

Brantley Moody, Chair  
Joe Boykin  
Henry E Darby  
Jenny Costa Honeycutt  
Larry Kobrovsky  
Kylon Jerome Middleton  
Teddie Pryor  
Herb Sass  
Robert L Wehrman



Planning & Public Works Committee Agenda  
March 30, 2023 at 5:00 PM  
North Charleston City Hall Council Chambers,  
2500 City Hall Lane, North Charleston, SC 29406

- 1 APPROVAL OF MINUTES OF MARCH 16, 2023**
  
- 2 ZONING ITEM**
  - 2A Waiver for Andell West Planned Development - Request to Consider**
  
- 3 PUBLIC WORK ITEM**
  - 3A James Bay Road Easements - Request to Approve**

Charleston County Council

Memorandum

To: Members of the Planning & Public Works Committee

From: Kristen Salisbury, Clerk of Council

Date: March 22, 2023

Subject: Minutes of December 15, 2022 & March 16, 2023

At the Planning & Public Works Committee meeting of March 30, 2023, the draft minutes of the Planning & Public Works Committee meeting of December 15, 2022 and March 16, 2023 will be presented for approval.

# RIVERSTONE PROPERTIES, LLC

800 East Canal Street • Suite 1900 • Richmond, VA 23219

Office: (804) 643-4200

March 21, 2023

## By Email

Charleston County Council  
4045 Bridge View Drive  
North Charleston, SC 29405  
[ksalisbury@charlestoncounty.org](mailto:ksalisbury@charlestoncounty.org)

Re: Andell West – PD Zoning Application  
ZREZ-08-22-00140 (Andell West)

Dear Council:

As a result of our efforts to work through the remaining issues and concerns of the community related to the Andell West rezoning, we have determined that the parcel of land that we are rezoning needs to be reconfigured to allow better connectivity with the existing Freshfields development.

We understand that redrawing the boundary of the rezoning will require us to withdraw and resubmit the application as opposed to just revising the current application. This is a meaningful setback but one we are willing to accept to comply with the County's policies and achieve community support.

Please consider this letter as the Applicant's written request for Council to waive the one year waiting period required by Section 3.1.12.D of the ZLDR. If the waiver is granted, we will withdraw the existing application. We have discussed this with Councilwoman Honeycutt and she is supportive of the waiver and resubmittal.

Thank you for considering this request. Please feel free to contact me with any questions or concerns.

Sincerely,



Chris Corrada  
Andell West, LLC

CC: Jenny Costa Honeycutt  
Joel Evans  
Andrea Melocik  
G. Trenholm Walker  
Kristen Salisbury  
Emily Wynn

**Committee Agenda Item**

**To:** Bill Tuten, County Administrator  
**From:** Steve L. Thigpen **Dept.:** Public Works  
**Subject:** James Bay Road Easements  
**Request:** Request to Approve  
**Committee:** Planning & Public Works Committee **Date:** March 30, 2023

Department	Coordinated with:
Deputy County Administrator	James D. Armstrong
Budget	Mack Gile
Legal	Kevin M. Deantonio
Administrator	Bill Tuten
Clerk	Kristen L. Salisbury

**Fiscal Impact:**

N/A

**Funding:** Was funding previously approved? N/A

If yes, please provide the following:	Org	Object	Balance in Account	Amount Needed for item

**Situation:**

Residents between 3930 James Bay Rd and 3866 James Bay Rd do not currently have the outfall ditch located at 3904 James Bay Rd maintained. This ditch had a 20-foot drainage easement acquired by Charleston County Public Works recorded in plat book EG page 719 on November 14, 2003. Charleston County acquired an additional 10-foot wide access easement to accommodate equipment which was recorded on February 1, 2023, in plat book S23 page 0023 and deed book 1161 page 512. Charleston County Public Works has evaluated the situation using their Drainage Easement Evaluation for Acceptance Protocol and believes that improvements to the drainage system can be realized by maintaining the existing ditch within these easements. The ditch begins at the road by 3904 James Bay Rd and runs north northwest to the marsh for approximately 194 feet. The end of the ditch does not enter the Critical Area and has appropriate fall so the ditch could be maintained using mechanical methods and hydro-excavation having a negligible financial impact on our overall drainage maintenance program. This is the only outfall point for this section of the James Bay Rd area and the residents would benefit greatly from its maintenance.

**Department Head Recommendation:**

Accept the 20-foot drainage easement recorded in plat book EG page 719 and the 10-foot access easement recorded in plat book S23 page 0023 and deed book 1161 page 512 as assets into the Public Works maintenance system.

**STAMPS**

APPROVED PLAT  
*J. Matthews*  
 Director of Planning  
 Charleston County Planning Commission  
 SBD# 02195 2/1/2023  
 Appl# Date

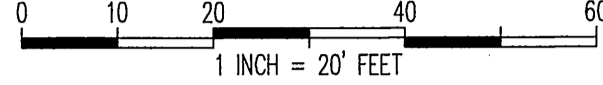
**RECORDED**  
 DATE: 2/1/2023 TIME: 2:50:04 PM  
 Book-Page **S23 0023** DocType **Small Plat**  
 Karen Hollings, Register of Deeds, Charleston County, SC  
 Filed By: CHARLESTON COUNTY PUBLIC WORKS  
 REAGEN DESILETS  
 Record Fee \$25.00  
 Postage \$0.00  
 TOTAL \$25.00  
 Drawer 0  
 Clerk JSW  
 Location: **JAMES BAY ROAD**

FOR OFFICIAL USE ONLY

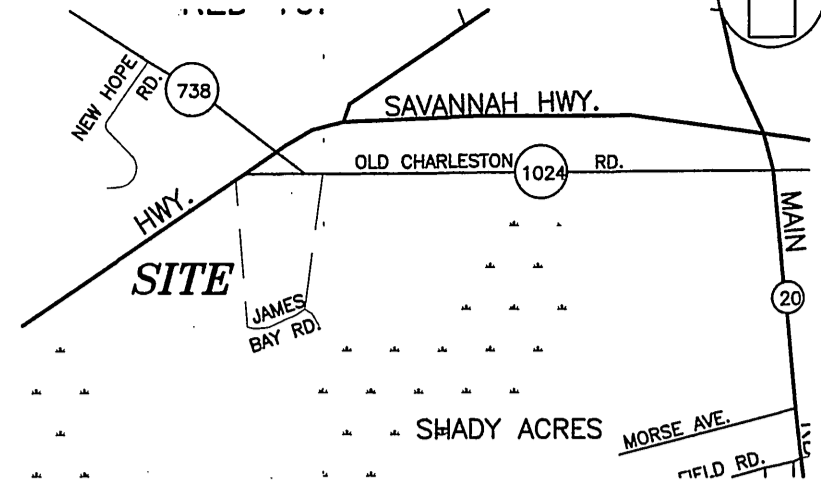
**LEGEND:**

- PROPERTY CORNER (AS NOTED)
- △ CALCULATED POINT (NO MARKER SET)
- CONCRETE MONUMENT
- ROAD RIGHT OF WAY
- PROPERTY LINE-ADJOINERS
- PROPERTY LINE TIES
- EASEMENT LINE
- ROAD CENTERLINE
- FENCELINE
- CENTERLINE OF DITCH

**GRAPHIC SCALE**



**LOCATION MAP**  
 NOT TO SCALE

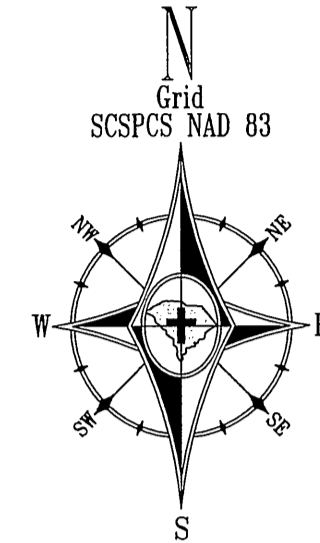


**FLOOD ZONE INFORMATION:**

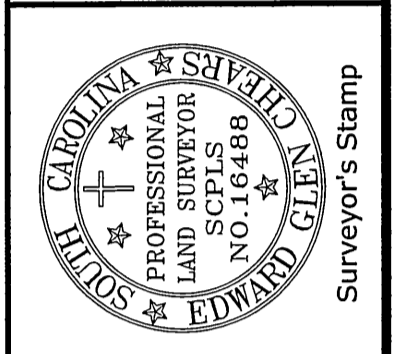
THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE.  
 AE & EL 8  
 45019C0470K  
 JANUARY 29, 2021

TMS# 285-00-00-153  
 REBECCA L PLEASANTS  
 JOSEPH BRYANT PLEASANTS  
 DB: D296-201  
 PB: EA-626

LINE	LENGTH	DIRECTION
L1	9.75	N56° 05' 43.46"E
L2	10.65	N56° 05' 43.46"E
L3	10.20	N56° 05' 43.46"E
L4	20.41	N56° 05' 43.46"E
L5	20.43	S55° 48' 38.00"W
L6	10.22	S55° 48' 38.00"W



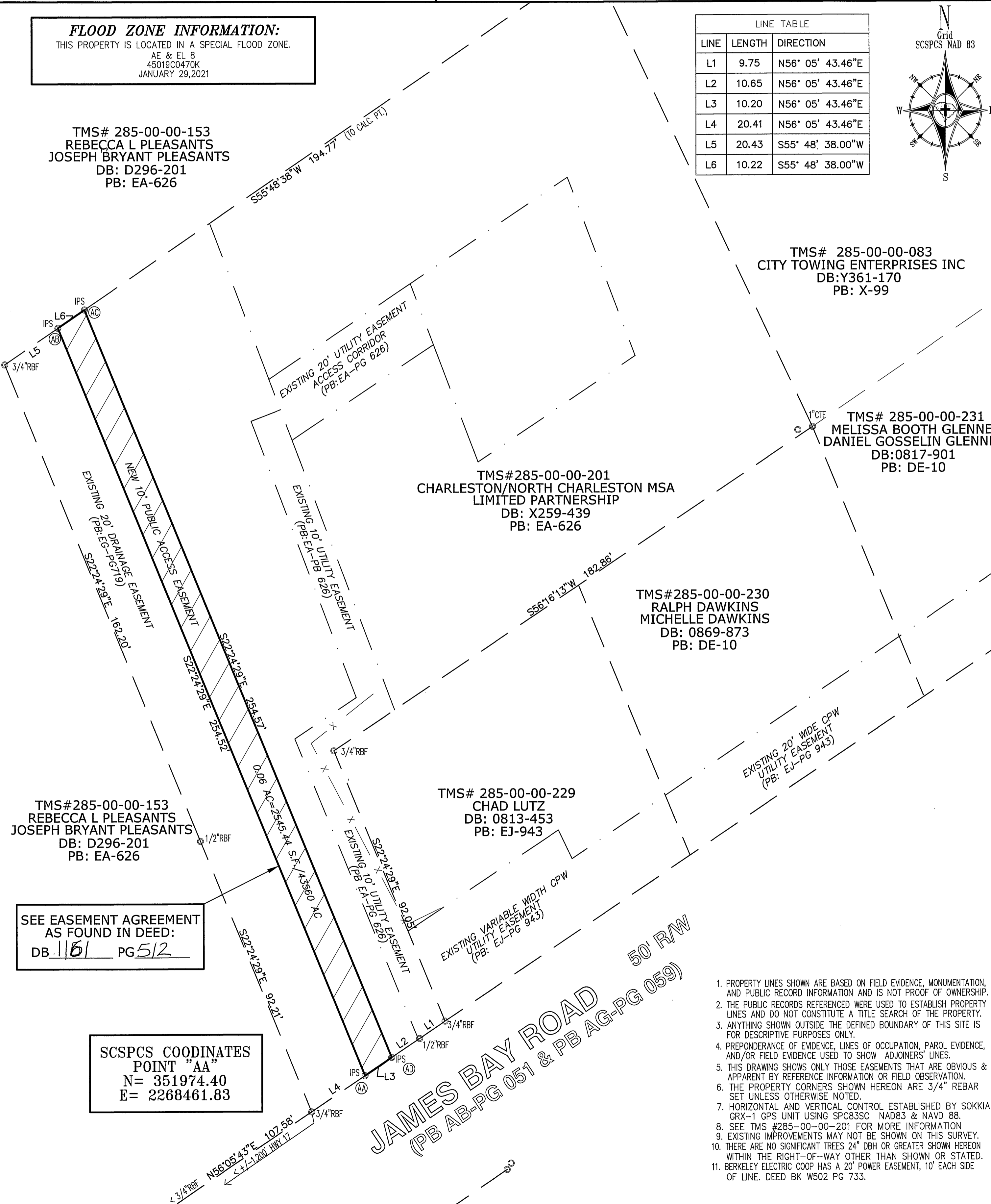
Drawing Prepared By:  
**CHARLESTON COUNTY PUBLIC WORKS DEPARTMENT**  
 4045 Bridge View Drive  
 North Charleston, S.C. 29405  
 Phone: (843) 202-7600 Fax: (843) 202-7601



*S.C.*  
 Signature and Embossed Seal

THIS IS NOT A VALID TRUE COPY OF THIS DOCUMENT UNLESS BEARING AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL OF THE SURVEYOR. REPRODUCTION OF THIS DOCUMENT WITHOUT PERMISSION IS PROHIBITED. SOME INFORMATION SHOWN HEREON BY DIRECTION OF THE COUNTY. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN OR STATED.  
 Edward Glen Chears, P.L.S.  
 S.C.P.L.S. #16488

**PLAT SHOWING**  
**JAMES BAY ROAD**  
**NEW 10' PUBLIC ACCESS EASEMENT**  
 LOCATED IN THE RED TOP COMMUNITY  
 ST. ANDREWS PARISH  
**CHARLESTON COUNTY, SOUTH CAROLINA**  
 DATE OF FIELD SURVEY: 09-23-21



SEE EASEMENT AGREEMENT AS FOUND IN DEED:  
 DB: 1161 PG 512

SCSPCS COORDINATES  
 POINT "AA"  
 N = 351974.40  
 E = 2268461.83

- PROPERTY LINES SHOWN ARE BASED ON FIELD EVIDENCE, MONUMENTATION, AND PUBLIC RECORD INFORMATION AND IS NOT PROOF OF OWNERSHIP.
- THE PUBLIC RECORDS REFERENCED WERE USED TO ESTABLISH PROPERTY LINES AND DO NOT CONSTITUTE A TITLE SEARCH OF THE PROPERTY.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS SITE IS FOR DESCRIPTIVE PURPOSES ONLY.
- PREPONDERANCE OF EVIDENCE, LINES OF OCCUPATION, PAROL EVIDENCE, AND/OR FIELD EVIDENCE USED TO SHOW ADJOINERS' LINES.
- THIS DRAWING SHOWS ONLY THOSE EASEMENTS THAT ARE OBVIOUS & APPARENT BY REFERENCE INFORMATION OR FIELD OBSERVATION.
- THE PROPERTY CORNERS SHOWN HEREON ARE 3/4" REBAR SET UNLESS OTHERWISE NOTED.
- HORIZONTAL AND VERTICAL CONTROL ESTABLISHED BY SOKKIA GRX-1 GPS UNIT USING SPC833C NAD83 & NAVD 88.
- SEE TMS #285-00-00-201 FOR MORE INFORMATION
- EXISTING IMPROVEMENTS MAY NOT BE SHOWN ON THIS SURVEY.
- THERE ARE NO SIGNIFICANT TREES 24" DBH OR GREATER SHOWN HEREON WITHIN THE RIGHT-OF-WAY OTHER THAN SHOWN OR STATED.
- BERKELEY ELECTRIC COOP HAS A 20' POWER EASEMENT, 10' EACH SIDE OF LINE. DEED BK W502 PG 733.