



Case # BZA-04-25-00861
Charleston County BZA Meeting of June 2, 2025

Applicant/Property Owner: James Duggan of AMDG 17N LP

Representative: Kyle A. Taylor, P.E. of Taylor Consulting Group, LLC

Property Location: 2521 Highway 17 North – East Area

TMS#: 580-14-00-031

Zoning District: Mount Pleasant Overlay (Village Commercial Area [from Isle of Palms Connector to Hamlin Road]) Zoning District

Request: Variance request to reduce/eliminate the 8' perimeter landscape area required along the property line adjacent to TMS # 578-00-00-028 and to eliminate the 15' landscape right-of-way buffer required along the ingress/egress easement for existing and proposed parking.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.3 Parking, Loading, and Vehicular Use Area Landscaping, A. Parking, Loading and Vehicular Use Area Perimeters, 3.a. Standards states, "A perimeter landscape area at least eight feet in depth shall be provided at the perimeter of all off-street parking, loading, and vehicular use areas, except where permitted driveway openings are to be provided. Where drainage or other utility Easements exist along property lines, the perimeter landscape area shall be located adjacent to the Easement. No buffer plantings will be allowed within any Easement of record, without written approval of the Easement holder."

Sec. 9.4.4 Landscape Buffers, A. Right-of-Way Buffers requires a 15' (Type B) buffer along ingress/egress easements.



CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.4 LANDSCAPING, SCREENING, AND BUFFERS

Sec. 9.4.3 Parking, Loading, and Vehicular Use Area Landscaping

A. Parking, Loading and Vehicular Use Area Perimeters.

1. *Required.* Unless otherwise expressly stated, perimeter landscaping shall be required around the outer perimeter of all off-street surface parking, loading, and vehicular use areas.
2. *Exemptions.*
 - a. Parking areas for the exclusive use of Single-Family Detached Dwelling Units or agricultural uses where there are no on-site customers and less than 10 employees are exempt from these requirements.
 - b. Any off-street parking, loading, or vehicular use area that is or will be entirely screened from view by an intervening Building or Structure or by a buffer on the Subject Property provided to satisfy the standards of this Article are exempt from the perimeter landscaping requirements.

3. *Standards.*

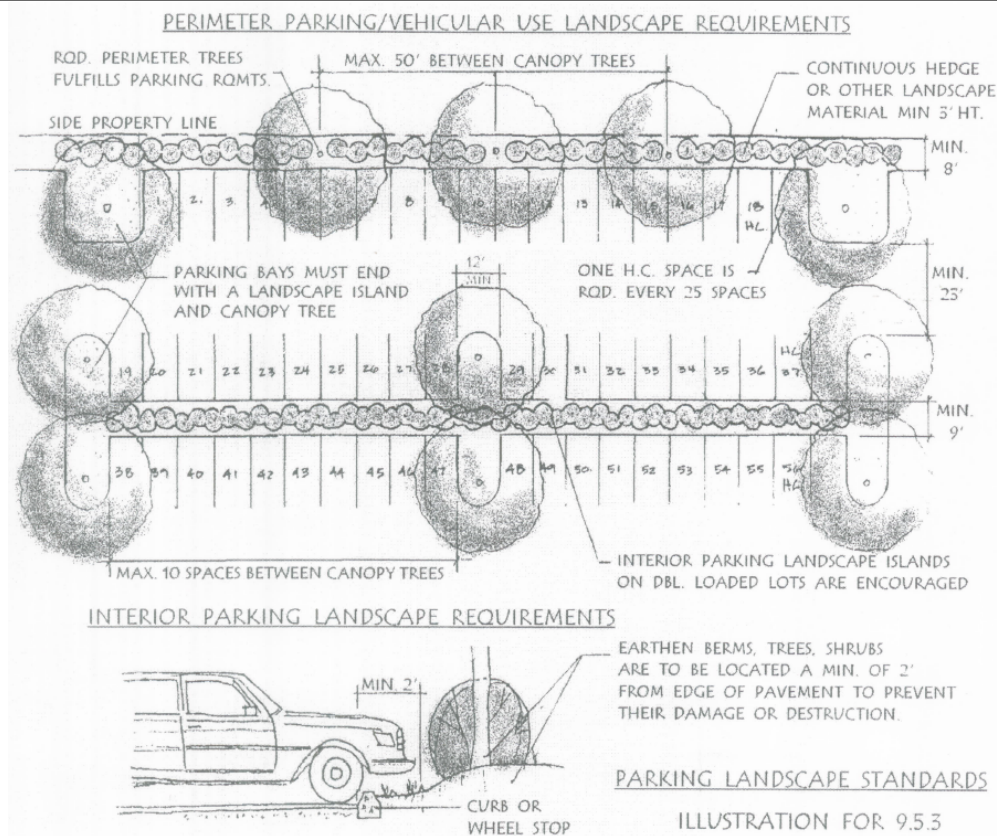
- a. A perimeter landscape area at least eight feet in depth shall be provided at the perimeter of all off-street parking, loading, and vehicular use areas, except where permitted driveway openings are to be provided. Where drainage or other utility Easements exist along property lines, the perimeter landscape area shall be located adjacent to the Easement. No buffer plantings will be allowed within any Easement of record, without written approval of the Easement holder.
- b. Required perimeter landscape areas shall be planted as follows:
 1. One Canopy Tree shall be provided for each 50 linear feet along the perimeter of all parking, loading, or vehicular use areas. These Trees may be used to satisfy the interior Parking Lot landscaping requirements outlined below.
 2. A combination of a hedge with Trees, Shrubs, ornamental grasses, or an approved Fence, Wall, or earthen Berm shall be used to form a continuous landscape screen of at least three feet in height (at maturity) within the perimeter landscape area;
 3. All portions of the perimeter landscape area not planted with Shrubs or Trees or covered by a Wall or Fence barrier shall be planted in grass or wood-based mulch and inorganic Ground Cover, including rock and wood chips; and
 4. Parked vehicles may overhang a landscaped area provided curbing or wheel stops are installed to prevent damage to any plants within the required perimeter landscape area. Landscaping, Walls, Fences, or earth Berms will be so located as to prevent their damage and/or destruction by overhanging vehicles.

B. **Interior Areas.** The following interior Parking Lot landscaping requirements apply to all Parking Lots except those exclusively serving single-family residential or agricultural uses.

1. Each single- or double-loaded Parking Lot bay must terminate with a Tree island. A minimum of one landscape island shall be provided and evenly disbursed for maximum canopy coverage for each 10 parking spaces within an off-street parking area. Required landscape islands shall have a minimum of 162 square feet (minimum nine feet x 18 feet) or 324 square feet (minimum 9 feet x 36 feet).
2. Each required landscaping island shall contain at least one Canopy Tree per each 162 square feet. Canopy Trees in these islands must be planted in line with the parking stripes (between vehicles) and may be used to satisfy the Parking Lot Tree requirements, subject to all Parking Lot bays terminating with a Tree island. (See Figure 9.4.3, *Parking Lot Landscape Requirements*)
3. All Parking Lot islands shall be landscaped with a combination of mulch and/or Ground Cover. Pavers, Pavement, and similar hard surfacing shall not be permitted within a Parking Lot island.

4. Curbs, wheel stops, or other protective barriers shall be installed around all required landscape islands, as approved by the Zoning and Planning Director. Protective barriers, such as Curbs, wheel stops or other edging material, must complement on-site drainage patterns. This may require utilizing Curb Cuts, open Fencing, and appropriate placement of Berms.
5. Landscaping provided to meet the standards of Sec. 9.4.4, *Landscape Buffers*, shall not satisfy the interior Parking Lot landscaping requirements. Canopy Trees planted to meet the Landscape Buffer requirements may be counted toward the interior Parking Lot landscaping requirements provided the buffer is immediately adjacent to the Parking Lot perimeter.

**Figure 9.4.3,
Parking Lot Landscape Requirements**





CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.4 LANDSCAPING, SCREENING, AND BUFFERS

Sec. 9.4.4 Landscape Buffers

A. Right-of-Way Buffers.

1. *Applicability.* Right-of-Way buffers shall be required adjacent to road Rights-of-Way and ingress/egress Easements for all uses except for agricultural and Residential Uses existing on or prior to November 20, 2001. Minor Subdivisions may not have to comply with the requirements of this Section if the Zoning and Planning Director determines that compliance is not necessary to satisfy the purposes of this Ordinance.

2. *Buffer Types by Roadway.* Landscape Buffers are required along Roadways in accordance with Table 9.4.4-1, *Buffer Types by Roadway*. Streets, Rights-of-Way, and ingress/egress Easements not indicated in this table shall comply with the Type B buffer requirements.

3. *Development within Buffer Areas.*

- No Development, storage, or display may occur within required buffer areas except for sidewalks and permitted drives and Signs;
- All buffer areas shall accommodate the required Plant materials;
- Drainage swales and stormwater Detention ponds may be placed in the buffer only when Protected Trees and Grand Trees are not endangered and when they meander through the buffer in a natural manner; and
- Stormwater ponds and swales may not occupy more than 25 percent of the buffer depth.

Table 9.4.4-1, Buffer Types by Roadway

Abbapoola Road	G Main Road (Limehouse Bridge to Maybank Hwy.)	I
Ashley Hall Road	B Main Road Corridor Overlay Zoning District	[3]
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	B Main Road (Bees Ferry Road to Limehouse Bridge)	G
Hwy. 61/Ashley River Road (Mark Clark Expressway to Church Creek)	E Manse Road	G
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]	I Mark Clark Expressway	I
Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line) [1]	J Mary Ann Point Road	E
Bears Bluff Road	I Mathis Ferry Road [1]	G
Bees Ferry Road	G Maybank Highway Corridor Overlay Zoning District [Johns Island]	[2]
Belvedere Road	G Maybank Highway Corridor Overlay Zoning District [James Island]	[4]
Betsy Kerrison Parkway [1]	I Maybank Highway (Main Road to Rockville)	I
Bohicket Road [1]	I Meeting Street	B
Botany Bay Road [1]	I Murraywood Road	G
Brownswood Road	G Old Georgetown Road	G
Cane Slash Road	G Liberia Road	G



Chisolm Road	G	Old Georgetown Road in the "Loop" area (designated on the Mount Pleasant Overlay map)	B
Chuck Dawley Boulevard	B	Old Jacksonboro Road	G
Coleman Boulevard	B	Old Pond Road	G
Doar Road	G	Old Towne Road	B
Dorchester Road	A	Orange Grove Road	B
Eddingsville Beach Road	G	Orleans Road	B
Edenvale Road	G	Parkers Ferry Road	G
Fort Johnson Road [1]	E	Patton Avenue/Fickling Hill Road	G
Hamlin Road	E	Peters Point Road	G
Harborview Road	B	Pine Landing Road	G
Highway 162	G	Plow Ground Road	G
Highway 165	G	Raccoon Island Road	G
Highway 17 (Hwy. 41 to County Line)	I	Rifle Range Road	E
Highway 17 (east of Isle of Palms Connector to Hwy. 41, not including Old Georgetown Hwy "Loop" Area)	G	River Road [1]	I
Highway 17 in the Old Georgetown Road "Loop" area (as designated on the Mount Pleasant Overlay map)	B	Riverland Drive [1]	G
Highway 17 (west of Isle of Palms Connector including bypass)	B	Rivers Avenue	B
Highway 174 (Highway 164 to Edisto Beach) [1]	I	Rutledge Road	G
Highway 174 (Highway 17 to Highway 164)	E	Saint Andrews Boulevard	B
Highway 41	G C	Savannah Highway [Bees Ferry Rd. to County Line] otherwise	E
Highway 45	G	Seewee Road	G
Humbert Road	E	South Santee Road	G
Hyde Park Road	G	Steamboat Landing Road (Jenkins Hill to Steamboat Creek)	G
James Island Bridge/Highway 61 Connector	C	Tibwin Road	G
James Island Expressway	G	Toogoodoo Road	G
Liberia Road	G	Venning Road	E
Long Point Road (SPA Wando Terminal to I-526)	B	Wappoo Road	B
Long Point Road (Outside of MP-O District) [1]	G	Wescott Road	G
Magwood Road	E	Willtown Road	G



[1] Denotes Scenic Road designation that shall require protection under the provisions of this Ordinance of all Trees 6 inches or greater in Diameter Breast Height (DBH) which are located within Rights-of-Way.

[2] Buffer type as described in the Johns Island Maybank Highway Corridor Overlay Zoning District.

[3] Buffer type as described in the Main Road Corridor Overlay District.

[4] Buffer type as described in the James Island Maybank Highway Corridor Overlay Zoning District.

4. Buffer Depth and Planting Standards.

(See Table 9.4.4-3)

5. The Zoning and Planning Director is authorized to reduce the depth of a required Right-of-Way buffer as follows:

a. A required Right-of-Way buffer not within an Overlay Zoning District may be reduced by up to one-third its depth when the following circumstance exist:

1. The Parcel is located on a Corner Lot with required Right-of-Way buffers of 35 feet or more; or
2. The area of all the required buffers, including land use buffers and Tree protection areas, exceeds 30 percent of the site.

b. A required Right-of-Way buffer of 35 feet or less located within the Urban/Suburban Area defined by the Urban Growth Boundary (UGB) and not within an Overlay Zoning District may be reduced as follows:

1. When no parking or vehicular use area is located between the building and the Right-of-Way, the required buffer may be reduced to no less than eight feet (Type A land use buffer) provided the site layout and building elevations meet all applicable sections of Article 9.5, *Architectural and Landscape Design Standards*.
2. When no more than 10 parking spaces are located between the Building and the Right-of-Way the required buffer may be reduced to no less than 15 feet (Type B buffer) provided the site layout and Building elevations meet all applicable sections of Article 9.5, *Architectural and Landscape Design Standards*.
3. Buffers required on Parcels that are part of redevelopment that preserves existing Structures may be reduced up to a depth no less than 10 feet (Type A land use buffer) in order to meet the parking and Tree preservation requirements of this Ordinance.
4. Buffers are not required along newly created internal Rights-of-Way and ingress/egress Easements on Parcels containing exclusively Duplex, Triplex, Fourplex, or Single Family Attached Dwellings.

c. The Zoning and Planning Director may require additional site improvements., including but not limited to, enhanced Building architecture and materials and/or increased plant material sizes and density when a buffer reduction is granted.

B. Land Use Buffers.

1. *Applicability.* Land use buffers shall be provided in accordance with the standards of this Section. In the case of conflict between the land use buffer requirements of this section and those contained in [CHAPTER 6, Use Regulations](#), of this Ordinance, the land use buffer requirements contained in [CHAPTER 6, Use Regulations](#), shall govern.

2. Single-Family Detached Dwelling Units on individual Lots are exempt from the land use buffer requirements of this Section.

3. The Zoning and Planning Director is authorized to modify or waive the buffer or landscape planting requirements and may require that additional plant material be added within remaining buffers or elsewhere on the site, as described below:

- a. When buffers will not serve any useful purpose due to the location of the following as determined by the Zoning and Planning Director: fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance; uses; vehicles; buildings; structures; or storage; parking; loading; display or service areas; or
- b. The Zoning and Planning Director is authorized to allow a one-third reduction of required buffers, if all required buffers would exceed 25 percent of the site proposed for Development.

4. *Determination of Required Buffers.* The following procedure shall be used in determining which of the buffer types in Table 9.4.4-2, *Land Use Buffers*, apply:

- a. Determine the type of proposed use for the site being developed. (Column 1);
- b. Determine the residential use type (if residential) or the Zoning District that exists on the adjacent Parcel. This is the "Adjacent Site's Use or Zoning";



- c. At the intersection of the proposed use and the use or zoning of the adjacent site, identify the land use buffer type (A, B, C, D, E, or F) required along the developing site's boundary(ies); and
- d. Lastly, refer to Table 9.4.4-3, *Buffer Depth and Landscaping Standards*, for the applicable buffer type.

5. *Land Use Buffer Table*. Land use buffers are required along Side and Rear Yards in accordance with the requirements of the following table:

Table 9.4.4-2, Land Use Buffers									
Proposed Use	Use or Zoning of Adjacent Site								
	Residential Type			Civic/Institutional	Commercial Type		Industrial Type		Agricultural
	1	2	3		1	2	1	2	
Agricultural	B	B	B	-	-	-	-	-	-
Residential Type 1	-	-	-	-	-	-	-	-	-
Residential Type 2	A	-	A	B	B	C	E	F	B
Residential Type 3	B	A	-	A	B	C	E	F	B
Civic/Institutional	B	B	A	-	B	C	D	E	B
Commercial Type 1	B	B	B	A	-	C	D	E	B
Commercial Type 2	D	D	C	D	-	-	D	D	D
Industrial Type 1	H	H	H	F	E	B	-	A	G
Industrial Type 2	J	J	J	J	G	B	A	-	I
General Notes:									
Residential Use Types:									
Type 1 = Single family Detached and undeveloped Residential Lots; Type 2 = Duplex and Single family Attached; Type 3 = Triplexes, Fourplexes, and Multi-Family and all other residential use types, including Manufactured Housing Parks									
Commercial Use Types:									
Type 1 = Any commercial use allowed by right in an RO, GO, or NC district and undeveloped Commercial Lots; Type 2 = all other commercial uses									
Industrial Use Types:									
Type 1 = Any industrial or commercial use that is first allowed in an industrial (IN) Zoning District and undeveloped Industrial Lots; Type 2 = Waste-Related uses and Recycling Centers.									

6. Buffer Depth and Landscaping Standards.

Table 9.4.4-3, Buffer Depth and Landscaping Standards										
Standard	Buffer Type									
	A	B	C	D	E	F	G	H	I	J
MINIMUM BUFFER DEPTH (feet from property line) [1]	10	15	20	25	35	40	50	60	75	100
MINIMUM LAND USE BUFFER LANDSCAPING (Plants per 100 linear feet) [2] [3]										
Canopy Trees [4]	2	2	2	3	4	5	6	7	9	12
Understory Trees (at least 50 percent evergreen)	3	3	4	4	6	7	9	10	12	15
Shrubs	20	25	30	35	40	45	50	55	60	75



TABLE NOTES:

1. Buffers may be traversed by permitted driveways and pedestrian ways.
2. The retention of natural buffers is required along all road or street Rights-of-Way of Buffer Type C designation or greater. The Zoning and Planning Director is authorized to waive or modify the minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.
3. Bradford Pears cannot be used to fulfill any of the Tree requirements of this Ordinance. Any exotic species proposed by a designer are subject to approval by the Zoning and Planning Director.
4. Palmetto Trees may be substituted to fulfill the Canopy Tree requirements. These Trees are to be planted at a ratio of three Palmetto Trees for each Canopy Tree and are to be planted in groupings of three.

GENERAL NOTES:

1. The Zoning and Planning Director shall be authorized to require the installation of Berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.
2. All Trees with a Diameter Breast Height (DBH) of eight inches or greater within buffers shall be preserved.

C. General.

1. *Location of Buffers.* Buffers shall be located along the perimeter of a Lot or Parcel and shall extend to the boundary of the Lot or Parcel. They shall not be located on any portion of public Right-of-Way. Where drainage or other utility Easements exist along property lines, required Landscape Buffers shall be located adjacent to the Easement and may be reduced in width by the width of the Easement, but in no case shall the buffer width be less than 10 feet and shall be located adjacent to the Easement. Required buffers shall be noted on all Plats, plans and permit requests submitted for review and approval under this Ordinance.
2. *Plant Material within Buffers.* Plant material shall be selected and spaced properly to allow the Plants to thrive considering site specific conditions. Plant materials located adjacent to public Drainage Easements and Right-of-Ways shall be selected and placed so as not to impede access or maintenance, including low-lying lateral branches. Additionally, plant material within required buffers that contain Utility Easements shall be selected and located to minimize pruning for future maintenance and clearance of such Utilities. All selections are subject to the review and approval of the Zoning and Planning Director and may also require modifications (substitutions and relocation) of plant materials on proposed landscape plans when necessary to assure access and ease of maintenance to any Easements or Rights-of-Way and to preserve the public health, safety, and welfare.
3. *Use of Buffers.* The Zoning and Planning Director is authorized to allow On-Premises Signs, Fences, Walls, Berms, mailboxes, access to community Boat Ramps, permitted driveways, and sidewalks within required buffers. Other improvements may be allowed within buffers if the Zoning and Planning Director determines that such improvements will not detract from the intended purpose and function of the buffer or have any adverse effect on adjacent property.

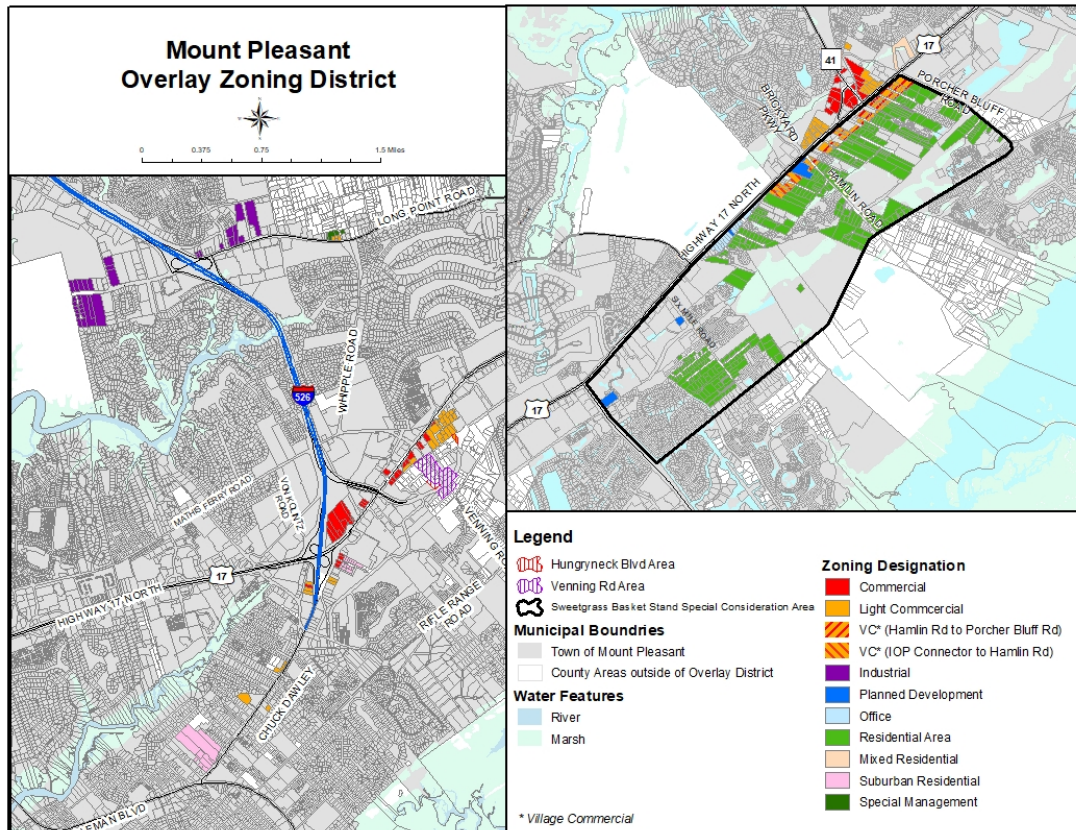
Effective on: 12/6/2022, as amended



CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

ARTICLE 5.4 MP-O, MOUNT PLEASANT OVERLAY ZONING DISTRICT

Map 5.4

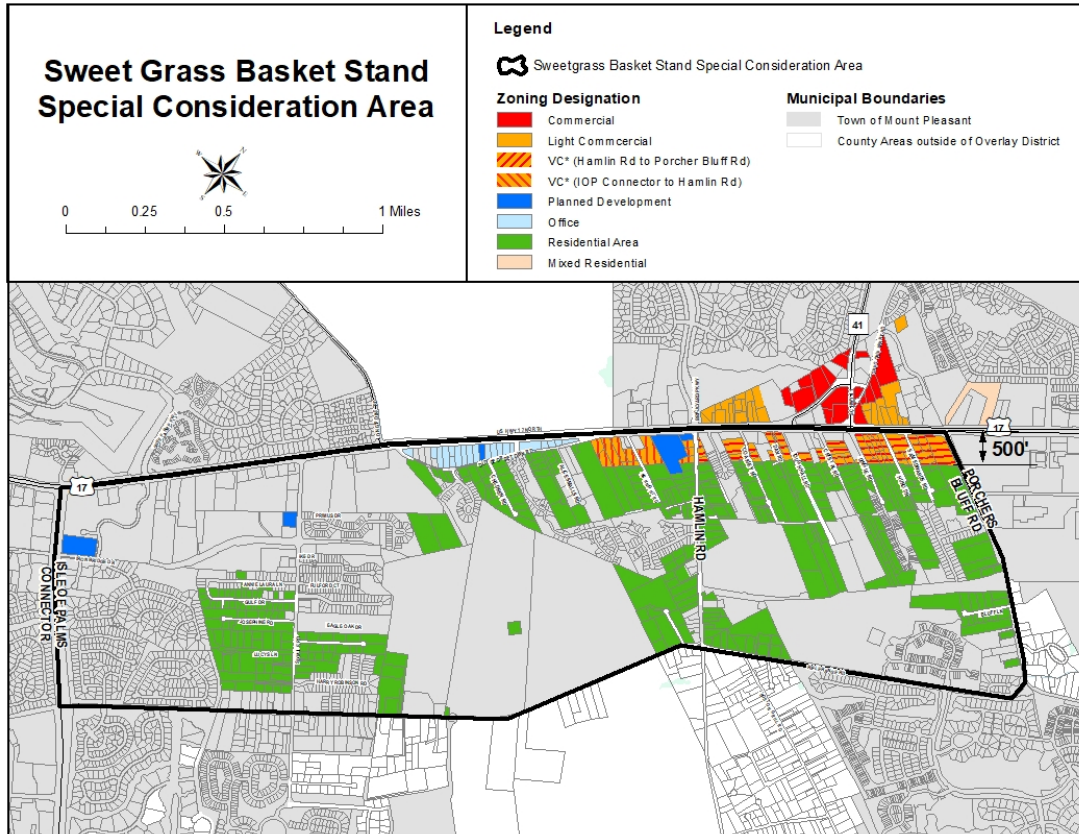




CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

ARTICLE 5.4 MP-O, MOUNT PLEASANT OVERLAY ZONING DISTRICT

Map 5.4.A



SUBJECT PROPERTY

RM

N HIGHWAY 17
N HIGHWAY 17

MCKNIGHT RD

OD_MP_SBA

OD_MP_SBA

OD_MP_SBA

OLD GEORGETOWN RD

ALICE SMALLS RD

FRANK BONNEAU RD

OD_MP_SBA

OD_MP_SBA

Legend

Parcel Boundaries

Zoning Districts

PD; PLANNED DEVELOPMENT ZONING

OVERLAY ZONING DISTRICTS

RM; RESOURCE MANAGEMENT

Chas County Overlay Zoning Districts

Mt. Pleasant Overlay Zoning District

COMMERCIAL VILLAGE (IOP to HAM)

PLANNED DEVELOPMENT

OFFICE

RESIDENTIAL AREA

MUNICIPAL BOUNDARIES

CHARLESTON COUNTY

MT PLEASANT

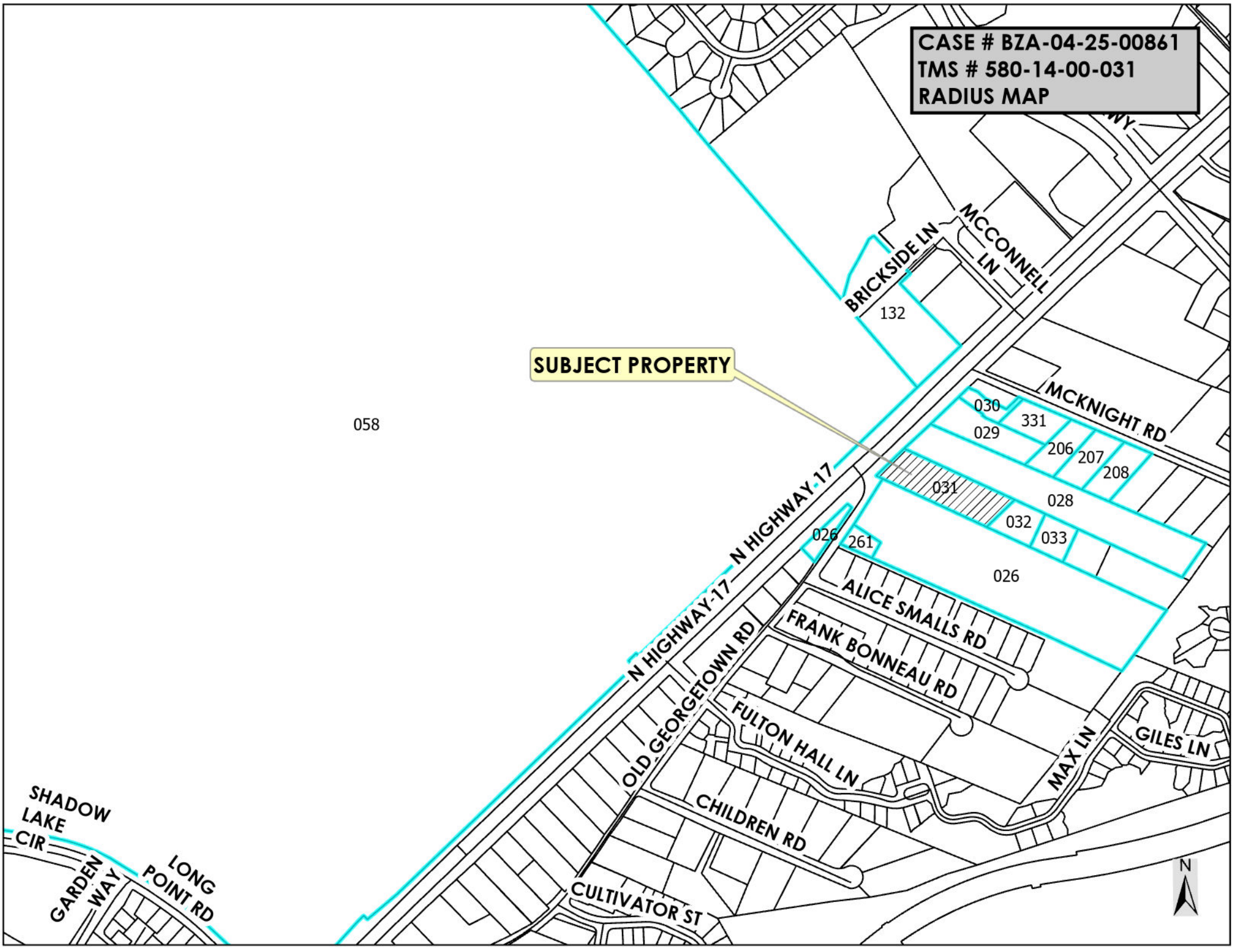
SUBJECT PROPERTY



CASE # BZA-04-25-00861
TMS # 580-14-00-031
RADIUS MAP

SUBJECT PROPERTY

058



CASE # BZA-04-25-00861
TMS # 580-14-00-031
AERIAL MAP

SUBJECT PROPERTY

N HIGHWAY 17

N HIGHWAY 17

OLD
GEORGETOWN RD



CASE # BZA-04-25-00861
TMS # 580-14-00-031
AERIAL MAP

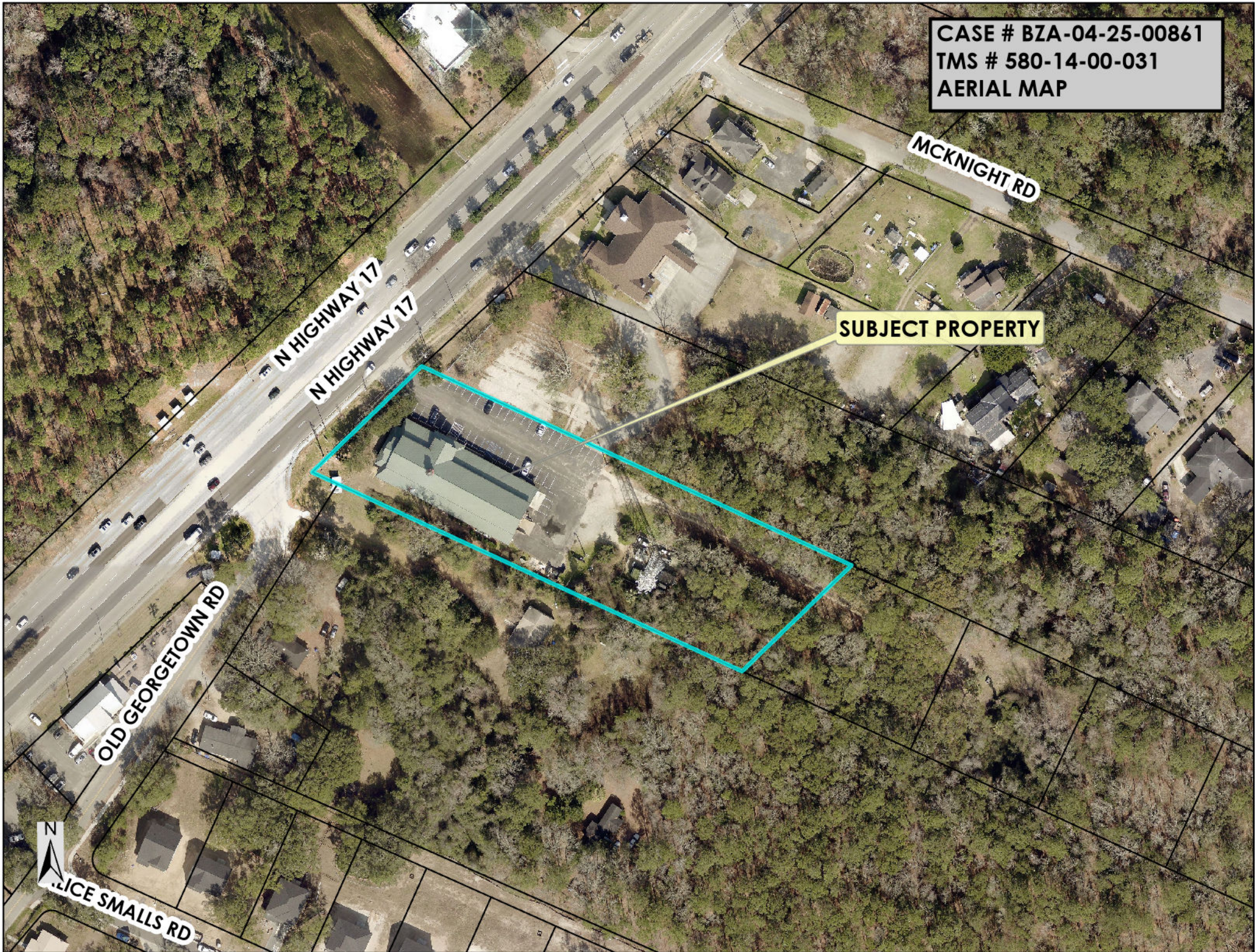
MCKNIGHT RD

N HIGHWAY 17
N HIGHWAY 17

SUBJECT PROPERTY

OLD GEORGETOWN RD

N
LICE SMALLS RD



Case # BZA-04-25-00861

BZA Meeting of June 2, 2025

Subject Property: 2521 Highway 17 North – East Area

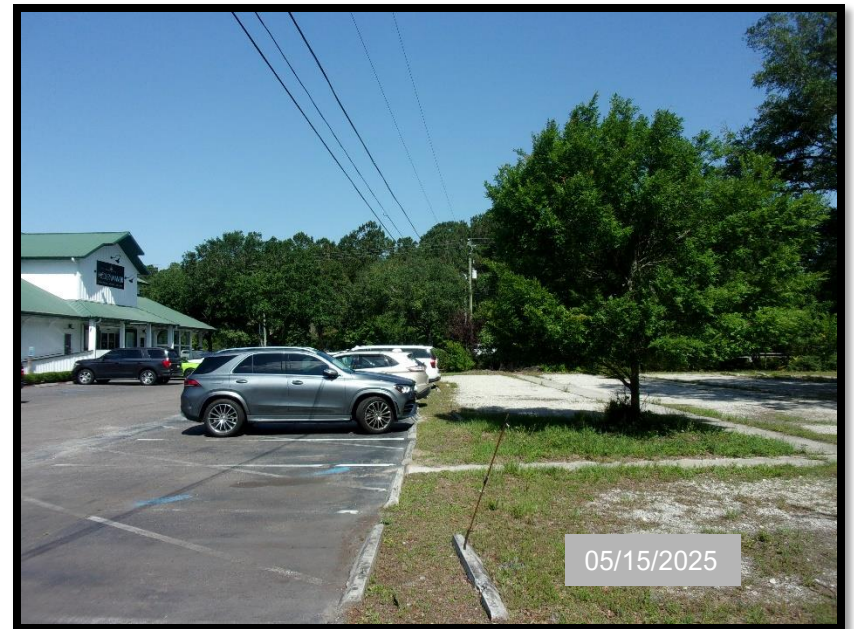
Proposal: Variance request to reduce/eliminate the required 8' perimeter landscape area and to eliminate the 15' landscape right-of-way buffer for existing and proposed parking.



Subject Property



Subject Property



Subject Property



Subject Property



Highway 17 North



Staff Review:

The applicant and property owner, James Duggan of AMDG 17N LP, represented by Kyle A Taylor, P.E. of Taylor Consulting Group, LLC are requesting a variance to reduce/eliminate the 8' perimeter landscape area required along the property line adjacent to TMS # 578-00-00-028 and to eliminate the 15' landscape right-of-way buffer required along the ingress/egress easement for existing and proposed parking at 2521 Highway 17 North (TMS # 580-14-00-031) in the East Area of Charleston County.

The 1.98-acre subject property and adjacent property to the north is located in the Mount Pleasant Overlay (Village Commercial Area [from Isle of Palms Connector to Hamlin Road]) Zoning District in the Sweetgrass Basket Stand Special Consideration Area. Surrounding properties to the south and east are located in the Mount Pleasant Overlay (Residential Area) Zoning District.

The project is currently in the Site Plan Review process (ZSPR-06-23-00903). The applicant is proposing to construct two 4,060 sq. ft. office buildings. The applicant's letter of intent states, *"The proposal requests a waiver/elimination for a 15' landscape buffer along each side of an existing 20-foot wide access easement. The existing access easement serves as a drive aisle which has existing parking spaces along the easement serving an existing building to remain. The landscape buffer conflicts with the existing parking to remain. The plan calls to extend the drive aisle and provide parking spaces on each side in the same manner as the existing parking. The landscape buffer conflicts with the new parking proposed. A waiver for the 15' landscape buffer is requested as a result of the existing parking to remain and the new parking necessary for the proposed office buildings. See attached 'Access Easement Buffer Exhibit' for further illustration."*

In addition, the applicant's letter of intent states, *"The proposal requests a reduction from an 8' vehicular buffer along the northern vehicular parking perimeter area. The property consists of existing parking spaces and vehicular area serving an existing building to remain. The parking spaces are situated abutting the northern property line. The vehicular perimeter buffer conflicts with the existing parking spaces to remain. The drive aisle is called to be extended with parking along the drive aisle in the same manner. However, the perimeter buffer also conflicts with the new parking spaces in the same manner as the existing parking spaces. The buffer is requested to be reduced to 0' and 2' for the existing and new parking areas respectively along the northern property line. See attached 'Vehicular Area Perimeter Buffer Exhibit' for further illustration."*

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.3 Parking, Loading, and Vehicular Use Area Landscaping, A. Parking, Loading and

Vehicular Use Area Perimeters, 3.a. Standards states, "A perimeter landscape area at least eight feet in depth shall be provided at the perimeter of all off-street parking, loading, and vehicular use areas, except where permitted driveway openings are to be provided. Where drainage or other utility Easements exist along property lines, the perimeter landscape area shall be located adjacent to the Easement. No buffer plantings will be allowed within any Easement of record, without written approval of the Easement holder."

Sec. 9.4.4 Landscape Buffers, A. Right-of-Way Buffers requires a 15' (Type B) buffer along ingress/egress easements.

History:

The BZA heard this Variance request (BZA-04-24-00772) on June 3, 2024, and voted to deny the request because they found (by a vote of 4 to 3) that the request did not meet criteria 6. The BZA's order stated, *"The BZA finds that the need for the variance is the result of the Applicant's own actions. Specifically, the Applicant is redeveloping the site and can design a plan that meets the required buffers."* At the July 1, 2024, BZA meeting the Applicant requested a reconsideration. However, no motion was made by members of the prevailing side. The Applicant filed an Appeal with a request for pre-litigation mediation to Charleston County Circuit Court. That Appeal is still pending in Circuit Court.

Staff conducted a site visit on the subject property on May 15, 2025. 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 1.98-acre subject property. The applicant's letter of intent states, "The subject property contains an existing access easement. The existing access easement is adjoined by parking spaces along both sides serving the existing building to remain (Currently used as a home good stores, formerly used and known as Boone Hall Farms Market). The drive aisle and parking spaces are proposed to be extended for the new proposed office buildings. The existing drive aisle, parking area and building to remain and existing site improvements including an existing cell tower are extraordinary conditions to this parcel. The subject property contains existing vehicular use area and parking spaces to remain. The vehicular use and parking area is situated abutting the property boundary without space available to provide an 8' buffer. The vehicular use area and parking spaces are called to be extended in the same manner to serve the new proposed office buildings. The existing parking layout, site**

boundary and other site constraints including an existing cell tower, are extraordinary conditions to this parcel." 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 existing access easement, existing parking and drive aisle, existing cell tower, and overall site constraints and boundary available are unique to the subject property. The existing vehicular area layout and parking spaces to remain in relation to the site boundary, site constraints and existing cell tower to remain are unique to the subject property." 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 Landscaping, Screening, and Buffers, Sec. 9.4.3 Parking, Loading, and Vehicular Use Area Landscaping, A. Parking, Loading and Vehicular Use Area Perimeters, 3.a. Standards and Sec. 9.4.4 Landscape Buffers, A. Right-of-Way Buffers to 2521 Highway 17 North may unreasonably restrict the utilization of the property. The applicant's letter of intent states, "Yes. The application of a 15' landscape buffer along the access easement conflicts with the existing parking spaces to remain. The application of the 15' landscape buffer will in the same manner conflict and prohibit the placement of the new parking proposed to serve the proposed office buildings. Application of the buffer would require the removal of all existing parking spaces onsite and restrict the ability for new parking to be provided in the same manner to serve the proposed office buildings. Application of the 15' access easement landscape buffer will effectively prohibit or unreasonably restrict utilization of the property. The application of an 8' vehicular perimeter buffer would require removal of existing asphalt parking spaces. Reduction of asphalt area to adjust existing parking stalls would result in an inadequate drive aisle width and layout. Application of an 8' perimeter buffer for the proposed parking spaces will result in a similar or same effect. A reduced buffer as best may be achieved is proposed with an additional proposed screen fence along the new parking area. Application of an 8' vehicular perimeter buffer would unreasonably restrict the utilization of 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 this variance request may not be of substantial detriment to the adjacent properties and to the public good, and the character of the Mount Pleasant Overlay (Village Commercial Area) Zoning District may not be harmed if the variance is granted. The applicant's letter of intent states, "Authorization of this variance will cause no substantial detriment to the adjacent property or to the public good. The existing parking spaces and drive aisle will remain generally as they are today (except that several spaces will be converted to vegetated tree islands). The drive aisle will extend with parking in the same manner as the existing area. All other landscape and buffer requirements are proposed to be followed. There is no requested reduction for "use" buffers, such as adjacent to residential use to the south The new parking spaces will be provided along the extended drive aisle in the same manner. A screen fence is proposed along the new parking spaces to mitigate visibility to the adjacent property (adjacent area currently wooded/undeveloped and zoned commercial-use)." 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 because due to the redevelopment of the site, the buffer could be created along with the other planned improvements. However, the applicant's letter of intent contends, "No. The variance request is a result of the existing parking spaces to remain and existing access easement. The existing parking is to remain and the new proposed parking is called for in the same manner along the extended drive aisle. The parking spaces and drive aisle are required to provide access to the property and meet parking requirements. The variance request is a result of the existing parking spaces to remain, existing vehicular area and site boundary constraints. The 8' buffer conflicts with the existing parking to remain. The new parking spaces are called for in the same manner along the extended drive aisle. The 8'**

buffer conflicts with the proposed parking spaces due to the site boundary constraints. 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 not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if the Board finds that the strict application of the provisions of the Ordinance results in an unnecessary hardship. The applicant's letter of intent states, "No. The variance request causes no conflict with the Charleston County Comprehensive Plan or the purposes of the ordinance. The property is designated in the 'Commercial Village' land use area of the Comprehensive Plan." Therefore, the request may meet this criterion.***

Board of Zoning Appeals' Action:

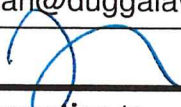
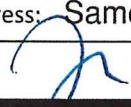
According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application 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-04-25-00861 [variance request to reduce/eliminate the 8' perimeter landscape area required along the property line adjacent to TMS # 578-00-00-028 and to eliminate the 15' landscape right-of-way buffer required along the ingress/egress easement for existing and proposed parking at 2521 Highway 17 North (TMS # 580-14-00-031) in the East 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. Prior to zoning permit approval, the applicant shall obtain a Certificate of Historic Appropriateness from the Charleston County Historic Preservation Commission.**

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

Property Information			
Subject Property Address: 2521 N Hwy 17, Mount Pleasant, SC 29466			
Tax Map Number(s): 580-14-00-031 (Formerly TMS#578-00-00-027)			
Current Use of Property: Retail/Warehouse and Cell Tower			
Proposed Use of Property: Additional Office Buildings			
Zoning Variance Description: Waiver for 15' access easement buffer			
Applicant Information (Required)			
Applicant Name (please print): AMDG 17N LP (Attn: James Duggan)			
Name of Company (if applicable): Same as above			
Mailing Address: 1460 Patterson Avenue			
City: Charleston	State: SC	Zip Code: 29412	
Email Address: duggan@duggalawfirm.com		Phone #: 843-343-0303	
Applicant Signature: 		Date: 4/4/25	
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Taylor Consulting Group, LLC (Attn: Kyle A. Taylor, P.E.)			
Mailing Address: 295 Seven Farms Dr. Suite C-133			
City: Charleston	State: SC	Zip Code: 29492	
Email Address: ktaylor@taylorconsultinggrp.com		Phone #: 843-870-7001	
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): Same as Applicant			
Name of Company (if applicable, LLC etc.): Same as Applicant			
Property Owner(s) Mailing Address: Same as Applicant			
City: Same as Applicant	State:	Zip Code:	Phone #:
Property Owner(s) Email Address: Same as Applicant			
Property Owner(s) Signature: 		Date: 4/4/25	
FOR OFFICE USE ONLY:			
Zoning District: <u>OP-MP-8A</u>	Flood Zone: <u>X (535K)</u>	Date Filed: <u>4/25/25</u>	Fee Paid: <u>\$250</u>
Application #: <u>BZA-04-25-00661</u>	TMS #: <u>580-14-00-031</u>	Staff Initials: <u>jjw</u>	

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.)

The proposal requests a waiver/elimination for a 15' landscape buffer along each side of an existing 20-foot wide access easement. The existing access easement serves as a drive aisle which has existing parking spaces along the easement serving an existing building to remain. The landscape buffer conflicts with the existing parking to remain. The plan calls to extend the drive aisle and provide parking spaces on each side in the same manner as the existing parking. The landscape buffer conflicts with the new parking proposed. A waiver for the 15' landscape buffer is requested as a result of the existing parking to remain and the new parking necessary for the proposed office buildings. See attached "Access Easement Buffer Exhibit" for further illustration.

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:

The subject property contains an existing access easement. The existing access easement is adjoined by parking spaces along both sides serving the existing building to remain (Currently used as a home good stores, formerly used and known as Boone Hall Farms Market). The drive aisle and parking spaces are proposed to be extended for the new proposed office buildings. The existing drive aisle, parking area and building to remain and existing site improvements including an existing cell tower are extraordinary conditions to this parcel.

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

The existing access easement, existing parking and drive aisle, existing cell tower, and overall site constraints and boundary available are unique to the subject property.

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:

Yes. The application of a 15' landscape buffer along the access easement conflicts with the existing parking spaces to remain. The application of the 15' landscape buffer will in the same manner conflict and prohibit the placement of the new parking proposed to serve the proposed office buildings. Application of the buffer would require the removal of all existing parking spaces onsite and restrict the ability for new parking to be provided in the same manner to serve the proposed office buildings. Application of the 15' access easement landscape buffer will effectively prohibit or unreasonably restrict utilization of 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:

Authorization of this variance will cause no substantial detriment to the adjacent property or to the public good. The existing parking spaces and drive aisle will remain generally as they are today (except that several spaces will be converted to vegetated tree islands). The drive aisle will extend with parking in the same manner as the existing area. All other landscape and buffer requirements are proposed to be followed. There is no requested reduction for "use" buffers, such as adjacent to residential use to the south.

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?

This variance criterion is met. The proposed property use is allowed under current zoning regulations. No change in zoning district boundaries is proposed.

6. Is the need for the variance the result of your own actions? Explain:



No. The variance request is a result of the existing parking spaces to remain and existing access easement. The existing parking is to remain and the new proposed parking is called for in the same manner along the extended drive aisle. The parking spaces and drive aisle are required to provide access to the property and meet parking requirements.

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

No. The variance request causes no conflict with the Charleston County Comprehensive Plan or the purposes of the ordinance. The property is designated in the "Commercial Village" land use area of the Comprehensive Plan.

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.

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

Property Information			
Subject Property Address: 2521 N Hwy 17, Mount Pleasant, SC 29466			
Tax Map Number(s): 580-14-00-031 (Formerly TMS#578-00-00-027)			
Current Use of Property: Retail/Warehouse and Cell Tower			
Proposed Use of Property: Additional Office Buildings			
Zoning Variance Description: Reduction of 8' perimeter vehicular buffer			
Applicant Information (Required)			
Applicant Name (please print): AMDG 17N LP (Attn: James Duggan)			
Name of Company (if applicable): Same as above			
Mailing Address: 1460 Patterson Avenue			
City: Charleston	State: SC	Zip Code: 29412	
Email Address: duggan@duggalawfirm.com		Phone #: 843-343-0303	
Applicant Signature: 		Date: 4/4/25	
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Taylor Consulting Group, LLC (Attn: Kyle A. Taylor, P.E.)			
Mailing Address: 295 Seven Farms Dr. Suite C-133			
City: Charleston	State: SC	Zip Code: 29492	
Email Address: ktaylor@taylorconsultinggrp.com		Phone #: 843-870-7001	
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): Same as Applicant			
Name of Company (if applicable, LLC etc.): Same as Applicant			
Property Owner(s) Mailing Address: Same as Applicant			
City: Same as Applicant	State:	Zip Code:	Phone #:
Property Owner(s) Email Address: Same as Applicant			
Property Owner(s) Signature: 		Date: 4/4/25	
FOR OFFICE USE ONLY:			
Zoning District: OD-MP-SBA	Flood Zone: X (535K)	Date Filed: 4/25/25	Fee Paid: \$250 cc
Application #: BZA-04-25-0086	TMS #: 580-14-00-031	Staff Initials: jiw	

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.)

The proposal requests a reduction from a 8' vehicular buffer along the northern vehicular parking perimeter area. The property consists of existing parking spaces and vehicular area serving an existing building to remain. The parking spaces are situated abutting the northern property line. The vehicular perimeter buffer conflicts with the existing parking spaces to remain. The drive aisle is called to be extended with parking along the drive aisle in the same manner. However, the perimeter buffer also conflicts with the new parking spaces in the same manner as the existing parking spaces. The buffer is requested to be reduced to 0' and 2' for the existing and new parking areas respectively along the northern property line. See attached "Vehicular Area Perimeter Buffer Exhibit" for further illustration.

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:

The subject property contains existing vehicular use area and parking spaces to remain. The vehicular use and parking area is situated abutting the property boundary without space available to provide an 8' buffer. The vehicular use area and parking spaces are called to be extended in the same manner to serve the new proposed office buildings. The existing parking layout, site boundary and other site constraints including an existing cell tower, are extraordinary conditions to this parcel.

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

The existing vehicular area layout and parking spaces to remain in relation to the site boundary, site constraints and existing cell tower to remain are unique to the subject property.

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:

Yes. The application of an 8' vehicular perimeter buffer would require removal of existing asphalt parking spaces. Reduction of asphalt area to adjust existing parking stalls would result in an inadequate drive aisle width and layout. Application of an 8' perimeter buffer for the proposed parking spaces will result in a similar or same effect. A reduced buffer as best may be achieved is proposed with an additional proposed screen fence along the new parking area. Application of an 8' vehicular perimeter buffer would unreasonably restrict the utilization of 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:

Authorization of this variance will cause no substantial detriment to the adjacent property or to the public good. The existing parking spaces and drive aisle will remain generally as they are today (except that several spaces will be converted to vegetated tree islands). The new parking spaces will be provided along the extended drive aisle in the same manner. A screen fence is proposed along the new parking spaces to mitigate visibility to the adjacent property (adjacent area currently wooded/undeveloped and zoned commercial-use).

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?

This variance criterion is met. The proposed property use is allowed under current zoning regulations. No change in zoning district boundaries is proposed.

6. Is the need for the variance the result of your own actions? Explain:

No. The variance request is a result of the existing parking spaces to remain, existing vehicular area and site boundary constraints. The 8' buffer conflicts with the existing parking to remain. The new parking spaces are called for in the same manner along the extended drive aisle. The 8' buffer conflicts with the proposed parking spaces due to the site boundary constraints.

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

No. The variance request causes no conflict with the Charleston County Comprehensive Plan or the purposes of the ordinance. The property is designated in the "Commercial Village" land use area of the Comprehensive Plan.

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.

BUILDING COVERAGE

SITE AREA:	86,208 SF	(1.98 AC)
BUILDING AREA:	9,879 SF	(BLDG "A")
	4,060 SF	(BLDG "B")
	4,060 SF	(BLDG "C")
TOTAL:	17,999 SF	(20.9%)
MAX. BUILDING AREA:	30% * 1.98 AC * 43,560 SF/AC = 25,875 SF	
BUILDING AREA IS LESS THAN MAX. BUILDING COVERAGE.		

SAFETY ALERT!:

CONTRACTOR IS SPECIFICALLY ADVISED TO CONFIRM ALL UNDERGROUND UTILITIES VIA PUPS AND/OR A PRIVATE UTILITY LOCATE FOR WORKING ONSITE. CONTRACTOR IS ADVISED TO PAY SPECIAL ATTENTION WHEN WORKING AROUND CELL TOWER, UTILITIES AND EASEMENTS SHOWN ON PLAN ARE PER SURVEY AND REFERENCES SHOWN ON SHEET C2.0 EXISTING CONDITIONS.

PEDESTRIAN ACCESS NOTE

PEDESTRIAN ACCESS IS PROVIDED BY NEW PATH BEHIND BUILDINGS MEANDERING WITHIN LANDSCAPE BUFFER FROM HWY 17N TO ENTRY POINTS FOR NEW BUILDINGS "B" AND "C".

OPEN SPACE SUMMARY:

TOTAL SITE AREA = 1.98 AC
OPEN SPACE* = 0.45 ACRES (22.7%)
THE PROVIDED OPEN SPACE EXCEEDS THE MINIMUM 10% AREA REQUIRED.
*INCLUDES NATURAL BUFFER AREAS, EXCLUDES PARKING TREE ISLANDS, CELL TOWER AREA, AND FOUNDATION PLANTING AREAS.
SEE SHEET C5.0 FOR IMPERVIOUS AREA CALCULATIONS.

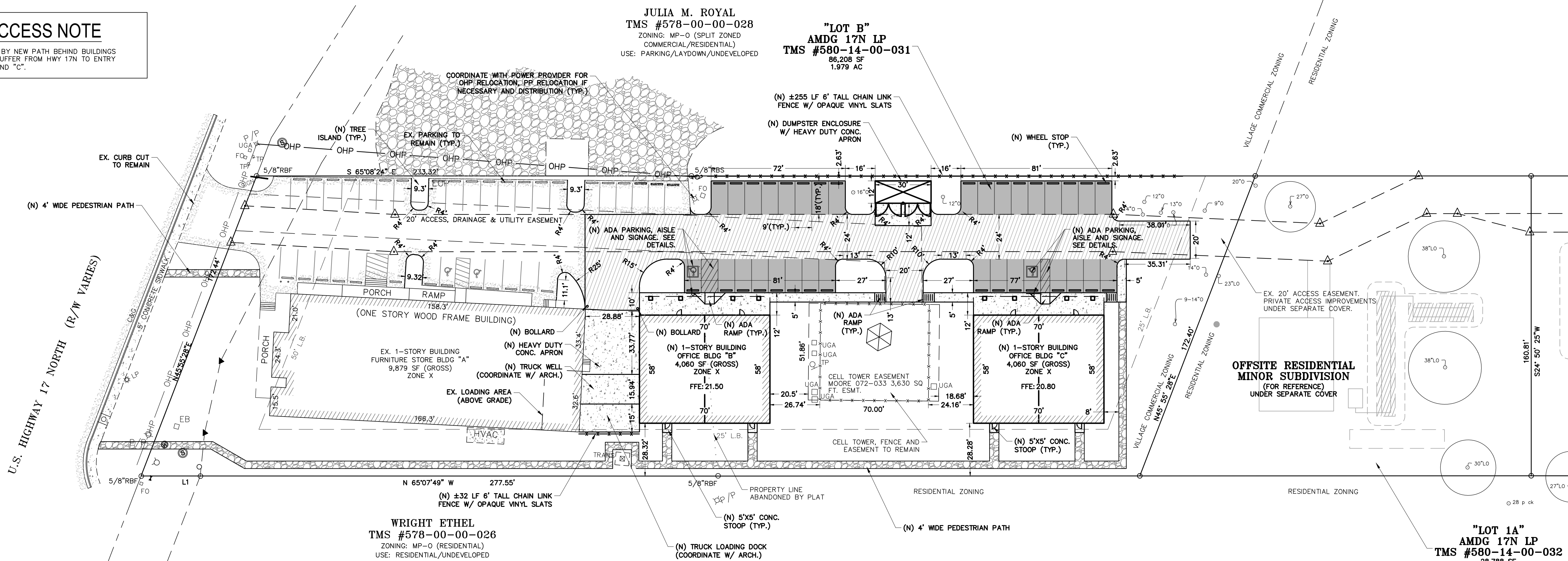
PARKING SUMMARY

BUILDING USE	ZONING CATEGORY	AREA	RATIO REQUIRED	REQUIRED	PROVIDED
FURNITURE SALES (BLDG A)	RETAIL SALES OR SERVICE, GENERAL	9,879 SF	1 PER 300 SF	33	34
OFFICE (BLDG B)	ADMINISTRATIVE OR BUSINESS OFFICE; GOVERNMENT OFFICE; PROFESSIONAL OFFICE	4,060 SF	1 PER 300 SF	14	16
OFFICE (BLDG C)	ADMINISTRATIVE OR BUSINESS OFFICE; GOVERNMENT OFFICE; PROFESSIONAL OFFICE	4,060 SF	1 PER 300 SF	14	17
TOTAL				61	67

*PROVIDED PARKING INCLUDES (4) ADA PARKING SPACE.

GENERAL NOTES:

- REFERENCE ARCHITECT'S PLANS FOR TRUE BUILDING DIMENSIONS, DOORS LOCATIONS, RAMPS INTO BUILDING, STEPS, LOADING DOCKS, TRANSFORMER PADS, CANOPIES, ETC. CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES SHOWN ON THESE PLANS.
- ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING, FACE OF CURB, OR EDGE OF TRAVELWAY.
- WHERE RIBBON CURB IS PROPOSED, TRAVELWAY IS TAKEN TO OUTSIDE EDGE.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS TO VERIFY ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SEWER LATERALS, DOMESTIC AND FIRE PROTECTION (IF APPLICABLE), WATER SERVICE, ELECTRICAL, GAS AND PHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND CLEARANCES AS SHOWN IN THE CIVIL PLANS CAN BE ACHIEVED.
- CONTRACTOR SHALL VERIFY FINAL LOCATION OF POWER, GAS, COMMUNICATION, AND LIGHTING WITH UTILITY PROVIDER AND COORDINATE WITH CIVIL ENGINEER IF MODIFICATIONS ARE REQUIRED.
- CONTRACTOR SHALL HAVE STAKEOUT PERFORMED BY LICENSED SURVEYOR FOR CURB AND GUTTER, SIDEWALKS, AND BUILDING. COORDINATE WITH CIVIL ENGINEER FOR ELECTRONIC CAD FILE.
- WALL DESIGNS ASSOCIATED WITH TRUCK DOCK AREA AND ANY STRUCTURAL WALLS ARE BY OTHERS.



SITE DATA SUMMARY

TMS: TMS#580-14-00-031
OWNER: AMDG 17N LP
OWNER ADDRESS: 1460 PATTERSON AVE., CHARLESTON, SC 29412
JURISDICTION: CHARLESTON COUNTY
ZONING DISTRICT: MOUNT PLEASANT OVERLAY (MP-O); VILLAGE COMMERCIAL (10P TO HAMUN); SWEETGRASS BASKET STAND SPECIAL CONSIDERATION AREA (EQUIVALENT TO BUFFERS)
SETBACKS:
• FRONT: 50' WEST (ADJ. HWY 17 NORTH)
• SIDE: 0' NORTH (ADJ. TO COMMERCIAL)
• SIDE: 25' SOUTH (ADJ. TO RESIDENTIAL)
• REAR: 25' EAST (ADJ. TO RESIDENTIAL)
MAX. BUILDING HEIGHT: 35' (LIMITED TO ONE STORY)
MAX. BUILDING SIZE: NO SINGLE BUILDING SHALL EXCEED 10,000 SF GROSS FLOOR AREA
FEMA: ZONE X
MIN. LOT AREA: N/A
PARCEL SIZE: 1.98 AC
MIN. LOT WIDTH: 70'

LOADING DOCK NOTE

ALL LOADING DOCK DETAILS AND STRUCTURAL WALLS ARE BY OTHERS. COORDINATE ALL LOADING DOCK WORK WITH OWNER TO COORDINATE REAR ACCESS FOR EXISTING BUILDING TENANT FOR DELIVERIES.

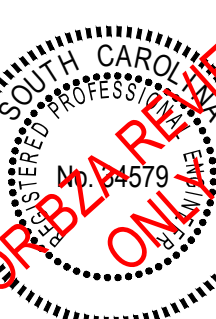
UTILITY NOTE

ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, CATV, OR OTHER SIMILAR LINES SERVING INDIVIDUAL SITES AS WELL AS ALL UTILITY LINES NECESSARY WITHIN THE PROPERTY SHALL BE PLACED UNDERGROUND.

SITE LIGHTING NOTE

SITE LIGHTING IS NOT PROPOSED UNDER THIS PLAN.

TAYLOR
CONSULTING GROUP



REV	DATE	DESCRIPTION	BY
C	04/02/2023	BZA SUBMITTAL	KAT
B	02/28/2024	PER AGENCY COMMENT	KAT
A	12/15/2023	PER AGENCY COMMENT	KAT

2521 N Hwy 17 Offices
Prepared for
AMDG 17N LP
TMS#580-14-00-031
Charleston County, SC

DRAWN BY: KAT
CHECKED BY: KA
DATE: May 30, 2023
PROJECT #: 22-103.2
SCALE: 1" = 30'

SHEET TITLE:
Site Plan

SHEET NUMBER:

C4.0

BUILDING COVERAGE

SITE AREA:	86,208 SF	(1.98 AC)
BUILDING AREA:	9,879 SF	(BLDG "A")
	4,060 SF	(BLDG "B")
	4,060 SF	(BLDG "C")
TOTAL:	17,999 SF	(20.9%)
MAX. BUILDING AREA:	30% * 1.98 AC * 43,560 SF/AC = 25,875 SF	
BUILDING AREA IS LESS THAN MAX. BUILDING COVERAGE.		

SAFETY ALERT!:

CONTRACTOR IS SPECIFICALLY ADVISED TO CONFIRM ALL UNDERGROUND UTILITIES VIA PUPS AND/OR A PRIVATE UTILITY LOCATE FOR WORKING ONSITE. CONTRACTOR IS ADVISED TO PAY SPECIAL ATTENTION WHEN WORKING AROUND CELL TOWER, UTILITIES AND EASEMENTS SHOWN ON PLAN ARE PER SURVEY AND REFERENCES SHOWN ON SHEET C2.0 EXISTING CONDITIONS.

OPEN SPACE SUMMARY:

TOTAL SITE AREA = 1.98 AC
OPEN SPACE* = 0.45 ACRES (22.7%)
THE PROVIDED OPEN SPACE EXCEEDS THE MINIMUM 10% AREA REQUIRED.
*INCLUDES NATURAL BUFFER AREAS. EXCLUDES PARKING TREE ISLANDS, CELL TOWER AREA, AND FOUNDATION PLANTING AREAS.
SEE SHEET C5.0 FOR IMPERVIOUS AREA CALCULATIONS.

PARKING SUMMARY

BUILDING USE	ZONING CATEGORY	AREA	RATIO REQUIRED	REQUIRED	PROVIDED
FURNITURE SALES (BLDG A)	RETAIL SALES OR SERVICE, GENERAL	9,879 SF	1 PER 300 SF	33	34
OFFICE (BLDG B)	ADMINISTRATIVE OR BUSINESS OFFICE; GOVERNMENT OFFICE; PROFESSIONAL OFFICE	4,060 SF	1 PER 300 SF	14	16
OFFICE (BLDG C)	ADMINISTRATIVE OR BUSINESS OFFICE; GOVERNMENT OFFICE; PROFESSIONAL OFFICE	4,060 SF	1 PER 300 SF	14	17
TOTAL				63	67

*PROVIDED PARKING INCLUDES (4) ADA PARKING SPACE.

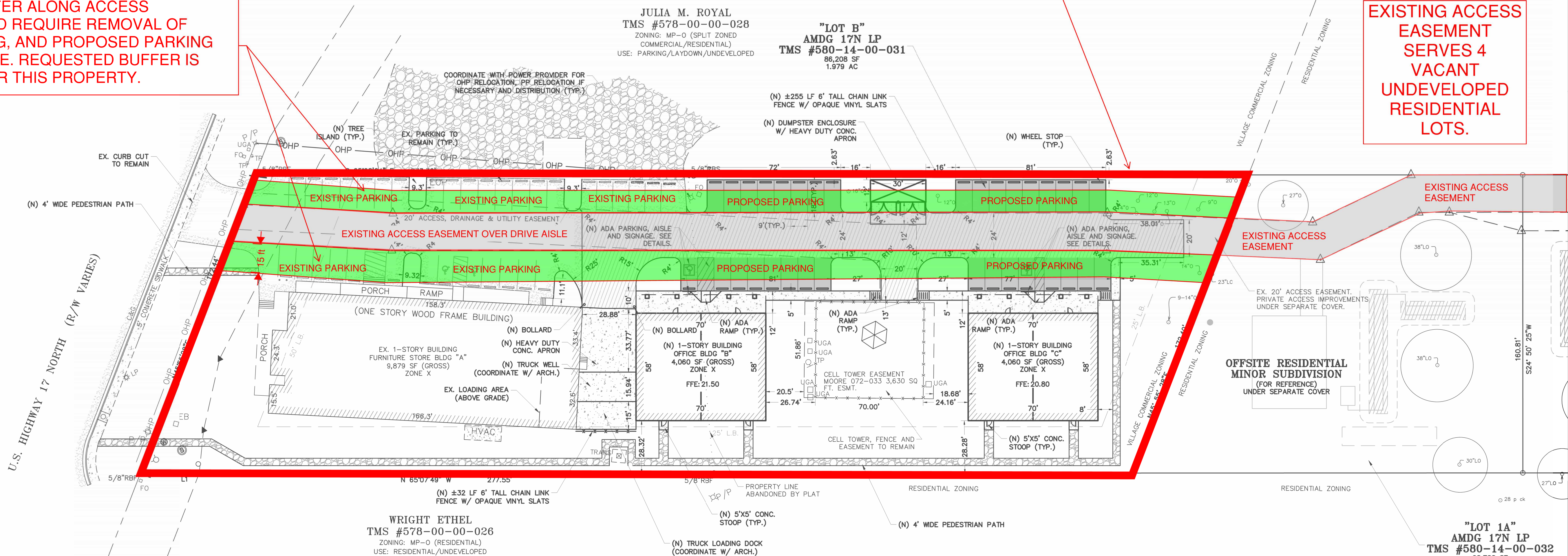
GENERAL NOTES:

- REFERENCE ARCHITECT'S PLANS FOR TRUE BUILDING DIMENSIONS, DOORS LOCATIONS, RAMPS INTO BUILDING, STEPS, LOADING DOCKS, TRANSFORMER PADS, CANOPIES, ETC. CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES SHOWN ON THESE PLANS.
- ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING, FACE OF CURB, OR EDGE OF TRAVELWAY.
- WHERE RIBBON CURB IS PROPOSED, TRAVELWAY IS TAKEN TO OUTSIDE EDGE.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS TO VERIFY ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SEWER LATERALS, DOMESTIC AND FIRE PROTECTION (IF APPLICABLE), WATER SERVICE, ELECTRICAL, GAS AND PHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND CLEARANCES AS SHOWN IN THE CIVIL PLANS CAN BE ACHIEVED.
- CONTRACTOR SHALL VERIFY FINAL LOCATION OF POWER, GAS, COMMUNICATION, AND LIGHTING WITH UTILITY PROVIDER AND COORDINATE WITH CIVIL ENGINEER IF MODIFICATIONS ARE REQUIRED.
- CONTRACTOR SHALL HAVE STAKEOUT PERFORMED BY LICENSED SURVEYOR FOR CURB AND GUTTER, SIDEWALKS, AND BUILDING. COORDINATE WITH CIVIL ENGINEER FOR ELECTRONIC CAD FILE.
- WALL DESIGNS ASSOCIATED WITH TRUCK DOCK AREA AND ANY STRUCTURAL WALLS ARE BY OTHERS.

REQUESTED BUFFER ALONG ACCESS EASEMENT WOULD REQUIRE REMOVAL OF EXISTING PARKING, AND PROPOSED PARKING TO ACCOMMODATE. REQUESTED BUFFER IS NOT FEASIBLE FOR THIS PROPERTY.

SUBJECT PROPERTY BOUNDARY

EXISTING ACCESS EASEMENT SERVES 4 VACANT UNDEVELOPED RESIDENTIAL LOTS.



LOADING DOCK NOTE

ALL LOADING DOCK DETAILS AND STRUCTURAL WALLS ARE BY OTHERS. COORDINATE ALL LOADING DOCK WORK WITH OWNER TO COORDINATE REAR ACCESS FOR EXISTING BUILDING TENANT FOR DELIVERIES.

UTILITY NOTE

ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, CATV, OR OTHER SIMILAR LINES SERVING INDIVIDUAL SITES AS WELL AS ALL UTILITY LINES NECESSARY WITHIN THE PROPERTY SHALL BE PLACED UNDERGROUND.

SITE DATA SUMMARY

TMS: #580-14-00-031
OWNER: AMDG 17N LP
OWNER ADDRESS: 1460 PATTERSON AVE., CHARLESTON, SC 29412
JURISDICTION: CHARLESTON COUNTY
ZONING DISTRICT: MOUNT PLEASANT OVERLAY (MP-O); VILLAGE COMMERCIAL (10P TO HAMLIN); SWEETGRASS BASKET STAND SPECIAL CONSIDERATION AREA (EQUIVALENT TO BUFFERS)
SETBACKS: 50' FRONT (ADJ. HWY 17 NORTH); 0' NORTH (ADJ. TO COMMERCIAL); 25' SOUTH (ADJ. TO RESIDENTIAL); 25' EAST (ADJ. TO RESIDENTIAL)
MAX. BUILDING HEIGHT: 35' (LIMITED TO ONE STORY)
MAX. BUILDING SIZE: NO SINGLE BUILDING SHALL EXCEED 10,000 SF GROSS FLOOR AREA
FEMA: ZONE X
MIN. LOT AREA: N/A
PARCEL SIZE: 1.98 AC
MIN. LOT WIDTH: 70'

ACCESS EASEMENT BUFFER EXHIBIT

SITE LIGHTING NOTE

SITE LIGHTING IS NOT PROPOSED UNDER THIS PLAN.

TAYLOR
CONSULTING GROUP



REV	DATE	DESCRIPTION	BY
C	04/02/2025	BZA SUBMITTAL	KAT
B	02/28/2024	PER AGENCY COMMENT	KAT
A	12/15/2023	PER AGENCY COMMENT	KAT

2521 N Hwy 17 Offices
Prepared for
AMDG 17N LP
TMS#580-14-00-031
Charleston County, SC

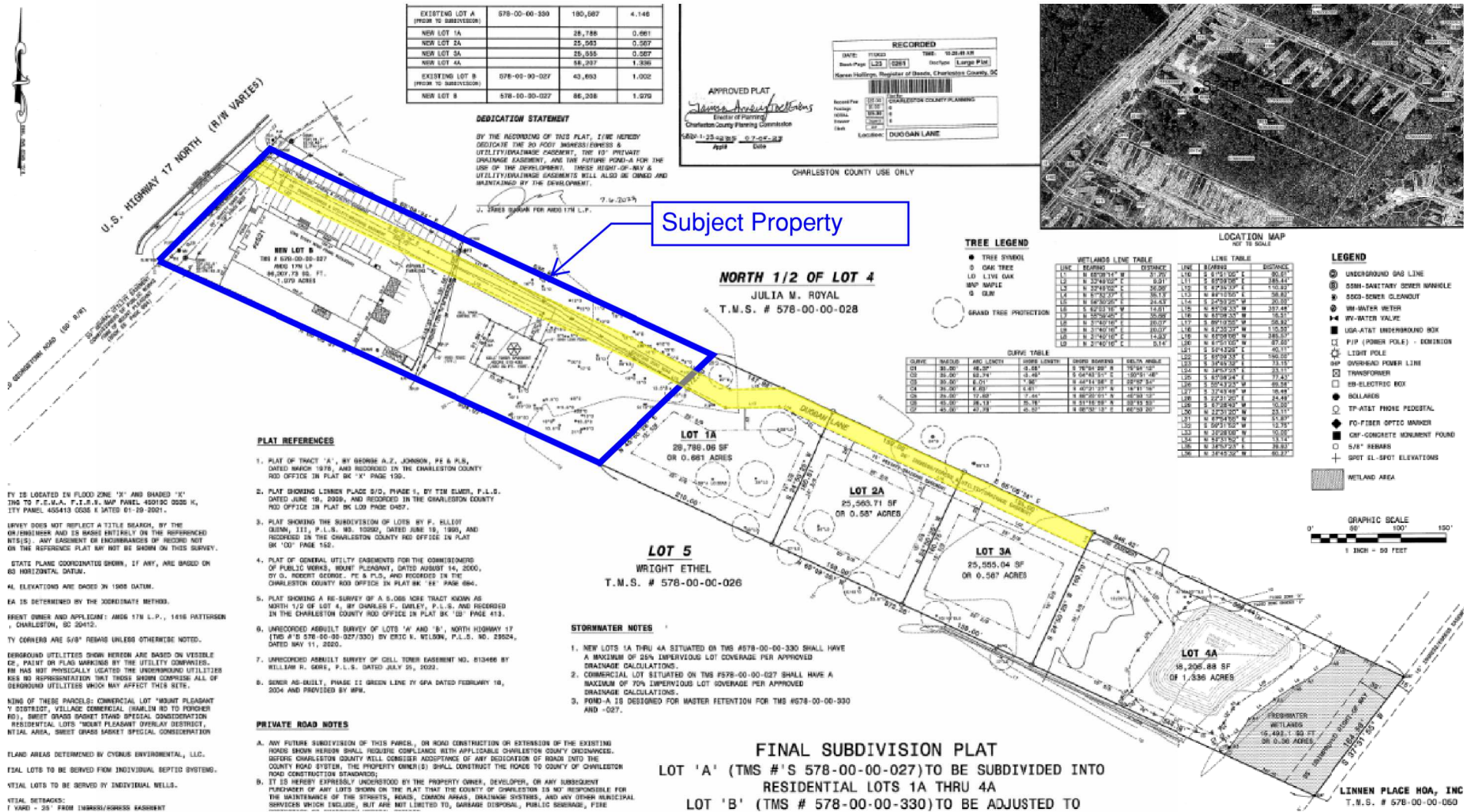
DRAWN BY: KAT
CHECKED BY: KAT
DATE: May 30, 2023
PROJECT #: 22-103.2
SCALE: 1" = 30'

SHEET TITLE:
Site Plan

SHEET NUMBER:

C4.0

(Existing Access Easement highlighted yellow)



BUILDING COVERAGE

SITE AREA:	86,208 SF	(1.98 AC)
BUILDING AREA:	9,879 SF	(BLDG "A")
	4,060 SF	(BLDG "B")
	4,060 SF	(BLDG "C")
TOTAL:	17,999 SF	(20.9%)
MAX. BUILDING AREA:	30% * 1.98 AC * 43,560 SF/AC	= 25,875 SF
BUILDING AREA IS LESS THAN MAX. BUILDING COVERAGE.		

SAFETY ALERT!:

CONTRACTOR IS SPECIFICALLY ADVISED TO CONFIRM ALL UNDERGROUND UTILITIES VIA PUPS AND/OR A PRIVATE UTILITY LOCATE FOR WORKING ONSITE. CONTRACTOR IS ADVISED TO PAY SPECIAL ATTENTION WHEN WORKING AROUND CELL TOWER, UTILITIES AND EASEMENTS SHOWN ON PLAN ARE PER SURVEY AND REFERENCES SHOWN ON SHEET C2.0 EXISTING CONDITIONS.

OPEN SPACE SUMMARY:

TOTAL SITE AREA = 1.98 AC
OPEN SPACE* = 0.45 ACRES (22.7%)
THE PROVIDED OPEN SPACE EXCEEDS THE MINIMUM 10% AREA REQUIRED.
*INCLUDES NATURAL BUFFER AREAS. EXCLUDES PARKING TREE ISLANDS, CELL TOWER AREA, AND FOUNDATION PLANTING AREAS.
SEE SHEET C5.0 FOR IMPERVIOUS AREA CALCULATIONS.

PARKING SUMMARY

BUILDING USE	ZONING CATEGORY	AREA	RATIO REQUIRED	REQUIRED	PROVIDED
FURNITURE SALES (BLDG A)	RETAIL SALES OR SERVICE, GENERAL	9,879 SF	1 PER 300 SF	33	34
OFFICE (BLDG B)	ADMINISTRATIVE OR BUSINESS OFFICE; GOVERNMENT OFFICE; PROFESSIONAL OFFICE	4,060 SF	1 PER 300 SF	14	16
OFFICE (BLDG C)	ADMINISTRATIVE OR BUSINESS OFFICE; GOVERNMENT OFFICE; PROFESSIONAL OFFICE	4,060 SF	1 PER 300 SF	14	17
TOTAL				63	67

*PROVIDED PARKING INCLUDES (4) ADA PARKING SPACE.

GENERAL NOTES:

- REFERENCE ARCHITECT'S PLANS FOR TRUE BUILDING DIMENSIONS, DOORS LOCATIONS, RAMPS INTO BUILDING, STEPS, LOADING DOCKS, TRANSFORMER PADS, CANOPIES, ETC. CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES SHOWN ON THESE PLANS.
- ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING, FACE OF CURB, OR EDGE OF TRAVELWAY.
- WHERE RIBBON CURB IS PROPOSED, TRAVELWAY IS TAKEN TO OUTSIDE EDGE.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS TO VERIFY ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SEWER LATERALS, DOMESTIC AND FIRE PROTECTION (IF APPLICABLE), WATER SERVICE, ELECTRICAL, GAS AND PHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND CLEARANCES AS SHOWN IN THE CIVIL PLANS CAN BE ACHIEVED.
- CONTRACTOR SHALL VERIFY FINAL LOCATION OF POWER, GAS, COMMUNICATION, AND LIGHTING WITH UTILITY PROVIDER AND COORDINATE WITH CIVIL ENGINEER IF MODIFICATIONS ARE REQUIRED.
- CONTRACTOR SHALL HAVE STAKEOUT PERFORMED BY LICENSED SURVEYOR FOR CURB AND GUTTER, SIDEWALKS, AND BUILDING. COORDINATE WITH CIVIL ENGINEER FOR ELECTRONIC CAD FILE.
- WALL DESIGNS ASSOCIATED WITH TRUCK DOCK AREA AND ANY STRUCTURAL WALLS ARE BY OTHERS.

DRIVE WIDTH < 20' IF BUFFER PROVIDED ALONG PROPERTY LINE. PERIMETER BUFFER ALONG PROPERTY LINE NOT FEASIBLE. OTHER LAND USE BUFFERS TO BE PROVIDED.

2.5' BUFFER PROVIDED WITH 6' TALL SCREEN FENCE PROPOSED ALONG NEW PARKING IN LIEU OF FULL BUFFER. ADJACENT AREA IS UNDEVELOPED/WOODED.

SUBJECT PROPERTY BOUNDARY

8' VEHICLE AREA BUFFER COINCIDES WITH EXISTING PARKING

8' VEHICLE AREA BUFFER COINCIDES WITH NEW PARKING REQUIRED

EXISTING CELL TOWER EASEMENT (OUTLINED FOR REFERENCE)

DRIVE AISLE WIDTH NOT ADEQUATE WITH 8' BUFFER CUT INTO EXISTING PARKING.

3 EXISTING PARKING SPACES PROPOSED FOR CONVERSION TO INTERIOR LANDSCAPE ISLANDS

REQUIRED 25' BUFFER PROVIDED ADJ. TO SOUTHERN PROPERTY

LOADING DOCK NOTE

ALL LOADING DOCK DETAILS AND STRUCTURAL WALLS ARE BY OTHERS. COORDINATE ALL LOADING DOCK WORK WITH OWNER TO COORDINATE REAR ACCESS FOR EXISTING BUILDING TENANT FOR DELIVERIES.

ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, CATV, OR OTHER SIMILAR LINES SERVING INDIVIDUAL SITES AS WELL AS ALL UTILITY LINES NECESSARY WITHIN THE PROPERTY SHALL BE PLACED UNDERGROUND.

SITE DATA SUMMARY

TMS:	TMS#580-14-00-031
OWNER:	AMDG 17N LP
OWNER ADDRESS:	1460 PATTERSON AVE., CHARLESTON, SC 29412
JURISDICTION:	CHARLESTON COUNTY
ZONING DISTRICT:	MOUNT PLEASANT OVERLAY (MP-O); VILLAGE COMMERCIAL (10P TO HAMLIN) SWEETGRASS BASKET STAND SPECIAL CONSIDERATION AREA (EQUIVALENT TO BUFFERS)
SETBACKS:	
• FRONT:	50' WEST (ADJ. HWY 17 NORTH)
• SIDE:	0' NORTH (ADJ. TO COMMERCIAL)
• SIDE:	25' SOUTH (ADJ. TO RESIDENTIAL)
• REAR:	25' EAST (ADJ. TO RESIDENTIAL)
MAX. BUILDING HEIGHT:	35' (LIMITED TO ONE STORY)
MAX. BUILDING SIZE:	NO SINGLE BUILDING SHALL EXCEED 10,000 SF GROSS FLOOR AREA
FEMA:	ZONE X
MIN. LOT AREA:	N/A
PARCEL SIZE:	1.98 AC
MIN. LOT WIDTH:	70'

VEHICLE AREA PERIMETER BUFFER EXHIBIT



REV	DATE	DESCRIPTION	BY
C	04/02/2025	BZA SUBMITTAL	KAT
B	02/28/2024	PER AGENCY COMMENT	KAT
A	12/15/2023	PER AGENCY COMMENT	KAT

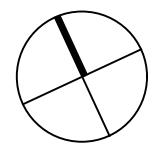
2521 N Hwy 17 Offices
Prepared for
AMDG 17N LP
TMS#580-14-00-031
Charleston County, SC

DRAWN BY:	KAT
CHECKED BY:	KA
DATE:	May 30, 2023
PROJECT #:	22-103.2
SCALE:	1" = 30'

SHEET TITLE:
Site Plan

SHEET NUMBER:

C4.0



2521 N Hwy 17 Offices
Prepared for
AMDG 17N LP
TMS#580-14-00-031
Charleston County, SC

SHEET TITLE:
Landscape Plan
Buffer Exhibit

EXH

2521 N Hwy 17 Offices (#22-103.2)

Page 1 of 1

Architectural Elevations / Renderings

February 28, 2024 Provided as Additional Documentation to BZA June 2, 2025



Figure (Above): Perspective architectural rendering of office building (Conceptual in nature-Not for construction).



DESIGNATION	TAX MAP NO.	SQUARE FEET	ACRES
EXISTING LOT A (PRIOR TO SUBDIVISION)	578-00-00-330	180,587	4.146
NEW LOT 1A		28,788	0.661
NEW LOT 2A		25,563	0.587
NEW LOT 3A		25,555	0.587
NEW LOT 4A		58,207	1.336
EXISTING LOT B (PRIOR TO SUBDIVISION)	578-00-00-027	43,653	1.002
NEW LOT B	578-00-00-027	86,208	1.979

DEDICATION STATEMENT

BY THE RECORDING OF THIS PLAT, I/WE HEREBY DEDICATE THE 20 FOOT INGRESS/EGRESS & UTILITY/DRAINAGE EASEMENT, THE 10' PRIVATE DRAINAGE EASEMENT, AND THE FUTURE POND-A FOR THE USE OF THE DEVELOPMENT. THESE RIGHT-OF-WAY & UTILITY/DRAINAGE EASEMENTS WILL ALSO BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

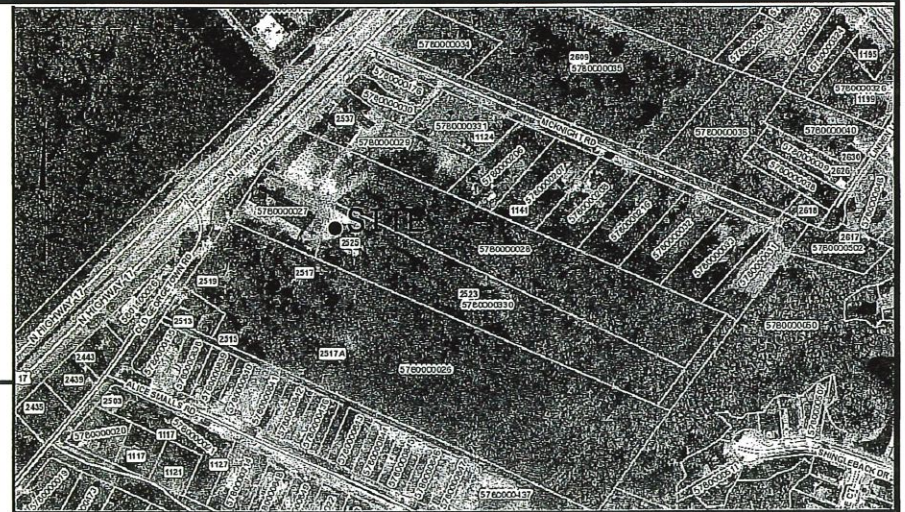
J. JAMES DUGGAN FOR AMDG 17N L.P.
7.6.2023

RECORDED	
DATE: 7/17/2023	TIME: 10:26:49 AM
Book-Page: L23 0261	DocType: Large Plat
Karen Hollings, Register of Deeds, Charleston County, SC	
Record Fee: \$25.00 Postage: \$0.00 TOTAL: \$25.00 Drawn: 0 Clerk: ANP	
Location: DUGGAN LANE	

APPROVED PLAT

Jamison A. Nielson
Director of Planning
Charleston County Planning Commission
5804-1-23-02305 07-05-23
App# Date

CHARLESTON COUNTY USE ONLY



LOCATION MAP
NOT TO SCALE

TREE LEGEND

- TREE SYMBOL
- OAK TREE
- LO LIVE OAK
- MAP MAPLE
- G GUM
- GRAND TREE PROTECTION

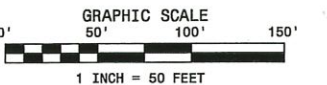
LINE	BEARING	DISTANCE
L1	N 65°09'14" W	31.75'
L2	N 33°49'02" E	9.91'
L3	N 33°49'02" E	36.98'
L4	N 51°32'37" E	35.13'
L5	N 55°30'25" E	24.43'
L6	S 62°03'16" W	14.61'
L7	N 55°09'45" E	35.68'
L8	N 31°40'16" E	20.07'
L9	N 31°40'16" E	20.07'
L10	N 31°40'16" E	14.93'
L11	N 31°40'16" E	5.14'

LINE	BEARING	DISTANCE
L10	S 61°51'05" E	80.61'
L11	S 65°09'08" E	385.44'
L12	S 62°35'37" E	110.92'
L13	N 89°10'55" E	58.82'
L14	S 24°50'25" W	20.00'
L15	N 65°09'33" W	357.48'
L16	N 65°09'33" W	16.51'
L17	S 89°10'55" W	58.92'
L18	N 62°35'37" W	112.50'
L19	N 65°09'08" W	385.57'
L20	N 61°51'05" W	87.60'
L21	S 50°43'26" E	40.11'
L22	S 65°09'33" E	159.00'
L23	S 36°45'32" E	73.15'
L24	N 38°57'23" E	23.11'
L25	S 65°09'24" E	71.43'
L26	S 55°43'23" W	69.56'
L27	S 32°45'48" W	18.49'
L28	S 22°31'20" E	24.49'
L29	S 67°28'40" W	10.00'
L30	N 22°31'20" W	23.11'
L31	N 67°54'55" W	51.87'
L32	S 59°31'52" W	12.75'
L33	N 30°28'08" W	10.00'
L34	N 59°31'52" E	13.14'
L35	N 38°57'23" E	39.93'
L36	N 36°45'32" W	60.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	46.37'	43.05'	S 78°54'28" W	75°54'12"
C2	25.00'	52.74'	43.49'	S 04°42'31" E	120°51'48"
C3	20.00'	8.01'	7.88'	N 44°14'36" E	22°57'34"
C4	25.00'	6.63'	6.61'	S 40°21'27" W	16°11'15"
C5	25.00'	17.82'	17.44'	N 88°20'01" W	40°50'12"
C6	45.00'	26.13'	25.78'	N 61°18'59" W	33°18'53"
C7	45.00'	47.78'	45.57'	N 08°32'15" E	80°50'20"

LEGEND

- UNDERGROUND GAS LINE
- SSMH-SANITARY SEWER MANHOLE
- SSCO-SEWER CLEANOUT
- WM-WATER METER
- WV-WATER VALVE
- UGA-AT&T UNDERGROUND BOX
- P/P (POWER POLE) - DOMINION
- LIGHT POLE
- OHP OVERHEAD POWER LINE
- TRANSFORMER
- EB-ELECTRIC BOX
- BOLLARDS
- TP-AT&T PHONE PEDESTAL
- FO-FIBER OPTIC MARKER
- CMF-CONCRETE MONUMENT FOUND
- 5/8" REBARS
- SPOT EL-SPOT ELEVATIONS



NOTES:

- PROPERTY IS LOCATED IN FLOOD ZONE 'X' AND SHADED 'X' ACCORDING TO F.E.M.A. F.I.R.M. MAP PANEL 45019C 0535 K, COMMUNITY PANEL 455413 0535 K DATED 01-29-2021.
- THIS SURVEY DOES NOT REFLECT A TITLE SEARCH, BY THE SURVEYOR/ENGINEER AND IS BASED ENTIRELY ON THE REFERENCED DOCUMENTS(S). ANY EASEMENT OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
- ALL SC STATE PLANE COORDINATES SHOWN, IF ANY, ARE BASED ON NAD 1983 HORIZONTAL DATUM.
- VERTICAL ELEVATIONS ARE BASED ON 1988 DATUM.
- THE AREA IS DETERMINED BY THE COORDINATE METHOD.
- THE CURRENT OWNER AND APPLICANT: AMDG 17N L.P., 1416 PATTERSON AVENUE, CHARLESTON, SC 29412.
- PROPERTY CORNERS ARE 5/8" REBARS UNLESS OTHERWISE NOTED.
- ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE, PAINT OR FLAG MARKINGS BY THE UTILITY COMPANIES. OUR FIRM HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND MAKES NO REPRESENTATION THAT THOSE SHOWN COMPRISE ALL OF THE UNDERGROUND UTILITIES WHICH MAY AFFECT THIS SITE.
- THE ZONING OF THESE PARCELS: COMMERCIAL LOT "MOUNT PLEASANT OVERLAY DISTRICT, VILLAGE COMMERCIAL (HAMLIN RD TO PORCHER BLUFF RD), SWEET GRASS BASKET STAND SPECIAL CONSIDERATION AREA", RESIDENTIAL LOTS "MOUNT PLEASANT OVERLAY DISTRICT, RESIDENTIAL AREA, SWEET GRASS BASKET SPECIAL CONSIDERATION AREA".
- THE WETLAND AREAS DETERMINED BY CYGNUS ENVIROMENTAL, LLC.
- REIDENTIAL LOTS TO BE SERVED FROM INDIVIDUAL SEPTIC SYSTEMS.
- REIDENTIAL LOTS TO BE SERVED BY INDIVIDUAL WELLS.
- RESIDENTIAL SETBACKS:
FRONT YARD - 25' FROM INGRESS/EGRESS EASEMENT
REAR YARD - 25'
SIDE YARD - 15'
- THE PRIVATE INGRESS/EGRESS AND UTILITY/DRAINAGE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT.

PLAT REFERENCES

- PLAT OF TRACT 'A', BY GEORGE A.Z. JOHNSON, PE & PLS, DATED MARCH 1978, AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BK 'X' PAGE 139.
- PLAT SHOWING LINNEN PLACE S/D, PHASE 1, BY TIM ELMER, P.L.S. DATED JUNE 19, 2009, AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BK L09 PAGE 0487.
- PLAT SHOWING THE SUBDIVISION OF LOTS BY F. ELLIOT QUINN, III, P.L.S. NO. 10292, DATED JUNE 19, 1993, AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BK 'CO' PAGE 152.
- PLAT OF GENERAL UTILITY EASEMENTS FOR THE COMMISSIONERS OF PUBLIC WORKS, MOUNT PLEASANT, DATED AUGUST 14, 2000, BY G. ROBERT GEORGE, PE & PLS, AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BK 'EE' PAGE 694.
- PLAT SHOWING A RE-SURVEY OF A 5.065 ACRE TRACT KNOWN AS NORTH 1/2 OF LOT 4, BY CHARLES F. DAWLEY, P.L.S. AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BK 'EB' PAGE 413.
- UNRECORDED ASBUILT SURVEY OF LOTS 'A' AND 'B', NORTH HIGHWAY 17 (TMS #'S 578-00-00-027/330) BY ERIC N. WILSON, P.L.S. NO. 29524, DATED MAY 11, 2020.
- UNRECORDED ASBUILT SURVEY OF CELL TOWER EASEMENT NO. 813466 BY WILLIAM R. GORE, P.L.S. DATED JULY 25, 2022.
- SEWER AS-BUILT, PHASE II GREEN LINE BY GPA DATED FEBRUARY 18, 2004 AND PROVIDED BY MPW.

PRIVATE ROAD NOTES

- ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH APPLICABLE CHARLESTON COUNTY ORDINANCES. BEFORE CHARLESTON COUNTY WILL CONSIDER ACCEPTANCE OF ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER(S) SHALL CONSTRUCT THE ROADS TO COUNTY OF CHARLESTON ROAD CONSTRUCTION STANDARDS;
- IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS, AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE, BUT ARE NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWERAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
- BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE OR FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY, AND THAT EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
- NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT; AND
- THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO SHOW THE EASEMENT OR RIGHT-OF-WAY UNTIL IT HAS BEEN BOTH (1) CONSTRUCTED TO COUNTY STANDARDS AND (2) ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL; AND
- EXISTING AND PROPOSED INGRESS/EGRESS EASEMENTS AND/OR PRIVATE RIGHTS-OF-WAY THAT PROVIDE ACCESS TO THE LOTS CREATED BY THIS PLAT MUST BE CONSTRUCTED, INSPECTED, AND APPROVED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE IN THE LOCATION SHOWN ON THIS PLAT AND SHALL BE CONSTRUCTED FROM THEIR POINT OFF CONNECTION TO AN EXISTING PUBLICLY OWNED RIGHT-OF-WAY TO THE LOT(S) PROPOSED FOR DEVELOPMENT PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR NEW CONSTRUCTION OF STRUCTURES, WITH THE EXCEPTION OF ADDITIONS/RENOVATIONS TO EXISTING STRUCTURES THAT ARE LEGALLY PERMITTED AND NEW CONSTRUCTION OF ACCESSORY STRUCTURES. IN ADDITION, STREET SIGNS ON NAMED INGRESS/EGRESS EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHALL BE INSTALLED AND INSPECTED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.

STORMWATER NOTES

- NEW LOTS 1A THRU 4A SITUATED ON TMS #578-00-00-330 SHALL HAVE A MAXIMUM OF 25% IMPERVIOUS LOT COVERAGE PER APPROVED DRAINAGE CALCULATIONS.
- COMMERCIAL LOT SITUATED ON TMS #578-00-00-027 SHALL HAVE A MAXIMUM OF 70% IMPERVIOUS LOT COVERAGE PER APPROVED DRAINAGE CALCULATIONS.
- POND-A IS DESIGNED FOR MASTER RETENTION FOR TMS #578-00-00-330 AND -027.

FINAL SUBDIVISION PLAT

LOT 'A' (TMS #'S 578-00-00-027) TO BE SUBDIVIDED INTO
RESIDENTIAL LOTS 1A THRU 4A
LOT 'B' (TMS # 578-00-00-330) TO BE ADJUSTED TO
EXTEND TO THE 500 FOOT RIGHT-OF-WAY LIMITS OF VILLAGE
COMMERCIAL ZONING

LOCATED IN CHRIST CHURCH PARISH
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 17 DECEMBER 2022
REVISED: 26 MARCH 2023
REVISED: 20 JUNE 2023

I, HAROLD B. NIELSON, JR., A PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 HEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN



NIELSON & ASSOCIATES
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
2724 MAGNOLIA WOODS DRIVE
MT. PLEASANT, SC 29464
PHONE (843) 276-1379