

# **AGENDA**

## **PLANNING/ PUBLIC WORKS COMMITTEE**

**10/03/19**

Teddie E. Pryor, Chairman  
Henry E. Darby  
Jenny Costa Honeycutt  
Anna B. Johnson  
Brantley Moody  
Vic Rawl  
Herb Sass  
Dickie Schweers  
Elliott Summey

**AGENDA**  
**PLANNING/PUBLIC WORKS COMMITTEE**  
**October 3, 2019**  
**5:00 PM**

1. MINUTES OF SEPTEMBER 12, 2019
2. PD-88, EDISTO ESTATES II, TO PD-88A  
(ADAMS RUN/PARKERS FERRY AREA) - Request to Amend  
Miller/Evans

**1.**

# **MINUTES**

# CHARLESTON COUNTY COUNCIL

## MEMORANDUM

TO: Members of Planning/Public Works Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: September 27, 2019

SUBJECT: Planning/Public Works Committee Minutes

At the Planning/Public Works Committee meeting of October 3, 2019, the draft minutes of the September 12, 2019 Planning/Public Works Committee meeting will be presented for approval.

**2.**

**PD-88 EDISTO  
ESTATES TO PD-  
88A**

# **Post & Courier**

## **CHARLESTON COUNTY COUNCIL ZONING MAP AMENDMENT PUBLIC HEARING RESCHEDULED**

**Tuesday, September 24, 2019, 6:30 PM**

Charleston County Council will hold a public hearing at 6:30 pm on Tuesday, September 24, 2019, in County Council Chambers (second floor of Lonnie Hamilton, III, Public Services Building, 4045 Bridge View Drive, N. Charleston, SC 29405) on the following Zoning Map Amendment Request. This hearing was postponed from September 10, 2019.

Request to amend PD-88, Edisto Estates II, to PD-88A, Edisto Estates II, to allow accessory structures on 86.51 total acres. (TMS: 108-00-00-001, -020, -021, -022, -023, -025, -026, -027, -028, -029, -030, -031, -032, -034, -035, -036, -037, -038, -039, -040, -041, -042; addresses: 7159, 7225, 7241, 7253, 7269, 7275, 7219, 7209, 7201/7203, 7189, 7175, 7200, 7210, 7218, 7224, 7230, 7236, 7240, 7242, and 7254 Parkers Ferry Road; 8995 and 8987 Greenwood Road).

For more details, visit [www.charlestoncounty.org](http://www.charlestoncounty.org) or contact 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

# **Post & Courier**

## **CHARLESTON COUNTY COUNCIL ZONING MAP AMENDMENT PUBLIC HEARING**

**Tuesday, September 10, 2019, 6:30 PM**

**RESCHEDULED**

Charleston County Council will hold a public hearing at 6:30 pm on Tuesday, September 10, 2019, in County Council Chambers (second floor of Lonnie Hamilton, III, Public Services Building, 4045 Bridge View Drive, N. Charleston, SC 29405) on the following Zoning Map Amendment Request:

ZREZ-06-19-00101: Request to amend PD-88, Edisto Estates II, to PD-88A, Edisto Estates II, to allow accessory structures on 86.51 total acres. (TMS: 108-00-00-001, -020, -021, -022, -023, -025, -026, -027, -028, -029, -030, -031, -032, -034, -035, -036, -037, -038, -039, -040, -041, -042; addresses: 7159, 7225, 7241, 7253, 7269, 7275, 7219, 7209, 7201/7203, 7189, 7175, 7200, 7210, 7218, 7224, 7230, 7236, 7240, 7242, and 7254 Parkers Ferry Road; 8995 and 8987 Greenwood Road).

For more details, visit [www.charlestoncounty.org](http://www.charlestoncounty.org) or contact 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

**Planned Development Amendment Request:  
ZREZ-06-19-00101, PD-88A Edisto Estates II  
Case History**

**Public Hearing: September 24, 2019  
PPW Committee: October 3, 2019  
1<sup>st</sup> Reading: October 8, 2019  
2<sup>nd</sup> Reading: October 22, 2019  
3<sup>rd</sup> Reading: November 12, 2019**

**CASE INFORMATION**

Location: 7159, 7225, 7241, 7253, 7269, 7275, 7219, 7209, 7201/7203, 7189, 7175, 7200, 7210, 7218, 7224, 7230, 7236, 7240, 7242, and 7254 Parkers Ferry Road; 8995 and 8987 Greenwood Road. (Adams Run/Parkers Ferry Area)

Parcel Identification: TMS 108-00-00-001, -020, -021, -022, -023, -025, -026, -027, -028, -029, -030, -031, -032, -034, -035, -036, -037, -038, -039, -040, -041, and -042

Council District: 8

Property Size: Total 86.51 acres

Application: Request to amend PD-88, Edisto Estates II, to PD-88A, Edisto Estates II, to allow accessory structures.

Zoning History:

PD-88 was approved in January 2003 for a low-density residential subdivision containing single-family dwellings and manufactured homes, accessory dwelling units and green space.

To date, 14 parcels have been developed with either single family residences or manufactured homes on TMS 108-00-00-001, -021, -028, -029, -030, -031, -032, -034, -035, -036, -037, -039, -041, and -042. Undeveloped parcels are 108-00-00-020, -022, -023, -025, -026, -027, -038, and -040.

Adjacent Zoning:

Adjacent properties are either included in the Parkers Ferry Overlay Zoning District (PF-O) or zoned Resource Management (RM). Uses surrounding the property include single-family dwellings or are undeveloped.

Overview of Requested PD Guidelines

The applicant is requesting to amend the Planned Development, PD-88, Edisto Estates II, Zoning District to the Planned Development, PD-88A, Edisto Estates II, Zoning District to allow accessory structures.

Specifically, PD-88A requests the following:

- Allowance of up to two accessory structures on each parcel.
- 5' minimum side setback for garages and sheds, while maintaining the existing setback conditions for rear (50') and front (200' for lots 5-10 and 50' for lots 11-22) setbacks.

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

Public Input: No public input has been received at this stage.



## 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 amendment to the Planned Development 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:* Prior to the adoption of PD-88, the parcels were zoned AG-10. This PD application amendment request is consistent with the accessory structure requirements of the ZLDR Article 6.5.

Additionally, the adjacent Parkers Ferry Overlay Zoning District does not specify an allowed maximum number of accessory structures, instead its calculation for allowable accessories is based on building lot coverage of 30%. This PD amendment request is also consistent with the adjacent Parkers Ferry Overlay Zoning District requirements.

**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 proposed amendment to PD-88 to allow for accessory structures is consistent with the existing development. Previous letters of coordination provided for the Planned Development remain satisfactory and do not need to be updated to account for the proposed use.

**The requested PD amendment is consistent with the Comprehensive Plan and the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) and therefore Staff recommends approval with the following conditions:**

- **Sec. II, Land Use, 2<sup>nd</sup> sentence:** Change language to state: “The project consists of ~~48~~ 22 single-family lots.”
- **Sec. II, Land Use, 3<sup>rd</sup> sentence:** Change language to state: “Approximate lot sizes range from 2 to 12 acres, and allow one main dwelling, one accessory dwelling and up to two accessory structures, not to exceed a total of 30% lot coverage.”
- **Sec. III, Setback Criteria, 1<sup>st</sup> sentence:** Change the language to include Lots 1-4 and 23: “Building setbacks will be as follows: 20’ side setback for all lots, 50’ rear setback for all lots, 200’ front setback for lots 1 5-10 and 23, and 50’ front setbacks for lots 11-22.”
- **Sec. VII, Streets, 1<sup>st</sup> sentence:** Change the language to include Lots 1-4 and 23: “Access for the project is from Parker’s Ferry Road for Lots 1 5-10 and 13-22 23, and from Greenwood Road for Lots 11-13.

## PLANNING COMMISSION MEETING: AUGUST 12, 2019

Recommendation: Approval with conditions, 8-0 (with 1 absent).

Notifications:

263 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Parkers Ferry Interested Parties List on July 26, 2019. Additionally, this request was noticed in the *Post & Courier* on July 26, 2019.

**PUBLIC HEARING: SEPTEMBER 24, 2019 (rescheduled from September 10, 2019)**

Speakers: The applicant spoke in support of the amendment. No one spoke in opposition.

Notifications:

263 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Parkers Ferry Interested Parties List on August 23, 2019. Additionally, this request was noticed in the *Post & Courier* on August 23, 2019.

An additional 263 letters were sent out on August 29, 2019, and noticed in the *Post & Courier* on September 2, 2019, notifying of the rescheduled Public Hearing date.



# **Charleston County Planned Development Amendment Request**

**Public Hearing – September 24, 2019**

**PPW Committee – October 3, 2019**

# ZREZ-06-19-00101

- Adams Run Area: 7159, 7225, 7241, 7253, 7269, 7275, 7219, 7209, 7201/7203, 7189, 7175, 7200, 7210, 7218, 7224, 7230, 7236, 7240, 7242, and 7254 Parkers Ferry Road; 8995 and 8987 Greenwood Road
- Parcel I.D.: TMS 108-00-00-001, -020, -021, -022, -023, -025, -026, -027, -028, -029, -030, -031, -032, -034, -035, -036, -037, -038, -039, -040, -041, and -042
- Request to rezone from the Planned Development, PD-88, Edisto Estates II, Zoning District to the Planned Development, PD-88A, Edisto Estates II, Zoning District to allow accessory structures.
- Applicant: Tobin Stewart  
895 Robert E. Lee Blvd., Charleston, SC 29412
- Acreage: 86.51 acres
- Council District: 8

# ZREZ-06-19-00101

- Owners:

Joseph Laban and Jeannine Laban	7159 Parkers Ferry Rd, Adams Run
Jeannine D Laban and Joseph F. Laban	7189 Parkers Ferry Rd, Adams Run
Larry Cremeans and Nancy Cremeans	7201 & 7203 Parkers Ferry Rd, Adams Run
Anna V. Sandifer and Gregory L. Sandifer, Jr.	7209 Parkers Ferry Rd, Adams Run
Joshua David Evans and Jessica Poole Evans	7275 Parkers Ferry Rd, Adams Run
Parkers Ferry West LLC	7219 Parkers Ferry Rd, Adams Run
David S Bell Sr	7225 Parkers Ferry Rd, Adams Run
John Brillinger	7241 Parkers Ferry Rd, Adams Run
Richard Wilder and Marlene E Hontz	7253 Parkers Ferry Rd, Adams Run
Richard Wilder and Marlene E Hontz	7269 Parkers Ferry Rd, Adams Run
Stewart Living Trust (Tobin & Dawn Stewart)	7175 Parkers Ferry Rd, Adams Run
Shannon E Tilman and Kenneth Lee Johnson	7200 Parkers Ferry Rd, Adams Run
Raymond J Hardwick Jnr Trust and Nancy E Hardwick Trust	7210 Parkers Ferry Rd, Adams Run
William Kevin Oliver	7218 Parkers Ferry Rd, Adams Run
Alfred L Valenzuela	7224 Parkers Ferry Rd, Adams Run
Tracii Blade and Shirley Blade	7230 Parkers Ferry Rd, Adams Run
Norma H Field and Christopher J Field	7236 Parkers Ferry Rd, Adams Run
Pamela L. Forrester and William R. Forrester	7240 Parkers Ferry Rd, Adams Run
William L Grampus	7242 Parkers Ferry Rd, Adams Run
Jamie L Buchan and Daniel E Buchan	7254 Parkers Ferry Rd, Adams Run
Nicole Lee Summers, Ginger R. Summers, and Joseph E. Summers	8995 Greenwood Rd, Adams Run
Robert M Suggs Sr	8987 Greenwood Rd, Adams Run

# Zoning History

- PD-88 was approved in January 2003 for a low-density residential subdivision containing single family dwellings and manufactured homes, accessory dwelling units and green space.
- To date, 14 parcels have been developed with either single family residences or manufactured homes on TMS 108-00-00-001, -021, -028, -029, -030, -031, -032, -034, -035, -036, -037, -039, -041, and -042.
- Undeveloped parcels are 108-00-00-020, -022, -023, -025, -026, -027, -038, and -040.

# PD-88 Current Sketch Plan

PREPARED BY:

SGA architecture  
456 KING STREET  
CHARLESTON, SC

PREPARED FOR:

EDISTO ESTATES LLC,  
CHARLESTON, SC

## DEVELOPMENT SUMMARY:

TOTAL LOTS:	18
TOTAL ACREAGE:	86.58 ACRES
TOTAL BUILDABLE AREA:	16.53 ACRES
PERCENTAGE OF GREEN SPACE:	81%

## LEGEND:



BUILDABLE  
AREA



WETLANDS  
AREA

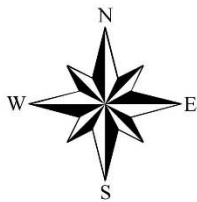


## EDISTO ESTATES II

CHARLESTON COUNTY, SOUTH CAROLINA

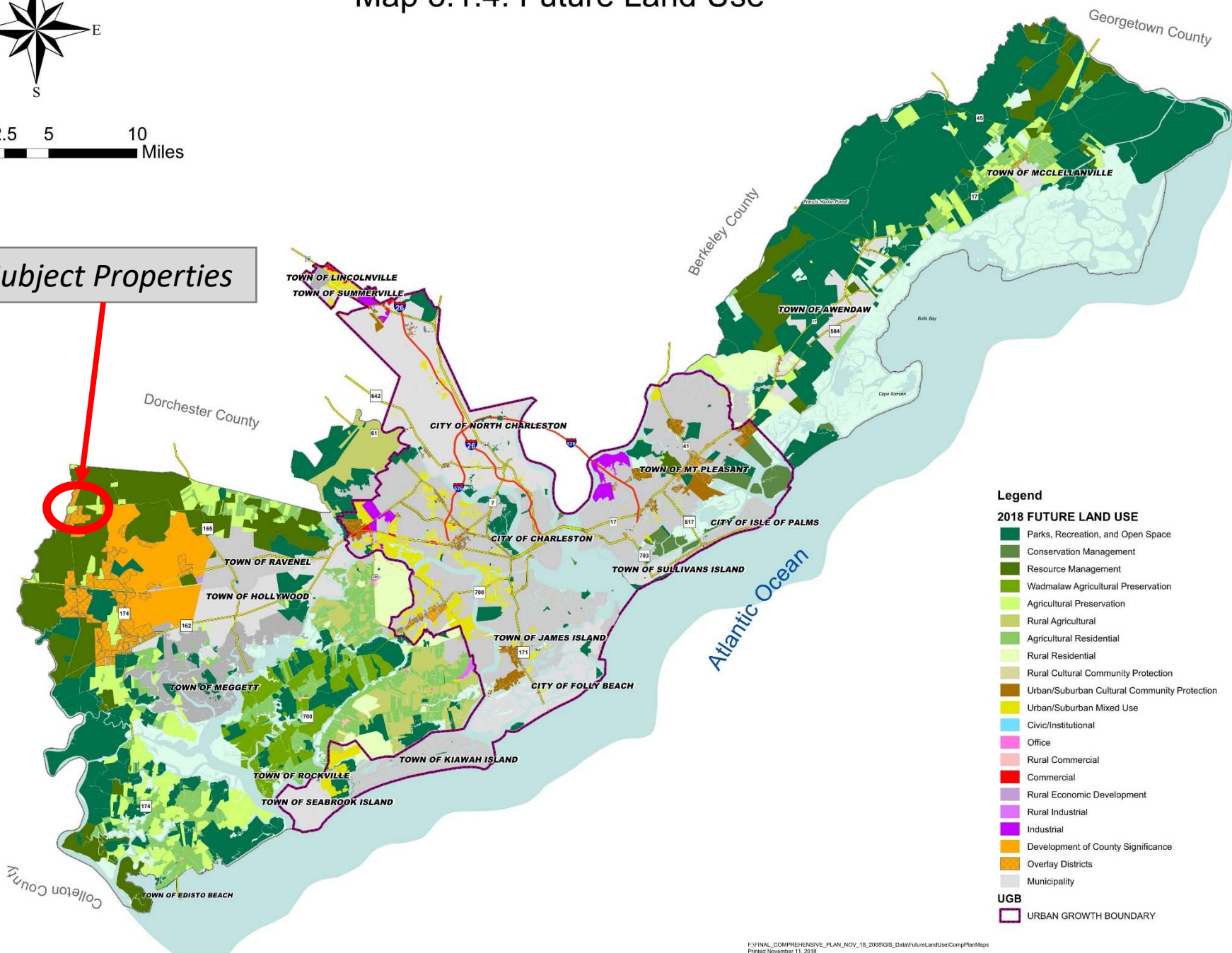
\*THIS PLAN IS INTENDED FOR GRAPHIC PURPOSES ONLY,  
AND DOES NOT DENOTE FINAL LAYOUT OF LOT LINES,  
ROADS, SEPTIC FIELDS, ETC.

# Map 3.1.4: Future Land Use



0 2.5 5 10 Miles

**Subject Properties**



- Legend**
- 2018 FUTURE LAND USE**
- 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
  - Development of County Significance
  - Overlay Districts
  - Municipality
- UGB**
- URBAN GROWTH BOUNDARY



**Future Land Use Recommendations: Parkers Ferry  
Charleston County Comprehensive Plan (2018)**

**SUBJECT PROPERTIES  
PD-88 Edisto Estates II**





**COLLETON  
COUNTY**

**GREENWOOD RD**





**PARKERS FERRY RD**

**BULL RUN LN**


**LEGEND**

-  Case
-  Colleton County
-  Overlay District Boundaries
-  Parcel Boundaries

**Zoning Districts**

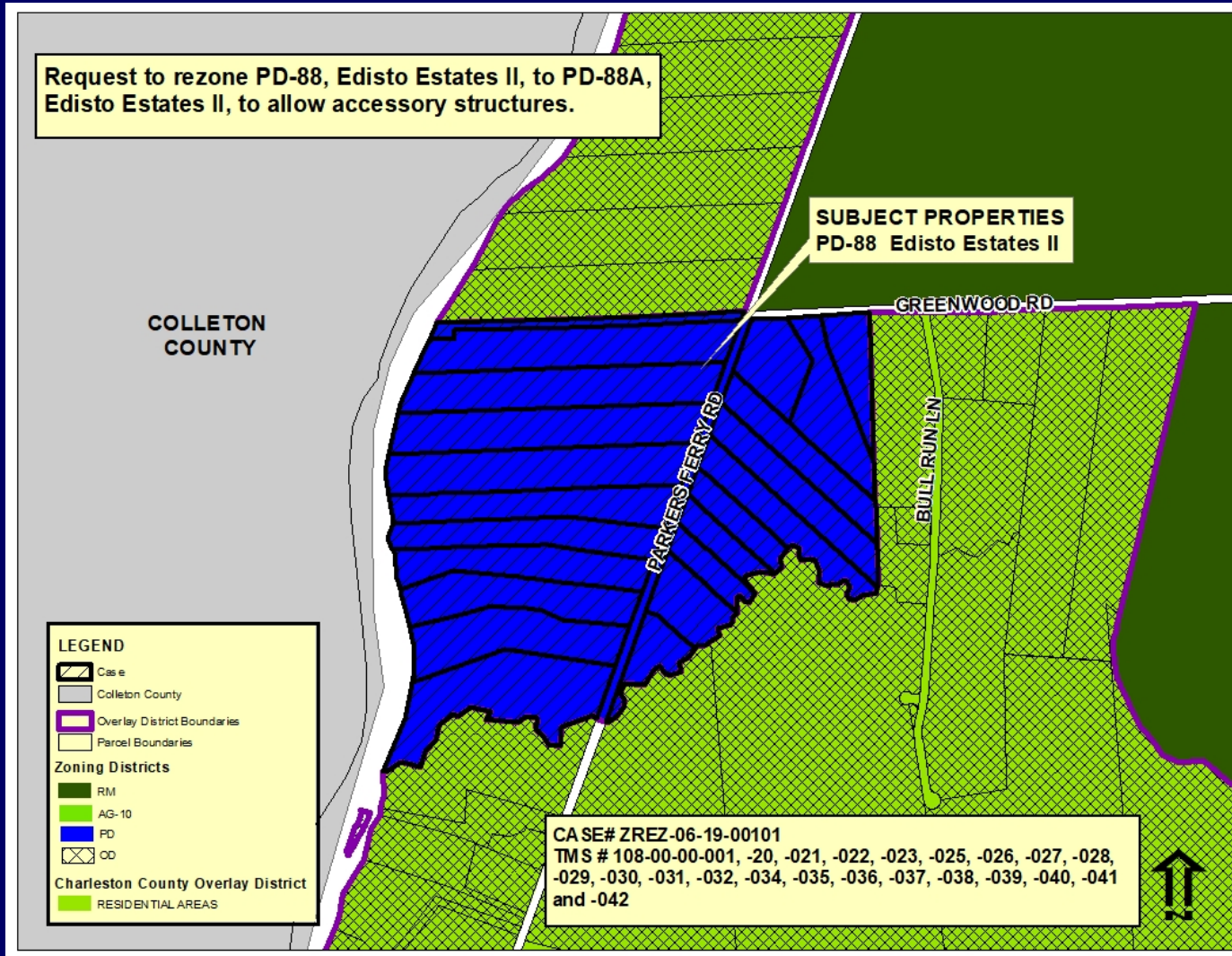
-  RM
-  AG-10
-  PD
-  OD

**Charleston County Overlay District**

-  RESIDENTIAL AREAS

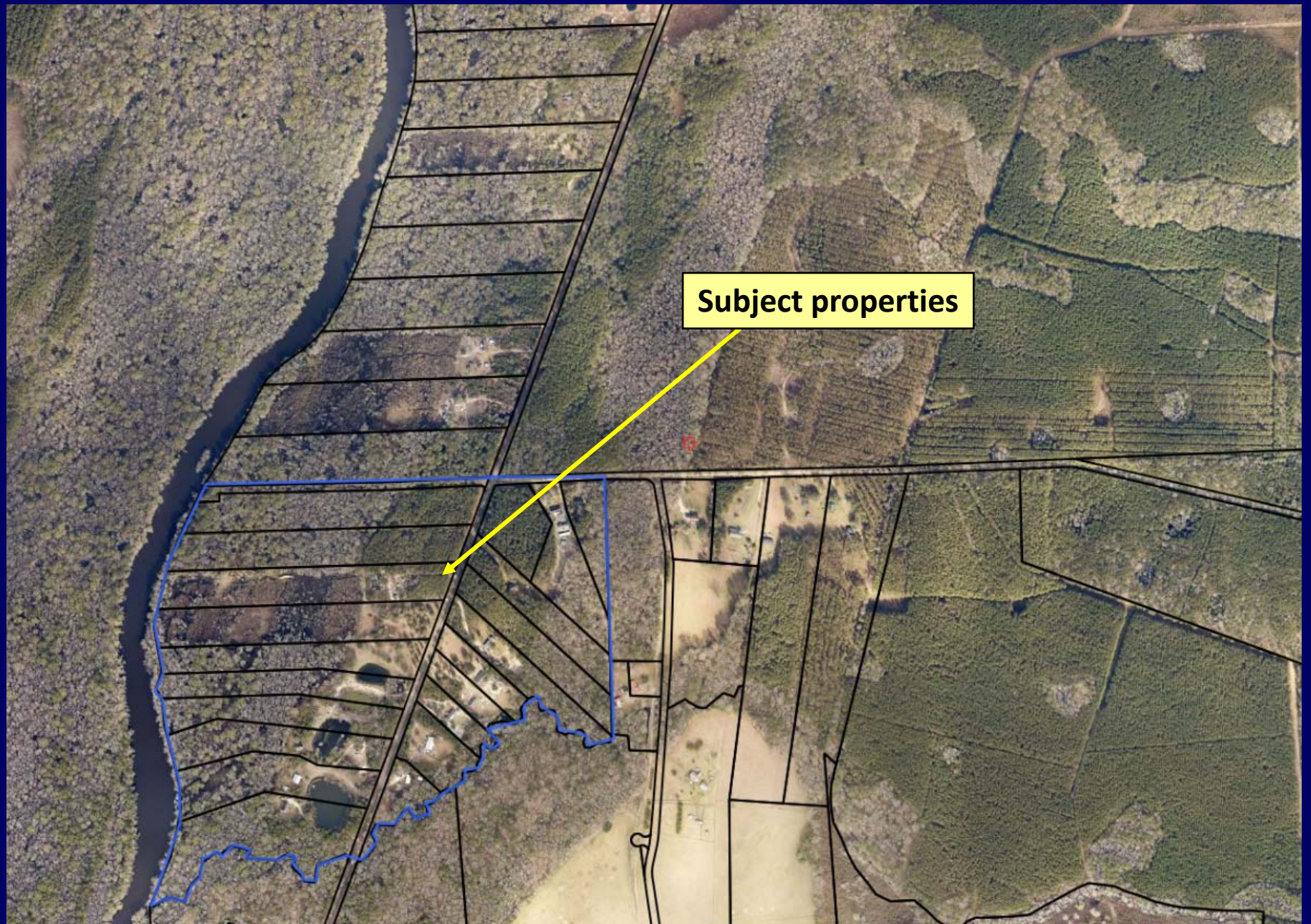


# Area Description



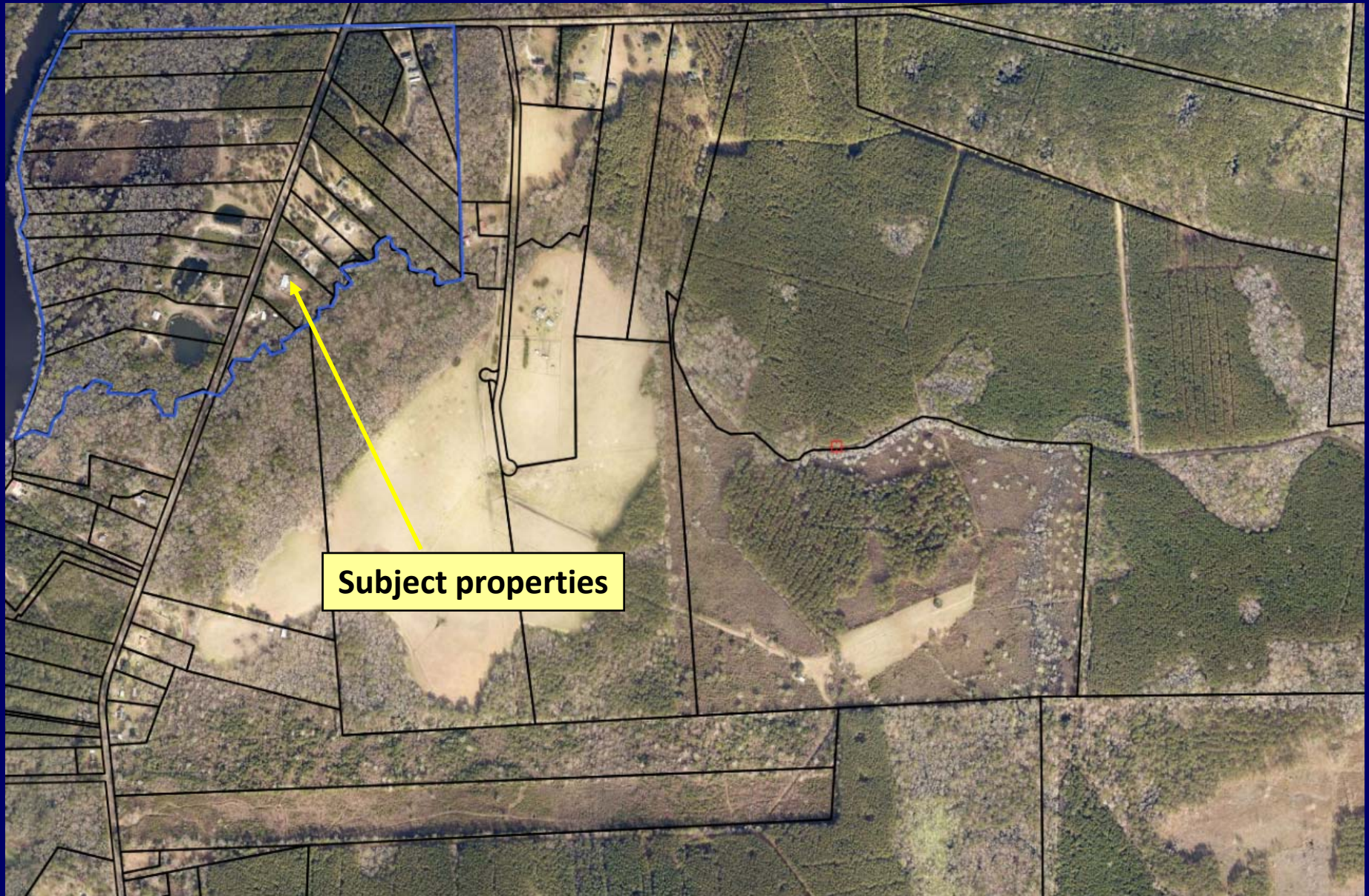
Adjacent properties are either included in the Parkers Ferry Overlay Zoning District (PF-O) or zoned Resource Management (RM). Uses surrounding the property include single-family dwellings or are undeveloped.

# Aerial View to Northeast



Subject properties

# Aerial View--Southeast



**Subject properties**

# ZREZ-06-19-00101



**1 – Subject Property  
(8995 Greenwood)**

**2 – Subject Property  
(8987 Greenwood)**



# ZREZ-06-19-00101



**3 – Subject Property  
(7200 Parkers Ferry)**

**4 – Subject Property  
(7218 Parkers Ferry)**



# PD-88 Requested Amendments

The applicant is requesting to amend the Planned Development, PD-88, Edisto Estates II, Zoning District to the Planned Development, PD-88A, Edisto Estates II, Zoning District to allow accessory structures.

Specifically, PD-88A requests the following:

- Allowance of up to two accessory structures on each parcel.
- 5' minimum side setback for garages and sheds, while maintaining the existing setback conditions for rear (50') and front (200' for lots 5-10 and 50' for lots 11-22) setbacks.

# 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 amendment to the Planned Development 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:* Prior to the adoption of PD-88, the parcels were zoned AG-10. This PD application amendment request is consistent with the accessory structure requirements of the ZLDR Article 6.5. Additionally, the adjacent Parkers Ferry Overlay Zoning District does not specify an allowed maximum number of accessory structures, instead its calculation for allowable accessories is based on building lot coverage of 30%. This PD amendment request is also consistent with the adjacent Parkers Ferry Overlay Zoning District requirements.

**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 proposed amendment to PD-88 to allow for accessory structures is consistent with the existing development. Previous letters of coordination provided for the Planned Development remain satisfactory and do not need to be updated to account for the proposed use.



# Recommendation

The request is consistent with the Comprehensive Plan and the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

**STAFF & PLANNING COMMISSION  
RECOMMENDATION:  
Approval with Conditions**

# Recommended Conditions of Approval

- Sec. II, Land Use, 2<sup>nd</sup> sentence: Change language to state: “The project consists of ~~18~~ 22 single-family lots.”
- Sec. II, Land Use, 3<sup>rd</sup> sentence: Change language to state: “Approximate lot sizes range from 2 to 12 acres, and allow one main dwelling, one accessory dwelling and up to two accessory structures, not to exceed a total of 30% lot coverage.”
- Sec. III, Setback Criteria, 1<sup>st</sup> sentence: Change the language to include Lots 1-4 and 23: “Building setbacks will be as follows: 20’ side setback for all lots, 50’ rear setback for all lots, 200’ front setback for lots 1 5-10 and 23, and 50’ front setbacks for lots 11-22.”
- Sec. VII, Streets, 1<sup>st</sup> sentence: Change the language to include Lots 1-4 and 23: “Access for the project ~~will be~~ is from Parker’s Ferry Road for Lots 1 5-10 and ~~13-22~~ 23, and from Greenwood Road for Lots 11-13.

# Notifications

- July 26, 2019
  - 263 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Parkers Ferry Interested Parties List.
  - Ad ran in the *Post & Courier*.
- August 23, 2019
  - 263 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Parkers Ferry Interested Parties List.
  - Ad ran in the *Post & Courier*.
- August 29, 2019
  - 263 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Parkers Ferry Interested Parties List notifying that the public hearing was rescheduled.
  - Ad ran in the *Post & Courier* on September 2, 2019.



# **Charleston County Planned Development Amendment Request**

**Public Hearing – September 24, 2019**

**PPW Committee – October 3, 2019**

3170-C  
PD-88

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*Edisto Estates, II*

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*Presented By  
James Southard, Jr.*

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*Preliminary Development Proposal*

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## *Edisto Estates, II - Preliminary Development Proposal*

- I. Statement of Intent
- II. Land Uses
  - A. Residential
  - B. Recreational
- III. Setback Criteria
- IV. Lot Size Criteria
- V. Screening/ Buffer Areas
- VI. Fences and Walls
- VII. Streets
- VIII. Phasing
- IX. Signage
- X. Services/ Letters of Coordination
  - 1. DHEC
  - 2. St. Paul's Fire District
  - 3. Charleston County Public Works – not completed at time of printing
- XI. Project Photographs
- XII. Site Plan Rendering
- XIII. Site Topo Map
- XIV. Site Soil Map

## **I. STATEMENT OF INTENT**

The purpose of this document is to outline the specifics Edisto Estates II's plan of developing a piece of property in the St. Paul's PSD. This plan will positively impact the area by taking a site that was used as commercial timberland, a fill borrow site, and a roadbed dumping ground, and developing it into an attractive low-density subdivision with approximately 81% of the property designated as passive green space.

## **II. LAND USES**

### **A. Residential**

This 86.51-acre site is located at the corner of Parker's Ferry Road and Greenwood Road, and includes approximately 1700 feet of Edisto River frontage and over 4700 feet of frontage on Meandering Bull's Creek. The project consists of 18 single-family lots. Approximate lot sizes range from 2 to 12 acres, and allow one main dwelling, one accessory dwelling **and up to two accessory structures.**

### **B. Recreational**

Approximately 70 acres of this site will be designated for recreational use, in the form of passive green space, community structures, and an easement road for river access. The green space includes four ponds dug from former bOLTOW pits, each ranging in size from one to two acres. These ponds will be stocked for fishing, and will promote storm water detention and ecological diversity. There will be one community access road and a proposed boat ramp for river access consisting of two acres. There will also be a community park area consisting of approximately one acre on the river with a shade structure and benches. The remaining acreage devoted to recreational use will be green space, natural tree buffers and screening.



Proposed Boat Ramp

### **III. SETBACK CRITERIA**

Building setbacks will be as follows: 20' side setbacks for all lots, 50' rear setbacks for all lots, 200' front setbacks for Lots 5-10, and 50' front setbacks for lots 11-22. 5' minimum side setbacks for garages and sheds.

No building heights shall exceed more than 2 stories above base flood elevation.

### **IV. LOT SIZE CRITERIA**

The project consists of 18 single-family lots. Approximate lot sizes range from 2 acres to 12 acres. Minimum lot size will not be less than one acre.

### **V. SCREENING/ BUFFER AREA**

All residential lots in the project have generous setbacks that exceed minimum requirements, which allows the sites natural vegetation to act as buffers and screening.



Typical River Bank



Wetlands

### **VI. FENCES AND WALLS**

This project does not include subdivision walls or fences. The only fences or walls that may be erected would be by subdivision residents, which will be in accordance with all county regulations and restrictive covenants.



## **VII. STREETS**

Access for the project will be from Parker's Ferry Road for lots 5 -10 and 13 - 22, and from Greenwood Road for lots 11 -13. No new public roads will be constructed. There will be no irrigation or additional storm water drainage systems.

## **VIII. PHASING**

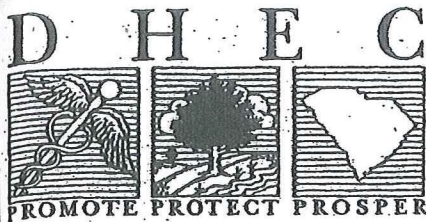
The project will be developed in one phase. Engineering and site work started in March 2002.

## **IX. SIGNAGE**

There will be no monument subdivision sign for the project. There is the possibility of promotional signs being used in accordance with Charleston County standards for the marketing period



**View of River From Project Site**



TRIDENT HEALTH DISTRICT  
Division of Environmental Health  
Lonnie Hamilton, Jr. Public Service Building  
4045 Bridge View Drive, Suite B154  
North Charleston, SC 29405  
843-202-7020 Fax 843-202-7050

September 6, 2002

Don Burg  
723-A St. Andrews Blvd.  
Charleston, SC 29407

Re: TMS# 108-00-00-001, EH#265-02, Drainfield #2002040027, St. Pauls Parish

Dear Mr. Burg:

On several occasions, a qualified environmentalist of this department made an evaluation of the soil profile at the site designated by flagging on the referenced property. The purpose of this evaluation was to determine if the sites evaluated comply with current minimum standards as outlined in S.C. DHEC Regulation, 61-56, A Individual Waste Disposal Systems Regulations and Standards.

We are pleased to inform you that lots 5, 6, 7, 9, 16, 17, 18, 19, 20, 22, and 23 do comply with minimum standards for a conventional subsurface treatment and disposal system and lots 8, 10, 11, 12, 15 and 21 for modified systems.

A modified conventional system is somewhat more expensive to install than a conventional system. The reason for offering this type system is due to seasonally high ground water table at less than 20 inches on the sites evaluated.

It is with regret that we must inform you that lot 14 evaluated does not comply with current minimum standards for any type approvable subsurface treatment and disposal system offered in S.C. DHEC Regulation. This is due to evidence of seasonally high ground water table at less than 12 inches.

This is a preliminary evaluation only. Final approval is contingent upon receipt of a certified plat.

If you have any questions this matter, I would appreciate you calling 202-7020 between 8:30 and 9:30 a.m., any Monday thru Friday to speak with me and, if necessary, schedule an appointment *prior* to making a trip into our office.

Sincerely,

Jay Wise, RES  
Environmental Health Manager  
Environmental Health Services

:me

# St. Paul's Fire District

6488 Hwy. 162; P.O. Box 65  
Hollywood, SC 29449-0065  
(843) 889-6450 (843) 889-8874  
Facsimile (843) 889-6459

## COMMISSIONERS

John Alston, Jr., Chairman  
James Hamilton, Vice-Chairman  
Ed Donaldson  
Irvin Gadsden  
Bertha North  
Michael Rohaus  
Barbara Glover



Franklin R. Burke, Jr., Fire Chief  
Doc M. Matthews, Jr., Assistant Chief  
Linda S. Lombard, Attorney  
Mary Adams, Clerk

August 28, 2002

Mr. Donald L. Berg, II  
Edisto Estates II, LLC  
723-A Saint Andrews Boulevard  
Charleston, SC 29407

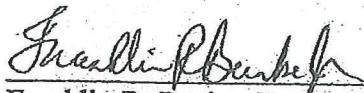
Dear Mr. Berg:

This letter shall serve as notification that the 127- acre tract of land bordered by Parker's Ferry Rd. and Greenwood Rd. is within the St. Paul's Fire District for emergency services response.

In the case of a fire response it is understood that fire suppression activities would be limited due to no municipal water supply being available. I would request that a dry hydrant be installed at the pond within the development to provide water for fire suppression activities.

If you need any further assistance, please let me know.

Sincerely,

  
Franklin R. Burke, Jr.  
Fire Chief

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*PROJECT PHOTOGRAPHS*

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**Former Dumpsite Area**



**1-Acre Pond - Lot 6 & 7**



**1.34-Acre Pond - Lot 7 & 8**



**2.25-Acre Pond - Lot 9 & 10**

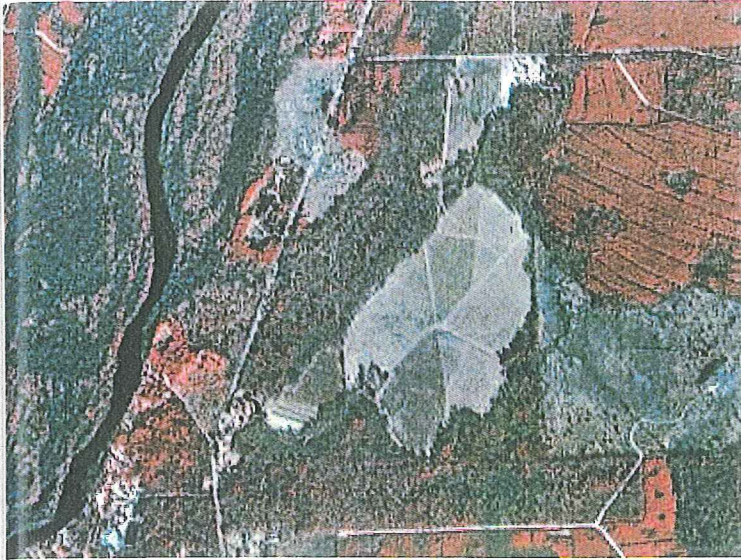


**.92-Acre Pond - Lot 5 & 6**

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*PROJECT PHOTOGRAPHS*

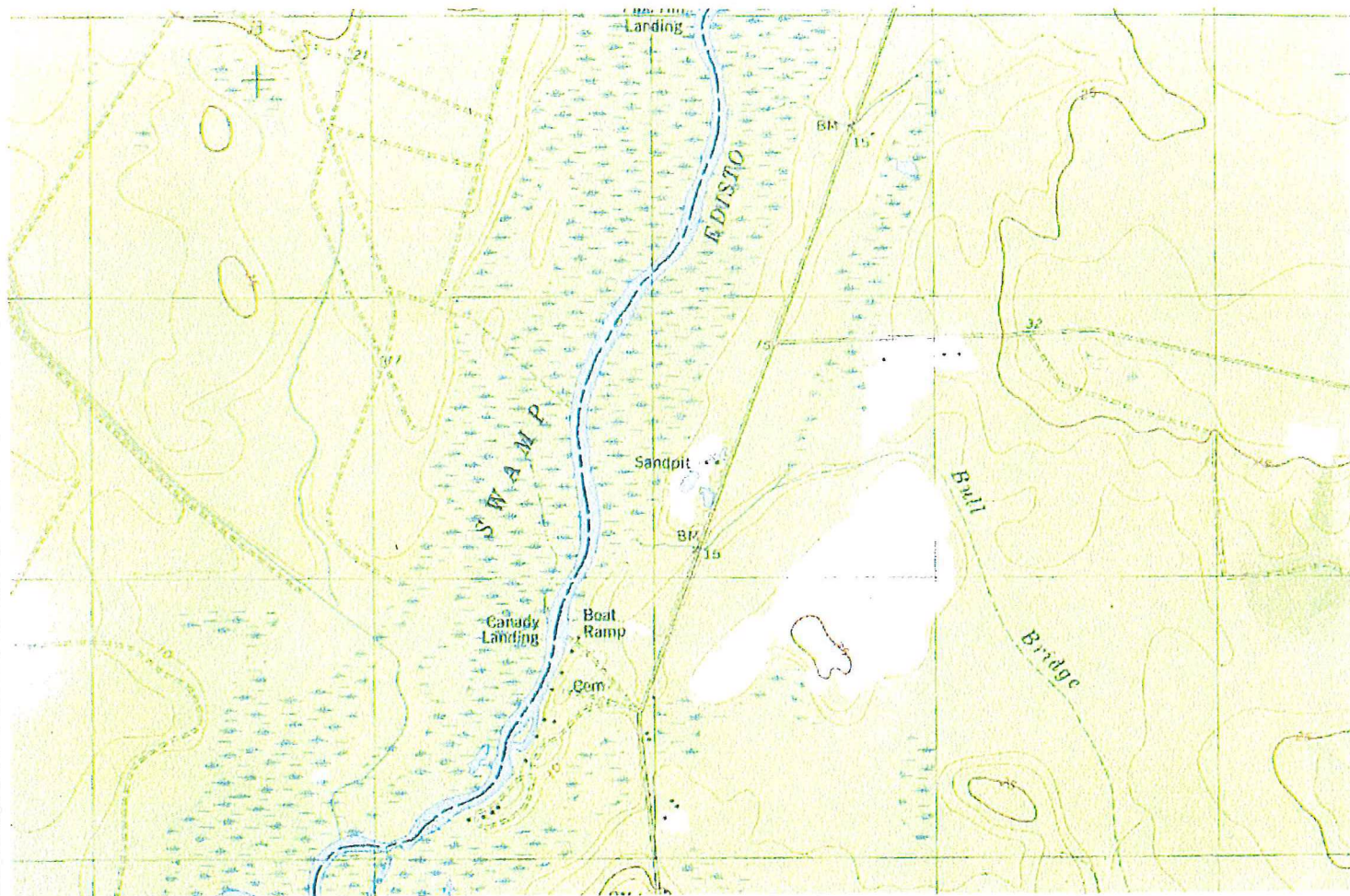
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**Infrared Photo 1 - Edisto Estates, II**



**Infrared Photo 2 - Edisto Estates, II**





PREPARED BY:

SGA architecture  
456 KING STREET  
CHARLESTON, SC

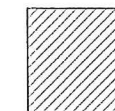
PREPARED FOR:

EDISTO ESTATES LLC.  
CHARLESTON, SC

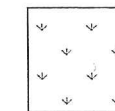
DEVELOPMENT SUMMARY:

TOTAL LOTS:	18
TOTAL ACREAGE:	86.58 ACRES
TOTAL BUILDABLE AREA:	16.53 ACRES
PERCENTAGE OF GREEN SPACE:	81%

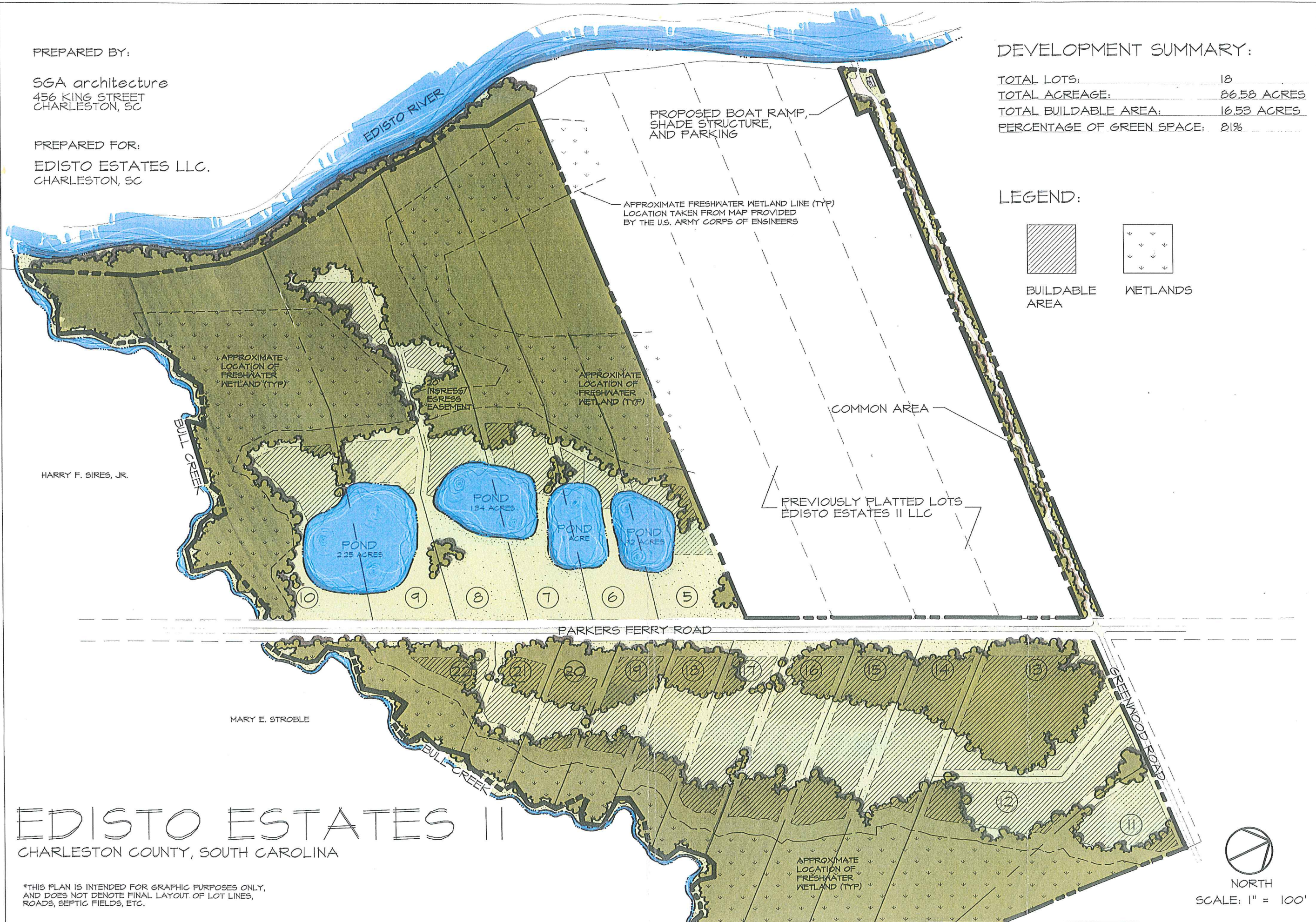
LEGEND:



BUILDABLE AREA



WETLANDS



HARRY F. SIRES, JR.

MARY E. STROBLE

# EDISTO ESTATES II

CHARLESTON COUNTY, SOUTH CAROLINA

\*THIS PLAN IS INTENDED FOR GRAPHIC PURPOSES ONLY, AND DOES NOT DENOTE FINAL LAYOUT OF LOT LINES, ROADS, SEPTIC FIELDS, ETC.



NORTH  
SCALE: 1" = 100'



# ZONING CHANGE APPLICATION

CASE ZPEZ-06-19-0010 PD PD-88A



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 88 REQUESTED DISTRICT PD 88A  
 PARCEL ID(S) See Attached  
 CITY/AREA OF COUNTY Adams Run Charleston County  
 STREET ADDRESS See Attached ACRES 86.91  
 DEED RECORDED: BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_  
 PLAT RECORDED: BOOK See Attached PAGE \_\_\_\_\_ DATE \_\_\_\_\_ APPROVAL # \_\_\_\_\_

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** Tobin Stewart HOME PHONE \_\_\_\_\_  
 MAIL ADDRESS 895 Robert E Lee Blvd WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP Char, SC 29412 CELL PHONE 843 224-4729  
 EMAIL \_\_\_\_\_

**OWNER** See Attached HOME PHONE \_\_\_\_\_  
 (IF OTHER THAN APPLICANT)  
 MAIL ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

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

## CERTIFICATION

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

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

I (we) certify that Tobin Stewart 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.

See Attached \_\_\_\_\_ 6/14/19 \_\_\_\_\_ 6/14/19  
 Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date  
John Curran \_\_\_\_\_ 6/14/19 \_\_\_\_\_  
 Planner's Signature Date Zoning Inspector's Signature Date

## OFFICE USE ONLY

Amount Received 473.02 Cash ?  Check?  # 1020 Invoice Number TRC-155804-14-06-2019

### Ownership Information - PD-88, Edisto Estates

Parcel ID	Parcel Address	Owner Address	Owner	Deed Reference	Plat Reference
1080000001	7159 Parkers Ferry Rd, Adams Run	7159 Parkers Ferry Rd, Adams Run	Joseph Laban and Jeannine Laban	E523-870	EG-342
1080000020	7225 Parkers Ferry Rd, Adams Run	1051 Fawn Ln, Summerton, SC, 29148	David S Bell Sr	U525-756	EG-342
1080000021	7241 Parkers Ferry Rd, Adams Run	PO Box 735, Ravenel, SC, 29470	John Brillinger	F597-402	EG-342
1080000022	7253 Parkers Ferry Rd, Adams Run	1040 River Point Rd, Moncure, NC, 27559	Richard Wilder and Marlene E Hontz	B415-100	EG-342
1080000023	7269 Parkers Ferry Rd, Adams Run	1040 River Point Rd, Moncure, NC, 27559	Richard Wilder and Marlene E Hontz	B415-100	EG-342
1080000025	7275 Parkers Ferry Rd, Adams Run	655 Schooner Rd., Charleston, SC 29412	Joshua David Evans and Jessica Poole Evans	0788-624	EF-017
1080000026	7219 Parkers Ferry Rd, Adams Run	1051 Fawn Ln, Summerton, SC, 29148	Parkers Ferry West LLC	X582-684	EG-342
1080000027	7209 Parkers Ferry Rd, Adams Run	2324 Falcon Rd., Charleston, SC 29406	Anna V. Sandifer and Gregory L. Sandifer, Jr.	0804-723	EG-342
1080000028	7201 & 7203 Parkers Ferry Rd, Adams Run	7201 Parkers Ferry Rd, Adams Run	Larry Cremeans and Nancy Cremeans	0511-041	EG-342
1080000029	7189 Parkers Ferry Rd, Adams Run	7189 Parkers Ferry Rd, Adams Run	Jeannine D Laban and Joseph F. Laban	U547-493	EG-342
1080000030	7175 Parkers Ferry Rd, Adams Run	895 Robert E Lee Blvd, Charleston, SC 29412	Stewart Living Trust (Tobin & Dawn Stewart)	O728-611	EG-342
1080000031	7200 Parkers Ferry Rd, Adams Run	7200 Parkers Ferry Rd, Adams Run	Shannon E Tilman and Kenneth Lee Johnson	0524-767	EG-342
1080000032	7210 Parkers Ferry Rd, Adams Run	116 South Battery, Charleston, SC, 29401	Raymond J Hardwick Jnr Trust and Nancy E Hardwick Trust	0497-526	EG-342
1080000034	7218 Parkers Ferry Rd, Adams Run	7218 Parkers Ferry Rd, Adams Run	William Kevin Oliver	0553-609	EG-342
1080000035	7224 Parkers Ferry Rd, Adams Run	7224 Parkers Ferry Rd, Adams Run	Alfred L Valenzuela	K635-024	EG-342
1080000036	7230 Parkers Ferry Rd, Adams Run	7230 Parkers Ferry Rd, Adams Run, SC 29426	Tracii Blade and Shirley Blade	0542-776	EG-342
1080000037	7236 Parkers Ferry Rd, Adams Run	7236 Parkers Ferry Rd, Adams Run	Norma H Field and Christopher J Field	P501-633	EG-342
1080000038	7240 Parkers Ferry Rd, Adams Run	32 Albany St, Hoosick Falls, NY 12090	Pamela L. Forrester and William R. Forrester	0569-320	EG-342
1080000039	7242 Parkers Ferry Rd, Adams Run	7242 Parkers Ferry Rd, Adams Run	William L Grampus	0220-810	EG-342
1080000040	7254 Parkers Ferry Rd, Adams Run	PO Box 41161, Charleston, SC, 29423	Jamie L Buchan and Daniel E Buchan	N483-150	EG-342
1080000041	8995 Greenwood Rd, Adams Run	8995 Greenwood Rd, Adams Run	Nicole Lee Summers, Ginger R. Summers, and Joseph E. Summers	00007-694	EG-342
1080000042	8987 Greenwood Rd, Adams Run	8987 Greenwood Rd, Adams Run	Robert M Suggs Sr	C522-496	EG-342