Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING: ZONING MAP AMENDMENT Tuesday, March 13, 2018 at 6:30 PM

Charleston County Council will hold a public hearing on Tuesday, March 13, 2018 at 6:30 pm in County Council Chambers (located on the second floor of Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405) on the following Zoning Map Amendment request:

<u>ZREZ-12-17-00075</u>: Request to rezone property located at 1959 Stokes Avenue, North Area (TMS 475-04-00-026) from the Single-Family Residential 4 Zoning District (R-4) to the Planned Development Zoning District (PD-161, Stokes Tract Parking) to allow for a parking lot for an adjacent salvage yard (Property size: 0.667 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.

Kristen L. Salisbury Clerk of Council

ZONING MAP AMENDMENT REQUEST ZREZ-12-17-00075

ZONING MAP AMENDMENT REQUEST: ZREZ-12-17-00075 (PD-161, The Stokes Tract Parking) CASE HISTORY

Public Hearing: March 13, 2018 Planning and Public Works Committee: March 22, 2018 First Reading: March 27, 2018 Second Reading: April 10, 2018 Third Reading: April 24, 2018

CASE INFORMATION

Location: 1959 Stokes Avenue, North Charleston (North Area)

Parcel Identification: 475-04-00-026

Council District: 3

Property Size: 0.667 acres

<u>Application</u>: The applicant is requesting to rezone the subject property from the Single Family Residential 4 (R-4) Zoning District to PD-161, The Stokes Tract Parking, Zoning District to allow for a pervious parking lot.

Zoning History:

Prior to this request, a zoning map amendment request, ZREZ-03-17-00052, was submitted for consideration. Planning Commission considered this application at its meeting of May 8, 2017 and voted to recommend approval, however, County Council voted to disapprove the application at its meeting of June 20, 2017, with a waiver to the one-year time limit to allow the applicant to apply for a Planned Development for a parking lot, and a waiver of any fees associated with the Planned Development Application.

Parcel Information and Area Description:

The subject property is zoned R-4 and is currently undeveloped with a mainly gravel surface. Adjacent properties to the south, south-west, west, north-west, north and north-east are either in the City of North Charleston or unincorporated Charleston County and contain either single family dwellings or manufactured housing units. The directly adjoining parcel to the north-east is in the City of North Charleston and contains a Masonic Lodge with accessory parking and outbuildings. The directly adjoining parcel to the east and southeast is in unincorporated Charleston County and contains an Auto and Scrap Metal Salvage Yard.

Overview of PD-161, The Stokes Tract Parking:

The applicant is requesting to rezone to PD-161 to allow for a pervious parking lot. Specifically, the requested PD-161 guidelines include the following regulations:

- Allowed land uses are limited to a maximum 40 space pervious parking lot for the adjacent property, and uses permitted in the Single Family Residential 4 (R-4) Zoning District, in effect at the time of development application.
- If developed as a parking lot, a 20-foot buffer and 25-foot setback is required along Stokes Avenue, and a 15-foot buffer is required along the north-east and south-west property lines, in compliance with ZLDR Article 9.5.
- Access to the site will be provided from Stokes Avenue.
- No buildings or structures for the parking lot are being proposed at this stage, however, any future buildings or structures shall comply with the Architectural Design Guidelines of ZLDR Article 9.6.
- Parking requirements comply with ZLDR Article 9.3.
- No signage associated with the parking lot is proposed at this stage, however, any future signage shall comply with ZLDR Article 9.11.
- A tree survey has been completed and at this stage no Grand Trees are identified for removal. Any future Grand Tree removals will be subject to approval by the Board of Zoning Appeals.

<u>Municipalities Notified/Response</u>: Dorchester County, Berkeley County, the City of North Charleston, the Town of James Island, the Town of Lincolnville and the Town of Summerville were notified of the request but have not responded.

Public Input: At this stage, no public input has been received.

STAFF RECOMMENDATION

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

- A. The PD Development Plan complies with the standards contained in this Article; *Staff response:* The proposed PD guidelines comply with the requirements of this Article.
- B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

Staff response: The Charleston County Comprehensive Plan recommends the Urban/Suburban Mixed Use future land use for 1959 Stokes Avenue, North Charleston (TMS475-14-00-026). This future land use designation "…encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public open spaces and linkages to public transit…." The requested PD guidelines allow for a pervious parking lot of 40 spaces or less, which is not compatible with the mostly residential development on surrounding properties that front Stokes Avenue.

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

The requested PD amendments are not consistent with the *Comprehensive Plan* and the *Charleston County Zoning and Land Development Regulations Ordinance* (ZLDR) and therefore Staff recommends disapproval. If, however, the Planning Commission decides to recommend approval, staff suggests the following conditions of approval:

- <u>Section I, 1st paragraph</u>: Amend the sentence to read: "It is the purpose and intent of these guidelines to set forth the objectives and minimum design standards for the Stokes Tract Parking to allow for a pervious parking lot for the adjacent site, TMS 475-04-00-006, with no more than 40 parking spaces. If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance in effect at the time of development application."
- <u>Section I, 3rd paragraph, 2nd sentence</u>: Amend the sentence to read: "We will designate 40 or less employee parking spaces within the gravel lot and no new paving or impervious surfaces are being proposed, except where required for ADA compliance, therefore there will be no change in the stormwater runoff, or land disturbance activity other than the planting of new landscaping."
- <u>Sections I and II</u>: Delete the words that are struck through.
- <u>Section II, Point E, 1st sentence</u>: Amend the sentence to read: "The proposed parking lot area will work around all existing trees on the site and will preserve green space around the perimeter of the property."
- <u>Section II, Point F, 1st sentence</u>: Amend the sentence to read: "The PD Guidelines will limit the use of the property to allow for a parking area which will result in a more economical network for the adjacent facility."
- <u>Section II, Point G, 1st sentence</u>: Amend the sentence to read: "Currently the property is a gravel covered lot adjacent to an existing scrapyard."

- Section IV, Point A:
 - Amend the first bullet under "A. Land Use" to read: "Parking for the adjacent property (TMS 4750400006) must comply with the Density, Intensity and Dimensional Standards table below."
 - Amend the second bullet under "A. Land Use" to read: "If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance (ZLDR) in effect at the time of development application, and these PD requirements shall not apply."
- <u>Section IV, Point D, 2nd paragraph</u>:
 - Amend the wording to clarify that these buffers will apply if the site is developed as a parking lot.
 - Delete the third sentence.
- <u>Section V, 1st paragraph, 1st sentence</u>: Amend the sentence to read: "If developed as a parking lot for the adjacent site, TMS 475-04-00-006, all development standards not addressed in this PD shall comply with the applicable requirements of the Charleston County ZLDR for the General Office (OG) Zoning District in effect at the time of development application submittal. If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance (ZLDR) in effect at the time of development application, and these PD requirements shall not apply."
- <u>Section V, Point (a), 1st sentence</u>: Amend the sentence to read: "The PD rezoning complies with the County's zoning standards as the proposed parking area is being responsive to the natural characteristics of the land, and is retaining natural open space and not increasing impervious surfaces on the property, except as otherwise required for ADA compliance."
- <u>Section V, Point (c), 1st sentence:</u> Amend the sentence to read: "The proposed parking area will be funded and maintained by the property owner."
- <u>Appendices, Site Plan (Sheet 2 of 5):</u> Amend the plan to show Canopy Trees in the tree island, a reduction in gravel area by the 33" Water Oak tree, and a hard surface pedestrian path from the disabled parking spaces to the property boundary.
- <u>Appendices, Landscape Plan and Circulation/Pervious Area Exhibit (Sheets 3 of 5 and 4 of 5):</u> Amend the plan to show a reduction in gravel area by the 33" WO tree, and a hard surface pedestrian path from the disabled parking spaces to the property boundary.
- <u>Appendices, Site Plan w/ Aerial (Sheet 5 of 5)</u>: Amend the plan to show Canopy Trees in the tree island, a reduction in gravel area by the 33" Water Oak tree, and a hard surface pedestrian path from the disabled parking spaces to the property boundary.

PLANNING COMMISSION MEETING: FEBRUARY 12, 2018

<u>Recommendation:</u> Approval with conditions (vote: 9-0).

- <u>Section I, 1st paragraph</u>: Amend the sentence to read: "It is the purpose and intent of these guidelines to set forth the objectives and minimum design standards for the Stokes Tract Parking to allow for a pervious parking lot for the adjacent site, TMS 475-04-00-006, with no more than 40 parking spaces. If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance in effect at the time of development application."
- <u>Section I, 3rd paragraph, 2nd sentence</u>: Amend the sentence to read: "We will designate 40 or less employee parking spaces within the gravel lot and no new paving or impervious surfaces are being proposed, except where required for ADA compliance, therefore there will be no change in the stormwater runoff, or land disturbance activity other than the planting of new landscaping."
- <u>Sections I and II</u>: Delete the words that are struck through.
- <u>Section II, Point E, 1st sentence</u>: Amend the sentence to read: "The proposed parking lot area will work around all existing trees on the site and will preserve green space around the perimeter of the property."
- <u>Section II, Point F, 1st sentence</u>: Amend the sentence to read: "The PD Guidelines will limit the use of the property to allow for a parking area which will result in a more economical network for the

adjacent facility."

- <u>Section II, Point G, 1st sentence</u>: Amend the sentence to read: "Currently the property is a gravel covered lot adjacent to an existing scrapyard."
- Section IV, Point A:
 - Amend the first bullet under "A. Land Use" to read: "Parking for the adjacent property (TMS 4750400006) must comply with the Density, Intensity and Dimensional Standards table below. Furthermore, no parking space shall be occupied by any vehicle, trailer or container for any period in excess of 24 hours at a time."
 - Amend the second bullet under "A. Land Use" to read: "If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance (ZLDR) in effect at the time of development application, and these PD requirements shall not apply."
- <u>Section IV, Point D, 2nd paragraph</u>:
 - Amend the wording to clarify that these buffers will apply if the site is developed as a parking lot.
 - Delete the third sentence.
- <u>Section IV, Point H</u>: Add a second sentence that reads: "Furthermore, no parking space shall be occupied by any vehicle, trailer or container for any period in excess of 24 hours at a time."
- <u>Section V, 1st paragraph, 1st sentence</u>: Amend the sentence to read: "If developed as a parking lot for the adjacent site, TMS 475-04-00-006, all development standards not addressed in this PD shall comply with the applicable requirements of the Charleston County ZLDR for the General Office (OG) Zoning District in effect at the time of development application submittal. If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance (ZLDR) in effect at the time of development application, and these PD requirements shall not apply."
- <u>Section V, Point (a), 1st sentence</u>: Amend the sentence to read: "The PD rezoning complies with the County's zoning standards as the proposed parking area is being responsive to the natural characteristics of the land, and is retaining natural open space and not increasing impervious surfaces on the property, except as otherwise required for ADA compliance."
- <u>Section V, Point (c), 1st sentence:</u> Amend the sentence to read: "The proposed parking area will be funded and maintained by the property owner."
- <u>Appendices, Site Plan (Sheet 2 of 5):</u> Amend the plan to show Canopy Trees in the tree island, a reduction in gravel area by the 33" Water Oak tree, and a hard surface pedestrian path from the disabled parking spaces to the property boundary.
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- <u>Appendices, Site Plan w/ Aerial (Sheet 5 of 5):</u> Amend the plan to show Canopy Trees in the tree island, a reduction in gravel area by the 33" Water Oak tree, and a hard surface pedestrian path from the disabled parking spaces to the property boundary.

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

Notifications:

A total of 115 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, to owners and occupiers of all properties on Stokes Avenue, and individuals on the North Area Interested Parties List on January 26, 2018. Additionally, this request was noticed in the *Post & Courier* on January 26, 2018.

PUBLIC HEARING: MARCH 13, 2018

Notifications:

A total of 115 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, to owners and occupiers of all properties on Stokes Avenue, and individuals on the North Area Interested Parties List on February 23, 2018. Additionally, this request was noticed in the *Post*

& Courier on February 23, 2018 and a notification sign was posted on the property on February 23, 2018.

Charleston County Zoning Map Amendment Request

Public Hearing – March 13, 2018 Planning and Public Works Committee – March 22, 2018

ZREZ-12-17-00075

- North Area: 1959 Stokes Avenue, North Charleston
- Parcel I.D.: 475-04-00-026
- Request to rezone from the Single Family Residential 4 (R-4) Zoning District to PD-161, The Stokes Tract Parking, Zoning District to allow for a pervious parking lot
- Applicant: Shaun Stroble
 1532 Sterling Oaks Drive, Moncks Corner SC, 29461
- Owner: Donna M. Stroble 211 Summer Lane, Moncks Corner SC, 29461
- Representative: HLA

29A Leinbach Drive, Charleston SC, 29407

- Acreage: 0.667 acres
- Council District: 3

Zoning History

Prior to this request, a zoning map amendment request, ZREZ-03-17-00052, was submitted for consideration. Planning Commission considered this application at its meeting of May 8, 2017 and voted to recommend approval, however, County Council voted to disapprove the application at its meeting of June 20, 2017, with a waiver to the one-year time limit to allow the applicant to apply for a Planned Development for a parking lot, and a waiver of any fees associated with the **Planned Development Application.**





Area Description



The property is zoned Single-Family Residential 4 (R-4) and is currently undeveloped with a mainly gravel surface. Adjacent properties to the south, south-west, west, north-west, north and north-east are either in the City of North Charleston or unincorporated Charleston County and contain either single family dwellings or manufactured housing units. The directly adjoining parcel to the north-east is in the City of North Charleston and contains a Masonic Lodge with accessory parking and outbuildings. The directly adjoining parcel to the west and south-west is in unincorporated Charleston County and contains an Auto and Scrap Metal Salvage Yard.

City of North Charleston Zoning



Aerial View to the North



Aerial View to the West/North-West



ZREZ-12-17-00075



1 – Subject Property

2 – Subject Property



ZREZ-12-17-00075



3 – Adjacent Property (in the City of North Charleston)

4 – Adjacent property (in the City of North Charleston)



Proposed Sketch Plan



PD-161 Requested Guidelines

- Allowed land uses are limited to a maximum 40 space pervious parking lot for the adjacent property, and uses permitted in the Single Family Residential 4 (R-4) Zoning District, in effect at the time of development application.
- If developed as a parking lot, a 20-foot buffer and 25-foot setback is required along Stokes Avenue, and a 15-foot buffer is required along the north-east and south-west property lines, in compliance with ZLDR Article 9.5.
- Access to the site will be provided from Stokes Avenue.
- No buildings or structures for the parking lot are being proposed at this stage, however, any future buildings or structures shall comply with the Architectural Design Guidelines of ZLDR Article 9.6.
- Parking requirements comply with ZLDR Article 9.3.
- No signage associated with the parking lot is proposed at this stage, however, any future signage shall comply with ZLDR Article 9.11.
- A tree survey has been completed and at this stage no Grand Trees are identified for removal. Any future Grand Tree removals will be subject to approval by the Board of Zoning Appeals.

Approval Criteria

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

- A. The PD Development Plan complies with the standards contained in this Article; Staff response: The proposed PD amendments comply with the applicable requirements of this Article.
- B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

Staff response: The Charleston County Comprehensive Plan recommends the Urban/Suburban Mixed Use future land use for 1959 Stokes Avenue, North Charleston (TMS475-14-00-026). This future land use designation "...encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public open spaces and linkages to public transit...." The requested PD guidelines allow for a pervious parking lot of 40 spaces or less, which is not compatible with the mostly residential development on surrounding properties that front Stokes Avenue.

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

Recommendation

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

STAFF RECOMMENDATION: Disapproval

PLANNING COMMISSION RECOMMENDATION: Approval with conditions (vote: 9-0)

Recommended Conditions of Approval:

- <u>Section I, 1st paragraph</u>: Amend the sentence to read: "It is the purpose and intent of these guidelines to set forth the objectives and minimum design standards for the Stokes Tract Parking to allow for a pervious parking lot for the adjacent site, TMS 475-04-00-006, with no more than 40 parking spaces. If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance in effect at the time of development application."
- <u>Section I, 3rd paragraph, 2nd sentence</u>: Amend the sentence to read: "We will designate 40 or less employee parking spaces within the gravel lot and no new paving or impervious surfaces are being proposed, except where required for ADA compliance, therefore there will be no change in the stormwater runoff, or land disturbance activity other than the planting of new landscaping."
- <u>Sections I and II</u>: Delete the words that are struck through.
- <u>Section II, Point E, 1st sentence</u>: Amend the sentence to read: "The proposed parking lot area will work around all existing trees on the site and will preserve green space around the perimeter of the property."
- <u>Section II, Point F, 1st sentence</u>: Amend the sentence to read: "The PD Guidelines will limit the use of the property to allow for a parking area which will result in a more economical network for the adjacent facility."

Recommended Conditions of Approval cont':

- <u>Section II, Point G, 1st sentence:</u> Amend the sentence to read: "Currently the property is a gravel covered lot adjacent to an existing scrapyard."
- <u>Section IV, Point A</u>:
 - Amend the first bullet under "A. Land Use" to read: "Parking for the adjacent property (TMS 4750400006) must comply with the Density, Intensity and Dimensional Standards table below. Furthermore, no parking space shall be occupied by any vehicle, trailer or container for any period in excess of 24 hours at a time."
 - Amend the second bullet under "A. Land Use" to read: "If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance (ZLDR) in effect at the time of development application, and these PD requirements shall not apply."
- <u>Section IV, Point D, 2nd Paragraph</u>:
 - Amend the wording to clarify that these buffers will apply if the site is developed as a parking lot.
 - Delete the third sentence.
- <u>Section IV, Point H</u>: Add a second sentence that reads: "Furthermore, no parking space shall be occupied by any vehicle, trailer or container for any period in excess of 24 hours at a time."
- <u>Section V, 1st paragraph, 1st sentence</u>: Amend the sentence to read: "If developed as a parking lot for the adjacent site, TMS 475-04-00-006, all development standards not addressed in this PD shall comply with the applicable requirements of the Charleston County ZLDR for the General Office (OG) Zoning District in effect at the time of development application submittal. If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance (ZLDR) in effect at the time of development application, and these PD requirements shall not apply."

Recommend Conditions of Approval cont':

- <u>Section V, Point (a), 1st sentence</u>: Amend the sentence to read: "The PD rezoning complies with the County's zoning standards as the proposed parking area is being responsive to the natural characteristics of the land, and is retaining natural open space and not increasing impervious surfaces on the property, except as otherwise required for ADA compliance."
- <u>Section V, Point (c), 1st sentence</u>: Amend the sentence to read: "The proposed parking area will be funded and maintained by the property owner."
- <u>Appendices, Site Plan (Sheet 2 of 5)</u>: Amend the plan to show Canopy Trees in the tree island, a reduction in gravel area by the 33" Water Oak tree, and a hard surface pedestrian path from the disabled parking spaces to the property boundary.
- <u>Appendices, Landscape Plan and Circulation/Pervious Area Exhibit (Sheets 3 of 5 and 4 of 5)</u>: Amend the plan to show a reduction in gravel area by the 33" Water Oak tree, and a hard surface pedestrian path from the disabled parking spaces to the property boundary.
- <u>Appendices, Site Plan w/ Aerial (Sheet 5 of 5)</u>: Amend the plan to show Canopy Trees in the tree island, a reduction in gravel area by the 33" Water Oak tree, and a hard surface pedestrian path from the disabled parking spaces to the property boundary.

Notifications

- January 26, 2018
 - 115 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel, to owners and occupiers of all properties on Stokes Avenue, and individuals on the North Area Interested Parties List.
 - Ad ran in the *Post & Courier*.

• February 23, 2018

- 115 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel, to owners and occupiers of all properties on Stokes Avenue, and individuals on the North Area Interested Parties List.
- Ad ran in the Post & Courier.
- Notification sign posted on the property.

Charleston County Zoning Map Amendment Request

Public Hearing - March 13, 2018 Planning and Public Works Committee – March 22, 2018

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PARCEL ID(8) 47	R-4 _ REQUESTED DISTRICT Get	nevel Office CHARL	ESTON (443) 202-7200 NTY II 1-000-524-7032 Fmr (643) 202-7222		
CITVAREA OF COUNTY North Charleston					
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DEED RECORDED:	BODK C432 PAGE 802	DATE 01/08/2003	ACRES 0.667 Ac	168	
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APPLICANT	Shaun Siroble	R-REPRESENTATIV			
WAIL ADDREES	1532 Starling Oaks Drive	HOME PHONE			
CITY, STATE, ZIP	Moncka Comer, SC 29461	WORK PHONE	(843) 297-3775	seens.	
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OWNER	Donna Marie Stroble				
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MAIL ADDRESS	211 Summer Lance	WORK PHONE			
CITY, STATE, 21P	Mondes Corner, SC 29461	CELL PHONE			
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REPRESENTATIVE	HLA, Inc.	HOME PHONE	the state of		
MAIL ADDRESS	29A Leinbach Drive	WORK PHONE	(843) 763-1166		
CITY, STATE, ZIP	Charleston, SC 28407	CELL PHONE		a	
		States and States	bwhalen@hlainc.com		
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PD Guidelines

Development Guidelines for The Stokes Tract Parking Planned Development

Charleston County, South Carolina

January 8, 2018

No person shall erect or alter any building, structure, or sign within the Stokes Tract Parking except in conformance with the Zoning Ordinance and these Development Guidelines.

I. <u>Statement of Objectives:</u>

It is the purpose and intent of these guidelines to set forth the objectives and minimum design standards for the Stokes Tract Parking to allow for a pervious parking lot, with no more than 40 parking spaces, located within Charleston County (resulting in no required or minimum density).

The site currently contains an existing curb cut and driveway with an access easement that runs across the site to the property behind it. This existing drive allows employees of the adjacent property (TMS 475 04 00 006) to access the site and park their vehicles for the work day. The existing parking situation within the adjacent tract can be unsafe and unorganized and the goal of the Stokes Tract Parking rezoning is to allow the employees of the adjacent property (TMS 475-04-00-006) to use the designated and safe parking area.

The current parking area utilizes the existing curb cut and concrete apron on Stokes Avenue, so there will be no changes or improvements within the public right-of-way. We will designate 40 or less employee parking spaces within the existing gravel lot and no new paving or impervious surfaces are being proposed except where required for ADA compliance, therefore, there will be no change in the stormwater runoff or land disturbance activity other than the planting of new landscaping. A sidewalk on Stokes Avenue exists. Since there is an existing access easement from Stokes Avenue, across the property to the adjacent parcel (TMS 475 04 00 006), there will be no change in traffic patterns within the area.

A County Type S2, 20' wide vegetative buffer will be planted along Stokes Avenue and 15' Type "B" buffer will be installed on two sides of the property, not including the East side that borders the salvage yard as shown on the landscape plan. Parking lot trees will also be added within the designated parking area. The planted buffers will help to screen the existing parking area from the adjacent properties and along Stokes Avenue. All existing trees on site will remain. There will be no site lighting installed as the parking lot is for daytime use. As for utilities there will be no requirements for water and sewer improvements since there are no new facilities or buildings to be constructed.

II. Intent and Results:

The proposed development standards are intended for a single use that will result in an improved design to create a parking lot and to limit the development's use. The proposed standards meet or exceed the goals of the PD standards as outlined in the Zoning and Land Development Regulations (ZLDR) Section 4.14.3.

The proposed standards are intended to define the properties use and define design limitations so as to guarantee the developments use. The following is a summary listing how they are met within the proposed Stokes Tract Parking Master Plan:

A. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots;

The proposed planned development guidelines are specifically written to limit the use to allow for a parking area. By allowing the zoning of this parcel to be modified from R-4 to PD the overall outcome will be more beneficial to the neighbors by creating an aesthetically pleasing parking area and preventing other less desirable uses to occur on this property.

B. A greater freedom in selecting the means to provide access, light, open space and design amenities;

Rezoning the property to a Planned Development zoning will guarantee the development's use is limited to the pervious surface parking area with enhanced landscaped buffers along Stokes Avenue and the adjacent neighbors, excluding the southeast boundary adjacent to the salvage yard on TMS 475-04-00-006. The existing curb cut on Stokes Avenue will continue to utilize the existing ingress/egress easement as the connection to the adjacent parcel to the southeast and the parking spaces will be defined and limited in their location. This will define the connectivity and designate a more direct flow through the site, while the addition of parking lot trees and planted buffers will make this site more attractive for the community.

The plat showing a new 30' ingress egress easement through Lot 2 of G for access to tract A, the McLaughlin tract, states "We hereby dedicate the 30' road ingress/egress easement to the use of the property owners forever. Owners of these lots and their heirs and assigns guarantee its maintenance until such time as it is accepted into a public maintenance system." The plat is dated March 25th, 2010/revised date on May 28th, 2010, and was created by George A.Z. Johnson, JR., Inc.

C. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;

The PD zoning will allow for the pervious surface parking area to remain and not create new land disturbances on the property or the surrounding area. The parking layout is defined to work around the existing trees on site and maintain an optimal amount of green space around the perimeter of the property. Existing trees combined with newly planted landscape buffers and parking lot trees will be incorporated into the requirement guidelines to create an

aesthetically pleasing design and visual buffer that is environmentally sensitive to the site and the existing vegetation.

D. A development pattern in harmony with the applicable goals and strategies of the Comprehensive Plan;

The proposed development pattern is consistent with the goals and strategies of the Comprehensive Plan for Charleston County as it pertains to finding a necessary balance of Economic Development to ensure that communities continue to thrive. The intent of this PD is to allow for the continued evolution of a small business to safeguard and improve the environment for its employees.

E. The permanent preservation of common open space, recreation areas and facilities;

The existing parking lot area works around all existing trees on the site and will preserve green space around the perimeter of the property. Within the maintained natural areas, buffer plantings will be added along the Northeast and Southwest sides of the property and create a visual buffer from Stokes Avenue and the neighbors.

F. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;

The PD guideline will limit the use of the property to only allow a parking area which will result in the more economical network for the adjacent facility. There is no new development infrastructure being proposed within this PD, so there will no new requirements placed upon the utility agencies, streets or school district.

G. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities; and

Currently the property has a gravel lot adjacent to an existing scrapyard. This rezoning will allow for a better quality design outcome for this site and the surrounding community, by providing visual landscape buffers along Stokes Avenue and the neighbor's property lines, while still fulfilling the programming needs for the owner.

H. A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.

Adding definition to the parking area, landscape buffer improvements, inclusive of vehicular/pedestrian circulation and preserved green space, responds directly to the natural features of the site and improves upon the industrial use of the adjacent property.

III. Site Information:

The site is a total of 0.668 acres of land, identified as TMS 475-04-00-026 and located on Stokes Avenue approximately 1,518' northeast of Rivers Avenue/US Highway 52. There is a total of 0.668 highland acres and 0.00 Ac of freshwater wetlands on this property.

To the North and South, the property is bound by two (2) parcels that fall within the City of North Charleston and are zoned R-1, single family residential. On the East side, the adjacent parcel falls within Charleston County and is zoned light industrial. On the West side the property is bordered by Stokes Avenue.

IV. <u>Development Standards:</u>

A. Land Use:

The following land use types will be allowed:

- Parking for adjacent property (TMS 475 04 00 006), comply with table below.
- R4 uses (must be consistent with R4 standards in effect at the time of development application. Accessory structures and use are allowed per the ZLDR if developed under R4.)

Table of Density, Intensity and Dimensional Standards:

PD – The Stokes Tract Parking			
Density/intensity and Dimensional Standards			
MAXIMUM DENSITY	N/A		
MINIMUM LOT AREA	N/A		
MINIMUM LOT WIDTH	N/A		
MINIMUM SETBACKS			
Front/Street Side	25 feet		
Interior Side	5 feet		
Rear	5 feet		
OCRM Critical Line	N/A		
Accessory Structures	N/A		
MAXIMUM BUILDING COVER	N/A		
MAXIMUM HEIGHT	N/A		

B. Maximum Density and Structures:

If developed as a parking lot, no density or structures are being proposed for this site.

C. Dimensional Standards:

The dimensional standards for the parking area shall comply with the development standards set forth in the ZLDR Section 9.3.

D. Architectural and Landscaping Design Standards:

If developed as a parking lot, no buildings or architecture are being proposed. The development is to comply with the Architectural Design Guidelines of ZLDR Section 9.6.

The landscape concept incorporates the existing framework of significant trees along the edges of the property into the buffer plantings and open space areas. A 20' S2 buffer will be provided along Stokes Avenue, per ZLDR Article 9.5.4 Landscape Buffers, and a Type "B" buffer will be installed along two sides of the property not including the East side that borders the salvage yard. These buffers are not required if developed as R4. Parking islands with canopy trees shall be provided per the standards set forth in the ZDLR Section 9.5.

E. Access:

Vehicular access to the property will be provided via an existing curb cut on Stokes Avenue to the west of the site. A paved driveway apron to access the property is required (one is existing), as well as the repair of any existing sidewalk damage from previous use.

Letter of coordination with SCDOT included, no encroachment permit needed at this time. The SCDOT letter of coordination states that as long as there is no work in the DOT right-of-way, no encroachment permit is needed, however, if one is required, the applicant shall be required to obtain such permit.

F. Areas Designated for Future Use:

Site shall remain in a natural state until such time as development permits are approved.

G. Signs/Graphic Systems:

No signage associated with the parking area is proposed. However, if signage is required in the future, it shall be minimal and unobtrusive in scale, color and material, and will comply with the requirements of the ZLDR Article 9.11, Signs.

H. Parking:

The development will abide by the requirements of the ZLDR Article 9.3, Off-Street Parking and Loading.

I. Resource Areas:

The development shall protect as many natural resources such as mature trees and buffer areas as possible. The development will meet the standards and guidelines set forth in ZLDR Article 9.4, Tree Protection and Preservation.

J. Tree Protection and Preservation

The development will meet the standards and guidelines set forth in ZLDR Article 9.4, Tree Protection and Preservation for the preservation of all trees on site, including the three existing

Grand Trees. We will ensure that the defined parking area will not impede on Grand Trees and that proper barricades are used.

K. Impact Assessment:

The proposed development plan for this parcel is for a parking area with 40 spaces or less. There will be no structures, so no water or sewer improvements or access will be needed on site. The parking area will be for daytime use, so no sight lighting is needed, but any future site lighting provided will comply with lighting guidelines set forth in the ZLDR, Article 9.6. The development will have minimal to no impact on existing public facilities and services. See Traffic Summary, below, for information on trip generation approximation.

L. Traffic Summary:

The owner of the noted tract (TMS # 475-04-00-026) has commissioned the preparation of a traffic summary to establish the impact of the use of 30 parking spaces on Stokes Avenue. This 0.667 acre site has access from Stokes Avenue via an existing access easement that bisects the tract and provides access to the adjacent tract (TMS 475-04-00-006.) The existing access easement area is currently gravel with a concrete apron at the entrance on Stokes Avenue. Using the understanding that approximately 30 employees regularly utilize this cross circulation drive to park on the adjacent tract beyond the subject property and there are currently no existing traffic problems, helps us to understand the negligible impact of the traffic from the employees that would be utilizing the parking area.

These 30 employees produce no more than 4 ADT (average daily trips) per weekday as per ITE guidelines, this totals 120 ADT per weekday. Stokes Avenue is a low traffic local road functioning at a high level of service with only 2,000 ADT per weekday. The 120 ADT per weekday proposed from the employees using the parking lot cause an impact of 120 ADT/2,000 ADT or approximately 6%. This is a negligible amount of traffic on a low traffic road and does not cause any decrease of level of service especially since the same employees currently drive through this same access easement every day already.

M. Development Schedule:

The parking area definition and landscape improvements shall be installed in one phase.

N. Open Space:

The parking area definition preserves the existing natural resources surrounding the parking area. Uses within the open space areas will be limited to passive recreational activities.

O. Stormwater and Drainage

The planned development shall comply with all Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements. For site locations within sensitive drainage basins prone to flooding, additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing

conveyances. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction.

Applicant shall comply with Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater Permits. Utilization of approved and permitted Low Impact Design elements is encourages within a comprehensive site Master Drainage Plan.

P. Signs/Graphic Systems

No signage is currently being proposed for this site. All signage shall comply with sign requirements and regulations of the ZLDR Article 9.11, Signs, at the time of application.

V. <u>Compliance with the ZLDR:</u>

The developer will comply with all processes included in the Charleston County ZLDR, as attached for the OG zoning district in effect at time of application, except for those standards specifically addressed in the PD. Additionally, the developer agrees to proceed with development in accordance with the provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the applicable PD zoning district.

The provisions of the ZLDR Article 3.10, Variances, of the ZLDR, shall not apply to the planned development and all major changes to the planned development must be approved by County Council. Tree variances may be granted in accordance with the ZLDR.

In accordance with ZLDR Section 4.23.9(E)(9), Approval Criteria, the following is a response as to how the proposed plan and design standards comply with the three primary criteria.

(a) The PD Development complied with the standard contained in the ZDLR Article 4.23.9(E)(9), PD, Planned Development District.

The PD rezoning complies with the Counties zoning standards as the definition of the existing parking area is being responsive to the natural characteristics of the land and is retaining natural open space and not increasing the impervious surfaces on the property. The limitation of the land use will not affect the standards of the underlying zoning district pertaining to density, lots size, location, arrangement of buildings and lot dimensions.

(b) The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents.

The definition of the parking area is consistent with the goals, objectives and intent of the Comprehensive Plan. These PD guidelines will limit the intensity of the land use to only allow for a parking area for the use of the adjacent property, also in
December 2017

Charleston County. The natural resources of the property are also being preserved as the existing trees will be worked around and minimal land disturbance activity will happen on the property with the exception of the installation of parking islands and landscape buffers along both Stokes Avenue and the adjacent neighbor's property, excluding the southeast boundary to TMS 475-04-00-006.

(c) The Town 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.

The designation of the existing parking area will be funded and maintained by the property owner. This PD rezoning will guarantee no additional provisions will be placed or required by any public facilities and services.

VI. <u>Historic and Archaeological Survey:</u>

According to the SC ArchSite (scarchsite.org), there are no eligible or significant resources apparent at the site that would require additional evaluation. See attached map of the site from SC ArchSite.

VII. Letters of Coordination:

There are no structures proposed, so there is no need for water or sewer coordination. Letters of coordination from SCDOT, CARTA, Charleston County Sheriff's Office and Charleston County EMS have been included.

VIII. <u>Wetland Survey:</u>

There are 0.00 Ac wetlands on this parcel of land. A letter from USACE has been received and is included in the PD.

THE STOKES TRACT PARKING LOT

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PLAT BOOK L, PAGE 127. CHARLESTON COUNTY RMC.2. PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED MARCH 2, 1997. RECORDED IN PLAT BOOK AN, PAGE 017. CHARLESTON COUNTY RMC.	/
 PLAT BY DAVIS & FLOYD, INC. DATED FERUARY 28, 1984. RECORDED IN PLAT BOOK AZ, PAGE 193. CHARLESTON COUNTY RMC. 	
4. PLAT BY W.L. GAILLARD DATED FEBRUARY 23, 1984. RECORDED IN PLAT BOOK BA, PAGE 029. CHARLESTON COUNTY RMC.	EXISTING CONCRETE
 5. PLAT BY C.E. DROZE DATED JULY 3, 1984. RECORDED IN PLAT BOOK CB, PAGE 133. CHARLESTON COUNTY RMC. 6. PLAT BY ENGINEERING, SURVEYING & PLANNING, INC. DATED 	DRIVEWAY
OCTOBER 29, 1985. RECORDED IN PLAT BOOK BK, PAGE 092. CHARLESTON COUNTY RMC.	
 7. PLAT BY TRC TRIANGLE DATED APRIL 28, 2003. RECORDED IN BOOK DD, PAGE 657. CHARLESTON COUNTY RMC. 8. PLAT BY A 7. JOHNSON IR INC. DATED OCTOBER 10, 2008. 	
 PLAT BY A.Z. JOHNSON, JR., INC. DATED OCTOBER 10, 2008. RECORDED IN PLAT BOOK EL, PAGE 351. CHARLESTON COUNTY RMC. PLAT BY A.Z. JOHNSON, JR., INC. DATED MARCH 20, 2010. 	
9. PLAT BY A.Z. JOHNSON, JR., INC. DATED MARCH 20, 2010. RECORDED IN PLAT BOOK S10, PAGE 0181. CHARLESTON COUNTY RMC.	
NOTES	
 TMS NO. 475-04-00-005 & 026. AREAS DETERMINED BY COORDINATE METHOD. 	
 NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY. PROPERTY IS LOCATED IN FLOOD ZONE X AS PER FEMA MAP NUMBER 45010002051 COMMUNITY DANEL 450042 0205 1 	
NUMBER 45019C0295J, COMMUNITY PANEL 450042 0295 J. EFFECTIVE DATE NOVEMBER 17, 2004.	
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TYPE "B" LANDSCAPE BUFFER: (15' DEPTH MINIMUM, REQUIIREMENTS PER 100 LF) 3 CANOPY TREES 4UNDERSTORY TREES 20 ORNAMENTAL SHRUBS

TYPE "S2" LANDSCAPE BUFFER: (20' DEPTH MINIMUM, REQUIIREMENTS PER 100 LF) 2 CANOPY TREES 4UNDERSTORY TREES 30 ORNAMENTAL SHRUBS 2 STREET TREES

-15' TYPE "B" BUFFER

- PILE OF STONE

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<u>Plant material provided (176 lf):</u> 4 canopy trees (i existing) 7 understory trees 34 ornamental shrubs





CENTERLINE OVERHEAD POWER LINE



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IPFO BOUNDARY LINE & CORNER FOUND (AS DESCRIBED) BOUNDARY LINE & CORNER SET (5/8" REBAR) ----- ---- ADJACENT BOUNDARY LINE ----- RIGHT OF WAY LINE ---- --- EASEMENT LINE (AS DESCRIBED) ----- CENTERLINE · OVERHEAD POWER LINE

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/ -	LEANING
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REFERENCES

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POWER POLE

UTILITY POLE

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NOTES

- 1. TMS NO. 475-04-00-005 & 026.
- 2. AREAS DETERMINED BY COORDINATE METHOD.
- 3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS PER FEMA MAP NUMBER 45019C0295J, COMMUNITY PANEL 450042 0295 J. EFFECTIVE DATE NOVEMBER 17, 2004.



SC ArchSite SCIAA + SCDAH

Public View Map



SC ArchSite SCIAA + SCDAH

Public View Map



COMMUNITY WORKSHOP NOTICE

You are invited to attend an informal community workshop regarding the Planned Unit Development rezoning of B&D Scrap Metal, Inc.'s front property. (TMS #475-04-00-005)

The Community Workshop will be held on

Wednesday, July 26, 2017

at

B&D Scrap Metal, Inc.

1951 Stokes Ave. Charleston, SC 29405 (behind Trident Technical off of Rivers Road)

from

6 pm to 7 pm



CHARLESTON AREA REGIONAL TRANSPORTATION AUTHORITY

December 1, 2017

Ms. Gret Mackintosh, ASLA, RLA, LEED AP 29A Leinbach Drive Charleston, SC 29407

Re: Letter of Coordination - 1951 Stokes Ave, North Charleston

Dear Ms. Mackintosh:

Thank you for contacting us regarding your client's project located at 1951 Stokes Ave, North Charleston, SC 29406, SC, also known as Charleston County TMS #475-04-00-026. Currently, there are no bus stops located on this parcel or transit service along this portion of Stokes Ave. Therefore, no further approvals are required by CARTA.

Thank you again,

Jeffrey Burns

Senior Planner

1362 McMillan Avenue - Suite 100, North Charleston, SC 29405 Tel: (843) 529-0400 | Fax: (843) 529-0305 www.ridecarta.com



843.202.6700 Fax: 843.202.6712 dabrams@charlestoncounty.org Lonnic Hamilton, III Public Services Building 4045 Bridge View Drive, Suite B309 North Charleston, SC 29405-7464

DAVID ABRAMS, J.D., NREMT-P Director

DATE: October 25, 2017

TO: Gret Mackintosh, ASLA, RLA, LEED AP Landscape Architect/Project Manager

RE: Letter of Acknowledgement

Dear Gret:

This is a letter to acknowledge EMS is in receipt of your event request for your rezoning. Charleston County EMS makes no objection, and see no reason to have medical standby.

If you require anything further from this department, please feel free to contact me.

All the best, David Abrams,

Director



October 23, 2017

Donna Stroble 1951 Stokes Ave. North Charleston, SC 29406

Re: Existing Driveway Access Use for TMS Nos. 475-04-00-026 located on Stokes Ave (S-10-2391)

Ms. Stroble,

This letter is to inform you that the Department has reviewed the request for driveway access use for coordination at the request of Charleston County. The property TMS number 475-04-00-026, an approximately 0.688 Acre site, contains one existing driveway that is being used to access a gravel parking area. All pertinent personnel at SCDOT have reviewed the use of the existing driveway and have determined that it meets current SCDOT standards. Please note that no material is to be allowed to collect on the roadway from vehicles leaving the parking area and that the shoulder of the road is to be graded and maintained.

Our knowledge of this property is that no changes in use of the property are being proposed, nor will any construction activity be performed in the SCDOT right of way. Therefore, an encroachment permit is not required at this time. However, know that at such a time when the property will be developed, upgraded driveways may be necessary and a permit package shall be submitted to the SCDOT for review.

If it is the intent of the owner(s) to improve, relocate, or modify any existing driveways now or in the future or to construct an additional driveway then an encroachment permit package must be submitted for review. Also, any future development of the property (buildings, paving, utilities, etc.) will necessitate an encroachment permit and Department review as well. All encroachment permits must meet the requirements set forth in the Access and Roadside Management Standards (ARMS) Manual. A copy of the ARMS Manual can be found at: www.scdot.org/doing/trafficengineering.shtml#accessRoadside

Thank you for your cooperation and if you have any questions concerning this issue, please feel free to contact me.

Sincerely,

Steven Canaday Assistant Maintenance Engineer SCDOT – District 6 (843) 745-7454

cc: File/Charleston Maintenance



Office of the Sheriff



County of Charleston

Sheriff J. Al Cannon, Jr.

November 21, 2017

Charleston County Planning and Zoning Department 4045 Bridgeview Drive North Charleston, SC 29405

Re: Letter of Coordination

To whom it may concern:

This letter is to acknowledge that the Charleston County Sheriff's Office is aware that a gravel parking lot will be constructed off Stoke Avenue for the intended purpose of creating more parking for the employees of the salvage yard. If you have any additional questions about this project please contact Gret Mackintosh at 843.763.1166 ext. 31.

Major Eric/Watson

Public Information Officer 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



DEPARTMENT OF THE ARMY CHARLESTON DISTRICT, CORPS OF ENGINEERS 69A HAGOOD AVENUE CHARLESTON, SOUTH CAROLINA 29403-5107

Regulatory Division

NOV 1 4 2017

Mr. Barry Whalen HLA, Inc. 29 A. Leinbach Drive Charleston, South Carolina 29407

Dear Ms. Whalen:

This letter is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2017-01705) received in our office on October 24, 2017, for a 0.667-acre site located at 1951 Stokes Avenue, North Charleston, Charleston County, South Carolina (Latitude: 32.9250 °N, Longitude: -80.0274 °W). The site in question is shown on the enclosed map entitled "The Stokes Tract Parking Lot" and dated October 24, 2017. An AJD is used to indicate that this office has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344).

Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, and soil survey information this office has determined that the referenced site, as shown on the referenced map, does not contain any aquatic resources, including aquatic resources that would be subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA and, as such, Department of the Army (DA) authorization will not be required for mechanized land clearing, excavation, or the placement of dredged or fill material on this site.

Enclosed is a form describing the basis of jurisdiction for the area(s) in question. It should also be noted that some or all of these areas may be regulated by other state or local government entities. Specifically, you are encouraged to contact the South Carolina Department of Health and Environmental Control, Bureau of Water or the Department of Ocean and Coastal Management, to determine the limits of their jurisdiction.

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

This AJD has been conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD 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.

In all future correspondence concerning this matter, please refer to file number SAC-2017-01705. 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 Delmetria Taylor, at 843-329-8055.

Sincerel **Biologist**

Enclosures: Dry Land Approved Jurisdictional Determination Form Notification of Appeal Options "The Stokes Tract Parking Lot"

Copies Furnished:

Mr. Shaun Stroble 1532 Sterling Oaks Drive Moncks Corner, South Carolina 29461

South Carolina Department of Health and Environmental Control Bureau of Water 2600 Bull Street Columbia, South Carolina 29201

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

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Erit Meyes Chierson

MEMORANDUM

TO: Planned Development Applicatilia

FROM: Eric Meyer, Chalman, Chadeater County Planning Commission

DATE: March 14, 2011

SUBJECT: Community Outreach and Planned Development Applications

We highly recommend that applicants for zoning change requests to the Planned Development (PD) Zoning District work with the community to inform them of the request, in order to potentially gain their support for such projects.

Your signature below indicates that you have read and understood this recommendation.

Stoble na Marie 1-6-18

Applicant Signature

1/2/18

Date

Reference Zoning Change Request

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270/04