

Henry E Darby, Chair
Jenny Costa Honeycutt
Anna B Johnson
Kylon Jerome Middleton
Brantley Moody
Teddie Pryor
Herb Sass
Dickie Schweers
Robert L Wehrman



Planning & Public Works Committee Agenda
July 22, 2021 at 4:00 PM
4045 Bridgeview Drive, North Charleston, SC 29405

- 1 MINUTES OF JUNE 17, 2021**
- 2 ZONING REQUESTS**
 - 2A ZREZ-03-21-00125, 7820 N Highway 17, Awendaw Middle/High PD - Request to Consider**
 - 2B ZREZ-03-21-00123, 1491 Bees Ferry Road - Request to Consider**
- 3 RIGHT-OF-WAY REQUESTS**
 - 3A Headquarters Road-Right-of-Way Abandonment - Request to Consider**
- 4 DRAINAGE EASEMENT REQUESTS**
 - 4A Drainage Easement Dedication for Ladson Industrial Park Tracts 2-4 - Request to Accept**

1.

MINUTES

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Planning & Public Works Committee

FROM: Kristen L. Salisbury, Clerk of Council

DATE: July 15, 2021

SUBJECT: Planning & Public Works Committee Minutes

At the Planning & Public Works Committee meeting of July 22, 2021, the draft minutes of the June 17, 2021 will be presented for approval.

2A.

**ZREZ-03-21-0015,
7820 N. HWY 17,
AWENDAW
MIDDLE/HIGH PD**

High School/ Middle School in Awendaw

PD-181: ZREZ-03-21-00125

Case History

Planning Commission: May 10, 2021

Public Hearing: June 8, 2021

Planning and Public Works Committee: July 22, 2021

First Reading: July 27, 2021

Second Reading: August 31, 2021

Third Reading: September 14, 2021

CASE INFORMATION

Applicant: Mary Martinich, Seamon Whiteside

Owner: Quarry Lake Plantation LLC

Location: 7820 N Highway 17

Parcel Identification: 711-00-00-052

Application: Request to rezone TMS 711-00-00-052, located at 7820 N. Highway 17 (East County area), from the Agricultural Preservation 10 (AG-10) Zoning District to the Planned Development, PD-181, *High School/Middle School in Awendaw*, Zoning District.

Council District: 2 (Schweers)

Property Size: 107.2 acres

Zoning History: The subject property was zoned Agricultural General prior to the adoption of the Zoning and Land Development Regulations Ordinance in 2001, which changed the zoning to the Agricultural Preservation District (AG-10). In 2020, an application submitted to rezone this property from AG-10 to PD-176, "High School/Middle School in Awendaw" was submitted. On June 22, 2020, Planning Commission recommended approval (vote: 8-0) of the request with one condition: during Site Plan Review, the applicant and staff shall work to maximize the size of the buffer beyond 25 feet at James Turner and Jenkins Hill Roads. County Council held the public hearing for this request on July 14, 2020. At the August 6, 2020 County Council Planning/Public Works Committee Meeting, a motion to disapprove the application failed (4-4), and as a result, the application was considered denied and did not move forward.

A request from the applicant for a waiver from the one-year waiting period to reapply for the rezoning was recommended for approval by the County Council Planning/Public Works Committee on March 23, 2021 (vote: 8-0-1). On March 25, 2021, County Council approved the waiver request (vote: 9-0) and applicant submitted this new rezoning application.

On June 11, 2021, the applicant requested a deferral from the June 17th Planning/Public Works Committee Meeting in order to have time to meet with the Town of Awendaw's Mayor and the District 1 Constituent Board.

Adjacent Zoning: The subject property is currently used as a farm. The properties to the North and East are zoned Resource Management (RM) and are part of the Francis Marion National Forest. Other properties to the East are Agricultural Residential (AGR) and contain mobile homes and single-family dwellings. Properties within the County to the West are zoned Agricultural Preservation (AG-10) and those within the Town of Awendaw are zoned Agricultural General (AG), and contain either single-family dwellings or mobile homes. The property to the South, across N Highway 17, is zoned Resource Management (RM) and is undeveloped.

Overview of Requested PD Guidelines:

The applicant is requesting to rezone from Agricultural Preservation District (AG-10) to PD-181, High School/Middle School in Awendaw. The requested guidelines for PD-181 are identical to those recommended for approval with conditions by Planning Commission in June of 2020, with the exception of two changes: increasing the vegetated buffer along Jenkins Hill Rd from 25 to 35 feet and adding two understory trees and 10 shrubs per 100 linear feet; and adding language concerning maintenance of the property. Once under CCSD ownership, the property will be leased back to Quarry Lake LLC for continued use as a hay field, and two dilapidated structures will be demolished within six months of closing on the property. The following proposed guidelines are identical to those included in the previous rezoning application:

- One academic building, maximum of 255,000 square feet;
- Accessory buildings:
 - Fieldhouse, maximum of 10,000 square feet;
 - Press box for concessions, maximum of 5,000 square feet;
 - Well house, maximum of 500 square feet;
 - Three storage buildings, combined maximum of 9,000 square feet;
- Total lot coverage of 5.9% and total building area maximum 279,500 square feet;
- Athletic fields and areas: One football field, one practice field, middle school multi-use field, one baseball field, one softball field, bleachers, one paved track, and six tennis courts;
- Resource extraction of timber and soil during the construction of the school building, facilities and stormwater detention pond;
- All utilities to serve the listed facilities, including water well/service, septic service (including waste treatment drip field), electrical service, stormwater detention pond, and a well house will be included for water;
- Paved parking will be provided per Art. 9.3, *Off-Street Parking and Loading*, of the ZLDR in effect at the time of approval;
- All signs shall comply with Art. 9.11, *Signs*, and Art. 9.6.4.C, *Site Lighting*:
 - One monument style, externally lit, freestanding sign to address Highway 17
 - Secondary signage addressing the entrance along Jenkins Hill Road
 - Internal directional signage
 - Light Emitting Diode (LED) Message Boards
- Lighting for the sports and recreation areas shall follow the IES guidelines for Sports and Recreational Area Lighting:
 - Illumination levels for field sports shall not exceed 50 foot-candles;
 - Light poles shall not exceed 80 feet in height;
- Tree protection, preservation, and replacement shall meet or exceed regulations outlined in Art. 9.4, *Tree Protection and Preservation*, of the ZLDR;
- Will follow AG-10 standards of the ZLDR in effect at the time of approval for anything not specified in the PD Guidelines, including if the property is not developed as a school;

Municipalities Notified/Response: The Town of Summerville, Town of Sullivan's Island, Town of Seabrook Island, Town of Ravenel, Town of Mt Pleasant, Town of Meggett, Town of McClellanville, Town of Lincolnville, Town of Kiawah Island, Town of James Island, Town of Hollywood, Town of Awendaw, City of North Charleston, City of Isle of Palms, City of Folly Beach, City of Charleston, and Colleton County were notified of the request and have not responded.

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 PD complies with the standards contained in this Article.*

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

documents;

Staff Response: *The PD is consistent with the intent of the Comprehensive Plan and other adopted policy documents, as CCSD seeks to provide community facilities for a currently underserved area of Charleston County, while maintaining the rural character of the community. Additionally, a school is allowed on the subject parcel under the current AG-10 zoning, contingent upon BZA's approval of a Special Exception. The applicant has chosen to pursue a PD due to the lapse of approval that BZA imposes (12 months plus an option for a 12-month extension, if eligible).*

- 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 County and other agencies will be able to provide services to the proposed development pursuant to the letters of coordination submitted by the applicant.*

Because the Planned Development application meets all of the approval criteria, staff recommends approval.

PLANNING COMMISSION MEETING: May 10, 2021

Recommendation: Approval (8-0), with Commissioner Miller absent.

Speakers: Lee Gastley of Seamon + Whiteside spoke in support of the rezoning request and provided a brief summary of public outreach efforts by the applicant. Two individuals spoke in opposition: Miriam Green, Mayor of the Town of Awendaw and Thomas Colleton, CCSD District 1 Constituent Board Chair.

Public Input: One letter of opposition received from the Town of Awendaw suggested this development be moved to a different site located near the intersection of Seewee Road and N. Highway 17.

Notifications: 144 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the East Cooper Interested Parties List on April 23, 2021. Additionally, this request was noticed in the *Post & Courier* on April 23, 2021.

PUBLIC HEARING: June 8, 2021

Speakers: The Mayor of Awendaw spoke in opposition, two individuals spoke in support, and five individuals made general comments about the need for a school in this area. One person stated that the alternate site proposed by the Town of Awendaw is not for sale.

Notifications: 144 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the East Cooper Interested Parties List on May 21, 2021. Additionally, this request was noticed in the *Post & Courier* on May 21, 2021.

PLANNING & PUBLIC WORKS COMMITTEE: July 22, 2021

PLANNED DEVELOPMENT REQUEST

ZREZ-03-21-00125

- Case history
- Presentation
- Application
- Public Input



Charleston County Planned Development Zoning Map Amendment Request

Planning and Public Works Committee: July 22, 2021

First Reading: July 27, 2021

Second Reading: August 31, 2021

Third Reading: September 14, 2021

PD-181 High School/Middle School in Awendaw

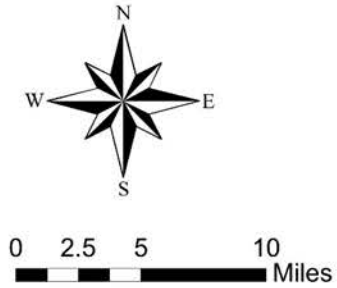
Request to rezone TMS 711-00-00-052, located at 7820 N. Highway 17 (East County area), from the Agricultural Preservation 10 (AG-10) Zoning District to the Planned Development, PD-181, *High School/Middle School in Awendaw*, Zoning District.

- East Cooper Area: 7820 N Highway 17
- Parcel I.D.: 711-00-00-052
- Owner: Quarry Lake Plantation LLC
- Applicant: Mary Martinich, Seamon Whiteside
- Property Size: 107.2 acres
- Council District: 2 - Schweers

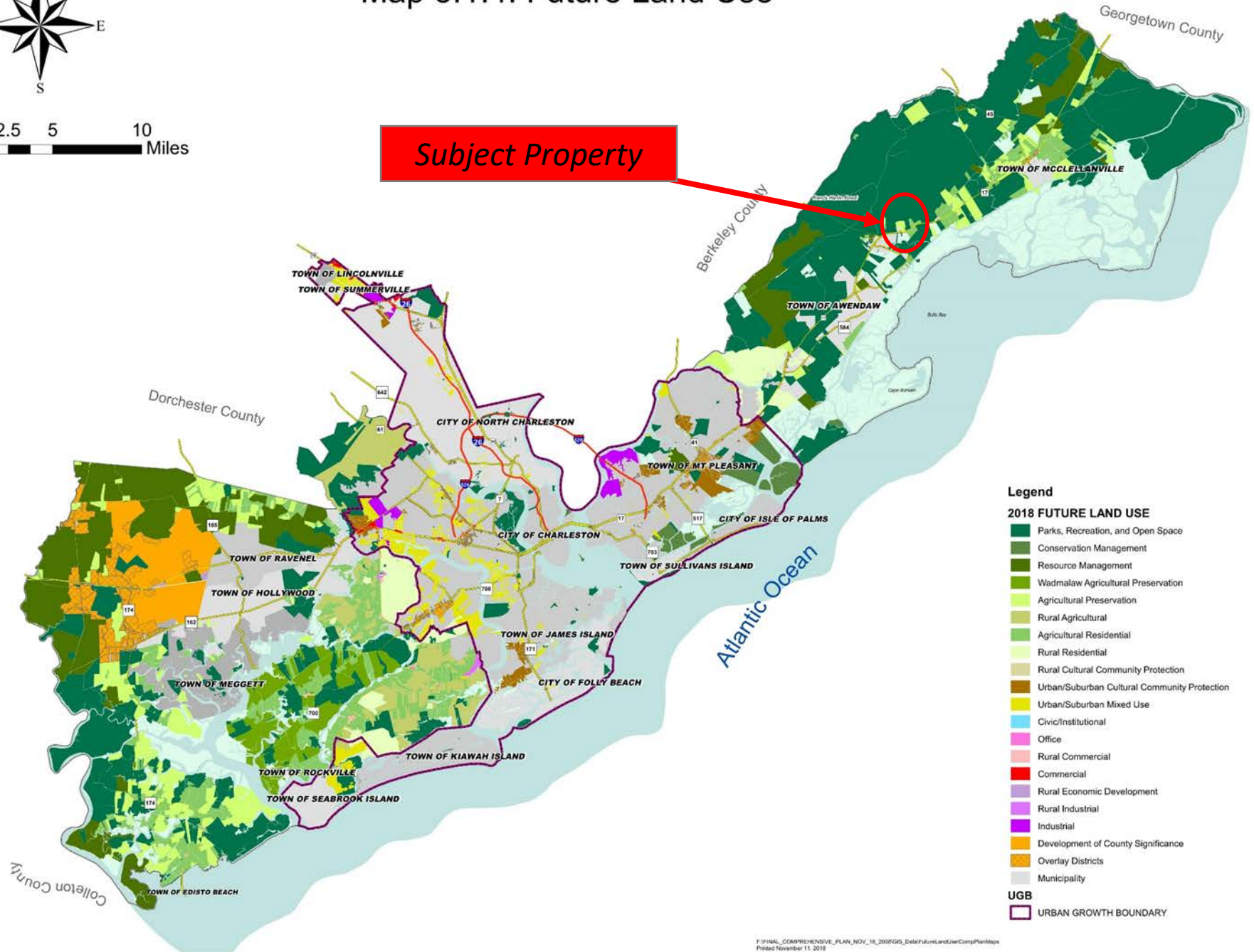
Zoning History

- The subject property was zoned Agricultural General prior to the adoption of the Zoning and Land Development Regulations Ordinance in 2001, which changed the zoning to the Agricultural Preservation District (AG-10).
- In 2020, an application submitted to rezone this property from AG-10 to PD-176, “High School/Middle School in Awendaw” was submitted.
- On June 22, 2020, Planning Commission recommended approval (vote: 8-0) of the request with one condition: during Site Plan Review, the applicant and staff shall work to maximize the size of the buffer beyond 25 feet at James Turner and Jenkins Hill Roads.
- County Council held the public hearing for this request on July 14, 2020.
- At the August 6, 2020, County Council Planning/Public Works Committee Meeting, a motion to disapprove the application failed (4-4), and as a result, the application was considered denied and did not move forward.
- A request from the applicant for a waiver from the one-year waiting period to reapply for the rezoning was recommended for approval by the County Council Planning/Public Works Committee on March 23, 2021 (vote: 8-0-1).
- On March 25, 2021, County Council approved the waiver request (vote: 9-0) and applicant submitted this new rezoning application.
- On June 11, 2021, the applicant requested a deferral from the June 17th Planning/Public Works Committee Meeting in order to have time to meet with the Town of Awendaw’s Mayor and the District 1 Constituent Board.

Map 3.1.4: Future Land Use



Subject Property



Legend

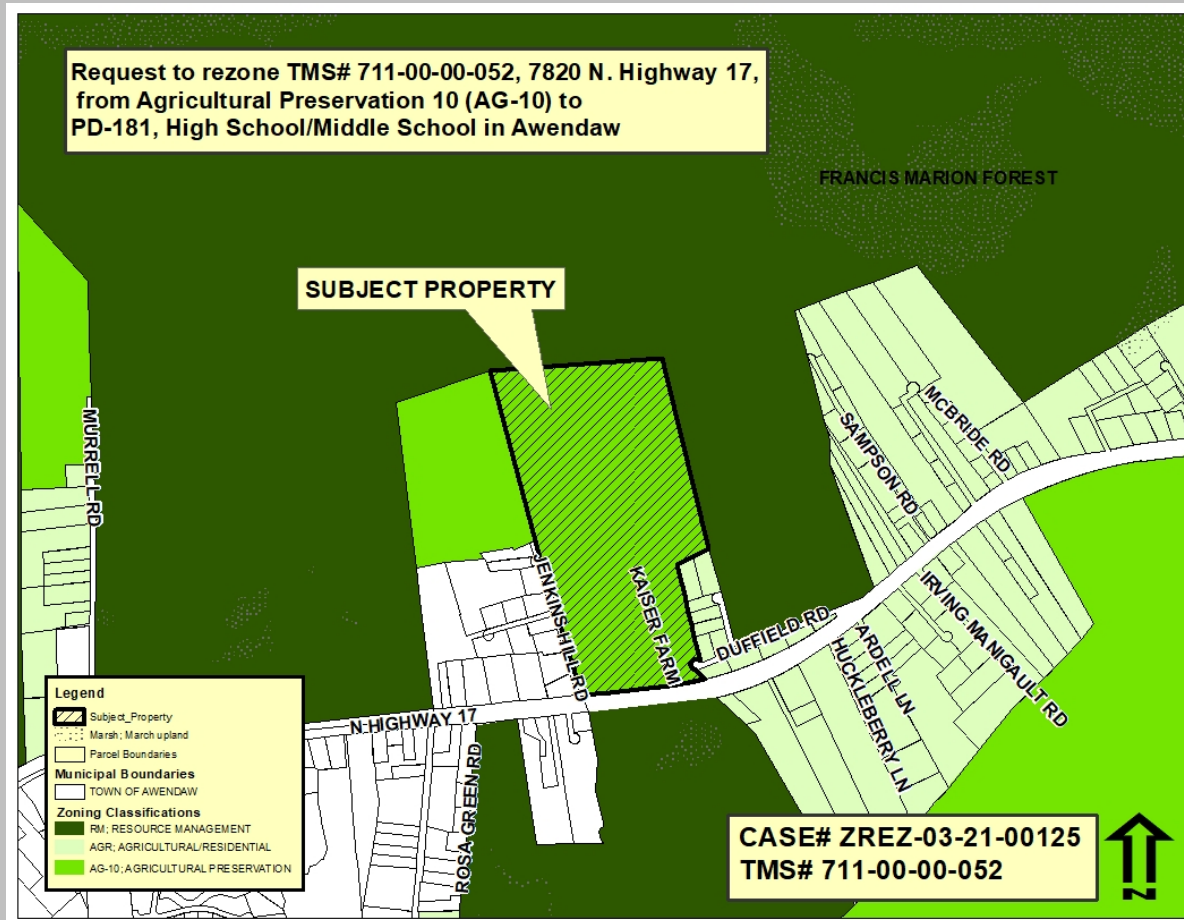
2018 FUTURE LAND USE

- 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

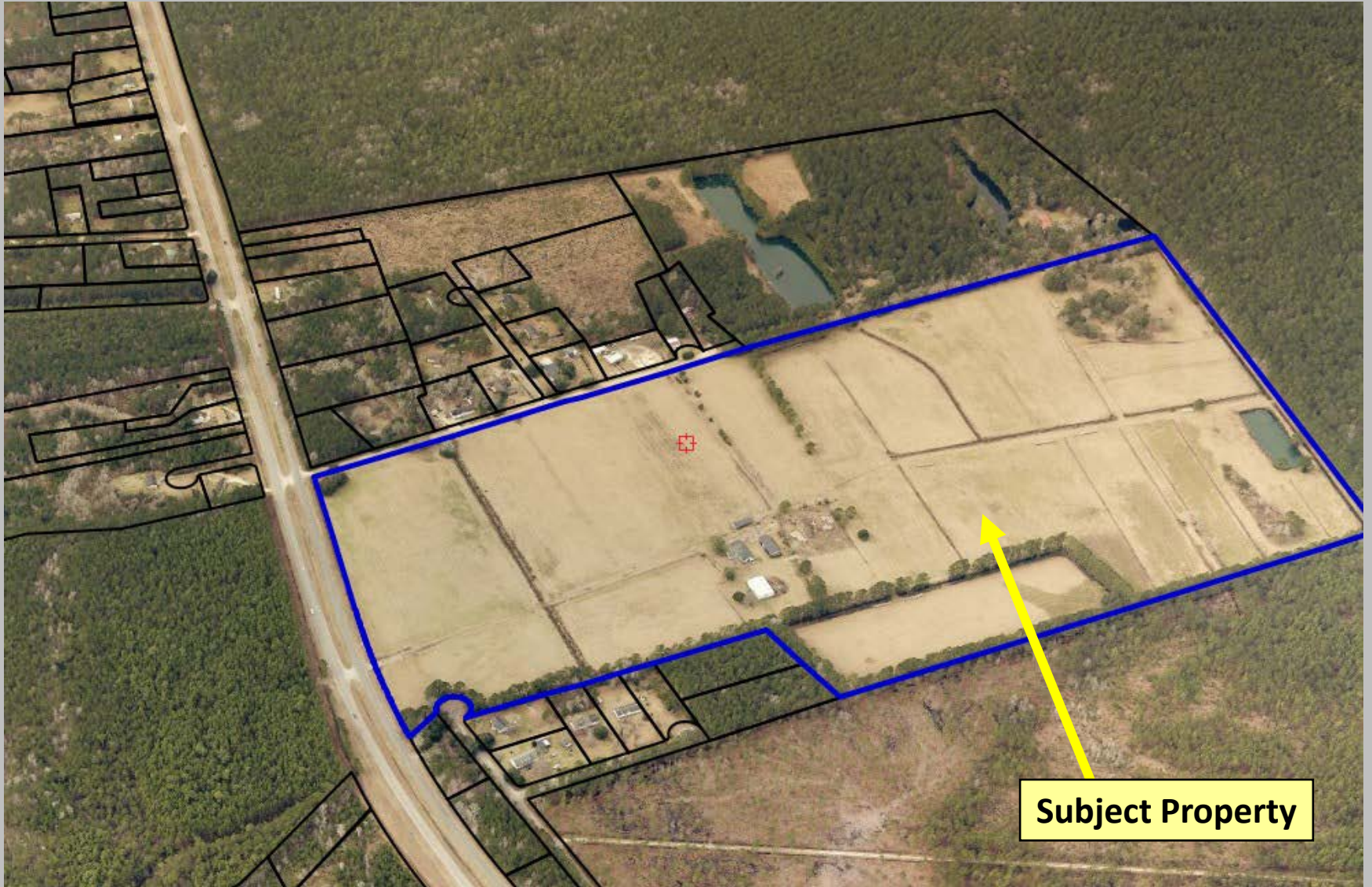
- URBAN GROWTH BOUNDARY

Current Zoning



The subject property is currently used as a farm. The properties to the North and East are zoned Resource Management (RM) and are part of the Francis Marion National Forest. Other properties to the East are Agricultural Residential (AGR) and contain mobile homes and single-family dwellings. Properties within the County to the West are zoned Agricultural Preservation (AG-10) and those within the Town of Awendaw are zoned Agricultural General (AG), and contain either single-family dwellings or mobile homes. The property to the South, across N Highway 17, is zoned Resource Management (RM) and is undeveloped.

Aerial View to the West



Aerial View to the North



Site Photos



1 – Subject Property

2 – Subject Property



Site Photos



**3 – Adjacent Property
TMS 711-00-00-119**

**4 – Adjacent Property
TMS 711-00-00-129**



PD-181 Requested PD Guidelines

The applicant is requesting to rezone from Agricultural Preservation District (AG-10) to PD-181, High School/Middle School in Awendaw. The requested guidelines for PD-181 are identical to those recommended for approval with conditions by Planning Commission in June of 2020, with the exception of two changes: increasing the vegetated buffer along Jenkins Hill Rd from 25 to 35 feet and adding two understory trees and 10 shrubs per 100 linear feet; and adding language concerning maintenance of the property. Once under CCSD ownership, the property will be leased back to Quarry Lake LLC for continued use as a hay field, and two dilapidated structures will be demolished within six months of closing on the property. The following proposed guidelines are identical to those included in the previous rezoning application:

- One academic building, maximum of 255,000 square feet
- Accessory buildings: fieldhouse, maximum of 10,000 square feet, press box for concessions, maximum of 5,000 square feet, well house, maximum of 500 square feet, and three storage buildings, combined maximum of 9,000 square feet
- Athletic fields and areas: One football field, one practice field, middle school multi-use field, one baseball field, one softball field, bleachers, one paved track, and six tennis courts

Requested PD Guidelines Cont'd

- Resource extraction of timber and soil during the construction of the school building, facilities and stormwater detention pond
- All utilities to serve the listed facilities, including water well/service, septic service (including waste treatment drip field), electrical service, stormwater detention pond, and a well house will be included for water
- Total lot coverage of 5.9% and total building area maximum 279,500 square feet
- Paved parking will be provided per Art. 9.3, *Off-Street Parking and Loading*, of the ZLDR in effect at the time of approval
- All signs shall comply with Art. 9.11, *Signs*, and Art. 9.6.4.C, *Site Lighting*
 - One monument style, externally lit, freestanding sign to address Highway 17
 - Secondary signage addressing the entrance along Jenkins Hill Road
 - Internal directional signage
 - Light Emitting Diode (LED) Message Boards
- Lighting for the sports and recreation areas shall follow the IES guidelines for Sports and Recreational Area Lighting
 - Illumination levels for field sports shall not exceed 50 foot-candles
 - Light poles shall not exceed 80 feet in height
- Tree protection, preservation, and replacement shall meet or exceed regulations outlined in Art. 9.4, *Tree Protection and Preservation*, of the ZLDR
- Will follow AG-10 standards of the ZLDR in effect at the time of approval for anything not specified in the PD Guidelines, including if the property is not developed as a school

PD-181 Site Plan



General Notes:

Owner:
Quarry Lake Plantation, LLC
PO Box 873
Charleston, SC 29405

Developer:
Charleston County School District
75 Calhoun
Charleston, SC 29401
Contact: Angela Somette
email: angela_somette@charleston.k12.sc.us
Phone: (843) 507-5500

Engineers/Land Planners:
Seamon Whiteside
501 Wando Park Blvd., Ste. 200
Mount Pleasant, SC 29464
Contact: Lee Givley
email: lgivley@seamonwhiteside.com
Phone: 843 884-1987

Site Information

TMS NO: 71-1-05-05-052
Property is located in Flood Zone X as indicated from
FIRM Panel No. 45019C 0185J dated November 17,
2004.
NONJURIDICAL WETLAND 25.87 AC
LULAND 1355.33 AC
TOTAL DEVELOPMENT: 157.2 AC

Proposed Uses

HIGH SCHOOL / MIDDLE SCHOOL (100%):
MAIN BUILDING (100% expansion) 14,700
FIELD HOUSE 12,115
DOWNSIDE VETERAN ACCESS 8,115
PORTS (NEW) 47,100
PORTS (EXIST.) 4,600
TOTAL 86,635
OPEN SPACE:
ATHLETIC FIELDS/COURTS 4,825
WASTE TREATMENT 548-AREA 41,400
WASTE TREATMENT 548-AREA 41,400
LAND RESTRUCTURED OPEN SPACE 408,000
TOTAL 495,630

* Unstructured open space includes, but is not limited to, wetlands, areas used for the collection and storage of water, and areas used for the collection and storage of water. These areas may be utilized as potential access or general circulation or natural areas.
** Remaining area is open space that is not to be used for any other purpose, but is generally non-irrigated wetlands, may include wetlands or flood-prone areas.

Note: All areas indicated are approximate and based on the current plan as shown. Final lot percentages of individual lots will not exceed the amounts shown, and Total open space will not be less than shown.

Sketch Plan Notes

- This Sketch Plan is conceptual in nature and final location of features may be adjusted to allow for specific conditions. The final layout, however, will maintain the general intent shown on this plan.
- All areas designated for future expansion or not intended for immediate improvement or development shall remain in natural state until such time as development permits are approved.
- Maximum 4% building coverage.
- Maximum height of structures shall be 32' measured from base level elevation to the peak of the highest roof element.

Legend

- proposed building / building expansion
- pond
- parking / internal drives
- drainage swale
- unstructured open space
- athletic fields / courts
- land use buffer
- wetland grand tree (24" dbh)
- wetland protected tree (8" dbh)

Site Location Map



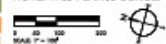
AERIAL CONCEPTUAL SKETCH PLAN

AWENDAW / MCCLELLANVILLE
HIGH SCHOOL / MIDDLE SCHOOL
CHARLESTON COUNTY SCHOOL DISTRICT
CHARLESTON COUNTY, SOUTH CAROLINA

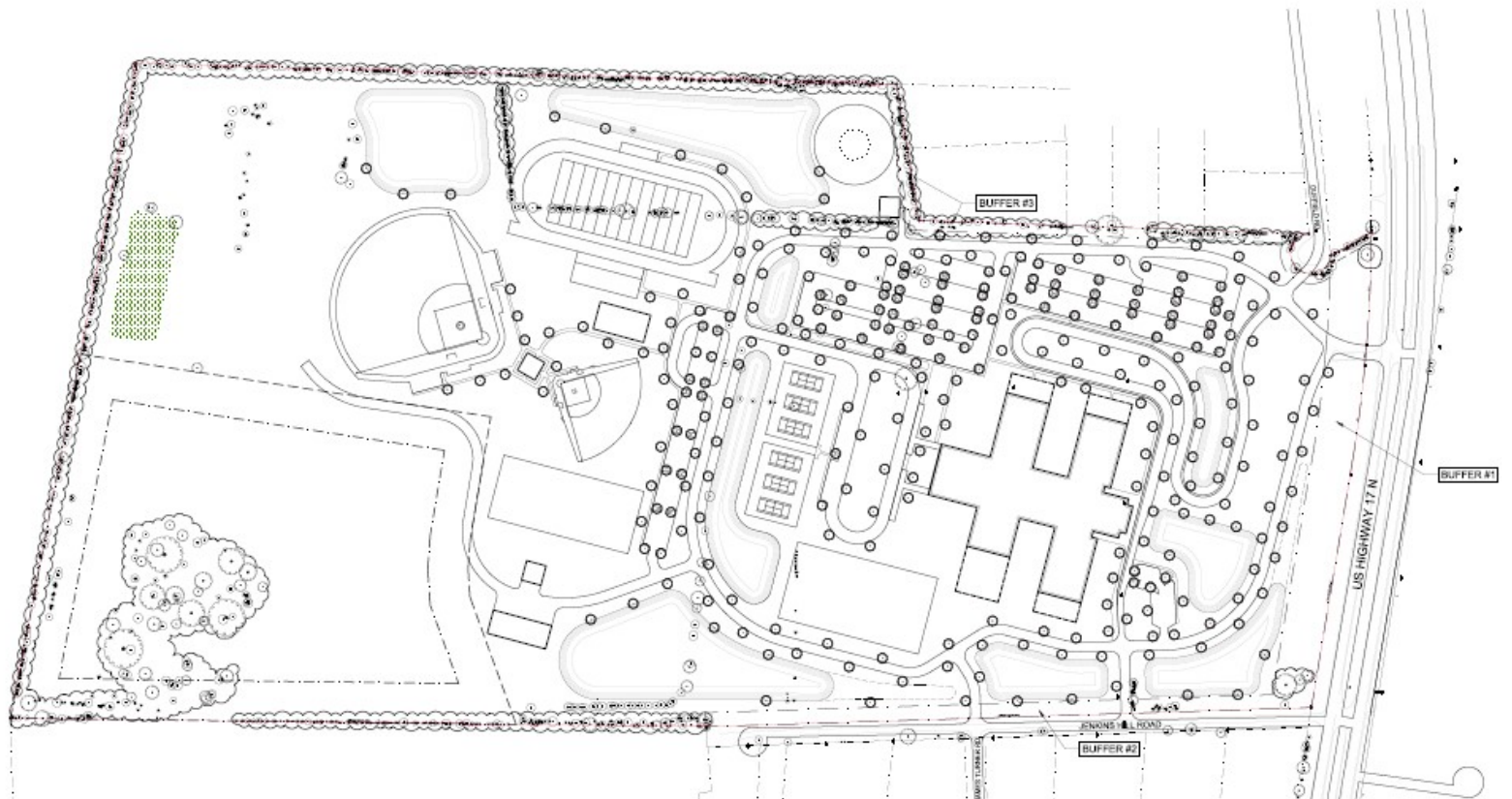
5/27/2008



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



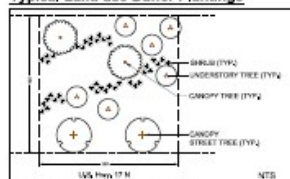
PD-181 Landscape Plan



Legend

- existing grand tree (24"-48")
- existing protected tree (37"-24" dbh)

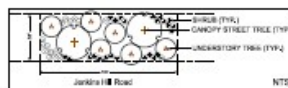
Typical Land use Buffer Plantings



Buffer #1 (located along U.S. Hwy 17 N)

150' Type S3 • total length 1,193' NTS

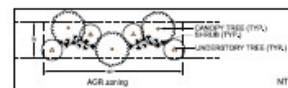
plant type	per 100'	multiplier	total
canopy/street tree	4	11,93	48
understory tree	6	11,93	72
shrubs	40	11,93	478



Buffer #2 (located along Jenkins Hill Road)

35' • total length 1,411' NTS

plant type	per 100'	multiplier	total
canopy/street tree	2	14,11	28
understory tree	6	14,11	85
shrubs	40	14,11	565



Buffer #3 (located along west property line adj. to AGR zoning)

25' Type B • total length 1,538' NTS

plant type	per 100'	multiplier	total
canopy/street tree	3	15,38	47
understory tree	4	15,38	62
shrubs	20	15,38	308

Notes:

1. Per Charleston County ZI.D.R. 2 street trees are required per 100' in S3 buffers and may count toward the canopy tree requirement.
2. Existing trees may count toward canopy tree requirements.
3. Typical Buffer Plantings shown are conceptual. Quantities will be met per requirements noted with final planting locations to be determined and approved by Charleston County Planning Staff.

Site Location Map



Approval Criteria—Section 4.23.9(E)(9)

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 PD complies with the standards contained in this Article.

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

Staff Response: The PD is consistent with the intent of the Comprehensive Plan and other adopted policy documents, as CCSD seeks to provide community facilities for a currently underserved area of Charleston County, while maintaining the rural character of the community. Additionally, a school is allowed on the subject parcel under the current AG-10 zoning, contingent upon BZA's approval of a Special Exception. The applicant has chosen to pursue a PD due to the lapse of approval that BZA imposes (12 months plus an option for a 12-month extension, if eligible).

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 County and other agencies will be able to provide services to the proposed development pursuant to the letters of coordination submitted by the applicant.

Recommendations

**Both staff and Planning Commission
recommend approval.**

(Planning Commission vote: 8 to 0)

Public Input

- Two letters of opposition were received, one from the Town of Awendaw and one from a concerned resident.
- One letter of support was received from the Town of McClellanville.

Notifications

April 23, 2021

- 144 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the East Cooper Interested Parties List
- Request was noticed in the *Post & Courier*

May 21, 2021

- 144 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the East Cooper Interested Parties List
- Request was noticed in the *Post & Courier*



Charleston County Planned Development Zoning Map Amendment Request

Planning and Public Works Committee: July 22, 2021

First Reading: July 27, 2021

Second Reading: August 31, 2021

Third Reading: September 14, 2021

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 _____ PD 711-00-00-052

PROPERTY INFORMATION

CURRENT DISTRICT AG-10 REQUESTED DISTRICT PD

PARCEL ID(S) 7110000052

CITY/AREA OF COUNTY Mt. Pleasant, SC 29458

STREET ADDRESS 0 N. Highway 17 ACRES 107.2 ac.

DEED RECORDED: BOOK 0510 PAGE 591 DATE 10/13/2015

PLAT RECORDED: BOOK NA PAGE NA DATE NA APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Seamon Whiteside, & Associates HOME PHONE _____
MAIL ADDRESS 501 Wando Park Blvd. Suite 201 WORK PHONE 843-884-1667
CITY, STATE, ZIP Mt. Pleasant, SC 29464 CELL PHONE _____
EMAIL mmartinich@seamonwhiteside.com

OWNER Quarry Lake Plantation LLC HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS PO Box 973 WORK PHONE _____
CITY, STATE, ZIP Charleston, SC 29403 CELL PHONE _____
EMAIL _____

REPRESENTATIVE Angela Barnette, CCSD HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 3999 Bridge View Drive WORK PHONE (843) 566-1995
CITY, STATE, ZIP North Charleston SC 29405 CELL PHONE _____
EMAIL angela_barnette@charleston.k12.sc.us

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 _____ 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) _____

Date

2/20/2020

Signature of Applicant/ Representative (if other than owner) _____

Date

Planner's Signature _____

Date

Zoning Inspector's Signature _____

Date

OFFICE USE ONLY

Amount Received _____ Cash ? ☐ Check? ☐ # _____ Invoice Number _____



Daniel C. Pennick, AICP
Director

PLANNING DEPARTMENT

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, Angela Barnette, have reviewed the restrictive
[Print]

covenants applicable to Parcel Identification Number(s) 7110000052,

located at (address) 0 N. Highway 17, 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,

[Signature] 2/20/2020
[Date]

Angela Barnette
[Print Name]

Explanation:

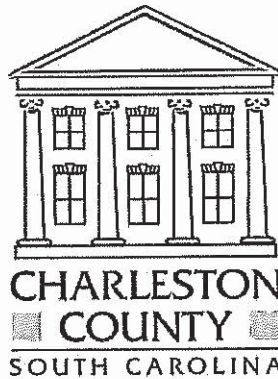
Effective July 1, 2007, South Carolina Code of Laws Section 6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits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



Daniel C. Pennick, AICP
Zoning/Planning 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

POSTED NOTICE AFFIDAVIT

This Affidavit must be filled out and signed by all owner(s) of the subject parcel(s)

I, Angele Barnett, have reviewed §3.1.6(B)(2), Posted Notice on
[Print Name(s)]

the back of this affidavit and understand that a sign(s) will be posted on

Parcel Identification Number(s)

7110000052, located at (address)

0 N. Highway 17, at least 15 calendar days prior to the
public hearing date for which my request is scheduled.

I also understand that once the notice has been posted, the owner(s) of the subject property are responsible for notifying the Zoning/Planning Department in writing if the Posted Notice is removed or damaged prior to the public hearing, meeting or date of action that is the subject of the notice. Failure to notify the Zoning/Planning Department in writing of removed or damaged Posted Notice may result in rescheduling of the public hearing and a delay in decision from the decision-making body.

[Signature] 2/20/2020
[Property Owner(s) Signature(s)] [Date]
Angele Barnett
[Print Name(s)]

For Staff Use Only:

Received by _____ Date _____ Application Number _____

2B.

**ZREZ-03-21-00123,
1491 BEES FERRY
ROAD**

ZREZ-03-21-00123: Case History

Planning Commission: May 10, 2021
Public Hearing: June 8, 2021
Planning and Public Works Committee: July 22, 2021
First Reading: July 27, 2021
Second Reading: August 31, 2021
Third Reading: September 14, 2021

CASE INFORMATION

Applicant: RangeWater Real Estate, LLC

Representative: Kelsey Harper, Bowman Consulting

Owner: Bees Ferry Properties, LLC; BFP, LLC; and South Battery Properties, LLC

Location: 1491 Bees Ferry Road

Parcel Identification: 286-00-00-601

Application: Request to rezone TMS 286-00-00-601, 1491 Bees Ferry Road, from the Industrial Zoning District (I) to the Mixed-Style Residential Zoning District (M-12).

Council District: 6 - Middleton

Property Size: 17.34 acres

Zoning History: The subject property was zoned Industrial 1 (I-1) in 1994, and was zoned Industrial (I) with the adoption of the ZLDR in 2001. There have been no previous rezoning requests for this parcel. The subject property is undeveloped.

Adjacent Zoning: Properties to the West and North are zoned Industrial (I) and are undeveloped. The property to the South is in the City of Charleston, zoned Single-Family Residential (SR-1) and contains multi-family dwellings. The property to the East is in the City of Charleston, is split-zoned Diverse Residential (DR-1F) and Limited Business (LB), and is undeveloped.

Municipalities Notified/Response: The Town of Summerville, Town of Sullivan's Island, Town of Seabrook Island, Town of Ravenel, Town of Mt Pleasant, Town of Meggett, Town of McClellanville, Town of Lincolnville, Town of Kiawah Island, Town of James Island, Town of Hollywood, Town of Awendaw, City of North Charleston, City of Isle of Palms, City of Folly Beach, City of Charleston, and Colleton County were notified of the request and have not responded.

APPROVAL CRITERIA

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

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

Staff Response: The Comprehensive Plan's Future Land Use Recommendation for this property is Industrial, which encourages industrial uses but also a variety of housing types including residential

densities of four or more dwellings per acre. The proposed density of 12 dwelling units per acre is consistent with that Future Land Use Recommendation. Additionally, as part of the ZLDR overhaul project, staff is proposing that a variety of housing types be allowed in the Industrial Zoning District and that the M-12 density, intensity, and dimensional standards should apply. Staff is also proposing a density increase for M-12 to allow for up to 16 dwelling units per acre. This request is consistent with those proposed amendments.

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

Staff Response: The adjacent properties to the South, which were developed within the City of Charleston, contain a diverse range of housing including single-family, townhomes, an assisted living facility, and apartments/condominiums. The surrounding incorporated and unincorporated undeveloped properties allow for compatible uses and general land patterns. Therefore, the proposed rezoning would be compatible with the existing uses, zoning, and density/dimensional standards of the area.

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

Staff Response: Not applicable.

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

Staff Response: Charleston County is experiencing a housing crisis as housing prices and rents have skyrocketed in the past year. As noted in Chapter 3.6 of the Charleston County Comprehensive Plan, "Housing that is affordable to residents should be encouraged in the Urban/Suburban Area of Charleston County where public infrastructure, facilities, and employment exist. Encouraging infill development will increase the concentration of residents near existing public transportation stops, which could increase utilization of the routes and decrease reliance on automobiles."

In addition, Chapter 3.6 of the Comprehensive Plan, states, "The County should continue to promote denser development within the Urban/Suburban Area, where infrastructure and services exist." This request to develop townhomes within the density range recommended for the Urban/Suburban Area supports that vision.

The Zoning Map Amendment Request meets one or more of the approval criteria; therefore, staff recommends approval.

PLANNING COMMISSION MEETING: May 10, 2021

Recommendation: Approval (7-1), Commissioner Chavis voted for disapproval, Commissioner Miller was absent.

Speakers: Two individuals spoke in opposition. Ricky Waters, the developer's representative, spoke in support of the rezoning request.

Public Input: One letter of opposition was received concerning potential increased traffic and flooding issues.

Notifications: 149 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on April 23, 2021. Additionally, this request was noticed in the *Post & Courier* on April 23, 2021.

PUBLIC HEARING: June 8, 2021

Speakers: Two individuals spoke in opposition and the applicant spoke in support of this case.

Notifications: 149 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St. Andrews Interested Parties List on May 21, 2021. Additionally, this request was noticed in the *Post & Courier* on May 21, 2021.

PLANNING & PUBLIC WORKS COMMITTEE: June 17, 2021

Recommendation: Council approved a motion for a 30-day deferral (8-0; Darby absent).

Public Input: Two letters of opposition were received.

PLANNING & PUBLIC WORKS COMMITTEE: July 22, 2021



Charleston County Zoning Map Amendment Request

Planning and Public Works Committee: June 17, 2021

First Reading: June 22, 2021

Second Reading: July 27, 2021

Third Reading: August 31, 2021

ZREZ-03-21-00123

Request to rezone TMS 286-00-00-601, 1491 Bees Ferry Road, from the Industrial Zoning District (I) to the Mixed-Style Residential Zoning District (M-12).

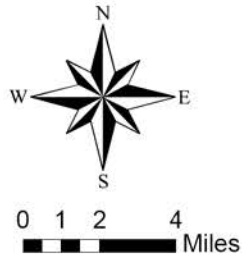
- St. Andrews Area: 1491 Bees Ferry Road
- Parcel I.D.: 286-00-00-601
- Owner: Bees Ferry Properties, LLC; BFP, LLC; and South Battery Properties, LLC
- Applicant: RangeWater Real Estate
- Property Size: 17.34 acres
- Council District: 6 - Middleton

Zoning History

- The subject property was zoned Industrial 1 (I-1) in 1994, and was zoned Industrial (I) with the adoption of the ZLDR in 2001.
- There have been no previous rezoning requests for this parcel.
- The subject property is undeveloped.

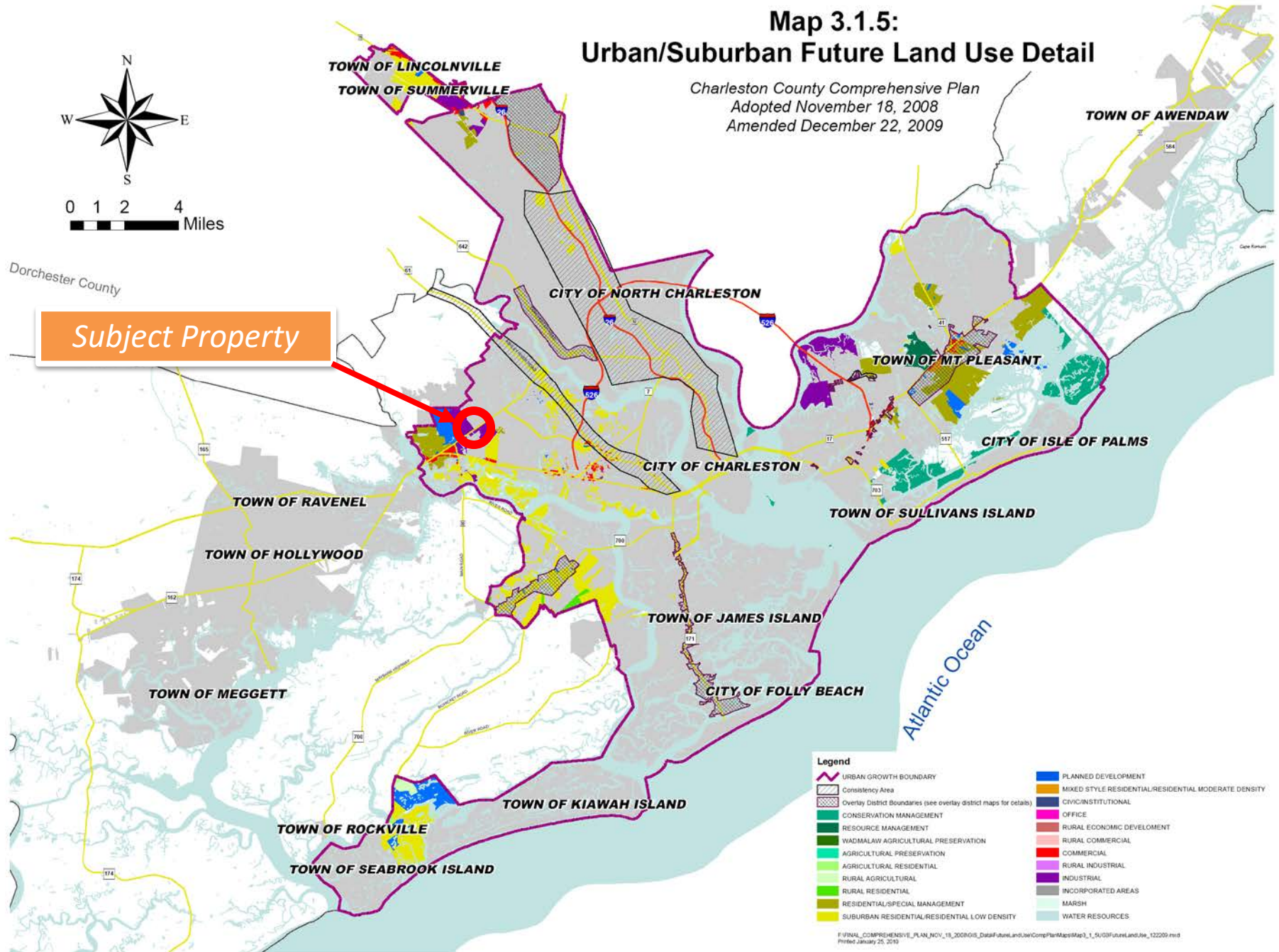
Map 3.1.5: Urban/Suburban Future Land Use Detail

Charleston County Comprehensive Plan
Adopted November 18, 2008
Amended December 22, 2009

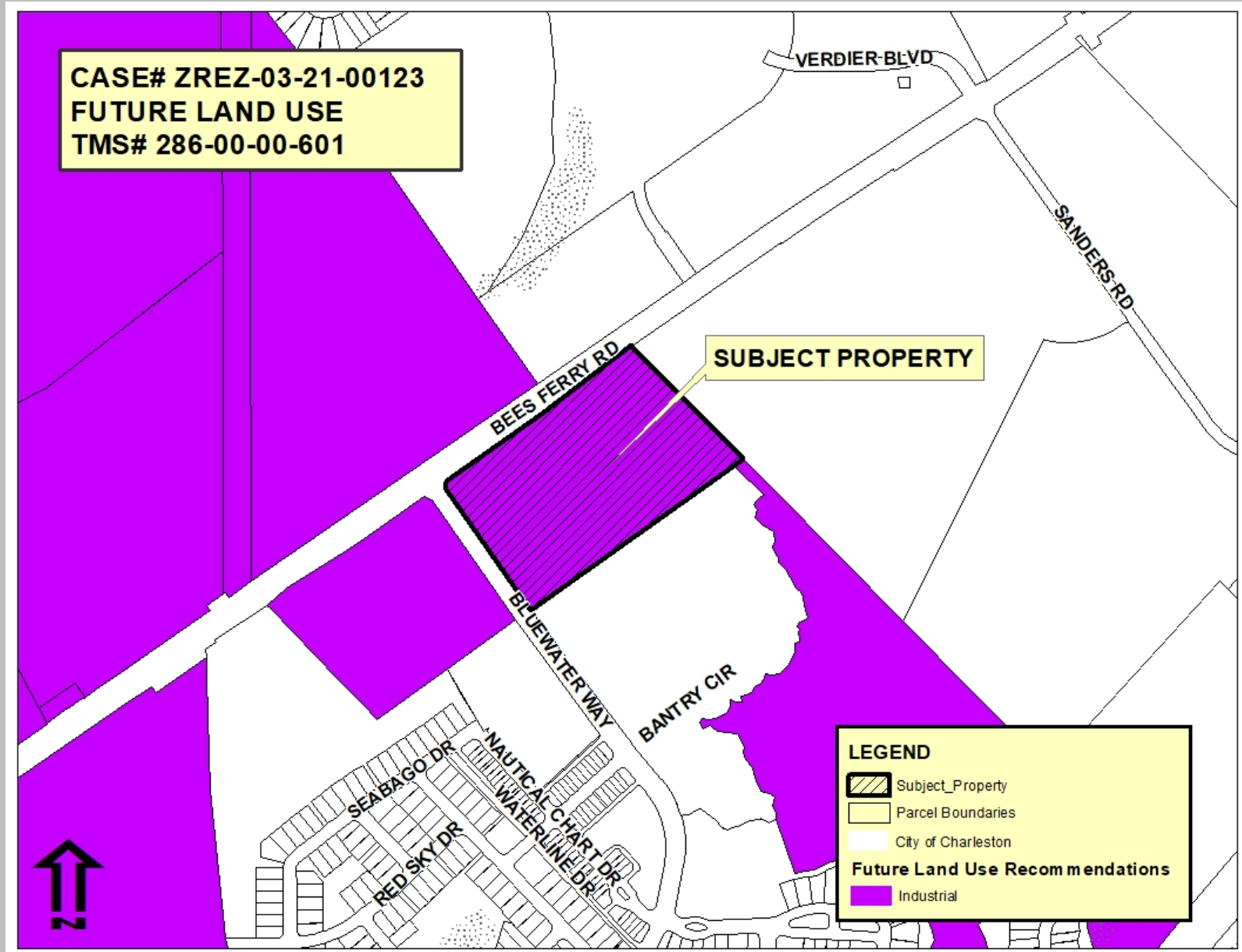


Dorchester County

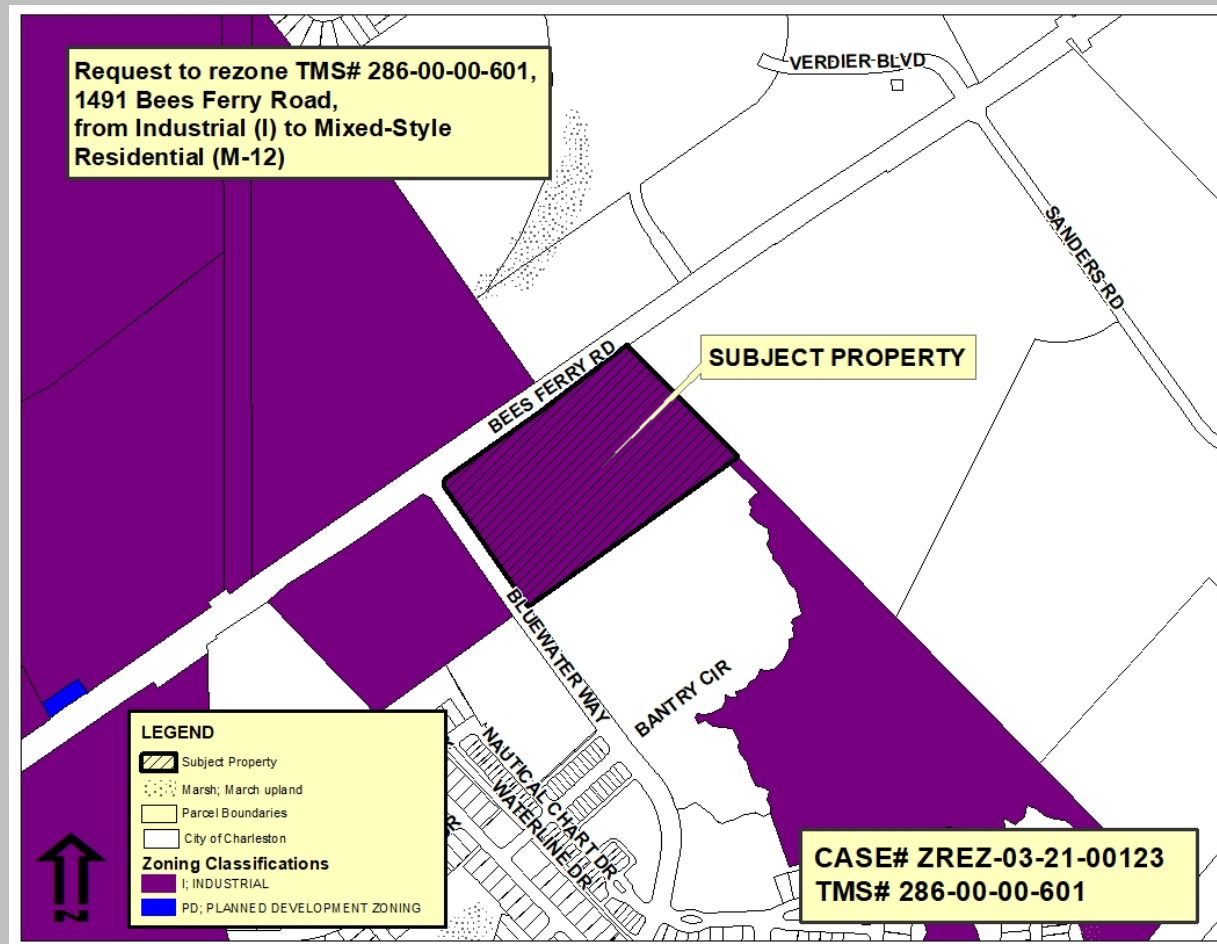
Subject Property



Future Land Use

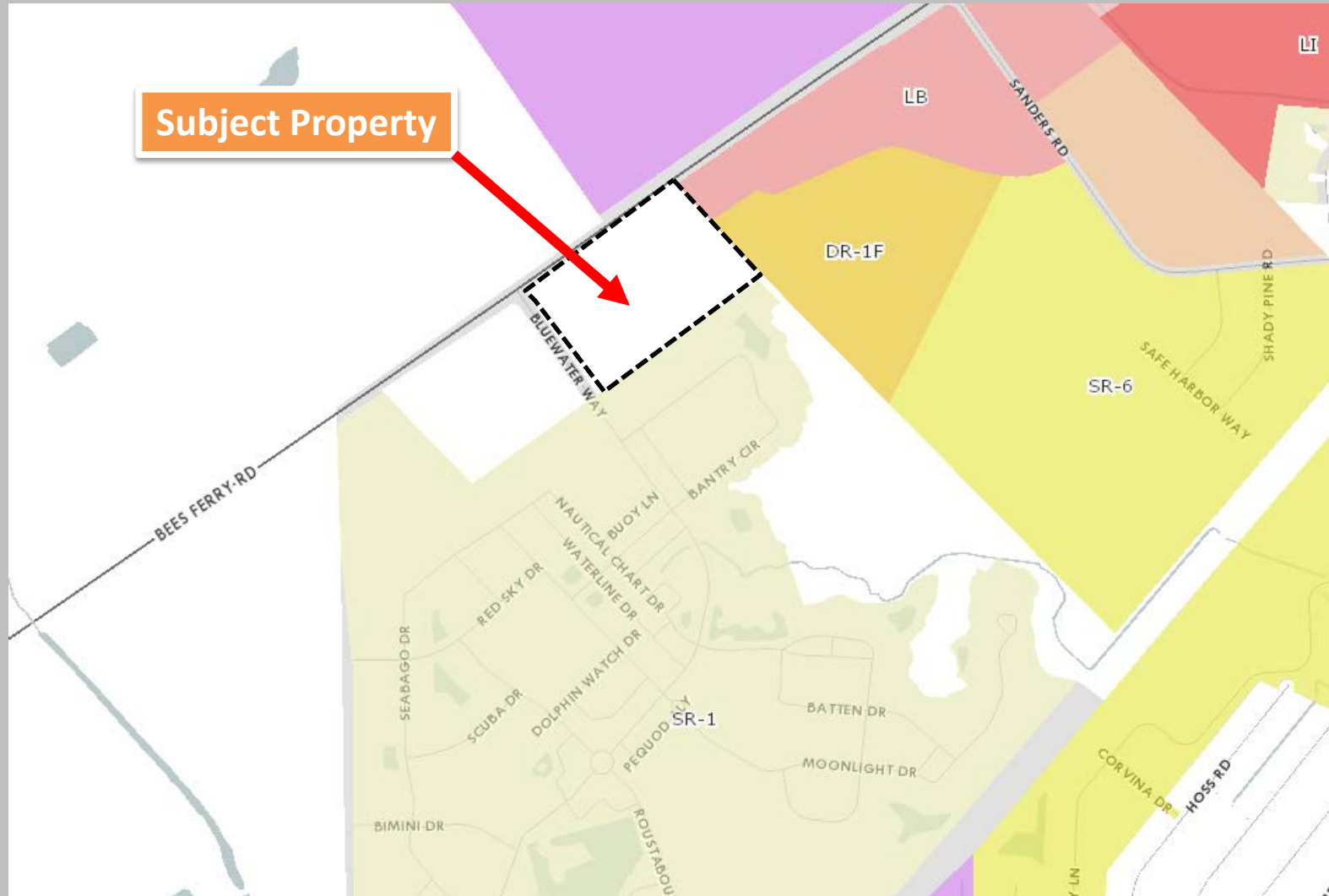


Current Zoning



Properties to the West and North are zoned Industrial (I) and are undeveloped. The property to the South is in the City of Charleston, zoned Single-Family Residential (SR-1) and contains multi-family dwellings. The property to the East is in the City of Charleston, is split-zoned Diverse Residential (DR-1F) and Limited Business (LB), and is undeveloped.

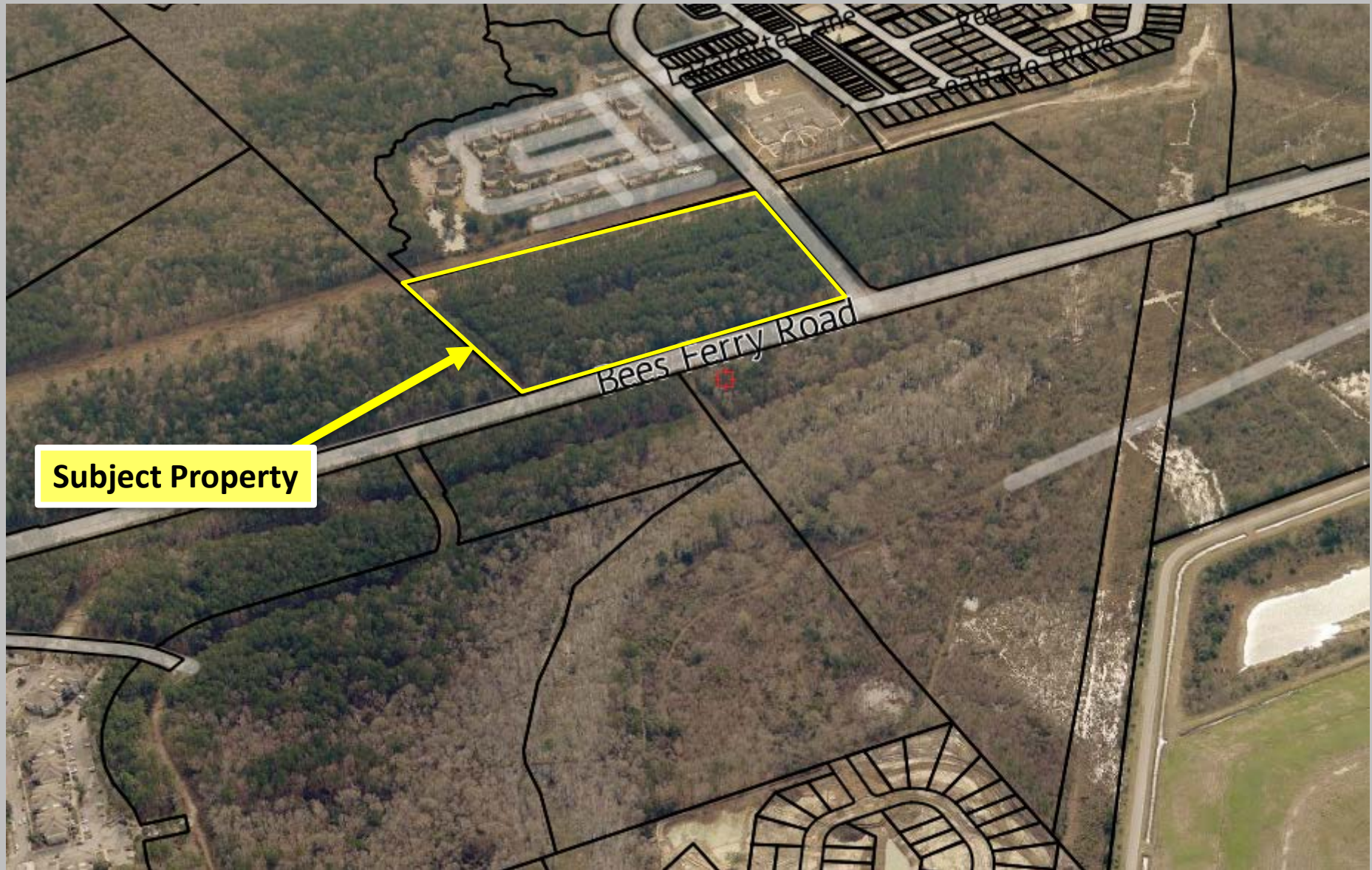
City of Charleston Zoning



Aerial View to the North



Aerial View to the South



Site Photos



1 – Subject Property



2 –Property across the street to the East

Site Photos



**3 – Neighboring Property to the SW
TMS 286-00-00-050**



**4 – Adjacent Property to the South
TMS 286-00-00-051**

Approval Criteria—Section 3.4.6

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

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

Staff Response: The Comprehensive Plan's Future Land Use Recommendation for this property is Industrial, which encourages industrial uses but also a variety of housing types including residential densities of four or more dwellings per acre. The proposed density of 12 dwelling units per acre is consistent with that Future Land Use Recommendation. Additionally, as part of the ZLDR overhaul project, staff is proposing that a variety of housing types be allowed in the Industrial Zoning District and that the M-12 density, intensity, and dimensional standards should apply. Staff is also proposing a density increase for M-12 to allow for up to 16 dwelling units per acre. This request is consistent with those proposed amendments.

Approval Criteria Cont'd

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

Staff Response: The adjacent properties to the South, which were developed within the City of Charleston, contain a diverse range of housing including single-family, townhomes, an assisted living facility, and apartments/condominiums. The surrounding incorporated and unincorporated undeveloped properties allow for compatible uses and general land patterns. Therefore, the proposed rezoning would be compatible with the existing uses, zoning, and density/dimensional standards of the area.

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

Staff Response: Not applicable.

Approval Criteria Cont'd

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

Staff Response: Charleston County is experiencing a housing crisis as housing prices and rents have skyrocketed in the past year. As noted in Chapter 3.6 of the Charleston County Comprehensive Plan, "Housing that is affordable to residents should be encouraged in the Urban/Suburban Area of Charleston County where public infrastructure, facilities, and employment exist. Encouraging infill development will increase the concentration of residents near existing public transportation stops, which could increase utilization of the routes and decrease reliance on automobiles."

In addition, Chapter 3.6 of the Comprehensive Plan, states, "The County should continue to promote denser development within the Urban/Suburban Area, where infrastructure and services exist." This request to develop townhomes within the density range recommended for the Urban/Suburban Area supports that vision.

Recommendation

**Both staff and Planning Commission
recommend approval.**

(Planning Commission vote: 7 to 1)

PPW Committee Meeting: June 17, 2021

Council approved a motion for a 30-day
deferral (8-0).

Public Input

Three letters of opposition have been received.

Notifications

April 23, 2021

- 149 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews Interested Parties List
- Request advertised in the *Post & Courier*

May 21, 2021

- 149 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews Interested Parties List
- Request advertised in the *Post & Courier*



Charleston County Zoning Map Amendment Request

Planning and Public Works Committee: June 17, 2021

First Reading: June 22, 2021

Second Reading: July 27, 2021

Third Reading: August 31, 2021

ZONING CHANGE APPLICATION

CASE _____ PD _____

PROPERTY INFORMATION

CURRENT DISTRICT I - Industrial REQUESTED DISTRICT M-12 - Mixed Style Residential

PARCEL ID(S) TMS # 286-00-00-601

CITY/AREA OF COUNTY Charleston

STREET ADDRESS Bees Ferry Road, Charleston, SC 29414 ACRES 17.34

DEED RECORDED: BOOK 0967 PAGE 680 DATE 3/5/2021

PLAT RECORDED: BOOK L18 PAGE 0040 DATE 1/26/2018 APPROVAL # SBE 00 647



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

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT RangeWater Real Estate, LLC HOME PHONE _____
MAIL ADDRESS 5805 Glenridge Dr NE, Suite 775 WORK PHONE _____
CITY, STATE, ZIP Atlanta, GA 30342 CELL PHONE 202-288-8022
EMAIL mbeck@liverangewater.com

OWNER Bees Ferry Properties, LLC HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 444 Madison Avenue, 4th FL WORK PHONE 212-599-3002
CITY, STATE, ZIP New York, NY 10022 CELL PHONE _____
EMAIL jbradham@msblip.com

REPRESENTATIVE Kelsey Harper (Bowman Consulting) HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 880 Island Park Drive, Suite 400 WORK PHONE 843-823-3229
CITY, STATE, ZIP Charleston, SC 29492 CELL PHONE _____
EMAIL kharper@bowmanconsulting.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:

- ✓ 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 Matthew Beck 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)

Date

Signature of Applicant/ Representative (if other than owner)

Date

Planner's Signature

Date

Zoning Inspector's Signature

Date

OFFICE USE ONLY

Amount Received _____ Cash ? ☐ Check? ☐ # _____ Invoice Number _____



Joel H. Evans, AICP, PLA
Zoning & Planning 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

RESTRICTIVE COVENANTS AFFIDAVIT

I, Kelsey Harper, have researched the restrictive covenants applicable to Parcel Identification Number/s (PID #) 286-00-00-601 located at (address/es) Bees Ferry Road, Charleston, SC 29414, and have found that either there are no restrictive covenants applicable to the subject property/properties or that the proposed 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.

Kelsey Harper
(Signature)

3/23/21
(Date)

KELSEY HARPER (BAWMAN CONSULTING)
(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 _____

08/04/17



Joel H. Evans, PLA, AICP
Zoning/Planning 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

POSTED NOTICE AFFIDAVIT

This Affidavit must be filled out and signed by all owner(s) of the subject parcel(s)

I, John M. Bradham, have reviewed §3.1.6(B)(2), Posted Notice on
[Print Name(s)]

the back of this affidavit and understand that a sign(s) will be posted on

Parcel Identification Number(s)

286-00-00-601, located at (address)

Bees Ferry Road, Charleston, SC 29414, at least 15 calendar days prior to the

public hearing date for which my request is scheduled.

I also understand that once the notice has been posted, the owner(s) of the subject property are responsible for notifying the Zoning/Planning Department in writing if the Posted Notice is removed or damaged prior to the public hearing, meeting or date of action that is the subject of the notice. Failure to notify the Zoning/Planning Department in writing of removed or damaged Posted Notice may result in rescheduling of the public hearing and a delay in decision from the decision-making body.

John M. Bradham
[Property Owner(s) Signature(s)]

3/22/21
[Date]

John M. Bradham
[Print Name(s)]

For Staff Use Only:

Received by _____

Date _____

Application Number _____

ZREZ-03-21-00123

Public Input

From: [Roberta](#)
To: [CCPC](#)
Subject: Bee's Ferry and Savannah highway proposed development
Date: Friday, April 30, 2021 12:48:32 PM

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.

On any given day getting from Bee's Ferry to Savannah highway using Main Road can take over forty-five minutes. The proposed development near the Publix's is just going to add to the frustration. I'm not a Charlestonian by birth, but since I've moved here in 2010 Bee's Ferry road has gone from a single lane road to a major 4 lane road. I was a happy camper when the Harris Tweeter complex was added across the Walmart.

The county needs to make sure that the environment is not being over taxed. With the flooding issues down by 61 the county needs to insure the public that those issues won't be happening on Savannah highway and Bee's Ferry.

CARTA needs to extend the route on Bee's Ferry from Walmart to Savannah highway if this proposed development is going to be built.

Roberta Arrowood
Bolton's Landing Apartments

From: [Bob Greenberg](#)
To: [CCPC](#)
Subject: Rezoning of TMS 286-00-00-601, 1491 Bees Ferry Road near Bolton's Landing
Date: Wednesday, June 09, 2021 8:09:01 AM

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.

Without a clear master plan for the West Ashley area, and one which explains fully to the public the traffic and environmental impact of additional housing, this new zoning should not be approved. There are already constant traffic bottlenecks all around this area, on Bees Ferry and also 17; there is insufficient commercial development to match the population density; and there are too many newly planned developments already underway without a clear plan. Once the development is permitted, there will be no opportunity to plan adequately. Please do not approve the new zoning at TMS 286-00-00-601, 1491 Bees Ferry Road. With great power, comes great responsibility!

Bob Greenberg
1762 Batten Drive
Charleston, SC
29414

Sent from my iPad

From: Danielle Hofmann <daniellehofmannrd@gmail.com>
Sent: Wednesday, June 16, 2021 9:13 PM
To: Kylon J. Middleton <KMiddleton@charlestoncounty.org>
Cc: Kristen L. Salisbury <KSalisbury@charlestoncounty.org>; public-comments <public-comments@charlestoncounty.org>
Subject: Public Comment for June 17 Planning committee

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.

Dear Committee Members,

Thank you for serving our community. I'm reaching out today to provide comments on the rezone request for 1491 Bees Ferry Road. Unfortunately, I can not be in attendance to voice my concerns.

As a homeowner in the Bolton's Landing Neighborhood for the past 5 years we have witnessed a lot of changes and developments. Prior to choosing our home's location, we took the time to practice the commutes. Our commute has increased by 15 minutes in 5 years. Point A to point B remain the same. The majority of this increased time involves the backup that incurs when driving to get onto I-526 via Bees Ferry to Glenn McConnell. Please consider the impact of adding more drivers to commute times. The CARTA system is unreliable, and the current stops are not utilized frequently, nor are they in favorable locations. There are currently no incentives towards public transit this far out from the city. A major deterrent would be the length of time it would take to use the public transit system.

Secondly, the impact of infill development on flooding. Let's learn from the Church Creek Basin. For development to continue, we need improved systems to handle flooding. Our neighbors have had their flood zone change from X to AE. Look at how fast the flood lines have changed over the years. A home with a flood zone x is more appealing than one in AE. We need to find a way to work together with Mother Nature on finding a way to both continue to develop and control water. Let's look at ways to progress development that maintains more greenspace. The canopy of trees down Bees Ferry is not only functional for the environment (consider the gasses coming from commute and landfill in addition to water management), but also has an impact on the health and wellbeing of the community. The west end of West Ashley is distinguished by its more natural appearance compared to the Avondale area. Let's keep our beautiful identity with nature and not pavement.

Lastly, consider those who call this area home. We are eager to spend money towards our locally owned businesses, tradesmen, etc.. We are prideful and want others to see the beauty of West Ashley. Give us upscale dining, boutiques, specialty shops, etc. We care for our neighbors and want them to succeed. Help us by bringing higher education, daycares, activities we can bike and walk to. Develop to serve dual income families, retirees, and young adults.

I understand the housing shortages (nationwide), and the push to bring affordable housing. Let's not stay focused on numbers such as how many heads can be squeezed onto every inch of available land. But let's step back and take in the whole picture. Remember how the turtle beat the hare.

Thank you for your time,
Danielle Hofmann

3A.

**HEADQUARTERS
ROAD RIGHT-OF-
WAY
ABANDONMENT**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: JIM ARMSTRONG, DEPUTY ADMINISTRATOR *JJA*

FROM: STEVE THIGPEN *ST* **DEPT.** PUBLIC WORKS

SUBJECT: HEADQUARTERS ROAD - RIGHT-OF-WAY ABANDONMENT

REQUEST: REQUEST TO ABANDON 45 FOOT WIDE, 800 FOOT LONG RIGHT-OF-WAY ASSOCIATED WITH NEW COUNTY FUELING STATION/AZALEA COMPOUND

COMMITTEE OF COUNCIL: PLANNING/PUBLIC WORKS **DATE:** July 22, 2021

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

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Moore Jelle</i></u>
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	<u></u>
Zoning Regulations / Comp. Plan Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Andrew D. McCoach</i></u>
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	<u></u>
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	<u></u>
Other: Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Paul A. McArthur</i></u>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<u></u>

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	0

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Frank Miley*

Fiscal impact: None

COUNTY ADMINISTRATOR'S SIGNATURE:

William P. Tuten

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

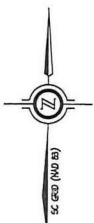
Charleston County Public Works is requesting abandonment of a portion of the eastern end of Headquarters Road public right-of-way for approximately 800 feet. This request is necessary to accommodate the new fueling station at the Azalea compound. The proposed abandoned right-of-way is currently owned by Charleston County and surrounded by Charleston County owned parcels. This right-of-way will become part of Charleston County owned parcel # 411-13-00-004. The proposed abandoned right-of-way is adjacent to County parcels #411-13-00-006, #411-09-00-031 and #411-09-00-032, and #411-09-00-035. The total area of the abandoned right-of-way is 0.919 acres and 40,034.83 sq. ft. as shown on the attached proposed plat. Access to nearby parcels 411-13-00-007 and 411-09-00-025 will not be impacted by this abandonment.

ACTION REQUESTED OF COUNCIL

Approve abandonment of the existing Headquarters Road public right-of-way as shown on the proposed recombination plat dated May 27, 2021.

DEPARTMENT HEAD'S RECOMMENDATION

It is recommended that Charleston County abandon the approximately 800 feet of Charleston County owned Headquarters Road right-of-way as proposed on the recombination plat dated May 27, 2021 to accommodate the new fueling station at the Azalea compound.



DORCHESTER ROAD (SC 642) (PUBLIC R/W VARIES)



Project:
RECOMBINATION PLAT
OF PARCELS
411-09-00-031, 411-09-00-032,
411-09-00-035, & 411-13-00-004
CITY OF NORTH CHARLESTON
CHARLESTON COUNTY, SC

Weston & Sampson
Weston & Sampson Engineers, Inc.
3555 Fisher Place Drive, Suite 200
North Charleston, SC 29405
878.332.1900 803.5AMPSON
www.westonsampson.com

GENERAL NOTES:

1. SURVEY PROVIDED BY: WESTON & SAMPSON ENGINEERS, INC.
2. HORIZONTAL DATUM: NAD 1983/2011 (CG)
VERTICAL DATUM: NAVD 1988
3. SURVEY BASED ON PHYSICAL EVIDENCE FOUND ON APRIL 2021.
4. BOUNDARY INFORMATION TAKEN FROM PLATS AS SHOWN.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. WESTON & SAMPSON ENGINEERS, INC. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. THE OFF-SITE RIGHT-OF-WAY/PROPERTY LINE SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY/PROPERTY LINES SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY/PROPERTY LINE OF ANY ADJACENT PROPERTIES.
8. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000' OF A HORIZONTAL NOS MONUMENT.
9. HORIZONTAL COORDINATES BASED UPON SC-RTN GPS OBSERVATIONS USING SPECTRA PRECISION "3" 80' UNITS. THE NETWORK POSITIONAL ACCURACY OF THE SC-RTN DERIVED POSITIONAL COORDINATES MEETS OR EXCEEDS THE CLASS A HORIZONTAL POSITIONS COORDINATES BASED UPON EDDO 120 NPS 2011 AND HAVE A 95% CONFIDENCE RATING. VERTICAL DATA HAS BEEN ADJUSTED TO NAVD '88.
10. PROPERTY MAY BE SUBJECT TO UNRECORDED RIGHT-OF-WAYS OR EASEMENTS NOT OBSERVED.
11. AREAS COMPUTED BY COORDINATE METHOD

LEGEND

- ADJUSTED EASEMENT LINES
- PROPERTY LINES UNADJUSTED
- EXISTING EASEMENT LINES
- EXISTING RIGHT OF WAY
- CONCRETE MONUMENT
- EXISTING BORN PAI (PI)
- COMPUTED POINT
- NEW BORN PAI SET (NPS)

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

05-27-2021
DAVID C. LUKAC S.C.P.E. #28600

Planning & P&E Use Only:

SCDOT REFERENCES:

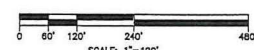
1. SCDOT PLAN FILE NUMBER 16.810 FOR ROAD NUMBER S-894 (AZALEA AVE) DATED APRIL 1988
2. SCDOT PLAN FILE NUMBER 16.886 FOR ROAD NUMBER S-475 (LEEDS AVE) DATED JUNE 1987
3. SCDOT PLAN FILE NUMBER 16.270 FOR ROAD NUMBER 50-642 (DORCHESTER RD) DATED JULY 1994

ADDITIONAL REFERENCES:

1. PLAT BY JAMES L. WHITE DATED MAY 23, 1974 SHOWING A PARCEL OF LAND OWNED BY CHARLESTON COUNTY RECORDED IN PLAT BOOK V PAGE 175
2. PLAT BY ROBERT S. HILLS DATED FEBRUARY 1983 SHOWING EASEMENT OF PROPERTY BETWEEN CHARLESTON INDUSTRIAL ASSOCIATION AND CHARLESTON COUNTY NORTH OF AZALEA AVE AND EAST OF LEEDS AVE RECORDED IN PLAT BOOK N PAGE 139
3. PLAT BY R. DUNCAN DATED FEBRUARY 1983 SHOWING SURVEY OF LOT 6B-2 OWNED BY CHARLESTON INDUSTRIAL ASSOCIATION AND RECORDED IN PLAT BOOK N PAGE 157
4. PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED FEBRUARY 11, 2011 SHOWING NEW UTILITY EASEMENTS AND AN ACCESS EASEMENT ON THIS 411-13-00-005 AND RECORDED IN PLAT BOOK L11 PAGE 038

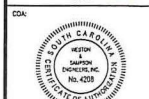
RECOMBINATION PLAT

PREPARED FOR CHARLESTON COUNTY
CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SC



Consent:

Revisions:		
No.	Date	Description



Issued For:

Scale: 1"=120'
Date: 05/24/2021
Drawn By: DEL
Reviewed By: DEL
Approved By: DEL

WES Project No.: EN220-1115
WES File No.: EN220-1115_SRPV

Drawing Title:

RECOMBINATION PLAT

Sheet Number:

1 OF 1

Rev 25 Jan 2023

4A.
DRAINAGE
EASEMENT
DEDICATION FOR
LADSON
INDUSTRIAL
TRACTS 2-4

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: WALT SMALLS, DEPUTY ADMINISTRATOR *W.S. 7/7/21*

FROM: JOEL H. EVANS, DIRECTOR *Ann* DEPT. ZONING & PLANNING

SUBJECT: LADSON INDUSTRIAL PARK TRACTS 2, 3, AND 4 DRAINAGE EASEMENT DEDICATION

REQUEST: ACCEPTANCE OF NEW PUBLIC DRAINAGE EASEMENT

COMMITTEE OF COUNCIL: PLANNING/PUBLIC WORKS DATE: July 22, 2021

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

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Marc Belle</i>
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	
Zoning Regulations / Comp. Plan Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Andrew McLoach</i>
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	
Other: Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Steve L. Tys</i>
Other:	<input type="checkbox"/>	<input 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	0

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Frank Bile*

Fiscal impact: *No immediate impact.*

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

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

The owner/developer of Ladson Industrial Park Tracts 2, 3, and 4 (TMS# 390-00-00-227), located at the end of a private roadway named Commerce Center Road, in the unincorporated portion of Ladson area, is requesting council approval for the relocation of a public drainage easement. The owner/developer is proposing to abandon an existing public drainage easement, while dedicating a new 80 foot wide public drainage easement as shown on the proposed plat. The construction plans for the drainage easement and ditch relocation will be required to comply with the Charleston County Public Works construction standards and Zoning and Planning Department ZLDR ordinance.

ACTION REQUESTED OF COUNCIL

Approve and accept the public drainage easement dedication with the conditions below.

DEPARTMENT HEAD'S RECOMMENDATION

Approve abandonment and dedication of new public drainage easements as shown on the proposed plat with the following conditions.

1. Approval of a Performance Bond or Letter of Credit to cover 125% of construction costs;
2. An encroachment permit from the Charleston County Public Works Department shall be required for construction and the permit shall include scheduling of the relocation of the drainage easement(s) prior to filling of the existing drainage way;
3. The owner/developer shall be responsible for construction of the ditch relocation in accordance with the approved construction plans and Public Works' approval to record the drainage easement plat;
4. The plat, provided by the property owner, shall not be recorded in the ROD office until the drainage easement has been relocated and approved by the Public Works Department; and
5. A two-year Maintenance Bond of 20% of easement construction costs shall be required.

A SUBDIVISION PLAT OF TMS #390-00-00-227
INTO TRACTS 2, 3, AND 4
LADSON INDUSTRIAL PARK
OWNED BY STONEY LADSON, LLC
LOCATED NEAR THE CITY OF NORTH CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA