

AGENDA

PLANNING/ PUBLIC WORKS COMMITTEE

9/5/19

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
September 5, 2019
5:00 PM

1. Minutes of August 15, 2019
2. ZREZ-05-19-00099, PD-128B 1724, 1725 & 1740 Dominic Drive - Request to Consider Miller/Evans
3. Army Corps of Engineers Dredge Site Mosquito Abatement Svc. Agreement - Request to Approve Miller/Neal

1.

MINUTES

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Planning/Public Works Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: August 28, 2019

SUBJECT: Planning/Public Works Committee Minutes

At the Planning/Public Works Committee meeting of September 5, 2019, the draft minutes of the August 15, 2019 Planning/Public Works Committee meeting will be presented for approval.

2.

ZREZ-05-19-000099

PD-128B 1724,

1725 & 1740

Dominic Drive

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING: PLANNED DEVELOPMENT AMENDMENT **Tuesday, August 20, 2019, 6:30 PM**

Charleston County Council will hold a public hearing 6:30 pm, August 20, 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:

ZREZ-05-19-00099: Request to amend PD-128A, Maybank Highway Planned Development, to PD-128B, Maybank Highway Planned Development, to allow Limited Home Rental Short-Term Rentals on a total of 3.21 acres at TMS 279-00-00-323, -315 and -320 (1740, 1724, and 1725 Dominic Drive).

For more details, visit 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-05-19-00099, PD-128B Maybank Highway
Case History**

**Public Hearing: August 20, 2019
Planning/Public Works Committee: September 5, 2019
First Reading: September 5, 2019
Second Reading: September 24, 2019
Third Reading: October 8, 2019**

CASE INFORMATION

Location: 1724, 1725 & 1740 Dominic Drive (Johns Island Area)

Parcel Identification: 279-00-00-315, -320, -323

Council District: 8

Property Size: TMS 279-00-00-315 is 1.84 acres, -320 is 0.52 acres, and -323 is 0.85 acres for a total of 3.21 acres.

Application: Request to rezone from the Planned Development, PD-128A, Maybank Highway, Zoning District to the Planned Development, PD-128B, Maybank Highway, Zoning District to allow for Limited Home Rental Short-Term Rentals.

Zoning History:

PD-128 was approved in December 2006 for three single-family dwellings. PD-128 was rezoned to PD-128A in February 2009 to allow for an accessory dwelling unit on each of the three lots and to convert an existing garage on TMS 279-00-00-323 to become an accessory dwelling unit.

To date, two single-family dwellings have been built and the existing garage has been converted to an accessory dwelling unit. Specifically, TMS 279-00-00-315 has one single family dwelling; TMS 279-00-00-323 contains one single-family dwelling and one accessory dwelling unit (the converted garage), and TMS 279-00-00-320 is undeveloped.

Adjacent Zoning:

There is a mixture of zoning districts surrounding the property. Adjacent properties are zoned either Agricultural Preservation (AG-8) or Agricultural Residential (AGR), and Agricultural Preservation (AG-15) zoning exists on properties located across the creek on Wadmalaw Island. Uses surrounding the property include single-family dwellings and agricultural uses.

Overview of Requested PD Guidelines

The applicant is requesting to rezone from the Planned Development, PD-128A, Maybank Highway, Zoning District to the Planned Development, PD-128B, Maybank Highway, Zoning District to allow for Limited Home Rental Short-Term Rentals.

Specifically, PD-128B requests the following:

- Single-family dwellings and accessory dwelling units on all parcels may be used for Limited Home Rental Short-Term Rentals in accordance with Article 6.8 of the ZLDR.
- Parking for the Limited Home Rental Short-Term Rentals will be provided in accordance with Section 9.3.2 of the ZLDR.
- Replace language throughout the PD specifying that issues not addressed in the PD must comply with the ZLDR in effect in 2006/2008 with compliance with the AGR Zoning District regulations in effect at the time of subsequent development application submittal; and

- Remove Appendix A, which included Article 4.7; Chapter 5, Articles 5.1 through 5.8 and Chapter 5 Maps; and Chapter 6, Articles 6.1 through Article 6.6, including Article 6.1 Use Table; of the July 18, 2006 ZLDR.

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-128, the parcels were zoned AGR. This PD application amendment request is consistent with the Short-Term Rental requirements of the AGR Zoning District, allowing for up to 72 rental days and requiring that the property be owner-occupied (Limited Home Rental). The request is consistent with the Short-Term Rental regulations for the AGR Zoning District.
- 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-128A to allow for Limited Home Rental Short-Term Rentals 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, 2nd paragraph: Change language proposed in the fifth sentence to state “Permitted single-family detached residential dwellings and accessory dwellings may be used for Limited Home Rental Short-Term Rentals in accordance with the requirements of ZLDR Article 6.8, Short-Term Rentals as they apply to the AGR Zoning District that are in effect at the time of subsequent development application submittal.”**
- **Sec. IV, Accessory Dwellings, 1st bullet: Delete “(July 18, 2006)”.**

PLANNING COMMISSION MEETING: JULY 8, 2019

Recommendation: Approval with conditions (Vote: 6-0, with 3 absent).

Conditions of Approval:

- **Sec. II, Land Use, 2nd paragraph: Change language proposed in the fifth sentence to state “Permitted single-family detached residential Dwellings and accessory dwellings may be used for Limited Home Rental Short-Term Rentals in accordance with the requirements of ZLDR Article 6.8, Short-Term Rentals as they apply to the AGR Zoning District that are in effect at the time of subsequent development application submittal.”**
- **Sec. IV, Accessory Dwellings, 1st bullet: Delete “(July 18, 2006)”.**

Speakers: No one spoke in support or in opposition of the application.

Notifications:

189 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on June 21, 2019. Additionally, this request was noticed in the *Post & Courier* on June 21, 2019.

PUBLIC HEARING: AUGUST 20, 2019

Public Input: Two letters in opposition were received from a neighboring property owner and the Johns Island Task Force. Three people spoke in opposition, and the applicant spoke in support of the application.

Notifications:

189 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on August 2, 2019. Additionally, this request was noticed in the *Post & Courier* on August 2, 2019.

A light green map of Charleston County, South Carolina, is positioned in the background. The map shows the county's irregular shape, including the Charleston Harbor and surrounding landmasses. The map is semi-transparent, allowing the text to be clearly visible over it.

Charleston County Planned Development Amendment Request

Public Hearing – August 20, 2019

Planning/Public Works Committee – September 5, 2019

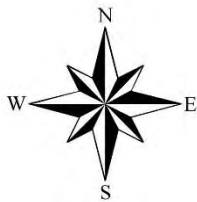
ZREZ-05-19-00099

- Johns Island Area: 1724, 1725 and 1740 Dominic Drive
- Parcel I.D.: 279-00-00-315, -320, -323
- Request to rezone from the Planned Development, PD-128A, Maybank Highway, Zoning District to the Planned Development, PD-128B, Maybank Highway, Zoning District to allow for Limited Home Rental Short-Term Rentals.
- Applicants: Clara Lobo and Jacqueline Baer
P.O. Box 306, Johns Island, SC 29457
- Owners: Clara Lobo (1724 Dominic Drive)
Jacqueline Baer (1724 & 1725 Dominic Drive)
Cherie and William Roff (1740 Dominic Drive)
- Representative: Eric Baer
P.O. Box 306, Johns Island, SC 29457
- Acreage: 3.21 acres
- Council District: 8

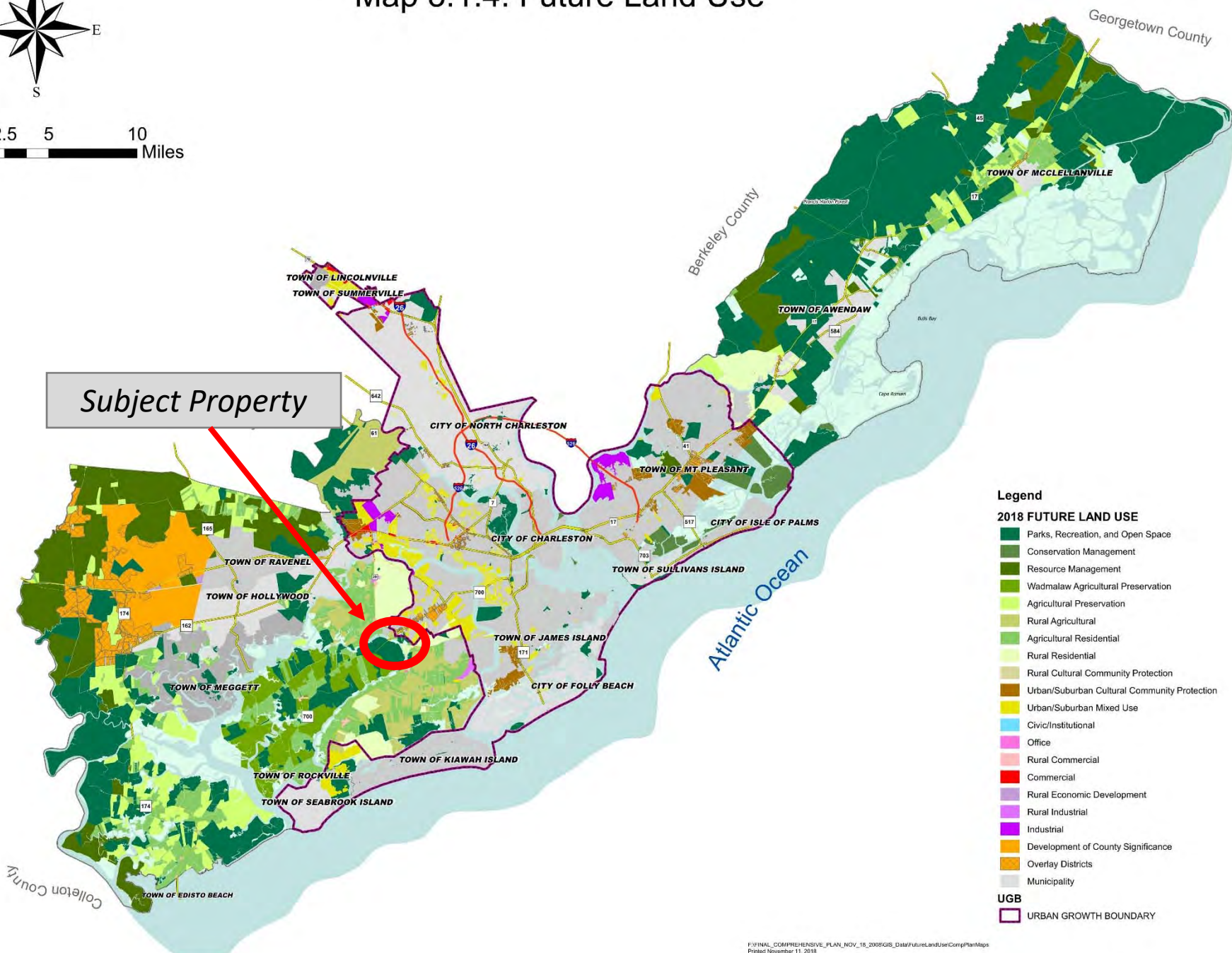
Zoning History

- PD-128 was approved in December 2006 for three single-family dwellings. PD-128 was rezoned to PD-128A in February 2009 to allow for an accessory dwelling unit on each of the three lots and to convert an existing garage on TMS 279-00-00-323 to become an accessory dwelling unit.
- To date, two single-family dwellings have been built and the existing garage has been converted to an accessory dwelling unit. Specifically, TMS 279-00-00-315 has one single family dwelling; TMS 279-00-00-323 contains one single-family dwelling and one accessory dwelling unit (the converted garage), and TMS 279-00-00-320 is undeveloped.

Map 3.1.4: Future Land Use



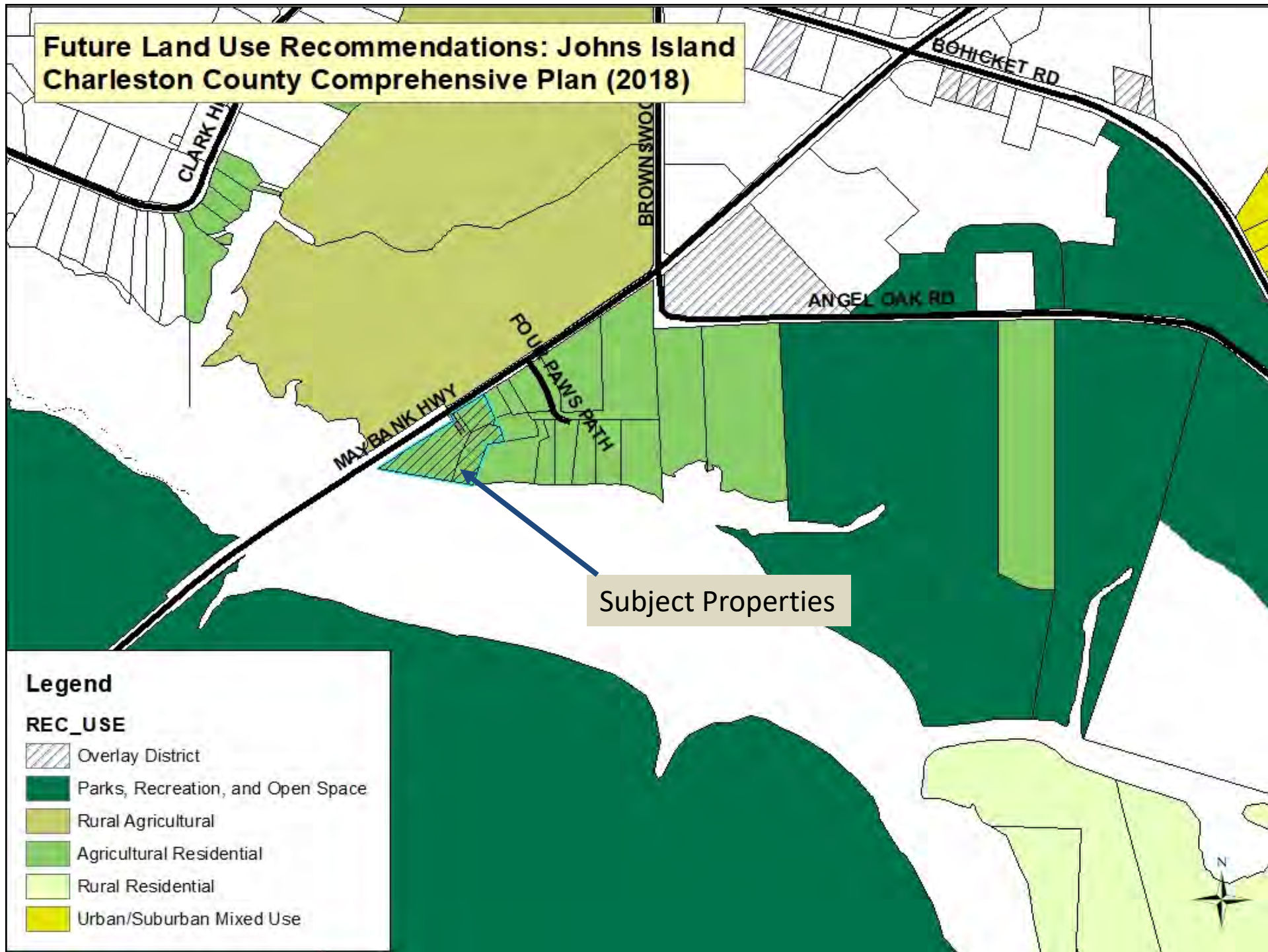
0 2.5 5 10 Miles



Subject Property

- 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: Johns Island Charleston County Comprehensive Plan (2018)



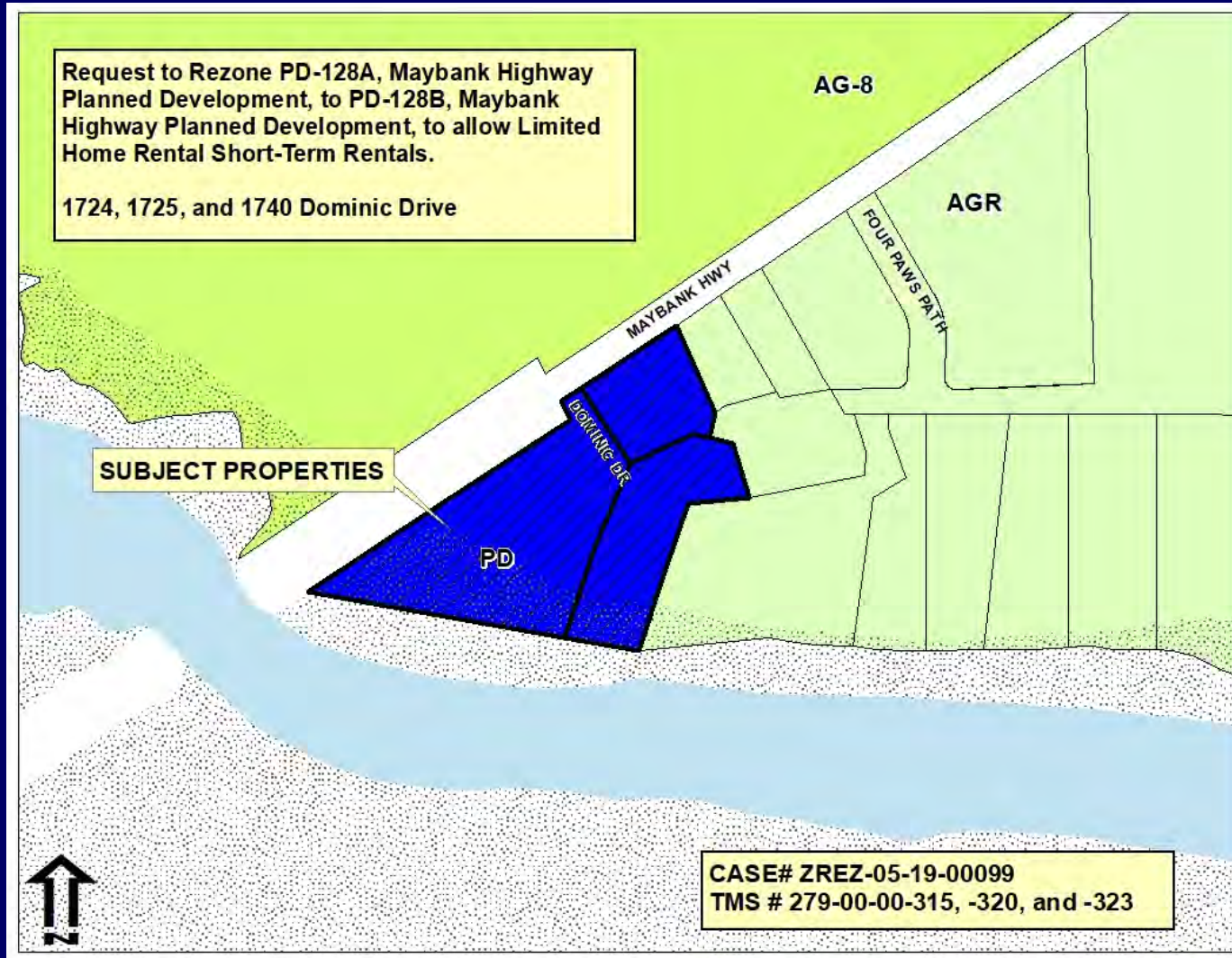
Legend

REC_USE

-  Overlay District
-  Parks, Recreation, and Open Space
-  Rural Agricultural
-  Agricultural Residential
-  Rural Residential
-  Urban/Suburban Mixed Use



Area Description



There is a mixture of zoning districts surrounding the property. Adjacent properties are zoned either Agricultural Preservation (AG-8) or Agricultural Residential (AGR), and Agricultural Preservation (AG-15) zoning exists on properties located across the creek on Wadmalaw Island. Uses surrounding the property include single-family dwellings and agricultural uses.

Aerial View



Aerial View



ZREZ-05-19-00099



1 – Subject Property 1724 Dominic

**2 – Subject Property
1725 Dominic**

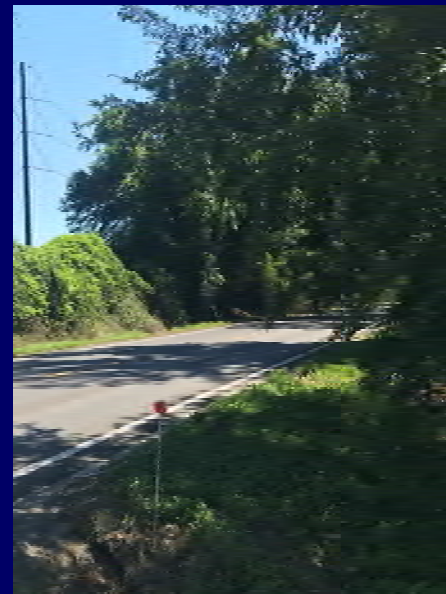


ZREZ-05-19-00099

**3 – Subject Property
1740 Dominic**



4 – Adjacent Property



5 – Adjacent property

PD-128A Requested Amendments

The applicant is requesting to rezone from the Planned Development, PD-128A, Maybank Highway, Zoning District to the Planned Development, PD-128B, Maybank Highway, Zoning District to allow for Limited Home Rental Short-Term Rentals.

Specifically, PD-128B requests the following:

- Single-family dwellings and accessory dwelling units on all parcels may be used for Limited Home Rental Short-Term Rentals in accordance with Article 6.8 of the ZLDR.
- Parking for the Limited Home Rental Short-Term Rentals will be provided in accordance with Section 9.3.2 of the ZLDR.
- Replace language throughout the PD specifying that issues not addressed in the PD must comply with the ZLDR in effect in 2006/2008 with compliance with the AGR Zoning District regulations in effect at the time of subsequent development application submittal; and
- Remove Appendix A, which included Article 4.7; Chapter 5, Articles 5.1 through 5.8 and Chapter 5 Maps; and Chapter 6, Articles 6.1 through Article 6.6, including Article 6.1 Use Table; of the July 18, 2006 ZLDR.

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-128, the parcels were zoned AGR. This PD application amendment request is consistent with the Short-Term Rental requirements of the AGR Zoning District, allowing for up to 72 rental days and requiring that the property be owner-occupied (Limited Home Rental). The request is consistent with the Short-Term Rental regulations for the AGR Zoning District.

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-128A to allow for Limited Home Rental Short-Term Rentals 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 RECOMMENDATIONS:

Approval with Conditions

Recommended Conditions of Approval

- Sec. II, Land Use, 2nd paragraph: Change language proposed in the fifth sentence to state “Permitted single-family detached residential Dwellings and accessory dwellings may be used for Limited Home Rental Short-Term Rentals in accordance with the requirements of ZLDR Article 6.8, Short-Term Rentals *as they apply to the AGR Zoning District that are* in effect at the time of subsequent development application submittal.”
- Sec. IV, Accessory Dwellings, 1st bullet: Delete “(July 18, 2006)”.

Notifications

- June 21, 2019

- 189 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List.
- Ad ran in the *Post & Courier*.

- August 2, 2019

- 189 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List.
- Ad ran in the *Post & Courier*.

Public Input

- *2 letters in opposition have been received; 1 from a neighboring property and 1 from the Johns Island Task Force.*



Charleston County Planned Development Amendment Request

Public Hearing – August 20, 2019

Planning/Public Works Committee – September 5, 2019

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Niki R. Grimball

From: Kristen T. Brame
Sent: Monday, August 19, 2019 3:27 PM
To: Andrea Pietras; Niki R. Grimball; Joel Evans
Subject: FW: Zoning issue

FYI...

From: Kristen L. Salisbury <KSalisbury@charlestoncounty.org>
Sent: Monday, August 19, 2019 1:30 PM
To: Herb R. Sass <HSass@charlestoncounty.org>; Henry Schweers <HSchweers@CharlestonCounty.org>; J. Elliott Summey <esummey@charlestoncounty.org>; Henry Darby <henrydarby@msn.com>; Teddie Pryor <TPryor@charlestoncounty.org>; A. Vic Rawl <VRawl@charlestoncounty.org>; Brantley Moody <BMoody@CharlestonCounty.org>; Anna B. Johnson <AJohnson@charlestoncounty.org>; Jenny C. Honeycutt <JHoneycutt@charlestoncounty.org>
Cc: Kristen T. Brame <KTBrame@charlestoncounty.org>; Jennifer Miller <JMiller@charlestoncounty.org>; Marie Schultz <MSchultz@charlestoncounty.org>; Joe Dawson <JDawson@charlestoncounty.org>; Jacinta M. DeJesus <JDeJesus@charlestoncounty.org>
Subject: Fwd: Zoning issue

Chairman Summey received the attached comment regarding a zoning case going to public hearing tomorrow night.

From: J. Elliott Summey <esummey@charlestoncounty.org>
Sent: Monday, August 19, 2019 12:45:36 PM
To: Perry Jameson <dr.pjameson@comcast.net>; Kristen L. Salisbury <KSalisbury@charlestoncounty.org>
Subject: Re: Zoning issue

I will have Kristen forward this to all of council.

On Aug 19, 2019, at 12:27 PM, Perry Jameson <dr.pjameson@comcast.net> wrote:

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Hello Elliot,

I hope you are well.

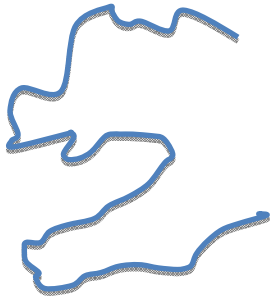
My neighbors are wanting to rezone their homes to allow for short term rentals. The zoning number is ZREZ-05-19-00099. I am against this change as we are in a residential area. The meeting is tomorrow at 6:30 Pm and I am unable to make it due to

prior commitments (one being our kids start school the next morning). Is there a way my concerns can be noted without me being there? Thank you for your assistance.

My best,

Perry Jameson, DVM, DACVIM

Veterinary Specialty Care



**Johns Island
Task Force**
Respect ■ Protect ■ Enhance

Statement to the
Charleston County Planning Commission
Regarding
Request to Amend PD-128A to PD-128B
1740, 1724 and 1725 Dominic Drive, Johns Island, SC

The owners of the referenced properties have requested an amendment to PD-128A, Maybank Highway Planned Development, to PD-128B, Maybank Highway Planned Development, to allow Limited Home Rental Short-Term Rentals on a total of 3.21 acres at TMS 279-00-00-323, -315 and -320 (1740, 1724, and 1725 Dominic Drive).

The Johns Island Task Force understands that owners in the vicinity outside of this PUD have the right to rent short term for up to 72 days per year for owner-occupied properties. Therefore, we would not support any changes to this request for limited home rentals that would allow more than 72 days as it would create a *de facto* commercial activity.

As it is currently written, this request would permit six dwelling units with rental activity on just 3.21 acres. This is inconsistent with the neighboring AGR parcel density requirements which would permit at most four dwelling units with rental activity on these few acres. It would be consistent with neighboring AGR zoning to change the PUD so as to allow one or the other of short term rentals or accessory dwelling units, but not both. This change would result in the PUD being consistent with its neighboring AGR parcels.

This PUD backs up to Bohicket Creek which is enjoyed by recreational boaters, including residents of Johns and Wadmalaw Islands who own property fronting on the creek. This PUD is located near the Angel Oak, which is an iconic park and is surrounded by land under conservation easements that prevent intensive residential or commercial development. The PUD in question is a low-density residential site and should remain as such.

For these reasons, the Johns Island Task Force is opposed to the requested Amendment to PD-128A

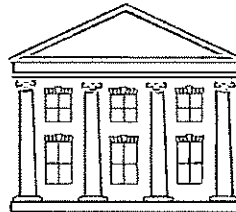


The Johns Island Task Force is an independent, voluntary body that has been meeting monthly for five years. Its purpose is to implement the *Vision for Johns Island* that emerged from a four-month facilitated dialogue among some 60 residents and supporters of Johns Island across the social spectrum.

The Vision of the Johns Island Coalition is to promote the welfare of the diverse and vibrant community of Johns Island by providing places dedicated to rural land uses including culture, history, agriculture, forestry, eco-tourism, hunting, fishing, and equestrian activities. Our plans and actions for these rural places should facilitate the abilities of local people to keep their properties and make a living from their land while providing economic and job opportunities.

The Task Force membership includes several prominent Johns Island residents and property owners; individuals and elected officials from Wadmalaw, Seabrook and Kiawah Islands; and individuals from the Lowcountry Land Trust, the South Carolina Coastal Conservation League and the Center for Heirs Property Preservation. It supports parallel work by the Progressive Club, Historic Charleston Foundation, the Johns Island Community Association and other organizations that work to sustain Johns Island's people and culture.

ZONING CHANGE APPLICATION



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

CASE ZPEZ0519-00099 PD 128B

PROPERTY INFORMATION

CURRENT DISTRICT 128A REQUESTED DISTRICT 128B
 PARCEL ID(S) 2790000315, 2790000323, 2790000320
 CITY/AREA OF COUNTY Johns Island
 STREET ADDRESS 1724, 1740 Dominic Drive ACRES 3.21
 DEED RECORDED: BOOK _____ PAGE _____ DATE _____
 PLAT RECORDED: BOOK B EK PAGE 902 DATE 7/27/2007 APPROVAL # 20894

CHARLESTON
COUNTY
SOUTH CAROLINA

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT
 CLARA LOBO and JACQUELINE BAER HOME PHONE 843-460-8380
 MAIL ADDRESS PO Box 306 WORK PHONE 843-559-1938
 CITY, STATE, ZIP Johns Island, SC 29457 CELL PHONE _____
 EMAIL claraplobo@gmail.com

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

REPRESENTATIVE
 (IF OTHER THAN APPLICANT) HOME PHONE 843-303-1976
 MAIL ADDRESS PO Box 306 WORK PHONE _____
 CITY, STATE, ZIP Johns Island, SC 29457 CELL PHONE _____
 EMAIL baerassociates@gmail.com

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: | <input checked="" type="checkbox"/> Copy of <u>Approved and Recorded Plat</u> showing present boundaries of property |
| | <input checked="" type="checkbox"/> Copy of <u>Current Recorded Deed</u> to the property (Owner's signature must match documentation.) |
| | <input checked="" type="checkbox"/> Copy of <u>Signed Restricted Covenants Affidavit</u> |
| | <input checked="" type="checkbox"/> Copy of <u>Signed Posted Notice Affidavit</u> |
| | <input checked="" type="checkbox"/> Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.) |

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

Signature of Owner(s) Clara P. Lobo Date 5/7/19
 Signature of Applicant/ Representative (if other than owner) [Signature] Date 5/7/19
 Planner's Signature [Signature] Date 5/14/19
 Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received 306.42 Cash? Check? # 2058 Invoice Number _____

Final Version w/ Conditions

128 A



Maybank Highway Planned Development (PD) Development Guidelines and Land Use Plan

Charleston County
Property TMS# 279-00-00-315, 320, 322, and 323



I. Purpose and Intent of Project

There were 4 separate parcels ranging from 0.29 high acres to 0.73 high acres. They were recently combined to form 3 separate parcels ranging from 0.524 high acres to 0.638 high acres.

We are requesting a revision to the previously approved PD to allow for accessory dwelling units.

Any details not addressed in the planned development ~~shall meet the requirements of the Charleston County Zoning and Land Development Regulations/or the AGR Zoning District. See attached AGR Standards which shall apply indefinitely. (Attach Chapters 4, 6, and summary section)~~ shall meet the requirements of the AGR Zoning District in effect at the time of subsequent development application submittal.

II. Land Use

The subject property is comprised of three parcels TMS # 279-00-00-315, 279-00- 00-320, and 279-00-00-323 consisting of approximately 3.20 acres, of which approximately 1.72 acres is highland. Parcel 279-00-00-315 currently has an existing home, and parcel 279-00-00-323 has an existing 800 square foot two car garage Parcel 279-00-00-320 has an existing mobile home which shall be removed. The properties are currently zoned PD- 128A;

TMS # 279-00-00-315 is .638 high acres, TMS # ~~C-2A~~; 279-00-00-320 shall consist of .524 high acres, and TMS # 279-00-00-323 shall consist of 0.554 high acres. The max number of units for these combined parcels is three, with a maximum density of 0.57 units per acre. Two of the properties, TMS # 279-00-00-315 and 279-00-00-323 have water frontage. The land use of the proposed development is for single-family detached residential dwellings and accessory dwellings less than 1500 square feet on each of the three new lots. Permitted single-family detached residential dwellings and accessory dwellings may be used for Limited Home Rental Short-Term Rentals in accordance with Article 6.8, Short-Term Rentals, of the ZLDR in effect at the time of subsequent development application submittal. The existing 800 square foot garage located on Lot 279- 00-00-323 shall be upgraded to an accessory dwelling as long as it meets all building code requirements. In addition, the existing accessory dwelling on lot 279-00-00-323 may be occupied prior to the construction of a principle dwelling unit. Please note this structure is inside the proposed OCRM Critical Line Setback, if this accessory dwelling is destroyed the structure may be rebuilt as its said kind in its existing location. In addition, a portion of the existing residence located on 279-00-00-315 is located within the proposed setback. Should this residence be destroyed it too may be rebuilt as said kind in its existing location. Permits must be in hand within one year of the destruction per the current ordinance in March 2008. Accessory dwelling unit requirements and any other regulations not covered in the PD document shall comply with the requirements of the AGR Zoning District in effect at the time of subsequent development submittal should reference the AGR zoning district standards of ZLDR as amended on March 4, 2008. All lots must comply with the requirements of all area service providers.

III. Setback Criteria

Proposed Density/Intensity and Dimensional Standards

Max. Number of Lots = 3 Lots

Min. Lot Size = 0.50 High Acres

Max. Density = .57 units/acre

Min. Lot Width = 90'

Max Building Cover =30%

Max Building Height =35 feet above base flood Min

Length to Width Ratio =4:1

Min Setbacks

Front Maybank Hwy =25 feet

Front =10 feet

Side from Easement =10 feet

Rear =10 feet

Waterfront Development Standards

The waterfront development standards for the proposed development are:

Min. Lot Area: 0.5 High Acres

Min. Lot Width: 90 feet

Min. Lot Width Average: 170 feet Min. Buffer
from OCRM Critical Line: 35 feet Min. Building

Setback for Lot **279-00-0000 315** from OCRM

Critical Line: 50 feet Min. Building Setback for

Lot **279-00-00-323** from OCRM Critical Line: 50
feet

IV. Accessory Dwellings

- The lots shall not be required to be a minimum of 50 percent larger than the minimum area required for a principal residential structure as required by Charleston County Zoning and Land Development Regulations (July 18, 2006).
- Only one accessory dwelling unit shall be permitted per zoning lot
- The heated gross floor area of the accessory dwelling unit shall not exceed 1,500 square feet.
- Separate electric meters shall not be allowed for attached accessory dwellings but shall be allowed for detached units.
- Each of the three stated lots shall be eligible for accessory dwelling units that meet the above requirements.
- All accessory dwelling units will meet all lot standards unless otherwise noted.

V. Screening and Buffering

A 15-foot landscape buffer will be provided along the Maybank Highway. The Buffer will be planted with a minimum of two canopy trees, 3 evergreens under story trees, and 30 shrubs per 100 feet of road frontage. Buffers will be in place prior to the issuance of the CO of the first new primary dwelling unit. See conceptual drawing #3 attached.

The proposed development shall meet the requirements of Article 9.4, Tree Protection and Preservation.

VI. Roadways

All roadways shall be designed to meet the internal fire code as adopted by Charleston County Council.

VII. Street Lighting

Street Lighting will be provided to meet Charleston County Standards.

VIII. Signage

Street signs and other signage required by Charleston County shall be provided and shall meet Charleston County and SCDOT Standards.

IX. Fencing

Fencing shall meet Charleston County Ordinance and Building Codes.

X. Utilities

- All new and/or relocated utilities shall be placed underground
- Water at the site shall be provided by St. Johns Water Company and a letter of availability contingent upon the new 24" line is provided.
- Sewer at the site shall be provided by septic tank and as approved by SC DHEC.
- Electricity at the site shall be provided by Berkley Electric Coop.
- Fire Protection shall be provided by St. John's Fire District. A Fire/Emergency Services Confirmation is provided.
- A letter of Coordination from SCDOT is also provided.

XI. Schedule

All landscaping improvements shown in the attached plans shall be completed prior to the CO of the first primary dwelling unit being issued.

XII. Parking

Parking for the Limited Home Rental Short-Term Rentals shall comply with Section 9.3.2, Off-Street Parking Schedule, of the ZLDR in effect at the time of subsequent development application submittal.

Letters of Coordination



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

Brandon White
Charleston County

Re: File# 2001030081, TMS# 279-00-00-320 and File# 1997040032, TMS# 279-00-00-315.

There are existing septic systems on each of the above referenced lots that are allowed to be used for residential purposes. The original permit requirements still apply, and no additional upgrades or increases are allowed without prior written approval from this office. If the system malfunctions at any time, repair/upgrade will be required. If repair cannot be made water flow must be reduced to allow the system to function properly or connection to public sewer will be required.

Respectfully,

Brandon Stephens
Charleston County Environmental Health
SC DHEC

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Region 7 • Environmental Health

Lonnie Hamilton, III, Public Service Building • 4045 Bridge View Drive, Suite B154 • North Charleston, SC 29405

Phone: (843) 202-7020 • Fax (843) 202-7050

Charleston County • (843)-202-7020 • Berkeley County • (842) 723-5355 • Dorchester County • (843) 821-9524 • www.scdhec.gov

ST. JOHN'S WATER COMPANY, INC.

Post Office Box 629
John's Island, South Carolina 29457-0629
(843) 559-0186

June 20, 2006

Mr. Bryan Kizer
B.P. Barber & Associates
4016 Salt Pointe Parkway
Charleston, SC 29405

Re: TMS # 279-00-00-323
Water Availability and Willingness to Serve

Dear Mr. Kizer:

This letter is to confirm that TMS number 279-00-00-323, owned by Laura McKenzie and Alan Wilson, on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 2½-inch water line located on Maybank Highway for a single ¾-inch water service to TMS number 279-00-00-323. Our system is SC DHEC approved and we have the capacity and willingness to provide a single potable water service to TMS number 279-00-00-323.

If you have any questions, please feel free to give me a call.

Sincerely,



Ava Robichaux
General Manager

cc: Colleen Schild

ST. JOHN'S WATER COMPANY, INC.

Post Office Box 629
John's Island, South Carolina 29457-0629
(843) 559-0186

June 20, 2006

Mr. Bryan Kizer
B.P. Barber & Associates
4016 Salt Pointe Parkway
Charleston, SC 29405

Re: TMS # 279-00-00-322
Water Availability and Willingness to Serve

Dear Mr. Kizer:

This letter is to confirm that TMS number 279-00-00-322, owned by Laura McKenzie and Alan Wilson, on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 2½-inch water line located on Maybank Highway for a single ¾-inch water service to TMS number 279-00-00-322. Our system is SC DHEC approved and we have the capacity and willingness to provide a single potable water service to TMS number 279-00-00-322.

If you have any questions, please feel free to give me a call.

Sincerely,



Ava Robichaux
General Manager

cc: Colleen Schild

ST. JOHN'S WATER COMPANY, INC.

Post Office Box 629
John's Island, South Carolina 29457-0629
(843) 559-0186

June 20, 2006

Mr. Bryan Kizer
B.P. Barber & Associates
4016 Salt Pointe Parkway
Charleston, SC 29405

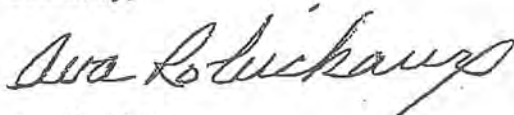
Re: TMS # 279-00-00-320
Water Availability and Willingness to Serve

Dear Mr. Kizer:

This letter is to confirm that TMS number 279-00-00-320, owned by Laura McKenzie, on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 2½-inch water line located on Maybank Highway for a single ¾-inch water service to TMS number 279-00-00-320. Our system is SC DHEC approved and we have the capacity and willingness to provide a single potable water service to TMS number 279-00-00-320.

If you have any questions, please feel free to give me a call.

Sincerely,



Ava Robichaux
General Manager

cc: Colleen Schild

ST. JOHN'S WATER COMPANY, INC.

Post Office Box 629
John's Island, South Carolina 29457-0629
(843) 559-0186

June 20, 2006

Mr. Bryan Kizer
B.P. Barber & Associates
4016 Salt Pointe Parkway
Charleston, SC 29405

Re: TMS # 279-00-00-315
Water Availability and Willingness to Serve

Dear Mr. Kizer:

This letter is to confirm that TMS number 279-00-00-315, owned by Laura McKenzie and Alan Wilson, on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 2½-inch water line located on Maybank Highway for a single ¾-inch water service to TMS number 279-00-00-315. Our system is SC DHEC approved and we have the capacity and willingness to provide a single potable water service to TMS number 279-00-00-315.

If you have any questions, please feel free to give me a call.

Sincerely,



Ava Robichaux
General Manager

cc: Colleen Schild

ST. JOHN'S FIRE DISTRICT

P.O. BOX 56
JOHNS ISLAND, S.C. 29457
PHONE: (843) 559-9194
FAX: (843) 559-3687



KARL E. RISTOW, Fire Chief

COMMISSIONERS:

THOMAS KULICK, Chairman
JOHN HART, Vice-Chairman
ERIC P. BRITTON
SAMUEL BROWNLEE
WANDA FORD
SUSANNE HOLLOMAN
GENEVA SMITH

19 June 2005

Mr. Bryan Kizer, P.E.
Senior Project Manager
B.P Barber & Associates, Inc.
4016 Salt Pointe Parkway
North Charleston, SC 29405

*Curtis Watkinson
864-4384*

Re: Fire/Emergency Services Confirmation

Dear Sir:

Please accept this letter as confirmation that the St. Johns Fire District furnishes fire and emergency services contingent to the properties on Johns Island, South Carolina; TMS # 279-00-00-315, 279-00-00-320, 279-00-00-322, and 279-00-00-323. Further, pursuant to the infrastructure of this planned development, the St. Johns Fire District shall enforce the requirements outlined in the National Fire Protection Association's (NFPA) 1141, *Standard for Fire Protection in Planned Building Groups*, 2003 Edition, which have been satisfied, for the most part, by your letter outlining the scope of work to be performed.

Additionally, adequate fire flow (available water supply for structural firefighting) shall be required and made available from a public water source and a fire hydrant (s) as directed by the St. Johns Water District.

Should you require any additional assistance or further explanation concerning the aforementioned requirements; please contact the St. Johns Fire Prevention Division.

Sincerely,

D.S. Chase
Chief Fire Inspector

BOARD:
Elizabeth M. Hagood
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C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment

BOARD:
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Paul C. Aughtry, III
Glenn A. McCall
Coleman F. Buckhouse, MD

June 13, 2007

ALAN WILSON
1830 SAVANNAH HWY
CHARLESTON SC 29407

RE: MAYBANK HIGHWAY SUBDIVISION, Charleston County
File number: 10-07-03-16

Dear Alan Wilson:

The Department of Health and Environmental Control (Department or DHEC) has approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on June 13, 2007 BY DEFAULT WITHOUT REVIEW. Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities SCR100000 (2006 CGP), this project has been granted coverage under the 2006 CGP. This project's general permit coverage number is SCR10F779. The total disturbed area for this site is .5 acres. This NPDES coverage expires on 06/13/2012, 5 years from the date of issuance.

See attached DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification approved May 9, 2007 for additional conditions related to the Coastal Zone Consistency determination.

An as-built survey, signed and sealed by a S.C. Licensed Land Surveyor, should be submitted to DHEC-OCRM for the detention pond(s) on this site. The survey(s) should show grades, contours, and depths for all ponds and should include the elevations and dimensions of all outlet structures, including but not limited to pipes, orifices, risers, weirs, and emergency spillways. A statement signed by the project's S.C. Registered Engineer indicating that the pond(s) was installed and is operating as shown on approved plans and in approved calculations is required. If the elevations or dimensions of the structures listed above do not match those used in the approved plans, provide a certification statement signed by the project's S.C. Registered Engineer indicating that the pond, as built, will function as shown in approved calculations. A new analysis of the pond (routing) may be necessary. The as-built survey and/ or analysis must be accepted by the Department before a Notice of Termination (NOT) can be submitted.

The 2006 CGP can be downloaded at the following website:
<http://www.scdhec.gov/eqc/water/pubs/finalcgp.pdf> or you may request a copy from us via email (stormwatercgp@dhec.sc.gov). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the 2006 CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act) and the Federal Clean Water Act (CWA).

You must notify this DHEC-OCRM Office prior to starting any land-disturbing activity. The address and telephone number of the DHEC-OCRM office are as follows:

S.C. DHEC-OCRM
1362 MCMILLAN AVE STE 400

CHARLESTON SC 29405
843-953-0200

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. Please see our website for a list of major and minor modifications; if you have a question about whether a modification is major or minor, contact the DHEC-OCRM at (843) 953-0200.

Please contact Richard V Geer at 843-953-0238 to arrange for pick up or mailing of three (3) sets of stamped, approved plans. A copy of the stamped, approved SWPPP (including a copy the 2006 CGP and signed co-permittee and contractor certifications), NOI, and CGP coverage letter from DHEC must be retained at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. A copy of the stamped, approved SWPPP must be available at a central location on-site for the use of all those identified as having responsibilities under the SWPPP whenever they are on the construction site. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must sign a certification statement as a co-permittee or as a contractor who is not a co-permittee. This document is available on our website: <http://www.scdhec.gov/stormwater>. You are responsible for any contractor who is not a permittee. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each co-permittee and contractor who is not a co-permittee before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action. Failure to comply with the approved SWPPP or the minimum requirements of the 2006 CGP, 1991 Act, or CWA may subject you to applicable penalties.

This NPDES coverage should be terminated by the permittee when one of the conditions listed in Section 5.1 of the 2006 CGP has been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the 2006 CGP. Please see section 5.1 of the 2006 CGP for more information about termination of coverage. The NOT is available on our website: <http://www.scdhec.gov/stormwater>.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

BOARD:
Elizabeth M. Hagood
Chairman
Edwin H. Cooper, III
Vice Chairman
Steven G. Kisner
Secretary



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment

BOARD:
Henry C. Scott
Paul C. Aughtry, III
Glenn A. McCall
Coleman F. Buckhouse, MD

Notice of Appeal Procedure

The following procedures are in effect beginning July 1, 2006, pursuant to 2006 Act No. 387:

1. This decision of the S.C. Department of Health and Environmental Control (Department) becomes the final agency decision 15 days after notice of the decision has been mailed to the applicant or respondent, unless a written request for final review is filed with the Department by the applicant, permittee, licensee, or affected person.
2. An applicant, permittee, licensee, or affected person who wishes to appeal this decision must file a written request for final review with the Clerk of the Board at the following address or by facsimile at 803-898-3393.

Clerk of the Board
SC DHEC
2600 Bull Street
Columbia, SC 29201

3. The request for final review should include the following:
 - a. the grounds on which the Department's decision is challenged and the specific changes sought in the decision
 - b. a statement of any significant issues or factors the Board should consider in deciding how to handle the matter
 - c. a copy of the Department's decision or action under review
4. In order to be timely, a request for final review must be received by the Clerk of the Board within 15 days after notice of the decision has been mailed to the applicant or respondent. If the 15th day occurs on a weekend or State holiday, the request is due to be received by the Clerk of the Board on the next working day. The request for final review must be received by the Clerk of the Board by 5:00 p.m. on the date it is due.
5. If a timely request for final review is filed with the Clerk of the Board, the Clerk will provide additional information regarding procedures.
6. The Board of Health and Environmental Control has 60 days from the date of receipt of a request for final review to conduct a final review conference. The conference may be conducted by the Board, its designee, or a committee of three members of the Board appointed by the chair.
7. If a final review conference is not conducted within 60 days, the Department decision becomes the final agency decision, and a party may request a contested case hearing before the Administrative Law Court within 30 days after the deadline for the final review conference.

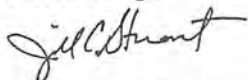
The above information is provided as a courtesy; parties are responsible for complying with all applicable legal requirements.

October 31, 2006

Please see the enclosed "Notice of Appeal Procedure" document for information about the procedures for appealing this NPDES coverage. Also, see the enclosed document from the S.C. DHEC Compliance Assurance Division detailing some of the compliance requirements of the 2006 CGP.

If you have any questions or cannot access the referenced websites, please call Richard V Geer at 843-953-0238.

Sincerely,



Jill C. Stewart, P.E., Manager
Stormwater, Dams & Agricultural Permitting Section

CC: Bryan Kizer-B P BARBER & ASSOCIATES INC
Richard V Geer-OCRM Charleston Office
Region 7, Charleston EQC Office

New Compliance Requirements:

Facility inspections and monthly reports

Please note that there are several new compliance requirements under the recently issued NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities, SCR100000 (2006 CGP).

- One of the following inspection schedules has been identified in your approved Storm Water Pollution Prevention Plan (SWPPP): Inspections of the site must be conducted at least once every 7 calendar days or at least once every 14 days and within 24 hours of the end of a storm event of 0.5 inches or greater. You must notify the Department (Bureau of Water, Compliance Assurance Division) in writing to switch your inspection schedule.
- Inspections conducted under this requirement must be available with the SWPPP and include at a minimum: a) Inspection date, b) Name, title, and qualifications of inspection personnel, c) Weather information since last inspection, including details of storm events d) Weather information and discharge information observed during the inspection, e) Location of discharges of sediment or pollutants from the site, f) Locations of Best Management Practices (BMPs) that need maintenance, g) Locations of BMPs that failed to operate as designed or were inadequate for a particular location, h) Locations where additional BMPs are needed, i) Corrective action required including changes needed in the SWPPP and implementation dates. **(An inspection form that may be used for these inspections is available at <http://www.scdhec.gov/stormwater> or from the Compliance Assurance Division)**
- For sites disturbing more than 2 acres, these inspections must be conducted by “qualified personnel”(please see section 3.10D of the 2006 CGP for details on “qualified personnel”).
- For construction sites disturbing 10 acres or more, a monthly report must be submitted to **SCDHEC, Bureau of Water, Compliance Assurance Division, 2600 Bull St. Columbia, SC 29201** by the 28th day of the following month and, if applicable, the appropriate Municipal Separate Storm Sewer System (MS4) operator. The monthly report must include at a minimum: a) A summary of the inspections conducted during the month, b) A listing of deficiencies and the date noted, c) For deficiencies requiring corrective action, list the name, address, and telephone number or the responsible party, d) Whether the deficiency was listed in a previous monthly report, e) Corrective actions taken and the date the actions were completed, f) Whether the SWPPP was updated to deal with the noted deficiencies, g) A copy of each inspection conducted during the month. In addition, the first monthly report must include all co-permittee agreements and contractor certifications. As co-permittees and contractors are added during the life of the project, applicable agreements and certifications must be submitted with the next monthly report. These must also be available with the SWPPP. If construction has not begun, the monthly report is still required, but it may simply state that construction has not yet started

Note: For construction sites disturbing less than ten (10) acres, DHEC may require monthly reports on either a Project-by-Project basis or Operator-by-Operator basis.



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

June 13, 2007

SCDHEC-EQC, Bureau of Water
Storm Water Division
2600 Bull Street
Columbia, SC 29201

RE: MAYBANK HIGHWAY SUBDIVISION
CHARLESTON COUNTY
EFIS # - 58176
Permit # - SCR10F779
DHEC Internal Departmental Certification

Storm Water Division:

This letter shall act as the DHEC-OCRM Coastal Zone Consistency certification for the above referenced proposed project, as per the plans dated May 9, 2007. DHEC-OCRM staff was unable to complete the review of the submitted plans for consistency with the minimum standards and criteria of South Carolina Regulation 72-300 and SCR100000 within 20 days.

- (a) **Included with the engineer's copy of this certification is an initiation of construction notice to be completed and returned to the appropriate OCRM staff person. Once this initiation of construction notice is received by OCRM, a construction placard will be issued. This placard must be placed in a conspicuous place at the construction site. No work can commence until the placard is posted.**
- (b) The responsible day-to-day contact must have an OCRM stamped set of plans on site at all times.
- (c) The person responsible for maintenance shall perform or cause to be performed preventive maintenance of all completed storm water management practices to ensure proper functioning. OCRM may conduct periodic maintenance inspections.
- (d) This certification is only applicable for the plans that were submitted and approved for this project.
- (e) This Coastal Zone Consistency Certification is not intended to authorize any direct or indirect impacts to any freshwater wetlands. Any unauthorized direct or indirect impacts to freshwater wetlands shall be considered a violation of this certification, and are subject to enforcement and possibly fines.
- (f) No Critical Areas as determined by OCRM shall be disturbed or altered without authorization by the Department.

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Ocean and Coastal Resource Management

Charleston Office • 1362 McMillan Avenue, Suite 400 • Charleston, SC 29405

Phone: 843-953-0200 • Fax: 843-953-0201 • www.scdhec.gov

(g) If unanticipated cultural materials (i.e., large, intact artifacts or animal bones; large clusters of artifacts or animal bones; large soil stains or patterns of soil stains; buried brick or stone structures; clusters of brick or stone) or human skeletal remains are discovered on the property during land altering or construction activities, then the property owner will temporarily halt those activities and immediately notify the OCRM and the State Historic Preservation Office (SHPO) of the late discoveries. A reasonable 50 to 100 foot buffer shall be immediately established around the cultural materials by the construction project manager. The buffer will be flagged by appropriate personnel. All project personnel will be notified by the property owner. No land altering activities will be allowed within this buffer zone until the course of action herein described has been established. The halt will afford the OCRM and the SHPO the opportunity to assess the situation and recommend a course of action within two (2) business days of such notification. Should a course of action not be recommended within two (2) business days then land disturbance activities may proceed.

Sincerely,



Richard V Geer
Engineer Associate
Regulatory Programs Division

58174



PW Sub
46

Notice of Intent (NOI) for Stormwater Discharges from Large and Small Construction Activities, NPDES General Permit SCR100000

MAY 10 2007
OFFICE

For official use only

File number: 10 07-03-16
Permit number: SCR10 F779
Submission package complete: 3 20-07
Public Notice Start Date (OCRM only): 3-30-07

For official use only

S.C. Department of Health & Environmental Control
Office of Ocean & Coastal Resource Management
APPROVED FOR CONSTRUCTION ONLY

Approved by: [Signature]

Certification Issued Date: 5/9/07

NPDES Issued Date: 6/13/07

NPDES Coverage #: SCR10F79

BY DEFECT WITHOUT REVIEW

Submission of an NOI constitutes notice that the entity identified in Section I intends to be authorized under SCR100000. Instructions on page 4.

Date: 0 2/1 9/2 0 0 7

Project/ Site Name: MAYBANK HIGHWAY SUBDIVISION County: CHARLESTON

Do you want this project to be considered for the Expedited Permitting Program (EPP)? Yes No (See instructions.)

I. Project Information

Project Owner/ Operator (Company or person): ALLEN WILSON
Permit Contact (if owner is company): ALLEN WILSON Company EIN: _____
Mailing Address: 1830 SAVANNAH HIGHWAY City: CHARLESTON State: S C Zip: 2 9 4 0 7
Phone: (Day) 8 4 3-7 6 9-4 4 9 1 (Mobile) _____ (Fax) _____
Email address (optional): _____

II. Property Information

A. Site Location (street address, nearest intersection, etc.): 3775 MAYBANK HIGHWAY
City/ Town (if in limits): CHARLESTON Latitude: 3 2° 4 2' 5 5" N Longitude: -8 0° 0 5' 2 0" W
Tax map # (list all): 279-00-00-316, 320, 322 AND 323
B. Property Owner (if different from section I above): LAURA MCKENZIE
Mailing Address: 3775 MAYBANK HIGHWAY City: CHARLESTON State: S C Zip: 2 9 4 9 2
Phone: (Day) 8 4 3-8 1 9-3 0 0 0

III. Site Information

A. Disturbed area (to the nearest tenth of an acre): 0.5 Total area: 3.2
B. Is this project part of a Larger Common Plan for Development or Sale (LCP)? Yes No
If yes, what is the previous state permit number? _____ Previous NPDES number: SCR10 _____
LCP/ Overall Development Name: _____
C. Start Date (MM/DD/YYYY): 0 4/0 1/2 0 0 7 Completion Date: 0 9/0 1/2 0 0 7
D. Is this site located on Indian Lands? Yes No If yes, name of reservation. _____
E. Type of Activity (check all that apply):
 Commercial Residential: Single-family Linear (Roads, utility lines, etc.) Other:
 Institutional Residential: Multi-family Site Preparation (No new impervious) _____
F. Are there any flooding problems downstream or adjacent to this site? Yes No
G. Is this NOI being submitted in response to a Notice to Comply issued by S.C. DHEC? Yes No
H. Is any part of the property located inside an MS4 or urbanized area? Yes No
If yes, list the MS4 operator or urbanized area name. CHARLESTON

IV. Waterbody Information

A. Nearest receiving waterbody(s): CHURCH CREEK Distance to this waterbody (feet): 325'
Next/Nearest named receiving waterbody(s): BOHICKET CREEK
B. Wetlands/ Waters of the State

	On the site?	If yes, delineated/identified?	Impacts?	Amount of impacts
1. Waters of the U.S./ State	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ Ac ___ Feet
a. Perennial stream(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	___ Ac ___ Feet
b. Intermittent stream(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	___ Ac ___ Feet
c. Ephemeral stream(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	___ Ac ___ Feet
d. Jurisdictional wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	___ Ac ___ Feet
e. Non-jurisdictional wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	___ Ac ___ Feet
f. Other (List): <u>Critical area</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ Ac ___ Feet

2. If yes for impacts in item B.1, has a USACOE permit been applied for or obtained for those impacts?
 Yes No N/A If yes, list the permit/ application number. _____

C. Impaired Waterbodies

Do stormwater (SW) discharges from the site drain to a watershed that drains to a DHEC WQ monitoring site (WQMS)...

- 1. Listed on the most current 303(d) List for Impaired Waters? [X] Yes [] No
a. If yes for (1), is there an unimpaired WQMS between your site and the impaired WQMS? [X] Yes [] No
b. If no for (a), list the waterbody. EDISTO RIVER List the impairment(s). FC
c. Will construction SW discharges from your site contain the pollutant(s) of impairment? [] Yes [X] No
d. If yes for (c), will use of the selected BMPs ensure that the site's discharges will not contribute to or cause further water quality standard violations? [] Yes [] No
2. For which a TMDL(s) has been developed? [] Yes [X] No
a. If yes for (2), list the waterbody. List the impairment(s).
b. Has the standard been attained for the impairment(s)? [] Yes [] No
c. If no for (b), will construction SW discharges from your site contain the pollutant of impairment? [] Yes [] No
d. If yes for (c), are your discharges consistent with the assumptions and requirements of the TMDL(s)? [] Yes [] No
e. If no for (d), will use of the selected BMPs ensure that the site's discharges will not contribute to or cause further water quality standard violations? [] Yes [] No

D. Are S.C. Navigable Waters (SCNW) on the site? [X] Yes [] No If yes, list the SCNW: Chuck Creek
Will any construction activities cross over or occur in, under, or through the SCNW? [] Yes [X] No
If yes, then describe activity (e.g., road crossing, sub aqueous utility line).
Has an SCNW permit been issued for this site? [] Yes, for all activities [] Yes, for some activities [] No
If yes, list permit number and corresponding activities.

V. Operator Information

A. SWPPP Preparer: BRYAN KIZER S.C. Registration #: 2 2 8 0 0
Company/ Firm: B P BARBER & ASSOCIATES S.C. COA #: 0 0 2 0
Mailing Address: 4016 SALT POINTE PK, S 210 City: N. CHARLESTON State: S C Zip: 2 9 4 0 7
Phone: (Day) 8 4 3-7 6 7-4 6 0 2 (Mobile) (Fax)
Email address (optional):
B. Operator of Day-to-Day Site Activities [ODSA] (Company or person): ALLEN WILSON
Site Contact (if ODSA is company): LOAN FINDERS OF SC
Mailing Address: 1830 SAVANNAH HIGHWAY City: CHARLESTON State: S C Zip: 2 9 4 0 7
Phone: (Day) 8 4 3-7 6 9-4 4 9 1 (Mobile) (Fax)

VI. Signatures and Certifications

A. One copy of the SWPPP, all specifications and supporting calculations, forms, and reports are herewith submitted and made a part of this application. I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq., and in accordance with the terms and conditions of SCR100000. (This should be person identified in Section V.A.)

Please check one. [X] Engineer [] Tier B Land Surveyor [] Landscape Architect
BRYAN D. KIZER Signature of SWPPP Preparer 22800 S.C. Registration #

B. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I hereby certify that all land-disturbing construction and associated activity pertaining to this site shall be accomplished pursuant to and in keeping with the terms and conditions of the approved plans and SCR100000. I also certify that a responsible person will be assigned to the project for day-to-day control. I hereby grant authorization to the Department of Health and Environmental Control and/or the local implementing agency the right of access to the site at all times for the purpose of on site inspections during the course of construction and to perform maintenance inspections following the completion of the land-disturbing activity. (See Section 122.22 of S.C. Reg. 61-9 for signatory authority information.)

Alan J. Wilson Signature of Project Owner/ Operator owner Title/ Position

25



PERMIT TO CONSTRUCT Onsite Sewage Treatment and Disposal System

File Nbr **2008010045**
County: Charleston

Name: LAURA MCKENZIE

c/o DAVID BROWN

Program Code: 362

Type facility: HOUSE

Address: 894 RIDGE RD

System Code: 271

RIDGEVILLE, SC 29472

Subdivision:

Site: 1740 DOMINIC DR

TM#: 279-00-00-323

Block: 5 BRM

Lot: C-3A

JOHNS ISLAND, SC 29455

Water Supply: PUBLIC

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 600

Tank Sizes (gal): Septic Tank: 1250

Pump Chamber: 1000

Grease Trap:

LTAR: .90

Trenches: Length (ft): 120 Width (in): 120 Max. Depth (in): 15

Agg. Depth (in): 6

Min Pump Capacity: 15

gpm at 13

ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Do not drive or park over any part of the system.

No well allowed within 50 ft. of the system.

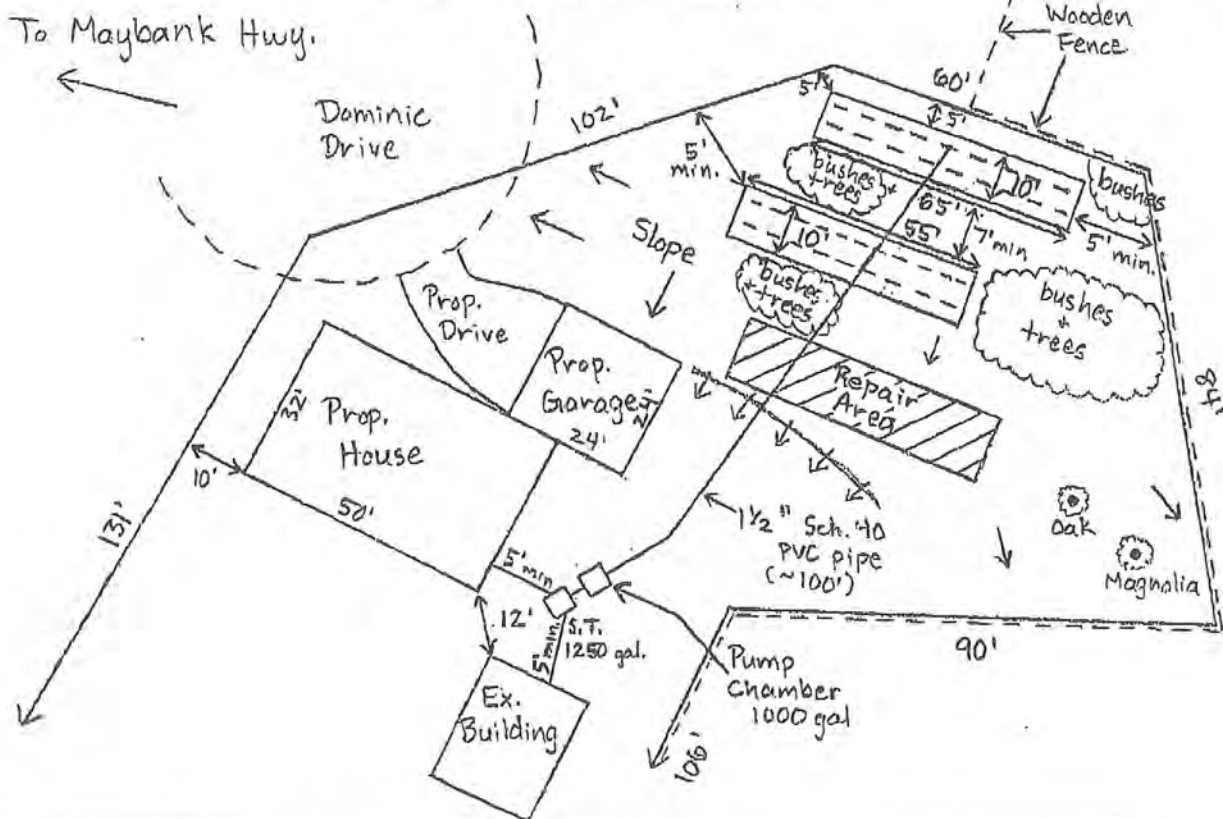
See ATTACHMENTS.

Note: If some bushes or trees need to be removed for the system to fit, replace those areas with clean topsoil before installing system.

* Permit Conditions Must be recorded at RMC office before final approval *

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

(NTS)



Issued/Revised By: Erin Moran

Date: 03-03-08

*Copies mailed
3-4-08*



RESIDENTIAL FACILITIES UTILIZING A COMMON ONSITE WASTEWATER SYSTEM

PERMIT CONDITIONS

Application Number: 2008010045

Applicant: Laura McKenzie

Tax Map Number: 279-00-00-323

Address: 894 Ridge Rd. Ridgeville, SC 29472

Facility Type: Residential

Facility Location: 1740 Dominic Dr. Johns Island

I, the undersigned property owner, wish to construct a four (4) bedroom home in addition to an existing one (1) bedroom house currently located on the property. I hereby request permission from the South Carolina Department of Health and Environmental Control, hereinafter referred to as the Department, to discharge the combined sewage from these units into a single onsite wastewater system (system) which shall not exceed 600 gallons per day. I recognize that as the property owner, I am ultimately responsible for the operation and the maintenance of this system. I further understand and agree that fulfillment of this responsibility is feasible only when the system and all rental units remain under single ownership.

By making this request, I understand and agree that the APPROVED status of this system will remain in effect only while the property on which the units and system are located is owned by a single individual or company, and that this status will change to UNAPPROVED at such time as Title to any or all of the individual units or the system is transferred to separate owners. Should such transfer of Title ever occur, the units can only be occupied if they are connected to public sewer, if available, or if site conditions and building construction are such that the Department can issue Permits to Construct additional, individually owned systems to serve the units that have been sold. It is the owner's responsibility to construct and maintain the system in such a manner that hydraulic overloads and unauthorized discharges do not occur.

I further understand and agree that failure to comply with all of these Permit Conditions throughout the life of the system will result in the status of the system being considered UNAPPROVED, and will require that I take immediate action to vacate the premises.

I agree to record this document at the county office where deeds and related documents are recorded. I further agree to provide the County Health Department proof of recording prior to final approval of the installation of the septic system.

I have reviewed the above information and agree with the Onsite Wastewater System limitations for the proposed facility.

Signature of Property Owner

Date

Witness (A)

Date

Witness (B)

Date

STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF CHARLESTON)

PERSONALLY appeared before me, _____, and made oath
Witness (A)

that he saw the within-named _____, sign, seal and as her/his
Property Owner

act and deed, deliver the within-written Permit Conditions for uses and purposes therein mentioned

and that he with _____, witnesses execution
Witness (B)

thereof.

SWORN to me this _____ day of _____, 200_,)

(L.S.)

Notary Public for South Carolina)

Witness (A)

My Commission Expires: _____)

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
PERMIT TO CONSTRUCT-CERTIFICATE OF FINAL APPROVAL
INDIVIDUAL SEWAGE TREATMENT AND DISPOSAL SYSTEM

2001030081

AURA L. MCKENZIE
3757 MAYBANK HIGHWAY

Subdivision:
Lot and Block No:
Tax Map Number: 279-00-00-320
Site: 3761MAYBANK HIGHWAY

HT

JOHNS ISLAND SC 29455

Water Supply: PUBLIC Facility: MH

Contractor: Hancor 515

Receipt No:

Fee Amount: \$60.00

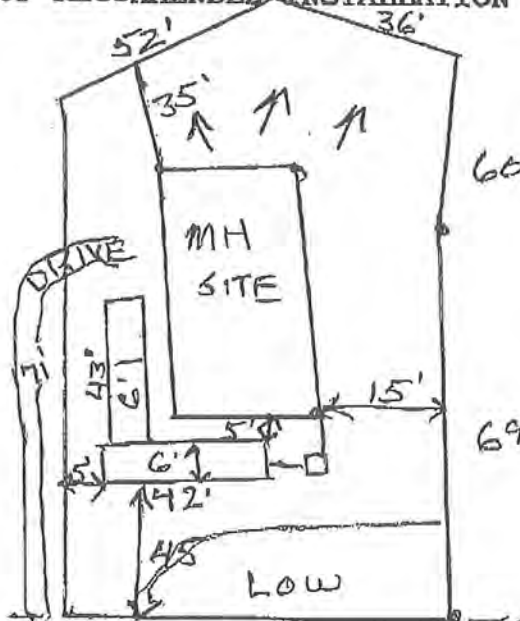
Frank Number: 0388-01

SYSTEM SPECIFICATIONS

Est. Daily Flow: 360 gpd
Loading rate: 0.90 g/ft²
Tank Size(s): 1000 gal
Permitted System: 100
Permit Date: 04/02/01 By: 12

SKETCH OF RECOMMENDED INSTALLATION

NOT TO SCALE



Trenches: No: 2
Total length: 85 ft
Width: 72 in
Maximum depth: 26 in
Material: STONE
Depth: 14 in
Man pump cap: _____ gpm
_____ ft head.

SPECIAL INSTRUCTIONS

~~Install as indicated and~~
~~or attachment.~~
DO NOT DRIVE PARK
OR BUILD OVER SYSTEM

MAYBANK → Church Creek Bridge

ACTUAL INSTALLATION

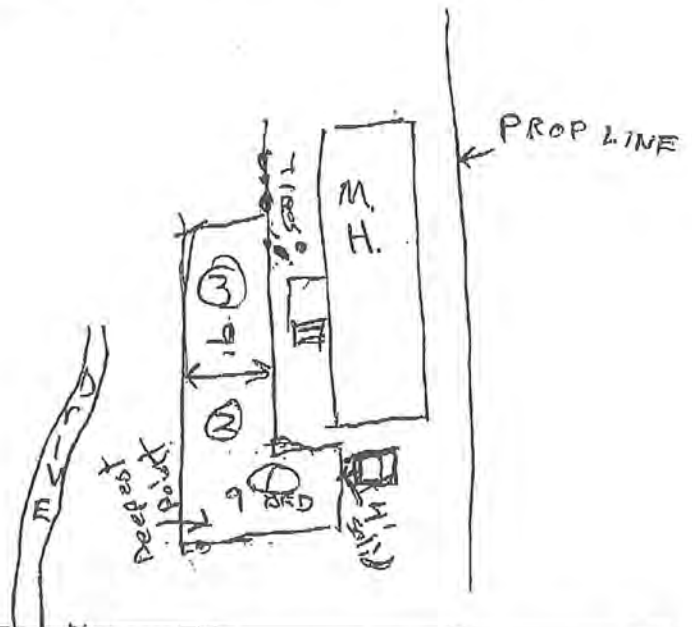
Tank Manufacturer: Knights
Pipe Manufacturer: Hancor
Pump Manufacturer: _____

SKETCH OF ACTUAL INSTALLATION

Client Pick up

Nearest Actual Distances to:
Well: Public ft
Foundation: 5' ft
Property Line: 3' ft
Stream: _____ ft
Impoundment: _____ ft

Line No.	Grade Readings
<u>1</u>	<u>5.15</u>
<u>2</u>	<u>5.2</u>
<u>3</u>	<u>5.24</u>
<u>TRENCH</u>	<u>24-40"</u>
<u>ROCK</u>	<u>14"</u>



APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

Issued by: Sandy Jones R.E.S. Date: 04/02/01 Code Number: 12

Approved by: Sandy Jones Date: 5/15/01 Code Number:

CHARLESTON COUNTY ENVIRONMENTAL HEALTH 4050 BRIDGE VIEW DR
CHARLESTON, SC 29405 (803) 740-0855

5/17/01 COPY 2 AND L.I. AT R.T.S.



South Carolina
Department of Transportation

June 14, 2006
Charleston County Maintenance

Mr. Bryan Kizer, P.E.
B.P. Barber & Associates
4016 Salt Point Parkway
North Charleston, South Carolina 29405

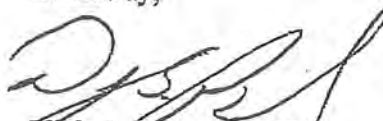
**RE: Planned Development on Maybank Highway comprised of TMS #'s
279-00-00-315, -320, -322, and -323**

Dear Mr. Kizer:

This letter is to inform you that I received the preliminary submittal for the above noted project. Please be aware that a full review has not been performed nor has an SCDOT Encroachment Permit been applied for or approved. Please refer to the SCDOT Access and Roadside Management Standards when developing the plans for the encroachment onto Maybank Highway.

When the plans are ready, please submit to this office an encroachment permit application as well as 2 full size sets of construction plans and a full review will be performed. If you should have any questions or would like to discuss this, please do not hesitate to contact me at (843) 740-1655 ext 532.

Sincerely,



Nick S. Rebovich, EIT
Permit Coordinator

File: Maintenance/Charleston/nsr



South Carolina
Department of Transportation

2401 Maintenance Way
North Charleston, SC 29406

RE: Permit #: 43460 (SC-700)
Laura McKenzie

Dear Permittee:

The attached permit has been approved with the following stipulations:

1. The South Carolina Department of Transportation (SCDOT) shall be given the opportunity to attend any pre-construction conferences.
2. The SCDOT shall be notified of the date and time permitted work will begin. Notification of at least 48 hours must be given to the Department during office hours (8:00 am to 5:00 pm Monday through Friday). Written notification is required before work can begin. A fax-back notification form has been attached to assist with this requirement.
3. The contractor must include a traffic control plan for all lane closures and lane shifts: to include location, date and time. This must be received by the SCDOT 48 hours prior to the start time of the proposed work within the right-of-way.

Also, please note all provisions attached to or written on the approved permit, as well as the requirements outline on the back of the permit. *Failure to comply with any of these provisions may result in stoppage of work, the permit being revoked, and/or the removal of all materials placed within the right-of-way at full responsibility of the permittee.* Your cooperation is appreciated in this matter so that costly corrections may be avoided in maintaining the integrity of our transportation infrastructure.

Respectfully,

Christopher B. Gossett
Christopher B. Gossett
Resident Maintenance Engineer

Application for Encroachment Permit

S.C. Department of Transportation Form 637 (Rev 11/2003)

Permit Nbr: 43460

Applicant: Laura L McKenzie, Street: 3775 Maybank Highway, City: Charleston, State & Zip: SC, 29492, Phone: 843-819-3000, County: Charleston, Enter Road/Route And then the corresponding Road Name below

1. The undersigned applicant hereby applies to the South Carolina Department of Transportation (SCDOT) for a permit for encroachment State Highway Right of Way as shown and described below:

2. Type of Encroachment: Encroachment to install and construct a 20' PAVED wide gravel access way in order to obtain acces to two (2) new buildable lots.

3. Description of Location: The site is located on the south side of the Maybank Highway on John's Island, just before the bridge over on to Wadmalaw Island.

(Attach sketch indicating roadway features such as: pavement width, shoulder width, sidewalk and curb and gutter location, significant drainage structure, arrow, right of way width, and loction of the proposed encroachment with respect to the roadway centerline and the nearest intersecting road on the State system.)

4. The undersigned applicant hereby requests the SCDOT to permit encroachment on the SCDOT right of way as described herein. It is expressly understood that the encroachment, if and when constructed, shall be installed in accordance with the sketch attached hereto made a part hereof.

The applicant agrees to comply with and be bound by the SCDOT's "A Policy for Accommodating Utilities on Highways Right way", "Standard Specifications for Highway Construction", the "General Provisions" and "Special Provisions", attached heret made a part hereof by reference, during the installation, operation and maintenance of said encroachment within the SCDOT's Right of Way.

The applicant hereby further agrees, and binds his/her/its heirs, personal representatives, successors, assigns, to assume any and all liability for accidents or injuries to persons, or damage to property, including the highway, that may be caused by the construction, maintenance, use, moving or removing of the physical appurtenances contemplated herein, and the applicant agrees to indemnify and SCDOT harmless from and against any and all claims for personal injury and/or property damage which may be sustained by any persc reason of the construction, maintenance or existence of said encroachment on the SCDOT's right of way.

Applicant's Name: LAURA L MCKENZIE Date: 2/21/07, Applicant's Sig: [Signature] Title: owner

In accordance with your request and subject to all the provisions, terms, conditions and restrictions stated in the application and the ger and special provisions attached hereto, the SCDOT hereby approves your application for an encroachment permit. This permit shall become null and void unless the work contemplated herein shall have been completed prior to: 27 MARCH 2008

(Date received by Res. Maint. Engr.) [Signature] (SCDOT Approval) [Signature] (Date) 27 Mar 08

- Resident Maintenance Engineer, State Highway Engineer, District Engineering Administrator, District Maint./Constr. Engineer

1. SEE ATTACHED PROVISIONS, 2.



CHARLESTON COUNTY SOUTH CAROLINA

PLANNING DEPARTMENT

Daniel C. Pennick, AICP Director

843.202.7200 1.800.524.7832 Fax: 843.202.7222 Lonnie Hamilton, III Public Services Building 4045 Bridge View Drive North Charleston, SC 29405-7464

PERMIT APPLICATION: RESTRICTIVE COVENANTS AFFIDAVIT

I, Laura McKenzie, have reviewed the restrictive [Print]

covenants applicable to Parcel Identification Number(s) 279-00-00-315/323

located at (address) 1724 & 1740 Dominic Drive, and the

proposed permit application is not contrary to, does not conflict with, and is not

prohibited by any of the restrictive covenants, as specified in South Carolina

Code of Laws, Section 6-29-1145.

Laura McKenzie
[Signature]

5/9/08
[Date]

Laura McKenzie
[Print Name]

Explanation:

Effective July 1, 2007, South Carolina Code of Laws Section 6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits an activity for which a permit is being sought. [Section 6-29-1145 is copied on the back of this page]

For Staff Use Only:

Received by _____ Date _____ Application Number _____

ZONING CHANGE APPLICATION

BASE _____ PD _____ NOTIFY: 1. _____
2. _____



Planning Department
Lonnie Hamilton, III
Public Services Building
6045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-824-7832
Fax: (843) 202-7232

PROPERTY INFORMATION

CURRENT DISTRICT _____ REQUESTED DISTRICT _____
PARCEL ID(S) 279-00-00-315/279-00-00-323
CITY/AREA OF COUNTY BOBBY-WYE
STREET ADDRESS 1724 & 1740 Dominic Drive
RECORDED: BOOK 571/EH1 PAGE 80/761 DATE _____
AT RECORDED: BOOK EK/EK PAGE 902/902 DATE _____ APPROVAL # _____

ACRES 1.81/.85

APPLICANT-OWNER-REPRESENTATIVE

APPLICANT B.P. Barber HOME PHONE _____
MAIL ADDRESS 4016 Salt Pointe Pkwy WORK PHONE 843 767 4602
CITY, STATE, ZIP N. Charleston SC 29405 CELL PHONE 601 437-3151

OWNER Laura McKenzie HOME PHONE _____
MAIL ADDRESS 3757 Maybank Highway WORK PHONE _____
CITY, STATE, ZIP Johns Island SC 29455 CELL PHONE 819-3000

REPRESENTATIVE _____ HOME PHONE _____
MAIL ADDRESS _____ WORK PHONE _____
CITY, STATE, ZIP _____ CELL PHONE _____

CERTIFICATION

- 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.)
- Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

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

Signature of Owner(s) Laura McKenzie Date 5/9/08
Signature of Applicant/Representative (if other than owner) [Signature] Date 5/8/08
Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Has this parcel been cited for a zoning violation? _____ Yes _____ No	Application Number _____
Have zoning change applications been submitted previously for this property? _____	Date Submitted _____
Case Number _____ Date _____ App/Dls _____	Amount Received _____ Cash? _____ Check? _____
Case Number _____ Date _____ App/Dls _____	Receipt Number _____



PLANNING COMMISSION

Jerome Murray
Chairman

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

MEMORANDUM

TO: Planned Development Applicants
FROM: Jerome Murray, Chairman, Charleston County Planning Commission
DATE: May 11, 2005
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.

Please contact me, Jerome Murray, Chairman of the Charleston County Planning Commission (843-224-2938), to discuss the results of this outreach prior to the Planning Commission meeting for which your case is scheduled.

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

Laura McKelip 5/8/08
 Owner Signature Date

[Signature] 5/8/08
 Applicant Signature Date
 (If other than the owner)

Reference Zoning Change Request: _____ PD: _____

JM/jb



BP Barber
Engineering • Experience • Excellence

BP Barber
4016 Salt Point Parkway, Suite 200
North Charleston, SC 29405
Phone: (843) 767-4602
Fax: (843) 767-4723

CONFIDENTIALITY NOTE
The information contained in this telecopy message is being transmitted to and is intended only for the use of the individual named below. If the reader of this message is not the intended recipient, you are hereby advised that any dissemination, distribution or copy of this telecopy is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone and destroy this telecopy message.

FACSIMILE TRANSMISSION

To: Laura McKenzie **Date:** 5/8/08
Project Name: _____

Fax No.: 559-2395
From: Bryan Kizer **Project No:** _____
Reference: _____

Number of pages including this page: 4 (including cover)

Message:

Please Fax Back to 767-4723

BKizer

Att: Original Not Mailed Mailed

**** PLEASE CALL THE OPERATOR (IDENTIFIED ABOVE)
IF YOU HAVE DIFFICULTY WITH THIS TRANSMITTAL****

ZONING CHANGE APPLICATION

CASE _____ PD _____ NOTIFY: 1. _____
 2. _____



Planning Department
 Lonnie Hamilton, III
 Public Services Building
 4045 Bridge View Drive
 North, Charleston, SC 29405
 (843) 202-7200
 1-800-524-7632
 Fax: (843) 202-7222

PROPERTY INFORMATION

CURRENT DISTRICT _____ REQUESTED DISTRICT _____
 PARCEL ID(S) 279-00-00-320
 CITY/AREA OF COUNTY _____
 STREET ADDRESS 1728 DOMINIC DR. Johns Island ACRES .52
 DEED RECORDED: BOOK _____ PAGE _____ DATE _____
 PLAT RECORDED: BOOK _____ PAGE _____ DATE _____ APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT ALAN W. ISON HOME PHONE 769-4491
 MAIL ADDRESS 1830 SAVANNAH WAY WORK PHONE _____
 CITY, STATE, ZIP CHAR, SC 29407 CELL PHONE 696-7720

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

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

CERTIFICATION

This application will be returned to the applicant within ten (10) 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.)
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

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

Signature of Owner(s) [Signature] Date 4/12/08 Signature of Applicant Representative (if other than owner) [Signature] Date 5/12/08
 Planner's Signature _____ Date _____ Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Has this parcel been cited for a zoning violation? _____ Yes _____ No	Application Number _____
Have zoning change applications been submitted previously for this property?	Date Submitted _____
1. Case Number _____ Date _____ App/Dls _____	Amount Received _____ Cash? _____ Check? _____
2. Case Number _____ Date _____ App/Dls _____	Receipt Number _____



CHARLESTON
COUNTY
SOUTH CAROLINA

PLANNING DEPARTMENT

Daniel C. Pennick, AICP
Director

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

PERMIT APPLICATION: RESTRICTIVE COVENANTS AFFIDAVIT

I, Al Wilson, have reviewed the restrictive
[Print]

covenants applicable to Parcel Identification Number(s) 279-00-00-320

located at (address) 1725 Dominic Dr. John Island, and the
(Formerly 1975 Maybank)

proposed permit application is not contrary to, does not conflict with, and is not

prohibited by any of the restrictive covenants, as specified in South Carolina

Code of Laws, Section 6-29-1145.

[Signature] 4/12/08
[Date]
Alton J. Wilson
[Print Name]

Explanation:

Effective July 1, 2007, South Carolina Code of Laws Section 6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits an activity for which a permit is being sought.

[Section 6-29-1145 is copied on the back of this page]

For Staff Use Only:

Received by _____ Date _____ Application Number _____



Jerome Murray
Chairman

PLANNING COMMISSION

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

MEMORANDUM

TO: Planned Development Applicants
FROM: Jerome Murray, SM Chairman, Charleston County Planning Commission
DATE: May 11, 2005
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.

Please contact me, Jerome Murray, Chairman of the Charleston County Planning Commission (843-224-2938), to discuss the results of this outreach prior to the Planning Commission meeting for which your case is scheduled.

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


Owner Signature _____ Date 4/17/08

Applicant Signature _____ Date _____
(If other than the owner)

Reference Zoning Change Request: _____ PD: _____

JM/jb

Proposed Site Plan

THIS DRAWING IS THE PROPERTY OF B.P. BARBER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.
 IN PROJECTS\06402\DWG\06402-INC-4-1-06.DWG 4/9/2008 11:57:25 AM



REVISIONS	
NO.	DESCRIPTION
1	GEN. REVISION 3/07 J.L.
2	POND REVISION 3/07 J.L.

APPROVALS	
PROJECT ENG.	DATE
DESIGNED BY:	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE
APPROVED:	DATE



bpbb
 B. P. BARBER & ASSOCIATES, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 COLUMBIA • SPARTANBURG • CHARLESTON
 FLORENCE • CHARLOTTE • SAVANNAH

SHEET TITLE: PLAN VIEW
 DATE: FEB. 2007 SCALE: AS SHOWN

PROJECT: SITE DEVELOPMENT PLANS FOR MAYBANK HIGHWAY
 CHARLESTON COUNTY SOUTH CAROLINA

DWG NAME	SHEET
N.B. NO.	3
REF.	OF
PROJECT NO.	10
06402	
FILE NO.	C1-22-16

Appendix A

3.

**Army Corps of
Engineers Dredge
Site Mosquito
Abatement
Service Contract**

COMMITTEE AGENDA ITEM

TO: JENNIFER J. MILLER, COUNTY ADMINISTRATOR

THROUGH: JIM ARMSTRONG, DEPUTY ADMINISTRATOR *JJA*

FROM: JAMES R. NEAL, DIRECTOR *JRN* DEPT. PUBLIC WORKS

SUBJECT: ARMY CORPS OF ENGINEERS DREDGE SITE MOSQUITO ABATEMENT SERVICE AGREEMENT

REQUEST: REQUEST APPROVAL OF DREDGE CONTRACTOR SERVICE AGREEMENT

COMMITTEE OF COUNCIL: PLANNING/PUBLIC WORKS DATE: September 5, 2019

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Signature of		Individual Contacted
	Yes	N/A	
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Ann G. R.</i>
Procurement/Contracts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Donald J. J.</i>
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Paul Hile*

Fiscal impact: *Revenues received under the contract will be recorded in the Public Works Mosquito Control Division.*

ADMINISTRATOR'S SIGNATURE: *J. Miller*

ORIGINATING OFFICE PLEASE NOTE:
 DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

Historically, the Army Corps of Engineers (ACE) reimbursed the County for costs incurred by the County to monitor and treat ACE dredged material disposal sites for mosquito abatement, under the "Cooperative Agreement Schedule" between ACE and the County entered into on October 1, 2012 for a period of five years.

On July 24, 2017, the ACE informed the County they would no longer reimburse the County for its mosquito abatement services on their dredged material disposal sites. ACE dredging permits require that a contractor notify the local governing agency prior to starting dredging.

Because the County is still monitoring and treating disposal sites for mosquito abatement and is no longer compensated for its services by the ACE, the County would like to enter into agreements with private dredge contractors that use ACE dredged material disposal site, for reimbursement of costs the County encounters for mosquito abatement services on said dredged material disposal sites.

ACTION REQUESTED OF COUNCIL

Authorize the Administrator, or her designee, to enter into contracts with the contractors for the County's mosquito abatement services on dredge sites.

DEPARTMENT HEAD RECOMMENDATION

Authorize the Administrator, or her designee, to enter into contracts with the contractors for the County's mosquito abatement services on dredge sites. The contracts would be with those contractors engaging in dredging activities that will discharge material to one of the ACE's dredged material disposal sites requiring the County's mosquito abatement services.