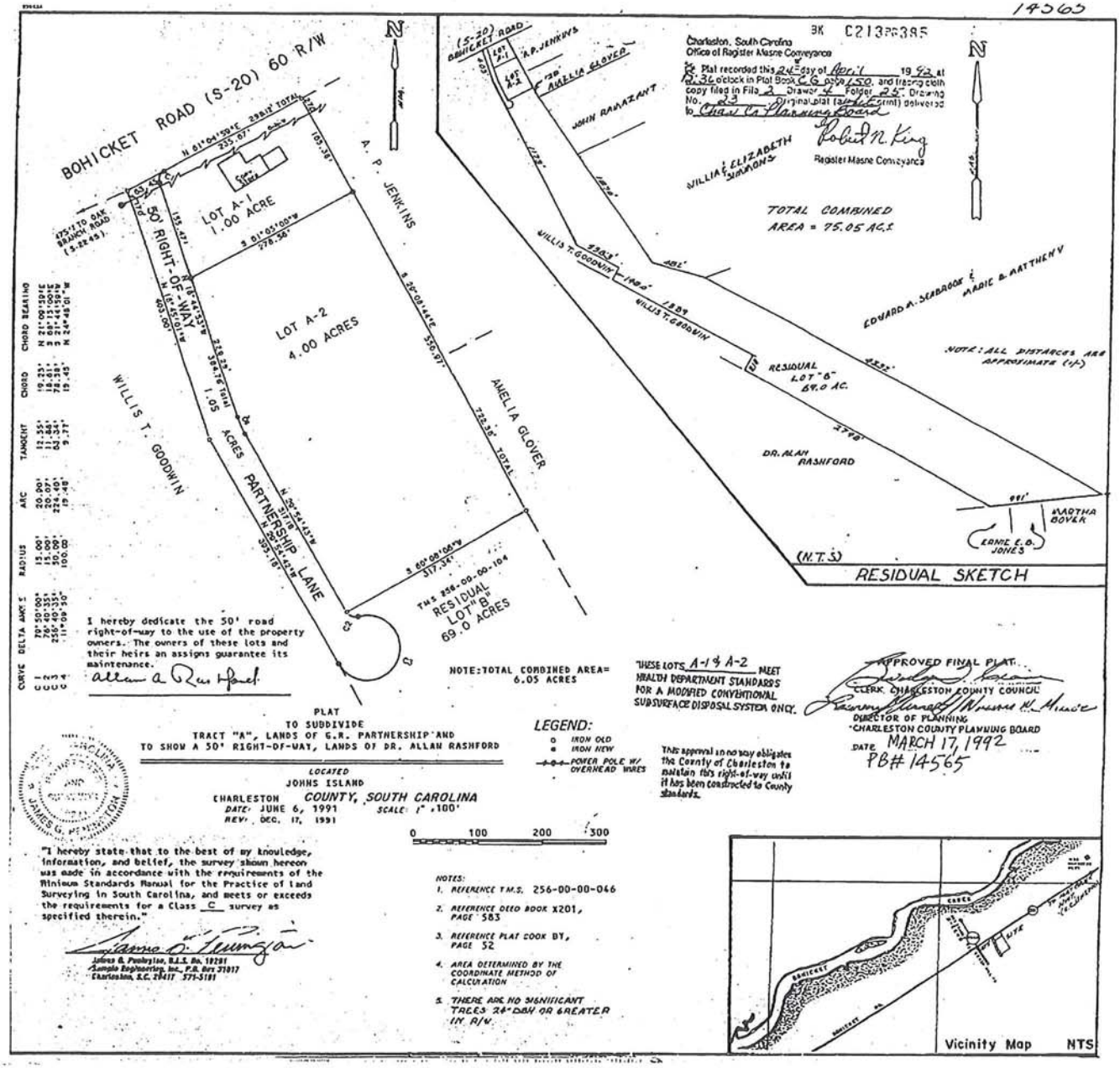
Table 1:
Trip Generation

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

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

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

14565



Charleston, South Carolina
Office of Register Mesne Conveyance

Plat recorded this 24th day of April 1992 at 2:36 o'clock in Plat Book CG page 150, and filming clerk copy filed in File 2 Drawer 4 Folder 25. Drawing No. 23 Original plat (or certified print) delivered to Charleston County Planning Board

Robert N. King
Register Mesne Conveyance

BK C213PG385

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

Allan A. Rashford

NOTE: TOTAL COMBINED AREA = 6.05 ACRES

"These lots A-1 & A-2 meet health department standards for a modified conventional subsurface disposal system only."

APPROVED FINAL PLAT
CLERK, CHARLESTON COUNTY COUNCIL
DIRECTOR OF PLANNING
CHARLESTON COUNTY PLANNING BOARD
DATE MARCH 17, 1992
PB# 14565

This approval in no way obligates the County of Charleston to maintain this right-of-way until it has been constructed to County standards.

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

LOCATED
JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: JUNE 6, 1991
REV: DEC. 17, 1991
SCALE: 1" = 100'

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

0 100 200 300

NOTES:
1. REFERENCE T.M.S. 256-00-00-046
2. REFERENCE DEED BOOK X201, PAGE 583
3. REFERENCE PLAT BOOK BY, PAGE 52
4. AREA DETERMINED BY THE COORDINATE METHOD OF CALCULATION
5. THERE ARE NO SIGNIFICANT TREES 24" DBH OR GREATER IN R/W.

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class C survey as specified therein."

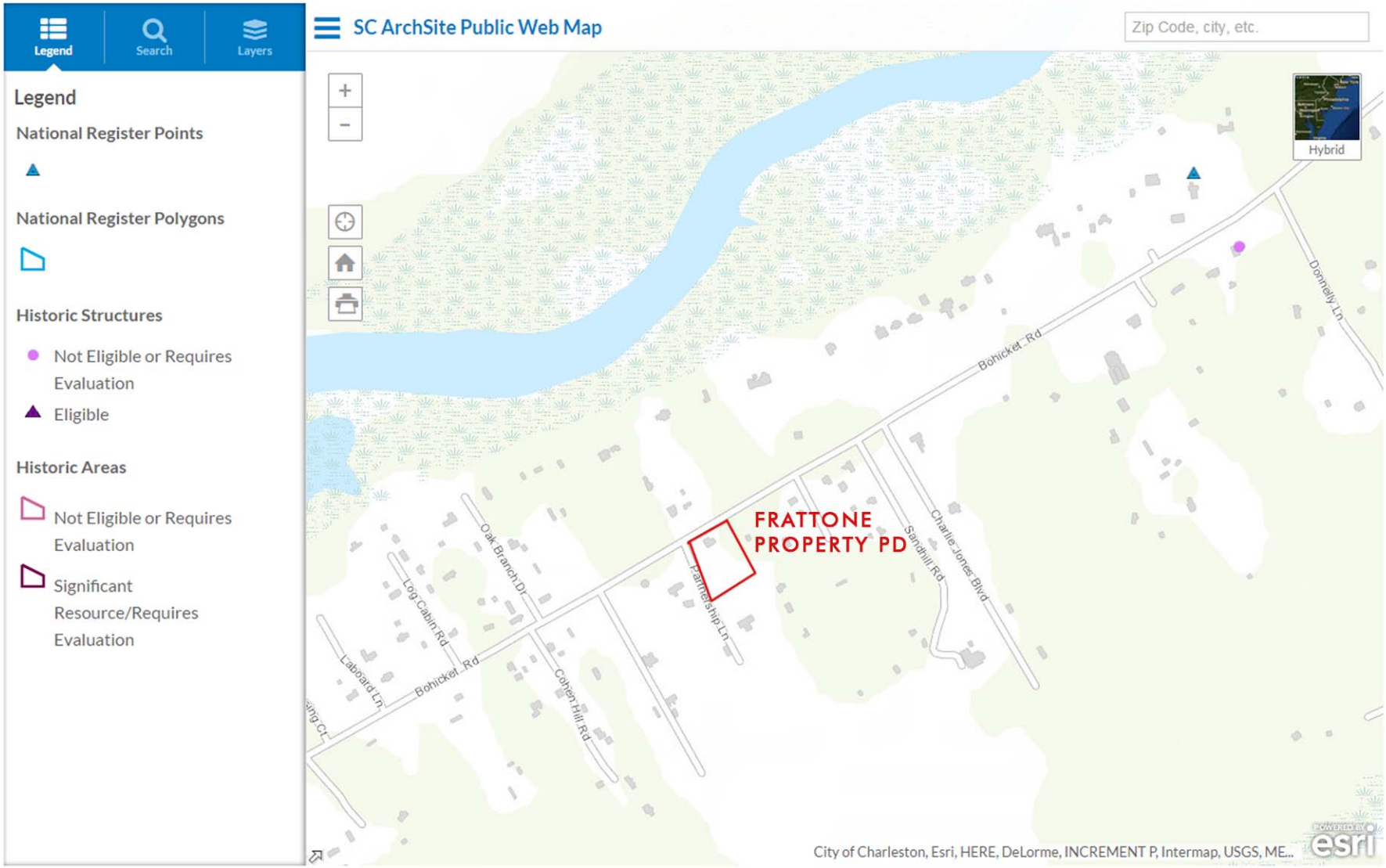
James G. Pennington, R.L.S. No. 18291
Temple Engineering, Inc., P.O. Box 31817
Charleston, S.C. 29417 571-5181

APPENDIX G

Historical & Architectural Survey

SC ArchSite SCIAA + SCDAH

Public View Map



Contact Us

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

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

SC ArchSite
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APPENDIX H

Letters of Coordination

BELLSOUTH

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

June 7, 2016

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

Re: Service Availability for Telephone

To: Kellie Tillman

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

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

Sincerely,

Alan Squires
Designer-AT&T

Berkeley Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

June 6, 2016

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

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

Dear Kellie:

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

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

Sincerely,

John Hall
Manager of Construction and Design

JH/ts

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

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

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

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

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

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

www.berkeleyelectric.coop

RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter
Jeff Burns
to:
Anna S Lewis
12/19/2016 03:17 PM
Cc:
"cmillican@charlestoncounty.org"
Hide Details
From: Jeff Burns <jburns@ridecarta.com>
To: Anna S Lewis <alewis@seamonwhiteside.com>,
Cc: "cmillican@charlestoncounty.org" <cmillican@charlestoncounty.org>

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

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

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

From: Anna S Lewis [mailto:alewis@seamonwhiteside.com]
Sent: Monday, December 19, 2016 11:00 AM
To: Jeff Burns
Cc: cmillican@charlestoncounty.org
Subject: RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Good morning Jeff,

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

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

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

Have a great day!

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

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

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

---

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

Thanks,
Jeff

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

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

Good afternoon,

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

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

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

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

SEAMONWHITESIDE

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

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

Ms. Lewis,

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

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

From: Anna S Lewis [mailto:alewis@seamonwhiteside.com]
Sent: Sunday, December 18, 2016 12:11 PM
To: c.kelly@stjfd.org; Charles L. Millican; Jeff Burns; Matthew J. Fountain; Ellen Adams; Steve L. Thigpen
Subject: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Good afternoon,

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

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

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

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

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

James R. Neal
Director

CHARLESTON COUNTY
SOUTH CAROLINA

Public Works Department

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

November 14, 2016

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

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

Dear Mr. Cain,

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

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

Sincerely,

Frank Pandullo

Frank Pandullo, P.E., PWLF
Stormwater Utility Manager & Technical Manager

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

RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter
Eric Adams
to:
Andrea Harris-Long
12/21/2016 10:20 AM
Cc:
"'Anna S Lewis'", "James D. Armstrong", "Steve L. Thigpen", Devri Detoma, Andrea Pietras
Hide Details
From: Eric Adams <EJAdams@charlestoncounty.org> Sort List...
To: Andrea Harris-Long <AHarris@charlestoncounty.org>,
Cc: "'Anna S Lewis'" <alewis@seamonwhiteside.com>, "James D. Armstrong" <JDArmstrong@charlestoncounty.org>, "Steve L. Thigpen" <SThigpen@charlestoncounty.org>, Devri Detoma <DDetoma@charlestoncounty.org>, Andrea Pietras <APietras@charlestoncounty.org>
History: This message has been forwarded.

1 Attachment

Signed Ordinance 08192016.pdf

Andrea,
County Council approved the attached ordinance to impose a one-half of one percent sales tax which was subject to a referendum which passed in November. A project included within the ordinance of regional significance is "US 17 at Main Road flyover and widening Main Road from Bees Ferry to Betsey Kerrison with Parkway type section at Bohicket".
A solicitation is being prepared to hire a consultant to begin the National Environmental Policy Act (NEPA) process for the project.
Thank you,
Eric Adams, P.E.
Pre-Construction Program Manager
Charleston County Transportation Development
4045 Bridge View Drive, Suite C204
North Charleston, SC 29405-7464
(843) 202-6149

From: Anna S Lewis [mailto:alewis@seamonwhiteside.com]
Sent: Tuesday, December 20, 2016 6:03 PM
To: James D. Armstrong
Cc: Eric Adams
Subject: Re: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

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

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

#1907

Adopted 8/9/16

AN ORDINANCE

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

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

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

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

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

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

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

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

(ii) For financing the costs of greenbelts.

(the above herein referred to as the "projects").

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(1) on April 30, 2042; or

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

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

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

2.9 The Sales and Use Tax is in addition to all other local sales and use taxes and applies to the gross proceeds of sales in the applicable area that is subject to the tax imposed by Chapter 36 of Title 12 of the Code of Laws of South Carolina1976, as amended, and the enforcement provisions of Chapter 54 of Title 12 of the Code of Laws of South Carolina1976, as amended. The gross proceeds of the sale of items subject to a maximum tax in Chapter 36 of Title 12 of the Code of Laws of South Carolina1976, as amended, are exempt from the tax imposed by this Ordinance. The gross proceeds of the sale of food lawfully purchased with United States Department of Agriculture Food Stamps are exempt from the tax imposed by this Ordinance. The tax imposed by this Ordinance also applies to tangible property subject to the use tax in Article 13, Chapter 36 of Title 12 of the Code of Laws of South Carolina1976, as amended.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHARLESTON COUNTY SPECIAL SALES AND USE TAX

QUESTION 1

I approve a special sales and use tax in the amount of one-half (½) of one percent to be imposed in Charleston County for not more than twenty-five (25) years, or until a total of $2,100,000,000

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

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

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

YES _____
NO _____

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

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

QUESTION 2

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

YES _____
NO _____

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

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

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

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

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

Section 5. Imposition of Tax Subject to Referendum.

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

Section 6. Miscellaneous.

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

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

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

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

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

Enacted this 9th day of August, 2016.

(SEAL)

CHARLESTON COUNTY, SOUTH CAROLINA

By: J. Elliott Summey
Its: Chairman of Charleston County Council

ATTEST:

Clerk of Charleston County Council
Charleston County, South Carolina

First Reading: 7/19/16
Public Hearing: 7/21/16
Second Reading: 7/27/16
Third Reading: 8/9/16

Charleston County SCHOOL DISTRICT
excellence is our standard

VISION 2016
CHARLESTON ACHIEVING EXCELLENCE

August 2, 2016

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

Operations

Gerrita Postlewait
Superintendent of Schools

Jeff Borowy, P.E.
Chief Operating Officer

Sean Hughes
Director of Operational Planning

RE: 2729 Bohicket Road Johns Island, SC 29455

Dear Ms. Tillman,

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

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

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

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

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

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

Please contact me if there are additional questions or needs.

Sincerely,

Sean

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

Office of the Sheriff

County of Charleston

Sheriff J. Al Cannon, Jr.

August 2, 2016

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

Re: Letter of Coordination

Ms. Tillman,

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

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

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

Regards,

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

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

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

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

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

Charleston Water System

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

(843) 727-6800
www.charlestonwater.com

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

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

6/8/2016

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

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

Dear Ms. Tillman,

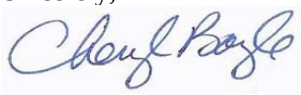
This letter is to certify our inability to provide wastewater collection service to the above referenced site in Charleston County, South Carolina. The above referenced parcel is not within the Urban Growth Boundary of Charleston Water System.

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

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

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

Sincerely,



Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file

This is an "uncontrolled" copy of a controlled document.

CHARLES MILLICAN
Deputy Chief

CHARLESTON COUNTY
SOUTH CAROLINA
Emergency Medical Services

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

December 22, 2016

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

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

Dear Ms. Lewis,

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

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

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

Sincerely,

Deputy Chief C. Millican

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

1 Attachment

L-1.0 PD Sketch Plan.pdf

Good afternoon Anna!

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

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

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

Please let me know if you have any questions.

Thank you!

JuLeigh B Fleming
District Permit Engineer

SCDOT

6355 Fain Street
North Charleston, SC 29406

Desk: 843-746-6722

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

ST. JOHN'S FIRE DISTRICT

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

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

COLLEEN WALZ, Fire Chief

December 21, 2016

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

Re: Letter of Coordination

Ms. Lewis,

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

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

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

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

Regards,

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

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

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

June 6, 2016

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

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

Dear Ms. Tillman:

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

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

Sincerely,

Colleen Schild
Assistant Manager/Engineer

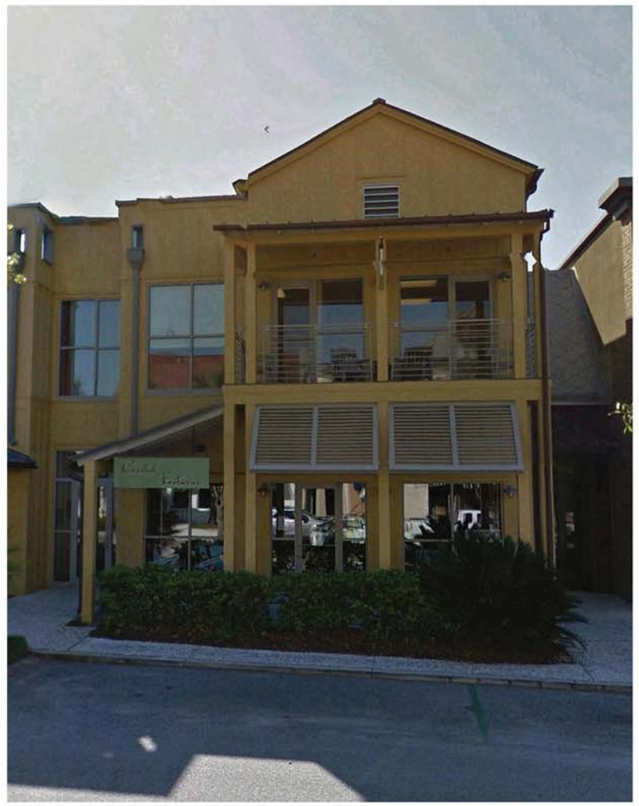
APPENDIX I

Examples of Building Architecture

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

ARCHITECTURAL INSPIRATIONS

ARCHITECTURAL INSPIRATIONS



Charleston County SC

FUTURE LAND USE ZONING

0 120 240 480 Feet

1 inch = 192 feet

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

CHARLESTON COUNTY
SOUTH CAROLINA

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

ARCHITECTURAL INSPIRATIONS

Letters/Emails of Opposition

MAYBANK & OWINGS, LLC
Attorneys at Law

C. CAPERS OWINGS, ESQUIRE
cowings@subrogation.net

February 8, 2017

Via Certified Mail/Return Receipt & Fax (1-843-202-7222)
Joel Evans, PLA, AICP
4045 Bridgeview Drive
North Charleston, SC 29405-7464

Re: Notification for Rezoning Request for 2729 Bochicket Road, Johns Island, SC

Dear Mr. Evans,

I am in receipt of your notification dated January 27, 2017 of a commissionmeeting February 13th that the property located at 2729 Bohicket Road has requested to be rezoned to expand the list of allowable uses for their land to all those similar to a rural commercial zoning district which uses are too elaborate to summarize in this letter. Based on the lack of information as to the specific intent of this property owner given the non-specifics of their intended use under a re-zoning, I am formally writing to oppose any change or rezoning in this area that are out of character with the current zoning scheme as my property at 2750 Bohicket is in close proximity and would likely be adversely effected by any change.

Their intent for such a change and what use they may desire has not been made known but it is clear from the attached map that these two acres were already specially designated for a specific use to ensure any use would not be counter to developments already established in the surrounding areas. Any further expansion of use without specifics in my opinion would have the potential to change the whole character of the area and adversely affect my land use and value which is contiguous being directly across the street. By the far the prevailing zoning in the area is AG so without a specific land use because the intent of the landowner arguing for a zoning change has not been made clear, I would ask you and your board to scrutinize any proposed changes which could detrimentally affect the uses or value of the surrounding properties including mine in a negative manner.

I would also appreciate some information from you before the county council public hearing should the zoning request be approved by the Commission. In particular, I would like to know what the PD zone that currently exists allows—(i.e. what was the specific type of development or use previously approved and why must it be expanded now to unlimited uses). Second, why does the change need to be made at this point and what is the specific type of development or use they now desire which could set an unwanted precedent in the primary agricultural and residential area.

Thank you for your attention and cooperation regarding the same and I look forward to speaking with you if your commission is inclined to rezone this neighboring property as I do not believe it is in character with my general use/value or the general use/value of the surrounding properties. Obviously, the property owner knew what it was zoned for when he purchased it and he should be prevented from changing that use to the detriment of his neighbors that properly took into consideration the zoning of all properties in the surrounding area before purchasing and apprasing the value of their own investments. If the commission does see fit to allow it, please send me the notification date for the public hearing by county council as well as what options I may have to appeal the decision or seek a declaratory judgment from a circuit court should there by evidence of an unfair taking or devaluation of the property value of others as result of the rezoning.

By copy of this letter, I have copied my two bordering neighbors so that they are aware of my position on this possible land use zoning change where the intent of requesting party is unknown and not specific to the prior planned development approved.

With kind regards, I remain,

Sincerely yours,

C. Capers Owings

Cc: The Estate of Jake Rauch
2760 Bohicket Road
Johns Island, SC 29455

James Harrington
2742 Bohicket Road
Johns Island, SC 29455

Post Office Box 80669 • Charleston, South Carolina 29416 • Telephone (843) 723-0412 • Facsimile (843) 723-8738
www.subrogation.net

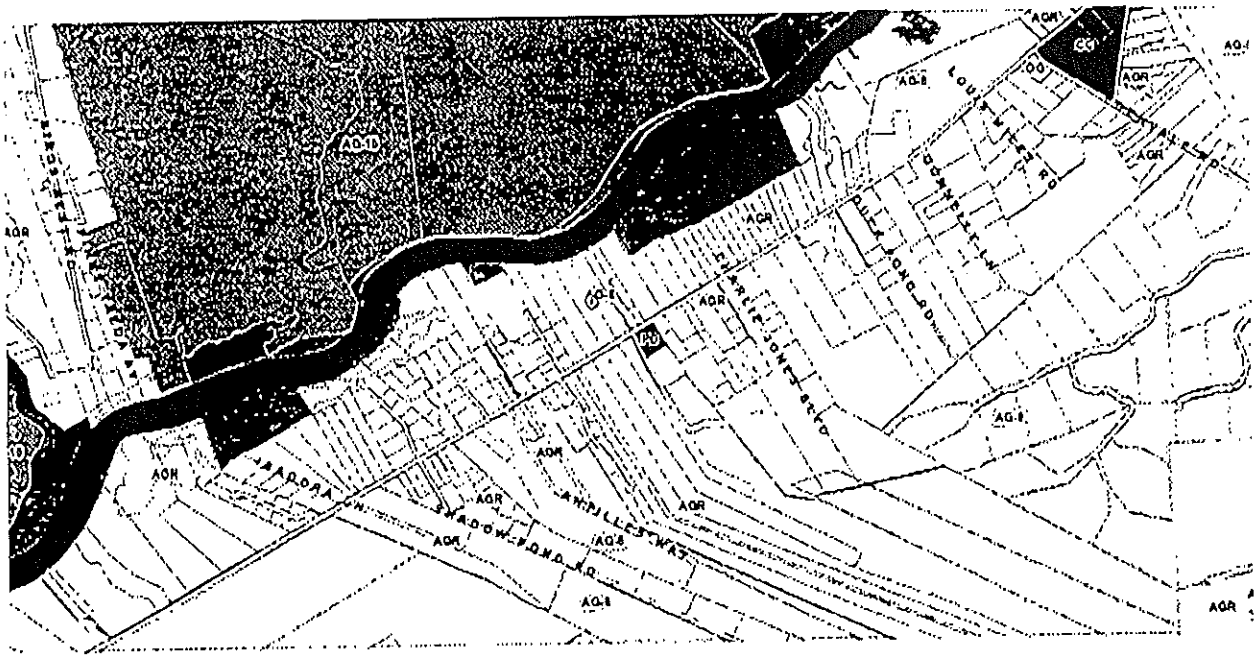

AGR
AG-8
AG-1b
CC
PD
CHARLIE JONES BLVD
SHADOW POND RD
ANTILLES WAY

EXHIBIT
1