



Case # BZA-05-22-00588

Charleston County BZA Meeting of December 5, 2022

Applicant/Property Owner: Vernon Krause of RECH, LLC

Representative: Ross Appel, Esq. of McCullough, Khan, Appel

Property Location: 3140 Marginal Road – St. Andrews Area

TMS#: 307-09-00-054

Zoning District: Community Commercial (CC) Zoning District

Request: Variance request to remove four (4) Grand Trees for proposed vehicle sales use.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.4 Tree Protection and Preservation, Section 9.4.5 Tree Removal, B. Variances states, "Grand Trees and protected trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such trees."



Limited clearing and grubbing may be authorized by the Planning Director prior to the installation of protective tree barricades on sites that exhibit unusually heavy undergrowth where access to the interior of the site and its protected trees would be otherwise highly impractical. Limited clearing shall be for the express purpose of accessing the property and protected trees to erect the required tree protection and silt fencing. For the purposes of this Article, limited clearing shall be clearing done with hand tools, push or walk behind equipment or lightweight bush-hog type equipment designed specifically for brush and undergrowth clearing that is not capable of removing vegetation greater than 3 inches in diameter. Under no circumstances will metal tracked bulldozers, loaders, or similar rider/operator types of equipment be allowed on the site until the protective barricades are erected and a zoning permit is issued.

D. Separation of Trees from Pavement, Grading and Structures

Paved areas shall be separated from trees by a minimum distance of the drip line or one and one-half feet times the DBH or as modified by the Planning Director as deemed necessary to protect the root system of the tree. Paved areas shall not constitute more than 25 percent of the protected area beneath a tree. Any paving, grading, trenching, or filling within the remaining 75 percent of the protected area must be approved by the Planning Director and may require specific construction techniques be used in order to preserve the health of the tree. Refer to Chapter 9 exhibits for examples. When grading and construction within the protected area of a tree has been approved, all damaged roots shall be severed clean and inspected by the County Landscape Architect or Inspector prior to the receipt of a Zoning Permit.

E. Quantity and Location of Trees to be Protected

Before the issuance of a Zoning Permit for Commercial, Industrial, Multi-Family, and Civic/Institutional uses, the following number of trees with a diameter breast height of 8 inches or greater shall be preserved and protected in accordance with the provisions of Section 9.4.4.B of this Ordinance. All trees located within required buffers as outlined in ARTICLE 9.5 shall be protected.

1. 20 trees per acre; or
2. Any number of trees with a combined diameter breast height of at least 160 inches per acre.
3. Required drainage improvements such as detention and retention ponds and wetlands may be subtracted from the area used to calculate tree preservation requirements.

Effective on: 11/20/2001, as amended

§9.4.5 Tree Removal

A. Generally

Permits for tree removal may be approved where one or more of the following conditions are deemed to exist by the Planning Director:

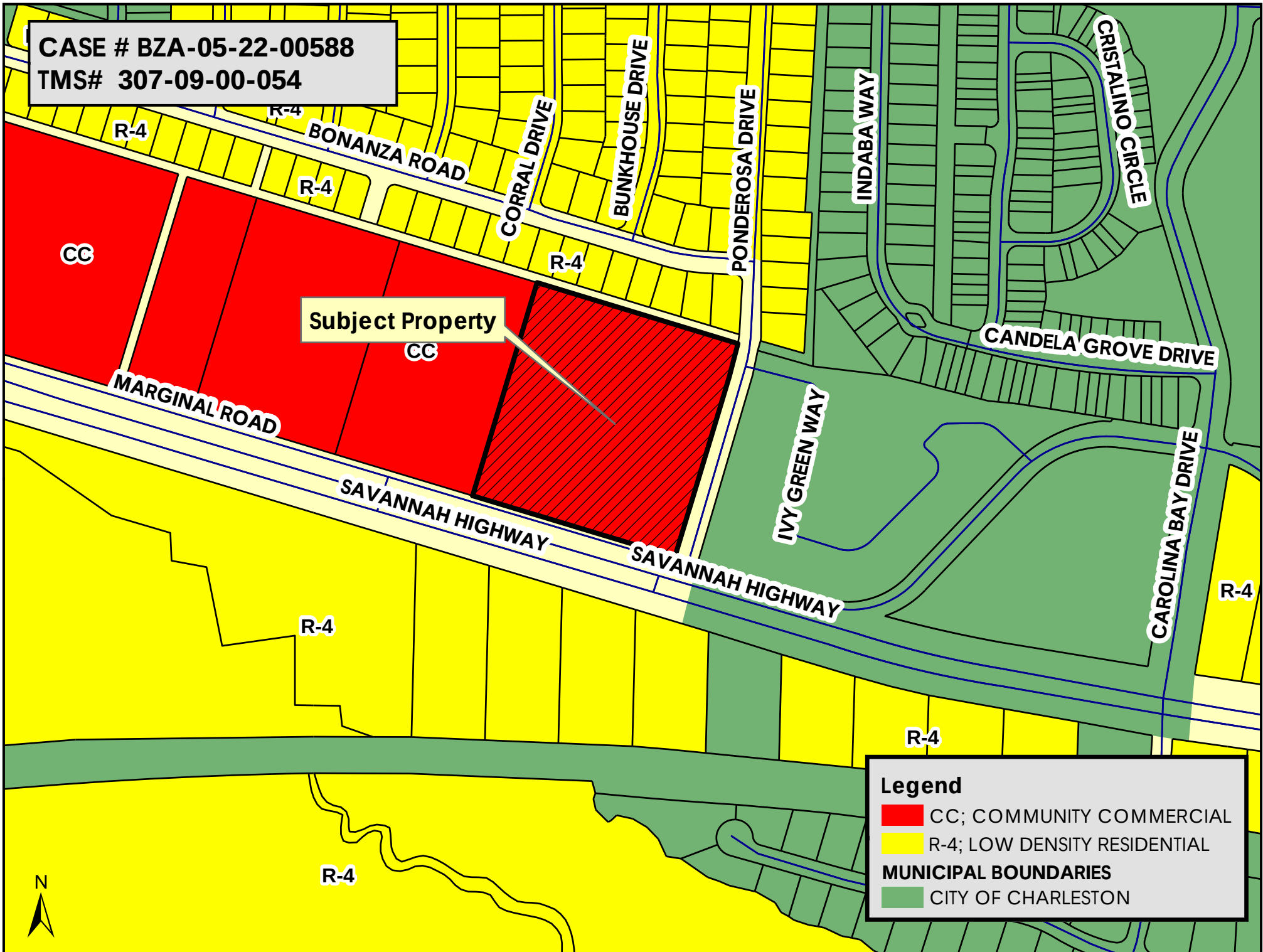
1. Trees are not required to be retained by the provisions of this Article.
2. Trees are diseased, dead or dying (as determined by the Planning Director or a qualified arborist);
3. Trees pose an imminent safety hazard to nearby buildings, or pedestrian or vehicular traffic (as determined by the Planning Director or a qualified arborist); or
4. Removal of required trees has been approved by the Board of Zoning Appeals.

B. Variances

Grand Trees and protected trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such trees.

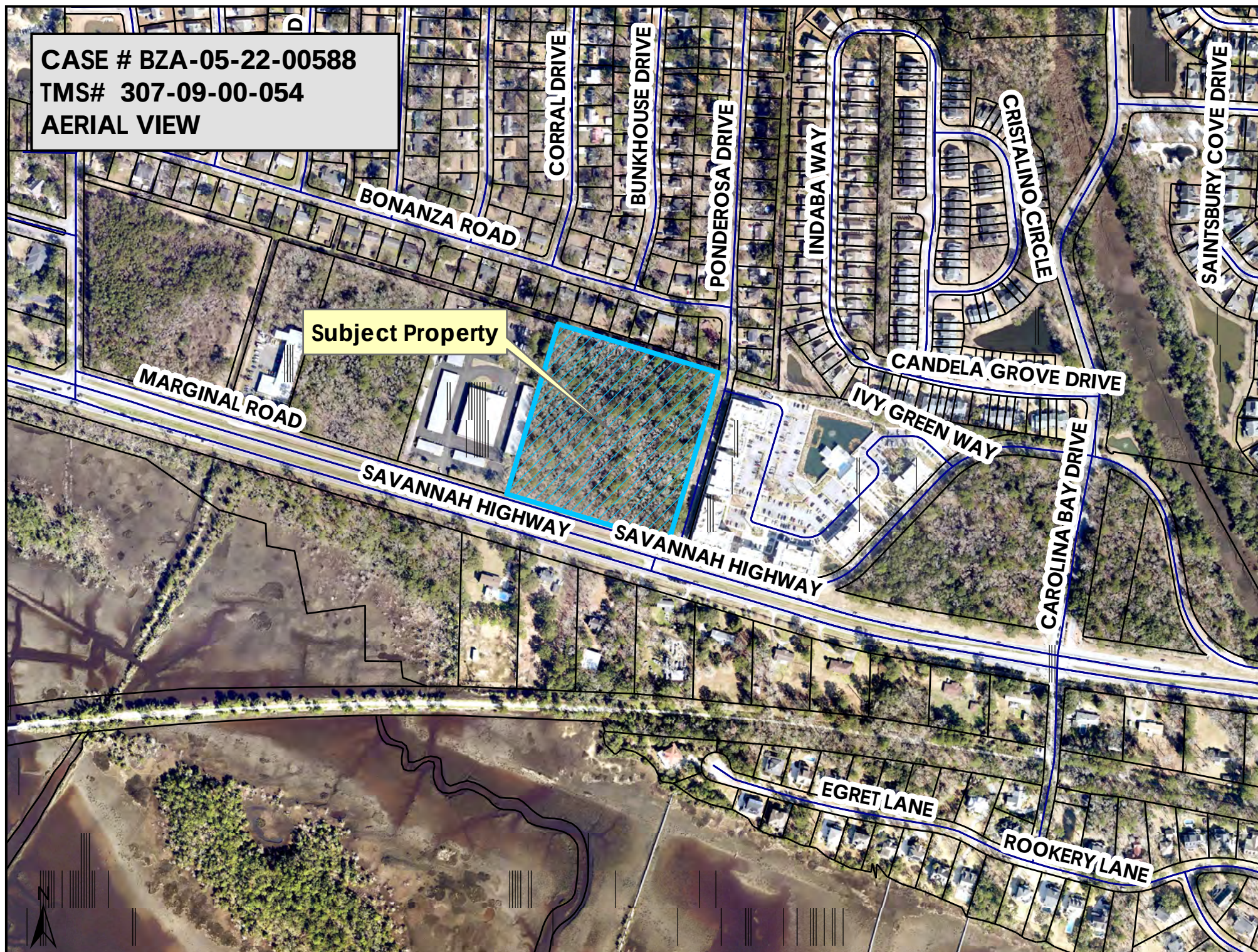
C. Emergency Provisions

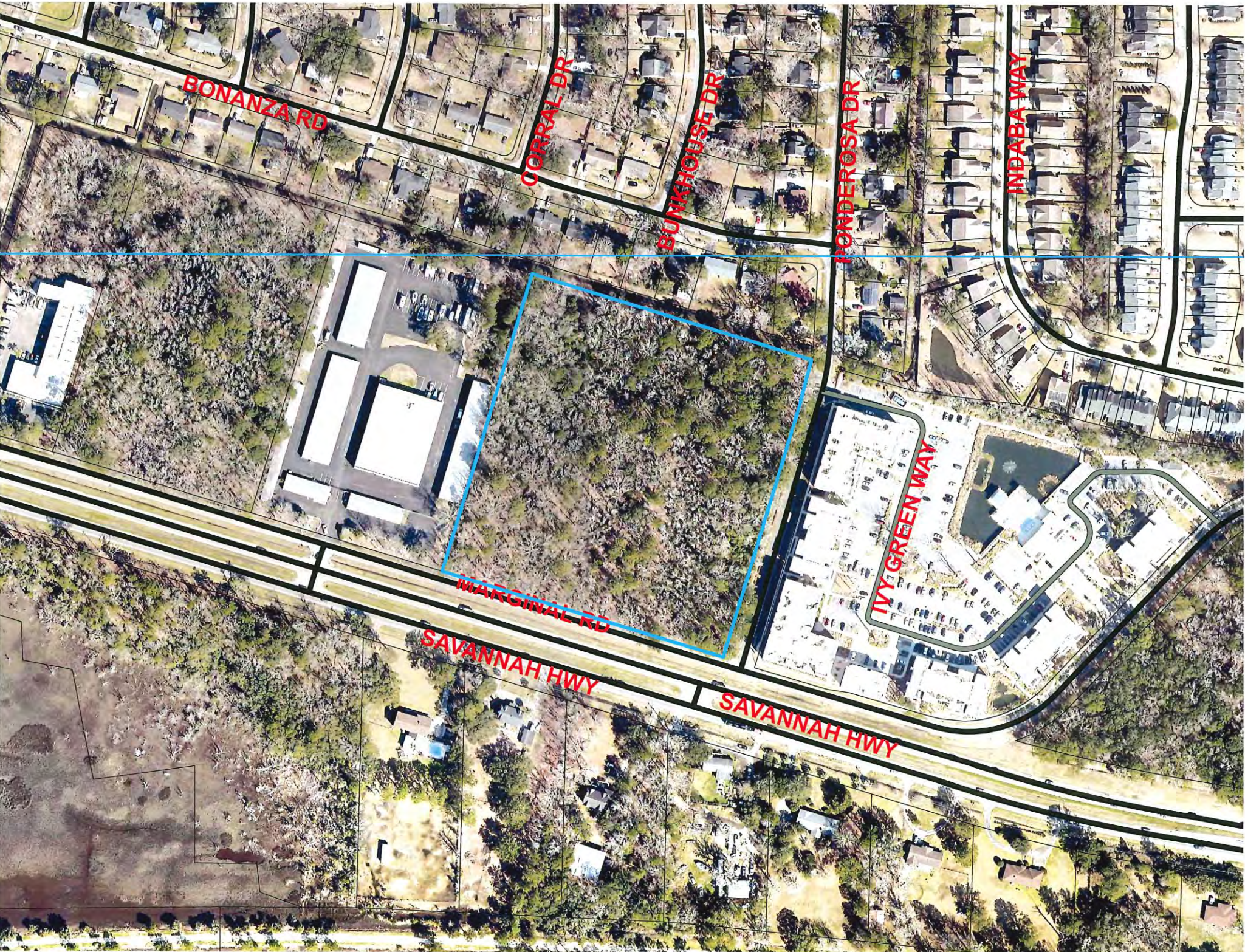
CASE # BZA-05-22-00588
TMS# 307-09-00-054



CASE # BZA-05-22-00588
TMS# 307-09-00-054
AERIAL VIEW

Subject Property







AZURE LN

DOUBLE TREE CT

CONSERVANCY LN

HOSS RD

CARTWRIGHT DR

HITCHING POST RD

CORRAL DR

BUNKHOUSE DR

PONDEROSA DR

INDABA WAY

MANASSAS DR

WATERBROOK DR

PARKLAWN DR

HATCHET BAY DR

BONANZA RD

SAVANNAH HWY

SAVANNAH HWY

CAROLINA BAY DR

PIXLEY ST

BUTTE ST

MARGINAL RD

EGRET LN

WHITE HERON PL

ROOKERY LN

Case # BZA-05-22-00588

BZA Meeting of December 5, 2022

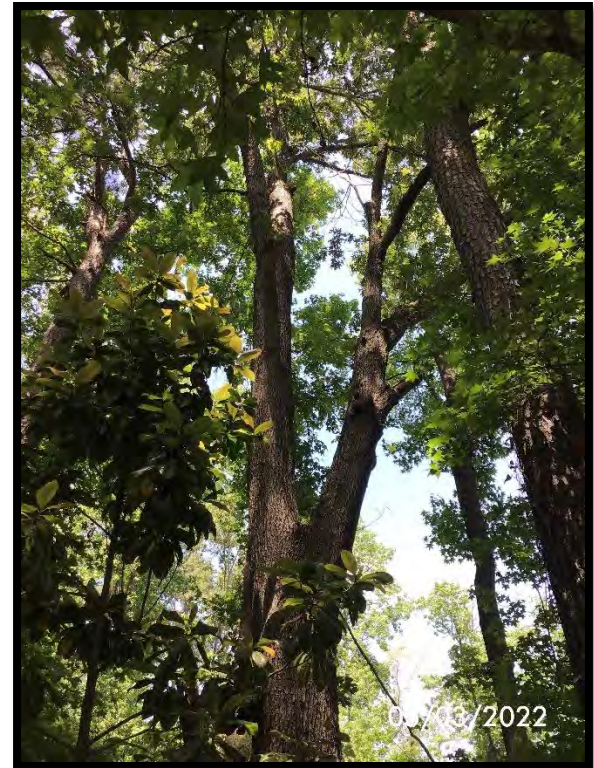
Subject Property: 3140 Marginal Road – St. Andrews Area

Proposal: Variance request to remove four (4) Grand Trees for proposed vehicle sales use.



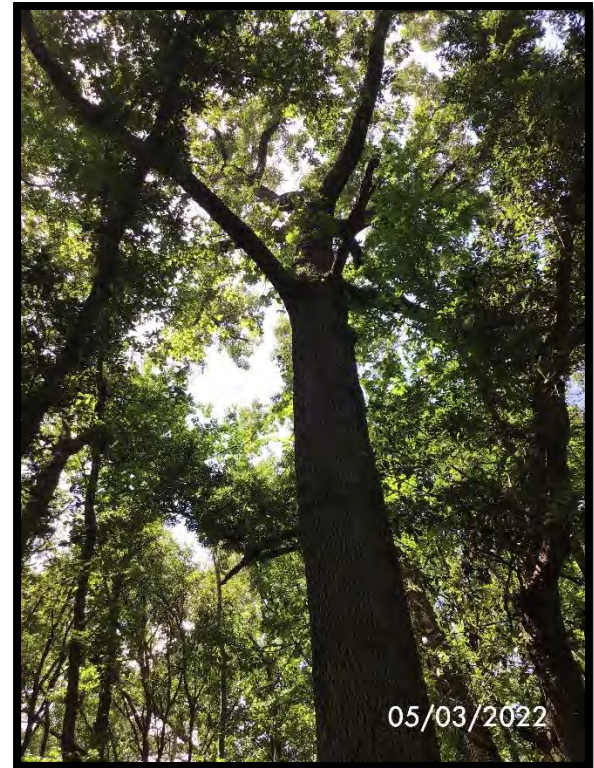
Subject Property

Tree # 10 – 28" DBH Red Oak



Subject Property

Tree # 43 – 29.5" DBH Red Oak



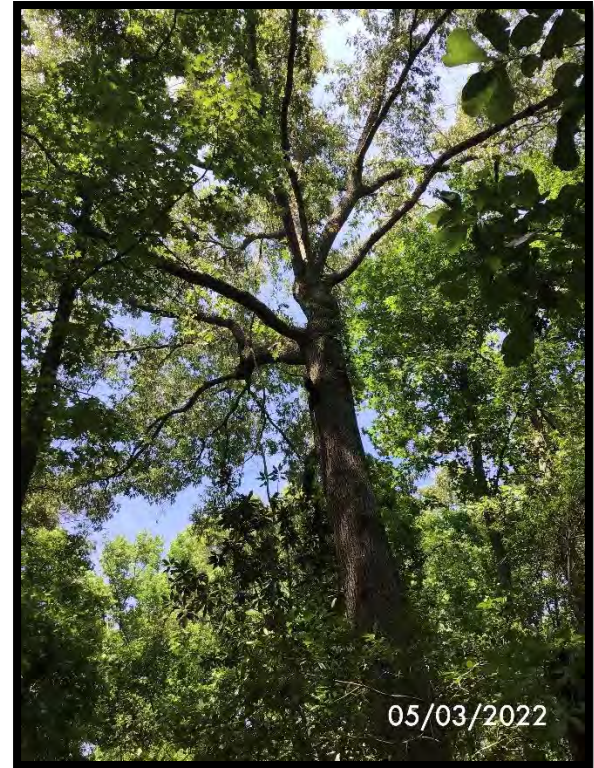
Subject Property

Tree # 45 – 32" DBH Red Oak



Subject Property

Tree # 51 – 36.5" DBH Red Oak



Subject Property



Adjacent Properties



Ponderosa Drive



Savannah Highway



Intersection of Ponderosa Dr & Marginal Rd



Staff Review:

The applicant and property owner, Vernon Krause of RECH, LLC, represented by Ross Appel, Esq. of McCullough, Khan, Appel, is requesting a variance to remove four (4) Grand Trees for proposed vehicle sales use at 3140 Marginal Road (TMS # 307-09-00-054) in the St. Andrews Area of Charleston County. The subject property is located in the Community Commercial (CC) Zoning District. The adjacent property to the west is also located in the CC Zoning District and contains a self-service storage facility. The property to the east across Ponderosa Drive is located in the City of Charleston's jurisdiction (General Business – GB zoning) and contains a multi-family apartment complex. The adjacent properties to the north are located in unincorporated Charleston County in the Low Density Residential (R-4) Zoning District and contain single-family homes (The Ponderosa Subdivision).

The proposed car dealership project is currently in the Site Plan Review process (ZSPR-10-21-00651). The site is 8.1 acres total and is currently heavily wooded and vacant. The parcel is a corner lot that borders Marginal Road and Ponderosa Drive. Marginal Road is a frontage road for Savannah Highway (Hwy 17 South). The applicant is proposing to build a 30,589 sq. ft. car dealership building and a 18,606 sq. ft. car dealership building. There are two proposed detention ponds that will be located along the northern property line. There is an existing 25' wide Charleston County drainage easement that separates the parcel from the single-family residences to the north. The total impervious surface area is 53.5%.

The applicant's letter of intent explains, *"On July 11, 2022, RECH appeared before the Charleston County Board of Zoning Appeals ("BZA") to hear three distinct variance requests. These included variances from (1) Section 9.3.4 ("Location of Required Parking") to site the majority of the parking spaces in front of the principal building for proposed vehicle sales use; (2) Section 9.4.5(B) to remove seven (7) Grand Trees for proposed vehicle sales use; and (3) Article 9.6 and its architectural, loading area, and lighting regulations. The BZA voted to deny the off-street parking variance and defer the grand tree and architectural variances. In so doing, the BZA authorized RECH to revise and resubmit its plans, should it so choose, to reduce the number of variances requested. This is precisely what RECH has done.*

On September 29, 2022, RECH submitted revised plans to County staff as part of the Site Plan Review process. These revised plans, which took several months to be vetted and approved by Hyundai and Genesis, incorporate substantial layout and design changes from the original plans. Among other things, the plans now fully comply with the County's off-street parking and architectural regulations, thereby eliminating the need for variances on these issues. Additionally, the number of grand trees proposed for removal have been reduced from seven (7) to four (4).

The revised plans depict two proposed buildings that represent 13.9% lot coverage, significantly less than the allowable 35% building coverage permitted in the Community Commercial District. The buildings have been designed to comply with all of the ZLDR's regulations, including the requirement that the majority of the off-street parking be located to the rear of the buildings. See, Section 9.3.4. Other design elements also considered for the location of buildings include placing fill for drainage, vehicular and pedestrian access, utility entrances, and sidewalks. The building placement is the most critical aspect and dictates other elements of the site layout and drainage design."

History

Initially the applicant was requesting three (3) variances. At the July, 11, 2022 BZA meeting the board denied Case # BZA-05-22-00587, Variance request to site the parking spaces in front of the principal building for proposed vehicle sales use. The other two (2) variance requests were deferred:

Case # BZA-05-22-00588: Variance request to remove seven (7) Grand Trees for proposed vehicle sales use.

Case # BZA-05-22-00589: Variance request from the following required Architectural Design Guidelines for proposed vehicle sales use:

- Structures with walls of more than 1,500 sq. ft. should incorporate multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces shall be visually divided by such features into areas of 750 sq. ft. or less;
- To allow loading areas/doors to be oriented toward and visible from Residential districts and from the Marginal Road/Savannah Highway and Ponderosa Drive rights-of-way; and
- Site Lighting: maximum foot-candles for outdoor sales lot exceeds 30 foot-candles; exceeds one-half foot-candles at rights-of-way; and light sources are visible.

The seven (7) Grand Trees proposed for removal at the July 11th BZA meeting were:

- Tree # 3 – 30.5" DBH Live Oak
- Tree # 6 – 39" DBH Red Oak
- Tree # 8 – 28" DBH Red Oak
- Tree # 10 – 28" DBH Live Oak
- Tree # 42 – 30" DBH Red Oak
- Tree # 43 – 29.5" DBH Red Oak
- Tree # 51 – 36.5" DBH Red Oak

221.5 DBH inches total

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.4 Tree Protection and Preservation, Section 9.4.5 Tree Removal, B. Variances states, "Grand Trees and protected trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such trees."

Revised Variance request:

The four (4) Grand Trees proposed for removal depicted on the revised plan:

- Tree # 10 – 28" DBH Red Oak
- Tree # 43 – 29.5" DBH Red Oak
- Tree # 45 – 32" DBH Red Oak
- Tree # 51 – 36.5" DBH Red Oak

126 DBH inches total

Note: Tree # 45 was added to the request.

Please note: each tree may be considered separately for approval, approval with conditions, or denial.

Staff conducted site visits on the subject property on June 17, 2022 and November 16, 2022. Grand Tree site inspections were conducted on May 3, 2022 and November 18, 2022.

Please review the attachments for further information regarding this request.

Planning Director Review and Report regarding Approval Criteria of §3.10.6:

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: **There may be extraordinary and exceptional conditions pertaining to the vacant 8.1-acre property. The site contains seventeen (17) Grand Trees. The applicant's letter of intent states, "The Property is undeveloped, raw land in its natural state. All adjacent properties are developed. The property to the east is an apartment complex, single family residential neighborhoods are to the north, and a storage facility (also zoned Community Commercial) is located to the west. Further challenging development activities, the Property is located within a Special Protection Area as defined by Charleston County Public Works. This places much more stringent stormwater storage requirements than other areas. Therefore, the natural character of the Property is an extraordinary and exceptional condition when compared to its developed neighbors, especially given the Property's proximity to Savannah Highway and its commercial zoning and Future Land Use classification. Great care has been taken by RECH and technical consultants, including Mike Russell with Natural Directions, to avoid removal of and impacts to grand trees. However, it is impossible to develop this site consistent with its Community Commercial zoning without impacting some trees...The building placement is the most critical aspect and dictates other elements of the site layout and drainage design. The buildings were placed to the front of the site (the Marginal Road side) as close as possible to comply with the required 20' right-of-way buffers. All of the requested grand tree variances are directly associated with the building placements and design elements in closest proximity to the buildings to facilitate their construction and business operations. Where the site design has more flexibility outside the building pad, the design was tailored to preserve all remaining grand trees located on the site. This includes the design of the parking lot, storm drainage and detention systems, driveways and utilities." Therefore, the request may meet this criterion.**

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*

Response: **These conditions may not generally apply to other property in the vicinity. The applicant's letter of intent states, "The Property's natural condition and configuration relative to both Ponderosa Drive, Marginal Road, and Savannah Highway constitute unique and exceptional circumstances absent from properties in the vicinity, generally, and properties zoned Community Commercial, specifically. All parcels bordering the Property have been developed, including the self-storage business to the south which is also located in unincorporated Charleston County and similarly zoned Community Commercial." Therefore, the request may meet this criterion.**

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*

Response: **The application of this Ordinance, Chapter 9 Development Standards,**

Article 9.4 Tree Protection and Preservation, Section 9.4.5 Tree Removal, B. Variances, may unreasonably restrict the utilization of the property. The applicant's letter of intent states, "A Hyundai and Genesis dealership simply cannot be located on the Property and operated in a reasonable manner without removing the requested four (4) grand trees. Any other commercial development would similarly require the removal of some grand trees due to the Property's undeveloped and natural condition. RECH has worked for over a year to develop plans that comply with the ZLDR and minimize impacts to surrounding properties while meeting mandatory corporate specifications. The current plans are well below the permitted building lot coverage permitted in the Community Commercial District (proposed 13.9% versus allowed 35% building coverage). This is not a maxed-out plan. In fact, the proposal deviates substantially from the typical Hyundai/Genesis dealership in terms of footprint and scope. The original plans for the Property submitted to the County showed 462 parking spaces and an impervious area of 60.1%. The revised plans show 403 parking spaces and impervious coverage of 53.5%. A more traditional development plan for a Hyundai and Genesis dealership on a parcel the size of the Property would typically include 150 or more additional parking spaces for inventory. RECH has reduced the number of parking spaces substantially in order to preserve as many grand trees as possible on the Property." Therefore, the request may meet this criterion.

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

Response: **The authorization of the variance may not be of substantial detriment to the adjacent properties and to the public good, and the character of the CC Zoning District may not be harmed if the variance is granted. The applicant's letter of intent states, "The proposed use is allowed by-right in the Community Commercial District. The Property is located along Savannah Highway, which is home to an abundance of automobile dealerships. This request is not out of the ordinary and will not adversely impact neighboring properties. The parcel to the east is an apartment complex and the parcel to the west is a self-storage business. The properties to the rear are predominantly single-family residences, and the site design has been configured to minimize impacts to these homes. The single-family neighborhood to the rear will be buffered by the Charleston County stormwater easement, the retention ponds proposed for the Property, and several grand trees being preserved on the Property post-development." Therefore, the request may meet this criterion.**

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Response: **The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. Therefore, the request meets this criterion.**

§3.10.6(6): *The need for the variance is not the result of the applicant's own actions;*

Response: **The need for the variance may be the result of the applicant's own actions. The Savannah Highway corridor contains several vacant parcels that do not contain many trees, that can be redeveloped for the proposed use, and would be better suited for vehicle sales use because Grand Tree variances may not be required. However, the applicant's letter of intent contends, "RECH is neither responsible for the Property's natural condition nor configuration relative to Ponderosa Drive, Marginal Road, and Savannah Highway. These are the unique and exceptional conditions of the Property driving the need for the requested grand tree variances." Therefore, the request may meet this criterion.**

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*

Response: **Granting of the variance may substantially conflict with the Comprehensive Plan or the purposes of the Ordinance. ZLDR, Chapter 9 Development Standards, Article 9.1 Purpose and Intent states, "The purpose of the regulations contained in this Chapter is to protect the public health, safety, and general welfare; to promote harmonious and orderly development; and to foster civic beauty by improving the appearance, character, and economic value of civic, commercial and industrial development within unincorporated areas. C. Assure the protection and preservation of natural resources, such as trees and wetlands." Article 9.4 Tree Protection and Preservation, Section 9.4.1 General, A. Findings, states, "Trees are an essential natural resource, an invaluable economic resource, and a priceless aesthetic resource. Trees play a critical role in purifying air and water, providing wildlife habitat, and enhancing natural drainage of stormwater and sediment control. They also help conserve energy by providing shade and shield against noise and glare. Trees promote commerce and tourism by buffering different land uses and beautifying the landscape." However, the applicant's letter of intent contends, "The proposed use along with the requested variances do not conflict with the Comprehensive Plan. The Future Land Use designation for the Property is**

Commercial, thus mirroring its existing zoning. This demonstrates County County's and the Planning Commission's intent that the Property be developed in a commercial manner. The Community Commercial District is the County's most intense commercial district. RECH has worked hard for over a year to come up with plans that comply with the ZLDR and minimize impacts to surrounding properties." Therefore, the request may meet this criterion.

Board of Zoning Appeals' Action:

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.10.6C).

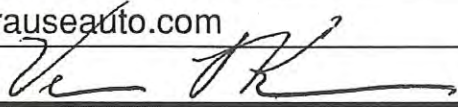
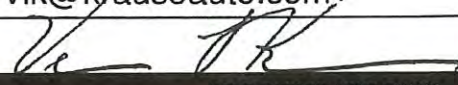
The Board of Zoning Appeals may approve, approve with conditions or deny Case BZA-05-22-00588 [Variance request to remove four (4) Grand Trees for proposed vehicle sales use at 3140 Marginal Road (TMS # 307-09-00-054) in the St. Andrews Area of Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the BZA decides to approve the application, Staff recommends the following conditions:

- 1. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.**
- 2. The applicant shall mitigate the removal of 126" DBH trees by either (a) submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than two and one-half (2.5) inches in caliper equaling inch per inch replacement, (b) by depositing funds into the Charleston County Tree Fund as described in Sec. 9.2.6 of the *Charleston County Zoning and Land Development Regulations*, or (c) a combination of both (a) and (b). The allotted mitigation shall be in place prior to removal.**

3. **Tree barricades constructed of chain link fencing shall be installed around all protected trees within 40' of disturbance prior to any construction, pursuant to Sec. 9.2.4 of the *Charleston County Zoning and Land Development Regulations*.**
4. **The applicant shall retain a Certified Arborist to monitor and treat all Grand Trees onsite through the duration of construction. The applicant shall provide a copy of the treatment plan to Zoning Staff for review and approval prior to Site Plan Review approval for the construction of the vehicle sales use.**
5. **The applicant shall work with staff to implement alternative sidewalk details for protected trees located along proposed sidewalks.**



ZONING VARIANCE APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: 3140 Savannah Highway.			
Tax Map Number(s): 307-09-00-054			
Current Use of Property: Undeveloped Land			
Proposed Use of Property: Hyundai/Genesis Automobile Dealership			
Applicant Information (Required)			
Applicant Name (please print): Vernon Krause			
Name of Company (if applicable): RECH, LLC			
Mailing Address: 3900 Clemson Blvd.			
City: Anderson	State: SC	Zip Code: 29621	
Email Address: vlk@krauseauto.com		Phone #:	
Applicant Signature: 		Date: 4-14-22	
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Ross Appel, Esq.			
Mailing Address: 2036 eWall Street			
City: Mt. Pleasant	State: South Carolina	Zip Code: 29464	
Email Address: ross@mklawsc.com		Phone #: 843-937-9798	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): RECH, LLC			
Name of Company (if applicable, LLC etc.): RECH, LLC			
Property Owner(s) Mailing Address: 3900 Clemson Blvd.			
City: Anderson	State: SC	Zip Code: 29621	Phone #:
Property Owner(s) Email Address: vlk@krauseauto.com			
Property Owner(s) Signature: 		Date: 4-14-22	
FOR OFFICE USE ONLY:			
Zoning District: CC	Flood Zone: AE-9/shaded X 87K	Date Filed: 5/25/2022	Fee Paid: \$550 check # 792
Application #: BZA-05-22-00588	TMS #: 307.09.00-054	Staff Initials: jjiw	

Description of Request

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

RECH, LLC seeks a variance for the removal of the following grand trees depicted on the revised plans:

1. Tree #10 (28" Oak, B);
2. Tree #43 (29" Oak, B);
3. Tree #45 (32" Oak, B); and
4. Tree #51 (36.5 Oak, B);

Applicant's response to Article 3.10 Zoning Variances, §3.10.6 Approval Criteria

Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

See, Letter of Support Attached

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:

See, Letter of Support Attached

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

See, Letter of Support Attached

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

See Letter of Support Attached

5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

See Letter of Support Attached

6. Is the need for the variance the result of applicant's own actions? Explain:

See Letter of Support Attached

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain:

See Letter of Support Attached

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.



Ross A. Appel
Direct: (843) 937-9798
Fax: (843) 937-0706
ross@mklawsc.com

November 8, 2022

VIA E-MAIL ONLY

Charleston County Planning and Zoning Department
c/o Jenny J. Werking, AICP
4045 Bridge View Drive
N. Charleston, SC 29405
bza@charlestoncounty.org

Re: RECH, LLC / Revised Variance Letter of Support

I hope this finds you well. Our firm represents RECH, LLC (“RECH”). RECH owns certain real property located at 3140 Marginal Road, Charleston, SC 29414 and bearing TMS No. 307-09-00-054 (the “Property”). The Property, which is approximately 8.1 acres, is base zoned “Community Commercial” – the County’s most intense commercial district – and located within the County’s Urban Growth Boundary. The Property’s Future Land Use classification is “Commercial.” The Property is undeveloped and in a completely natural state.

RECH purchased the Property on December 10, 2021 with plans to develop a Hyundai and Genesis automobile dealership. “Vehicle Sales” are an allowed use in the Community Commercial District. Since the summer of 2021, RECH’s technical consultants with Pro Building Systems and the Foresite Group (formerly Buckel Design Group) have worked closely with County staff on engineering and designing plans for the Property that comply with the Zoning and Land Development Regulations (“ZLDR”).

On July 11, 2022, RECH appeared before the Charleston County Board of Zoning Appeals (“BZA”) to hear three distinct variance requests. These included variances from (1) Section 9.3.4 (“Location of Required Parking”) to site the majority of the parking spaces in front of the principal building for proposed vehicle sales use; (2) Section 9.4.5(B) to remove seven (7) Grand Trees for proposed vehicle sales use; and (3) Article 9.6 and its architectural, loading area, and lighting regulations. The BZA voted to deny the off-street parking variance and defer the grand tree and architectural variances. In so doing, the BZA authorized RECH to revise and resubmit its plans, should it so choose, to reduce the number of variances requested. This is precisely what RECH has done.

On September 29, 2022, RECH submitted revised plans to County staff as part of the Site Plan Review process. These revised plans, which took several months to be vetted and approved by Hyundai and Genesis, incorporate substantial layout and design changes from the original plans. Among other things, the plans now fully comply with the County's off-street parking and architectural regulations, thereby eliminating the need for variances on these issues. Additionally, the number of grand trees proposed for removal have been reduced from seven (7) to four (4).

On October 25, 2022, the County staff provided Site Plan Review Comments to RECH. These comments sought additional clarification on certain grand tree protection related issues, but confirmed the revised plans satisfy all other aspects of the ZLDR including, but not limited to, off-street parking and architectural regulations. The Site Plan Review Comments requested clarifications on these tree issues by November 2, 2022 so that a variance application on the grand tree removal could be submitted by November 9, 2022 for inclusion on the December 5, 2022 BZA agenda.

On November 2, 2022, RECH submitted the requested clarifications. Shortly thereafter, the County confirmed that a variance would only be needed for the removal of the following grand trees depicted on the revised plans:

1. Tree #10 (28" Oak, B);
2. Tree #43 (29" Oak, B);
3. Tree #45 (32" Oak, B); and
4. Tree #51 (36.5 Oak, B);

This letter shall serve as RECH's letter in support of these four (4) grand tree variances.

Variance Criteria

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

The Property is undeveloped, raw land in its natural state. All adjacent properties are developed. The property to the east is an apartment complex, single family residential neighborhoods are to the north, and a storage facility (also zoned Community Commercial) is located to the west. Further challenging development activities, the Property is located within a Special Protection Area as defined by Charleston County Public Works. This places much more stringent stormwater storage requirements than other areas. Therefore, the natural character of the Property is an extraordinary and exceptional condition when compared to its developed neighbors, especially given the Property's proximity to Savannah Highway and its commercial zoning and Future Land Use classification.

Great care has been taken by RECH and technical consultants, including Mike Russell with Natural Directions, to avoid removal of and impacts to grand trees. However, it is impossible to develop this site consistent with its Community Commercial zoning without impacting some trees.

The original plans submitted to the County went to great lengths to limit grand tree removal and encroachment issue. The revised plans, however, go several steps further by reducing the number of grand tree removal requests from seven (7) to four (4) and eliminating the need for any grand tree encroachment variances.

The revised plans depict two proposed buildings that represent 13.9% lot coverage, significantly less than the allowable 35% building coverage permitted in the Community Commercial District. The buildings have been designed to comply with all of the ZLDR's regulations, including the requirement that the majority of the off-street parking be located to the rear of the buildings. See, Section 9.3.4. Other design elements also considered for the location of buildings include placing fill for drainage, vehicular and pedestrian access, utility entrances, and sidewalks. The building placement is the most critical aspect and dictates other elements of the site layout and drainage design.

The buildings were placed to the front of the site (the Marginal Road side) as close as possible to comply with the required 20' right-of-way buffers. All of the requested grand tree variances are directly associated with the building placements and design elements in closest proximity to the buildings to facilitate their construction and business operations. Where the site design has more flexibility outside the building pad, the design was tailored to preserve all remaining grand trees located on the site. This includes the design of the parking lot, storm drainage and detention systems, driveways and utilities.

Of the trees assessed on the parcel, a total of seventeen (17) trees meet the criteria to be classified as grand trees. The four grand trees to be removed are Red Oak's with diameters of 28, 29.5, 32, and 36.5 inches and are located approximately 55-feet to 160-feet from the roadway buffer of Marginal Road. The proposed buildings are located from approximately 3-feet to 180-feet from the roadway buffer and are necessary removals to develop the property.

Placement of the building footprints closer to Marginal Road leave the remainder of the property in a condition to design improvements to preserve the remaining thirteen (13) grand trees. Care was made in the design to limit encroachments into the drip lines. The remaining trees are six Red Oaks and seven Live Oaks, with sizes from 25.5-inches to 61-inches (multi-trunk Live Oak), with six of the preserved trees measuring 36-inches or greater.

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property?

The Property's natural condition and configuration relative to both Ponderosa Drive, Marginal Road, and Savannah Highway constitute unique and exceptional circumstances absent from properties in the vicinity, generally, and properties zoned Community Commercial,

specifically. All parcels bordering the Property have been developed, including the self-storage business to the south which is also located in unincorporated Charleston County and similarly zoned Community Commercial.

3. Because of these extraordinary and exceptional conditions, does the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property?

A Hyundai and Genesis dealership simply cannot be located on the Property and operated in a reasonable manner without removing the requested four (4) grand trees. Any other commercial development would similarly require the removal of some grand trees due to the Property's undeveloped and natural condition.

RECH has worked for over a year to develop plans that comply with the ZLDR and minimize impacts to surrounding properties while meeting mandatory corporate specifications. The current plans are well below the permitted building lot coverage permitted in the Community Commercial District (proposed 13.9% versus allowed 35% building coverage).

This is not a maxed-out plan. In fact, the proposal deviates substantially from the typical Hyundai/Genesis dealership in terms of footprint and scope. The original plans for the Property submitted to the County showed 462 parking spaces and an impervious area of 60.1%. The revised plans show 403 parking spaces and impervious coverage of 53.5%. A more traditional development plan for a Hyundai and Genesis dealership on a parcel the size of the Property would typically include 150 or more additional parking spaces for inventory. RECH has reduced the number of parking spaces substantially in order to preserve as many grand trees as possible on the Property.

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

The answer to both questions is "no." The proposed use is allowed by-right in the Community Commercial District. The Property is located along Savannah Highway, which is home to an abundance of automobile dealerships. This request is not out of the ordinary and will not adversely impact neighboring properties.

The parcel to the east is an apartment complex and the parcel to the west is a self-storage business. The properties to the rear are predominantly single-family residences, and the site design has been configured to minimize impacts to these homes. The single-family neighborhood to the rear will be buffered by the Charleston County stormwater easement, the retention ponds proposed for the Property, and several grand trees being preserved on the Property post-development.

- 5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?**

As previously mentioned, "Vehicles Sales" is a use allowed by-right in the Community Commercial District. The proposed grand tree removal variance would not allow for a use not otherwise allowed. Furthermore, the requested variances do not seek an extension of any nonconformity or change to a zoning district map boundary. Rather, for the reasons outlined above, but for the granting of these variances the Property cannot be reasonably used for an automobile dealership at all.

- 6. Is the need for the variance the result of applicant's own actions? Explain:**

RECH is neither responsible for the Property's natural condition nor configuration relative to Ponderosa Drive, Marginal Road, and Savannah Highway. These are the unique and exceptional conditions of the Property driving the need for the requested grand tree variances.

- 7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain:**

The proposed use along with the requested variances do not conflict with the Comprehensive Plan. The Future Land Use designation for the Property is Commercial, thus mirroring its existing zoning. This demonstrates County's and the Planning Commission's intent that the Property be developed in a commercial manner. The Community Commercial District is the County's most intense commercial district. RECH has worked hard for over a year to come up with plans that comply with the ZLDR and minimize impacts to surrounding properties.

Given the foregoing, we respectfully request staff's support and BZA approval. We are happy to provide additional information and answer any questions the County may have. RECH reserves all rights. If you have any questions, please do not hesitate to contact me.

With kind regards,

MCCULLOUGH ▪ KHAN ▪ APPEL



Ross A. Appel

Enclosures – as stated

November 8, 2022

Page 6 of 6

cc: Client (*via e-mail only*)

Site Plan (C-1)

Grading Plan (C-2)

Revised Grand Tree Plan (DE-2)

Existing Tree Preservation Plan (DE-3)

Grand Tree Assessment List

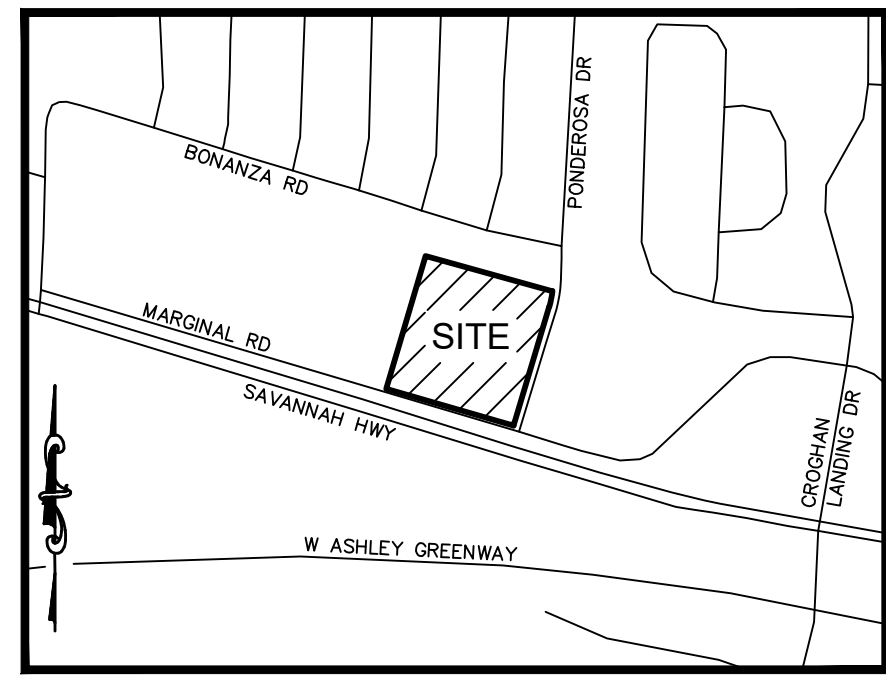
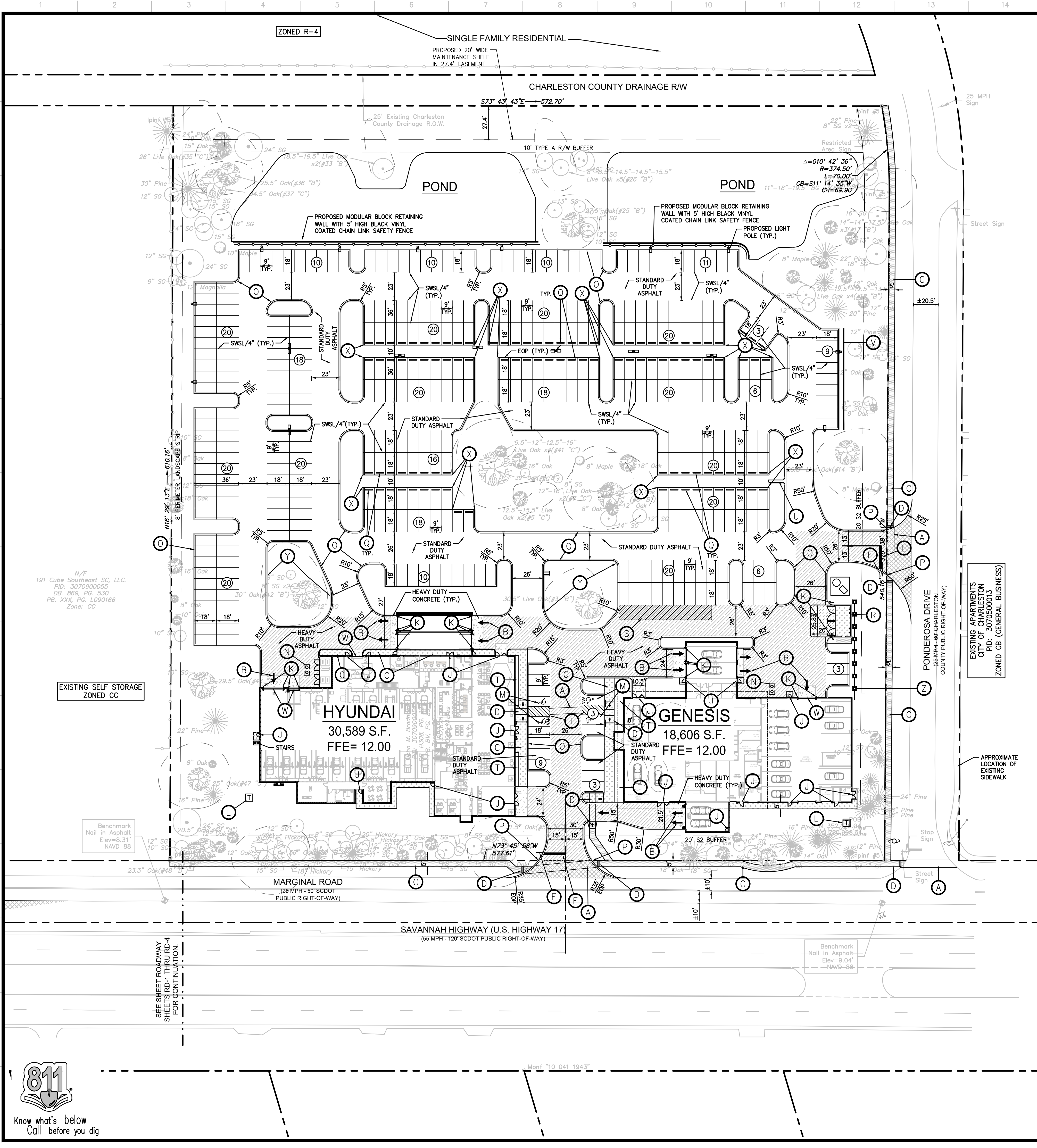
Original Grand Tree Plan

Tree Replacement/Landscape Plan (L1-02)

Plat



Know what's below
Call before you dig



LOCATION MAP
CHARLESTON COUNTY
NOT TO SCALE

SITE ANALYSIS

HYUNDAI:	
SALES	8,037 S.F.
ENCLOSED AREA	4,197 S.F.
PARTS	4,094 S.F.
SERVICE BAYS	19 BAYS
TOTAL BUILDING	30,589 S.F.

GENESIS:	
SALES	9,647 S.F.
ENCLOSED AREA	5,595 S.F.
PARTS	1,793 S.F.
SERVICE BAYS	10 BAYS
TOTAL BUILDING	18,606 S.F.

TOTAL:	
SALES	17,684 S.F.
ENCLOSED AREA	9,792 S.F.
PARTS	5,887 S.F.
SERVICE BAYS	29 BAYS
TOTAL BUILDINGS	49,195 S.F.

NOTE:
ENCLOSED AREA INCLUDES BUILDING FUNCTION AREAS SUCH
AS STAIRWELLS AND RESTROOMS.

PARKING REQUIRED:	
SALES (1 SP / 2,500 SF)	7.1 SP
ENCLOSED AREA (1 SP / 250 SF)	39.2 SP
PARTS (1 SP / 300 SF)	19.6 SP
SERVICE BAYS (2 SP / BAY)	58.0 SP
TOTAL PARKING REQUIRED	124 SP

PARKING PROVIDED:	
STANDARD PARKING	90 SP
ACCESSIBLE SPACES	4 SP
INVENTORY SPACES	309 SP
TOTAL PARKING	403 SP

SITE AREA	8.10 ± AC.
IMPERVIOUS SURFACE AREA	53.5%

SEE SHEET GN-1 FOR GENERAL NOTES

LEGEND FOR PROPOSED IMPROVEMENTS

	PROPOSED CURB AND GUTTER
	PROPOSED CHAINLINK FENCE
	PAINTED TRAFFIC DIRECTION ARROW
	PROPOSED PARKING SPACES
	PROPOSED SIDEWALK
	STANDARD DUTY ASPHALTIC PAVEMENT
	HEAVY DUTY ASPHALTIC PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	ARCHITECTURAL CONCRETE REFER TO ARCH PLANS FOR LIMITS AND DETAILS.
	PUBLIC ROADWAY ASPHALTIC PAVEMENT
	DUMPSTER APRON

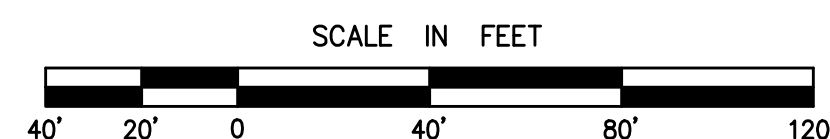
SITE LEGEND

- 6'-0" WIDE PEDESTRIAN CROSSWALK. REFER TO SCDDOT STD. DWG 625-305-00.
- PAINTED DIRECTIONAL ARROWS, REFER TO SCDDOT STD. DWG 625-410-00.
- PROPOSED SIDEWALK. REFER TO PLAN FOR WIDTH. SEE DETAIL SHEET.
- ADA RAMP. SEE DETAIL SHEET.
- STOP BAR. SEE DETAIL SHEET.
- "STOP" SIGN (R1-1, 36"x36"). SEE DETAIL SHEET.
- BUILDING SETBACK LINE PER ORDINANCE.
- FLUSH SIDEWALK.
- AREA STRIPED AT SWSL/4" AT 45° @ 2'-0" O.C.
- EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION.
- 6" DIA. PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- ACCESSIBLE PARKING SPACE TYPICAL. SEE PLAN FOR ACCESSIBLE PARKING SPACE SIZE AND SYMBOL. ("VAN"-INDICATES VAN ACCESSIBLE SPACE). HANDICAP SIGNS SHALL BE MOUNTED ON BUILDING WALL DIRECTLY IN FRONT OF HANDICAP PARKING SPACE.
- GREASE TRAP - VOLUME DETERMINED BY CWS UNDER SEPARATE APPLICATION/ APPROVAL PROCESS.
- 18" CONCRETE CURB AND GUTTER, TYPICAL. SEE DETAIL SHEET.
- TRANSITION CURB HEIGHT FROM 0" AT SIDEWALK (FLUSH) TO 6" HIGH.
- CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- DUMPSTER ENCLOSURE. REFER TO ARCH. PLANS FOR DETAIL.
- 12'X75' LOADING ZONE.
- FOUNDATION PLANTER. REFER TO ARCH. PLANS.
- 2' WIDE CONCRETE FLUME. SEE DETAIL SHEET.
- 30" MASONRY COURTYARD WALL. REFER TO ARCH. PLANS.
- AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- TAPER CURB TO FLUSH AND END CURB WITHIN 1'-FOOT.
- EXTENDED CURB AT PRESERVATION RING. SEE DETAIL SHEET.
- 6' TO 8' HIGH ARCHITECTURAL ARCHITECTURAL SCREENING WALL. HEIGHT TO SCREEN DOORWAYS FROM PONDROSA DR. DETAILS TO BE PROVIDED IN BUILDING PLANS.

PAINTING STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4" - SINGLE BROKEN YELLOW LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

SITE PLAN



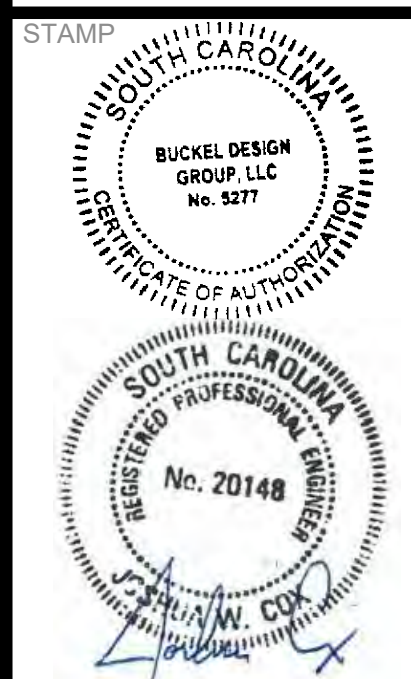
PROPOSED HYUNDAI & GENESIS OF CHARLESTON
CHARLESTON, CHARLESTON CO., SC

FOR: KRAUSE AUTO GROUP
N. CHARLESTON, SC 29406

REVISION	BY
REVISION #1-COUNTY COMMENTS 2/11/22	KJW
REVISED LAYOUT 8/28/22	KJW
REVISION #3-COUNTY COMMENTS 11/1/22	KJW

DRAWN SC
CHECKED KJW
ISSUED DATE 10/1/2021
ISSUED FOR PERMITTING
PROJECT NO. 21-164
FILE 21-164 Main

SHEET
C-1

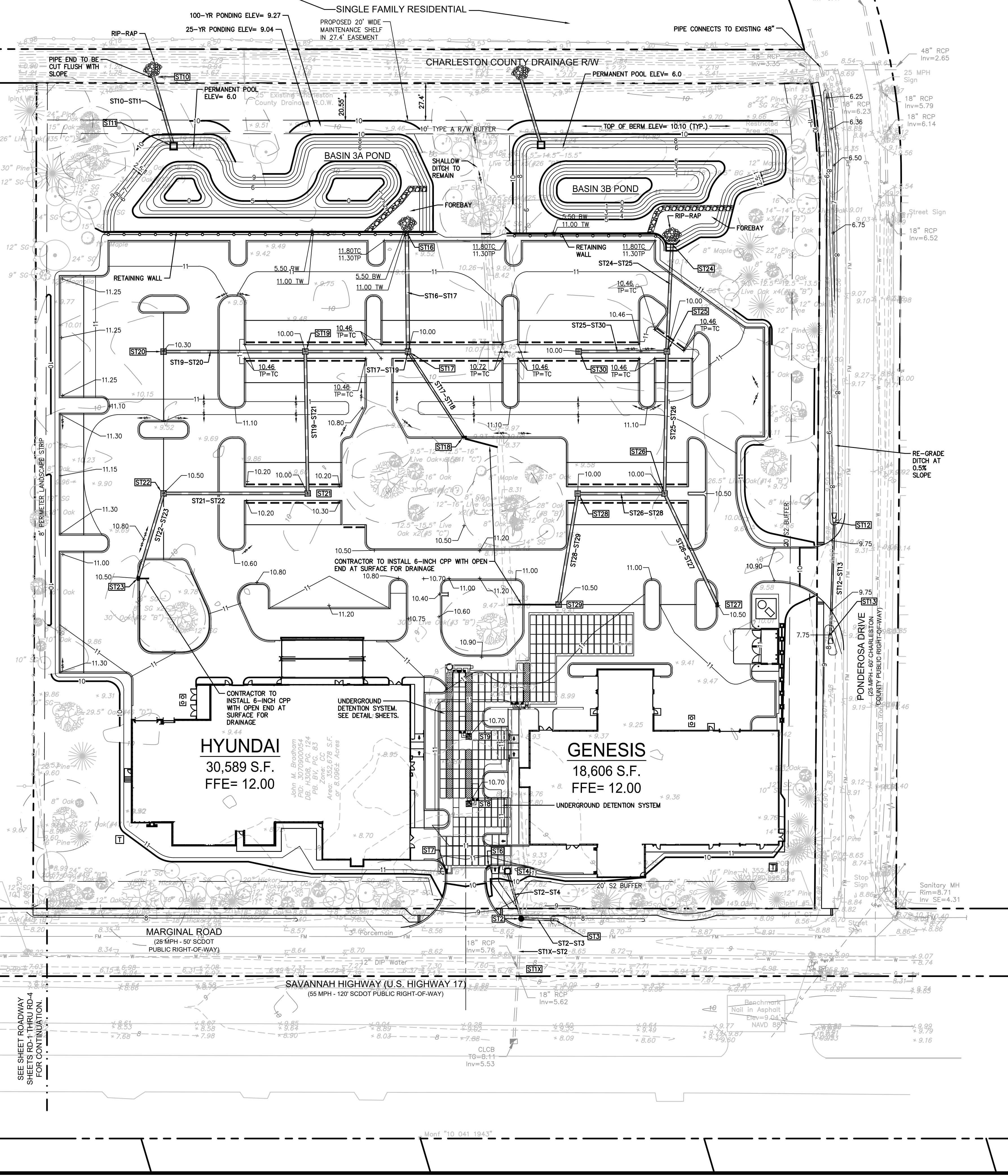


BDG
Buckel Design Group, LLC.

3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM



Know what's below
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GRADING/DRAINAGE PLAN LEGEND

- JUNCTION BOX/STORM MANHOLE
- # DRAINAGE STRUCTURE INDICATOR
- SLOPE ARROW
- CONCRETE FLUME
- RIP-RAP APRON
- PRECAST HEADWALL STRUCTURE WITH ENERGY DISSIPATOR
- CURB INLET (W/ NON-MOUNTABLE HOOD & GRATE)
- SINGLE GRATE INLET
- OUTLET CONTROL STRUCTURE
- FLARED END SECTION
- TC = TOP OF CURB
- TP = TOP OF PAVEMENT
- TW = TOP OF WALL
- BW = TOE OF WALL/FINISHED GRADE

DEFINITION OF STRUCTURE ELEVATIONS

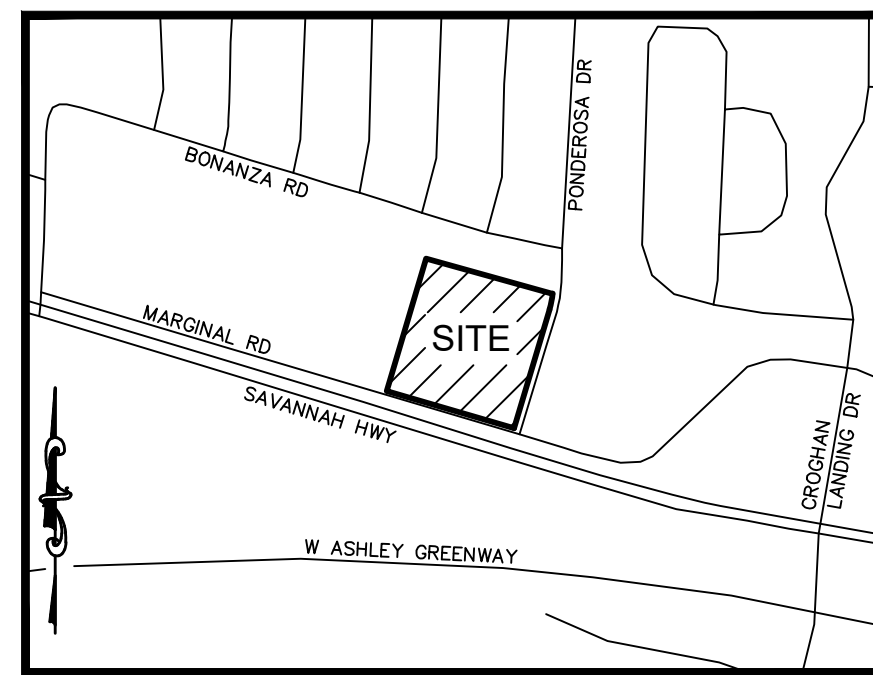
N.T.S. - SEE DETAIL SHEET FOR STRUCTURE DETAILS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE OR BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR FROM UTILITY OWNERS. BUCKEL DESIGN GROUP, LLC INC. DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

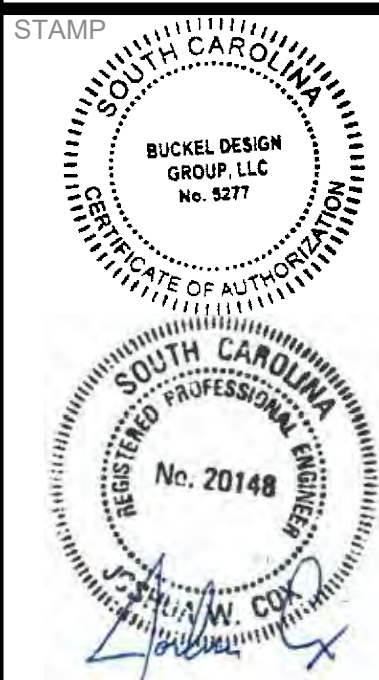
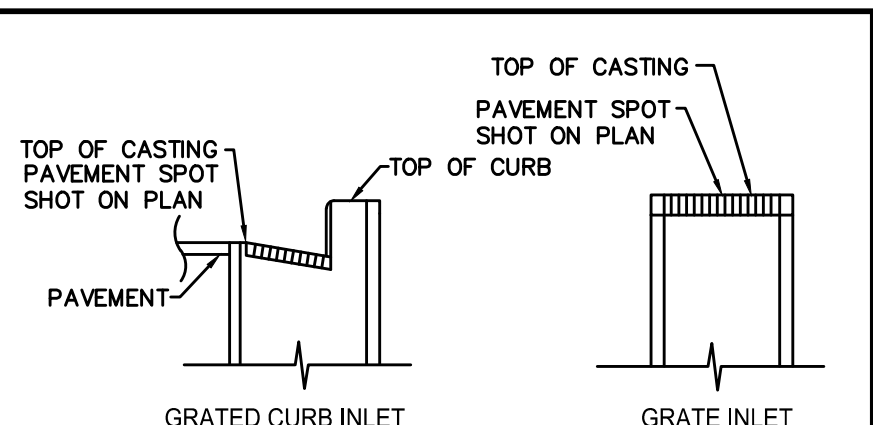
SEE SHEET GN-1 FOR GENERAL NOTES

GRADING PLAN

SCALE IN FEET



LOCATION MAP
CHARLESTON COUNTY
NOT TO SCALE



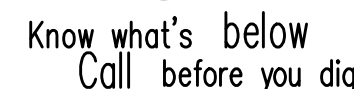
PROPOSED HYUNDAI & GENESIS OF CHARLESTON
CHARLESTON, CHARLESTON CO., SC

FOR: KRAUSE AUTO GROUP
N. CHARLESTON, SC 29406

REVISION	BY
REVISION #1-COUNTY COMMENTS 2/11/22	KJW
REVISED LAYOUT 8/28/22	KJW
REVISION #3-COUNTY COMMENTS 11/1/22	KJW

DRAWN SC
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ISSUED DATE 10/1/2021
ISSUED FOR PERMITTING
PROJECT NO. 21-164
FILE 21-164 Main

SHEET
C-2

Tree Assessment Marginal Road.xlsx

SCALE IN FEET

40' 20' 0 40' 80' 120'

STAMP



FOR: KRAUSE AUTO GROUP
N. CHARLESTON, SC 29406

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CHECKED KJW
ISSUED DATE 10/1/2021
ISSUED FOR PERMITTING
PROJECT NO. 21-164
FILE 21-164 Main
SHEET DE-2



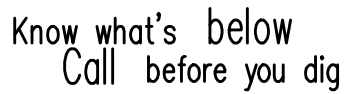
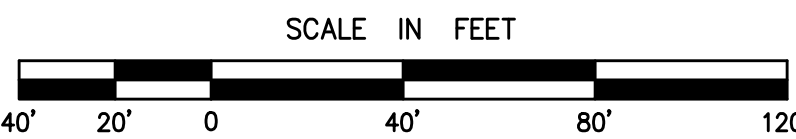
BDG
Buckel Design Group, LLC.

FOR: KRAUSE AUTO GROUP
N. CHARLESTON, SC 29406

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ISSUED DATE 10/1/2021
ISSUED FOR PERMITTING
PROJECT NO. 21-164
FILE 21-164 Main

SHEET
DE-3

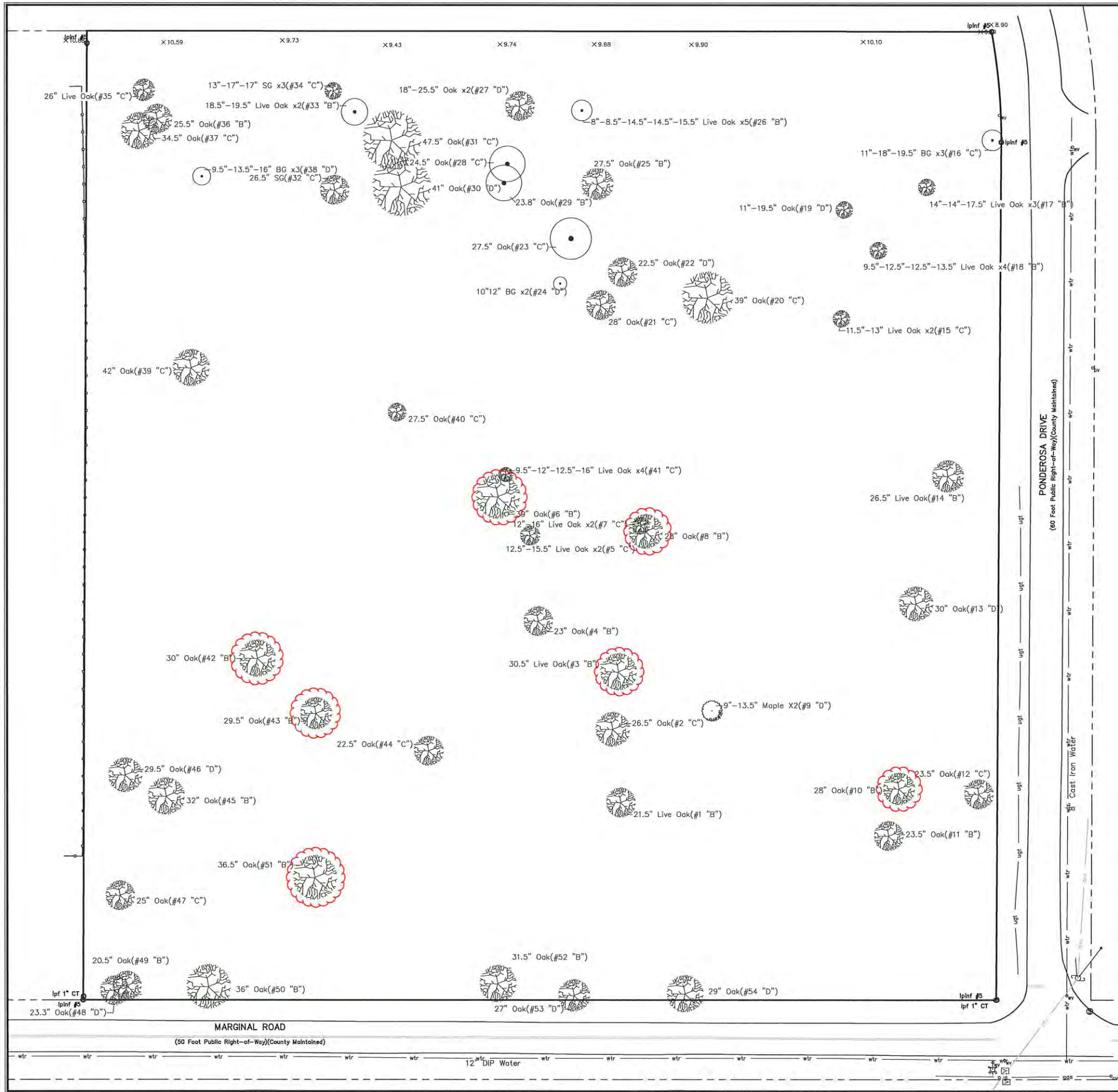
EXISTING TREE PRESERVATION PLAN



USER: SCannon - Sep 29, 2022 - 9:18am
P: \\Projects\\2021\\21-164 Charleston County, SC (Hyundai)\\Drawing Files\\21-164 Main.dwg - LAYOUT: DE-3

Tree Assessment Marginal Road.xlsx

Tree Number	DBH (inches)	Species	Grade	Comments	Comments	Condition	North	East	South	West
3	30.5	Live Oak	B			Good	32	12	15	34
6	39	Red Oak	B			Good	38	45	34	35
8	28	Red Oak	B			Good	33	36	28	39
10	28	Red Oak	B	Fork		Good	28	47	32	37
14	26.5	Live Oak	B	Leaning		Good	17	33	40	26
17	14-14-17.5	Live Oak	B			Good	17	25	16	13
18	9.5-12.5-12.5-13.5	Live Oak	B			Good	22	23	14	25
25	27.5	Red Oak	B			Good	25	22	20	25
26	8-8.5-14.5-14.5-15.5	Live Oak	B	Possible Separation		Good	42	12	18	18
33	18.5-19.5	Live Oak	B	Leaning		Good	42	10	3	10
36	25.5	Red Oak	B			Good	39	24	15	31
42	30	Red Oak	B			Good	45	17	20	35
43	29.5	Red Oak	B			Good	35	26	29	30
45	32	Red Oak	B			Good	37	35	35	32
50	36	Red Oak	B			Good	21	34	34	30
51	36.5	Red Oak	B			Good	47	30	33	43
52	31.5	Red Oak	B			Good	25	28	32	22



UTILITY INFORMATION	ZONING DATA
WATER AND SEWER: CHARLESTON WATER SYSTEM (843) 727-6800	ZONED: CC (COMMUNITY COMMERCIAL)
ELECTRIC AND GAS: SOUTH CAROLINA ELECTRIC & GAS (800) 251-7234	SETBACK LINES: FRONT: 0' SIDE: 0' REAR: 0'
TELEPHONE: AT&T (800) 331-0500	MAXIMUM BUILDING HEIGHT: NONE
CABLE: COMCAST (800) 934-6489	FLOOD INFORMATION
	FLOOD ZONE "AE" (BASE FLOOD OF 9 FEET) & "X (SHADED)" (0.2% ANNUAL CHANCE) PER FEMA MAP NO. 45019C0487K EFFECTIVE DATE: JANUARY 29, 2021
	PARKING
	REGULAR = N/A HANDICAP = N/A



LEGEND	
--- PROPERTY LINE	⊗ CATCH BASIN W/GRATE
--- ADJONER PROPERTY LINE	⊗ SANITARY SEWER MANHOLE
--- EASEMENT LINE	⊗ WATER VALVE
--- STORM DRAINAGE PIPE	⊗ HYDRANT
--- SANITARY SEWER LINE	⊗ GAS VALVE
--- SANITARY FORCE MAIN	⊗ UTILITY POLE
--- WATER LINE	⊗ SWEET GUM
--- GAS LINE	⊗ UNDERGROUND UTILITY BOX
--- OVERHEAD ELECTRIC	⊗ SIGN
--- CHAINLINK FENCE	⊗ IRON PIN-REBAR FOUND
--- TREE LINE	⊗ IRON PIPE FOUND
--- GUIDE WIRE	

TO: J. LLC
INC.
TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 16, 2021.

Nicholas L. Mansfield
NICHOLAS L. MANSFIELD DATE: 1/4/2022 REGISTRATION #27454

* THE WORDS "CERTIFY", "CERTIFICATE" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

SURVEY MATTERS
LAND SURVEYING SERVICES
107 Hillcrest Avenue
Simpsonville, South Carolina 29681
(864) 451-0176
nick@survey-matters.com

REVISIONS
7/1/2021 WATER/SEWER DATA
10/26/2021 ADDITIONAL TOPO
1/4/2022 COMMENTS

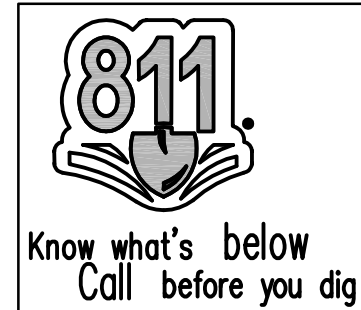
TREE SURVEY
PREPARED FOR:
PROPERTY OF:
JOHN M. BRADHAM
MARGINAL ROAD
CHARLESTON COUNTY, SOUTH CAROLINA

DRAWN	CHECKED
NMR	NLM

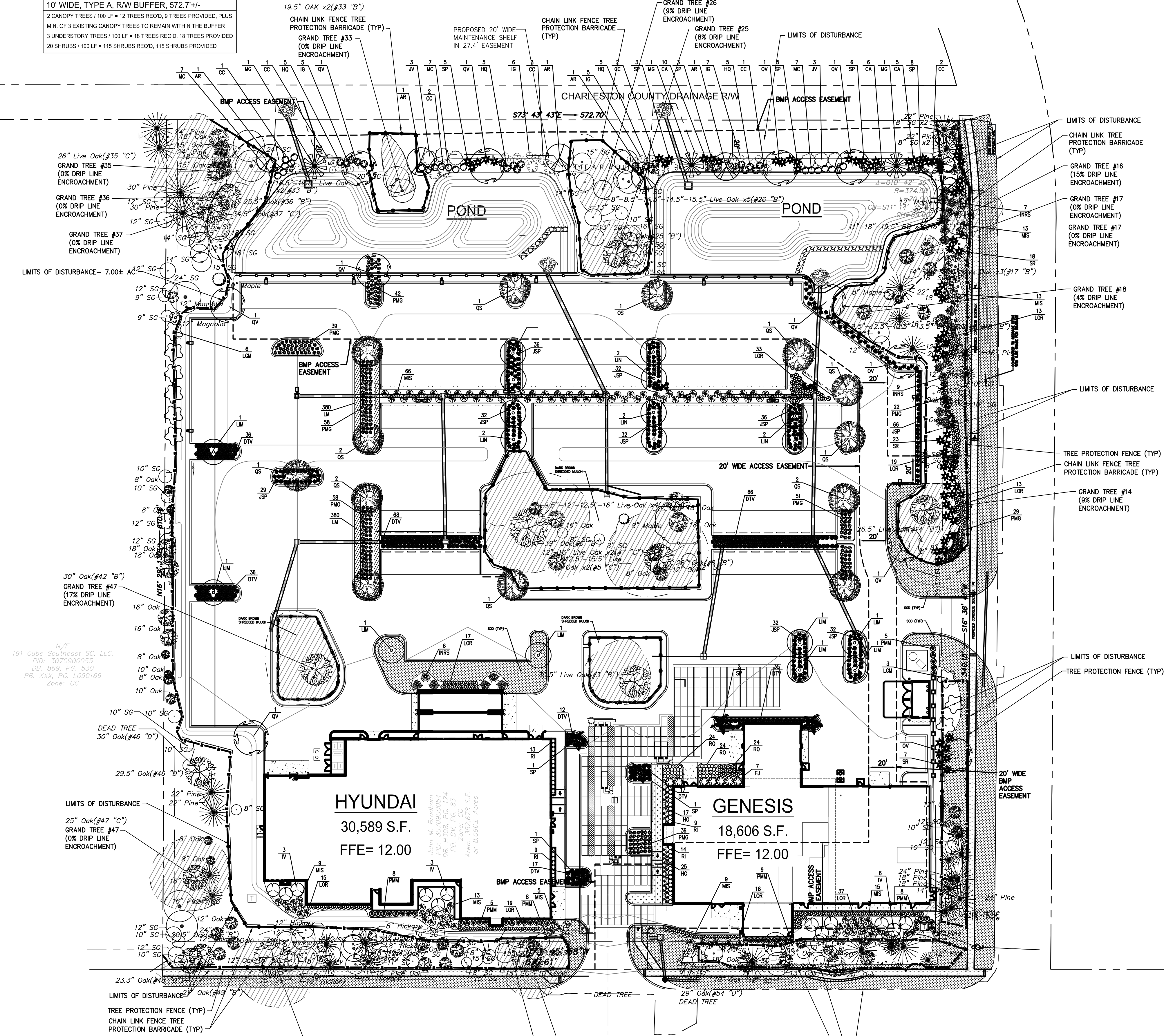
SCALE: 1" = 30'

DATE OF SURVEY:
JUNE 16, 2021
DATE OF PLAT:
JUNE 30, 2021
PROJECT NO. 21-088

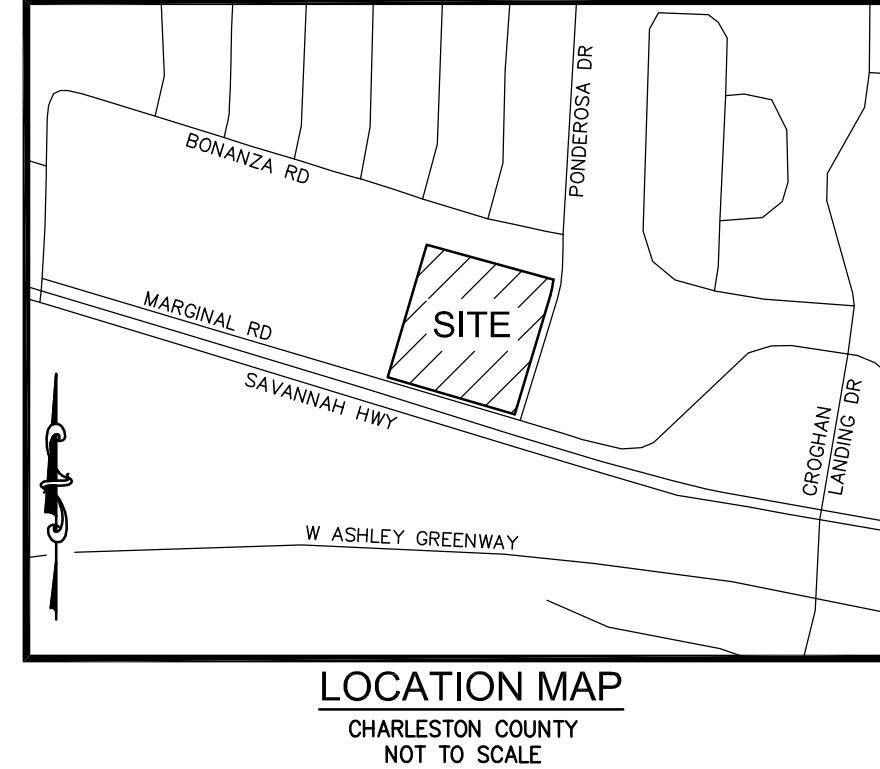
2 of 2
SHEET NO.



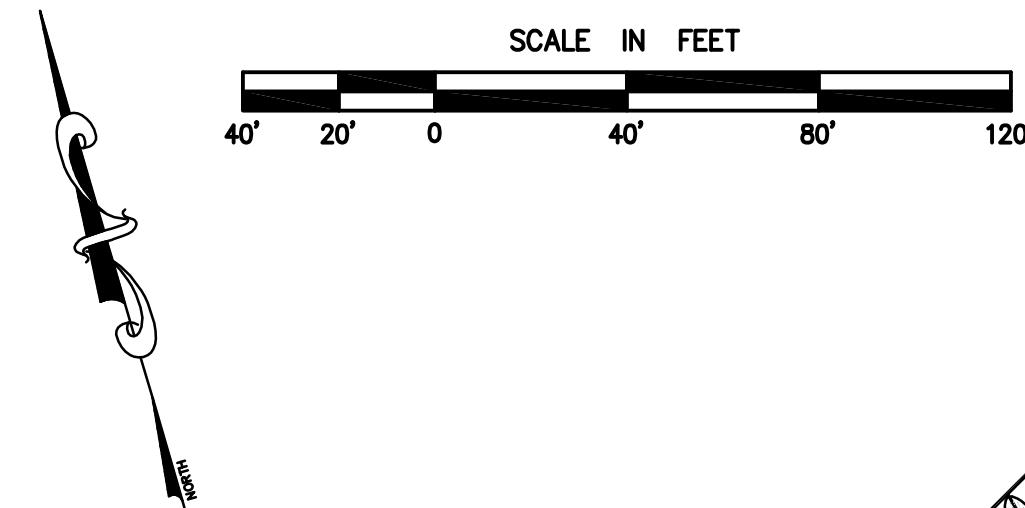
N/F
191 Cube Southeast SG, LLC.
P.O. BOX 530
P.O. BOX 530
P.O. BOX 530
Zone: CC



- GENERAL LANDSCAPE NOTES:
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
 2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
 3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
 4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH DARK BROWN DYED HARDWOOD MULCH AS SPECIFIED TO A DEPTH OF 3".
 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
 8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
 10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
 11. THE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
 14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 15. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH DARK BROWN DYED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE INCHES.
 16. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
 17. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 18. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 19. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
 20. ALL DISTURBED AREAS ARE TO RECEIVE 4" OF CLEAN, FILTERED TOP SOIL (WITH NO STICKS, BRANCHES, ROCKS OVER 1", CONSTRUCTION DEBRIS, ETC.). MULCH AS SPECIFIED AND WATER UNTIL PLANTS ARE ESTABLISHED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.
 21. ALL LANDSCAPED ISLANDS / BEDS ARE TO RECEIVE 4" OF CLEAN, FILTERED TOP SOIL (WITH NO STICKS, BRANCHES, ROCKS OVER 1", CONSTRUCTION DEBRIS, ETC.). MULCH AS SPECIFIED AND WATER UNTIL PLANTS ARE ESTABLISHED.
 22. REFER TO SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
 23. A MINIMUM SEPARATION OF 36" SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS UNLESS OTHERWISE SPECIFIED BY LOCAL CODE.
 24. CONTRACTOR SHALL REMOVE TREE FENCE AND EROSION / SEDIMENT CONTROL DEVICES AS INSTALLATION IS COMPLETED, IN ACCORDANCE WITH STATE AND LOCAL CODES.
 25. PLANTING SOIL SHALL BE A MIXTURE OF NATIVE SOIL, CLEAN FILTERED TOP SOIL, AND MR. NATURAL COMPLETE LANDSCAPE MIX (CLM).



TREE REPLACEMENT/LANDSCAPE PLAN



PROPOSED HYUNDAI & GENESIS OF CHARLESTON
CHARLESTON, CHARLESTON CO., SC

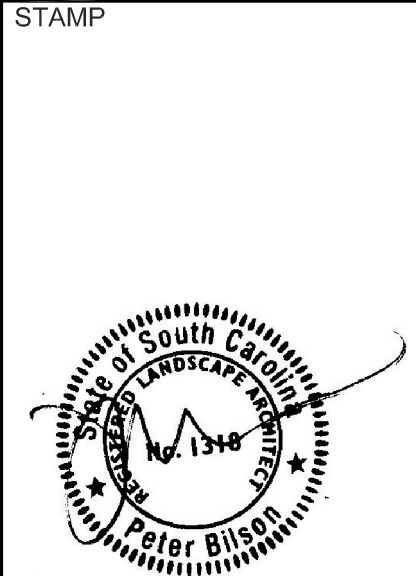
REVISION	BY
REVISION #1 COUNTY COMMENTS 02/18/2022	
REVISION #2 SITE PLAN CHANGES 09/29/2022	
REVISION #3 COUNTY COMMENTS 11/01/2022	

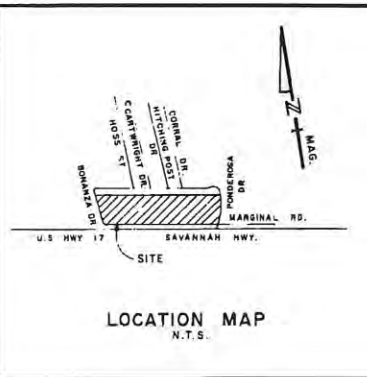
DRAWN SC
CHECKED KJW
ISSUED DATE 10/1/2021
ISSUED FOR PERMITTING
PROJECT NO. 21-164
FILE L1-02v5

SHEET
L1-02

BDG
Buckel Design Group, LLC.

3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM



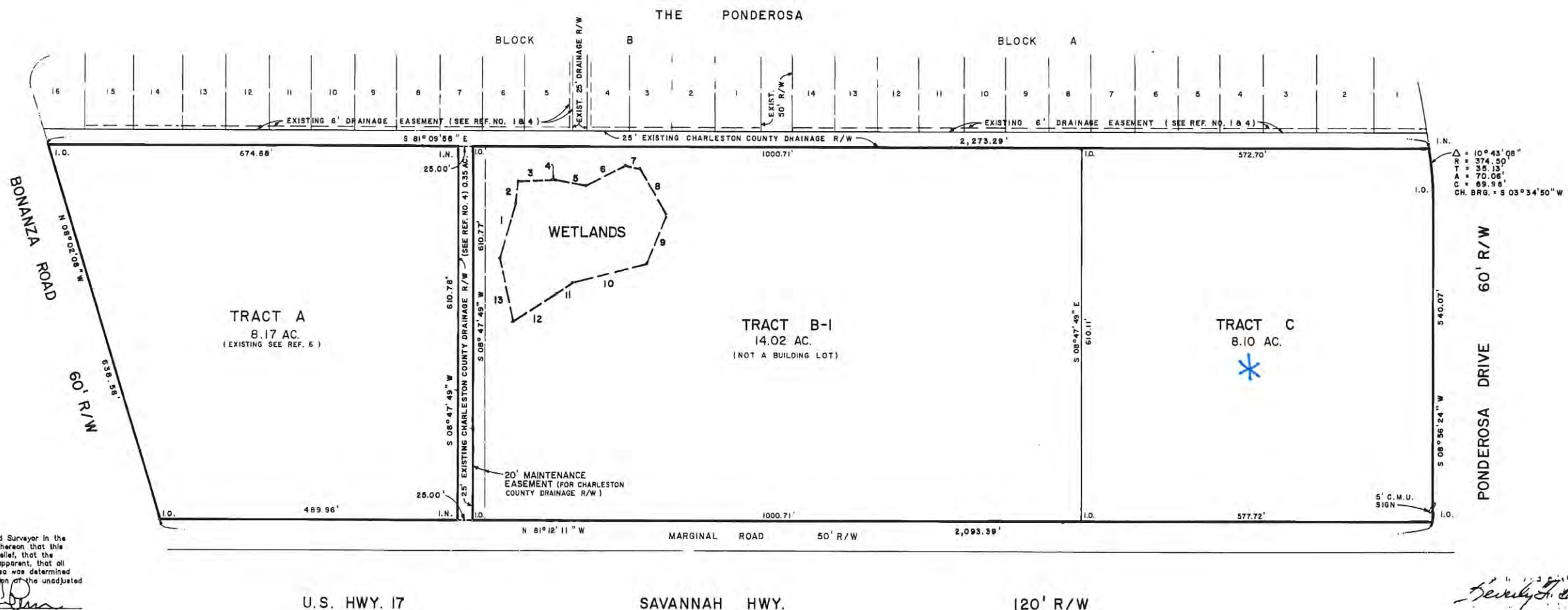


- NOTES:
1. T.M.S. 307-09-00-052, 053.
 2. I.O. DENOTES IRON OLD.
 3. I.N. DENOTES IRON NEW.
 4. AREA DETERMINED BY COORDINATE METHOD.
 5. WETLANDS: TOTAL ACREAGE = 0.980 AC.
TOTAL SQ. FT. = 42,671 SQ. FT.
 6. WETLANDS AREA DELINEATED BY U.S. CORPS OF ENGINEERS (MR. STEVE DANKOR) ON NOVEMBER 18, 1987; AND IS SUBJECT TO CHANGE.
 7. OWNERS: TRACT A & B: DORTHY RHODES
HELEN BRADHAM
COMING & GIBBS, JR.
WILLIAM J. GIBBS
ELIZABETH G. MONK
 8. PUBLIC WATER AVAILABLE
 9. THE PURPOSE OF THIS PLAT IS TO SHOW THE SUBDIVISION OF TRACT B INTO TRACTS B-1 & C AND TO CORRECT AREA SHOWN ON REF. 5 FROM 22.23 AC. TO 22.12 AC. IN TRACT B.

- REFERENCE:
1. PLAT BY E.M. SEABROOK, JR. DATED JANUARY 5, 1964, RECORDED IN P.B. 3 PG. 83.
 2. PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED AUGUST 12, 1983.
 3. DEED RECORDED IN D.B. X109 PG. 158.
 4. PLAT BY E.M. SEABROOK, JR. DATED DECEMBER 15, 1968, RECORDED IN P.B. W PAGE 7.
 5. PLAT BY E.M. SEABROOK, JR. DATED DECEMBER 16, 1966, RECORDED IN P.B. W PG. 156.
 6. PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED NOVEMBER 23, 1988 PLAT BOOK 81, PAGE 203

NO.	BEARINGS	LENGTH
1	N 24°42'09" E	93.72'
2	N 15°09'37" E	36.76'
3	S 84°02'52" E	58.83'
4	S 70°50'31" E	4.02'
5	S 70°50'31" E	49.91'
6	N 71°24'08" E	72.01'
7	S 68°16'38" E	24.25'
8	S 21°35'00" E	87.81'
9	S 31°23'34" W	85.84'
10	S 84°14'51" W	124.83'
11	S 65°31'32" W	32.80'
12	S 65°31'32" W	84.22'
13	N 03°18'06" W	105.20'

2:41
15
Chas Co Planning,
7 BV
83
App'l.
White
89



I, F. Steven Johnson, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this Plat is correct to the best of my knowledge and belief, that the easements shown are those that are obvious and apparent, that all necessary markers have been installed, that the area was determined by coordinate method, and that the ratio of precision of the unadjusted field survey exceeds 1:10,000.

F. Steven Johnson, R.L.S.
S.C. Registration Number 10038

ENGINEERS/SURVEYORS CERTIFICATE

I, F. Steven Johnson, a Registered Land Surveyor in the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this Plat shows its true dimensions, that all necessary markers have been installed and that the precision of the survey is 1:10,000.

F. Steven Johnson, R.L.S.
S.C. Reg. No. 10038



BY THE RECORDING OF THIS PLAT
WE HEREBY DEDICATE THE 20'
MAINTENANCE EASEMENT SHOWN
HEREON TO CHARLESTON COUNTY.

BOLTON TRACT PARTNERSHIP

TRACT B-1 FOR AGRICULTURAL USE ONLY; NOT TO BE USED FOR BUILDING PURPOSES.

PLAT SHOWING THE SUBDIVISION OF A 22.12 ACRE TRACT, TRACT B,
INTO TRACTS B-1, C AND EXISTING TRACT A, BEING PART OF "THE BOLTON PLANTATION TRACT."

ST ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 100'



DECEMBER 15, 1988

Sealed by
William W. Miller
CHARLESTON COUNTY PLANNING BOARD
DATE APRIL 4, 1989
#12850

GEORGE A.Z. JOHNSON, JR., INC.
ENGINEERS • PLANNERS • LAND SURVEYORS
207 CALHOUN ST. CHARLESTON, S.C.
(803) 722-3892