

TRAFFIC

1. How will the development affect Highway 17?

The traffic analysis conducted and submitted to the County indicates that only minor intersection improvements will be required. As development continues to occur, updated traffic studies will be conducted as required by the Master Plan, and the property owner will pay its pro rata share of any required mitigation required to maintain a Level of Service "B" per the Development Agreement.

2. What are the plans for Old Jacksonboro Road? Will speed-limiting measures be put in place to ensure that traffic speed will remain low?

Old Jacksonboro Road is planned as a two lane road. Based on the traffic analysis conducted and submitted to the County, widening will not appear to be necessary; however, the road will need to be paved. At this time, there are no plans to implement speed-limiting measures such as roundabouts or speed bumps/humps; however, the County could elect to implement speed-limiting measures in the future. The property owner has committed to additional land to create up to 75' of right-of-way upon request by the County along Highway 165 and New Road, as Highway 165 and portions of New Road will serve as primary Thoroughfares for the development, while Old Jacksonboro Road will not be utilized as a primary Thoroughfare.

The current residential nature of the road will continue as residential land uses are planned along the Old Jacksonboro Road, and parcels along New Road between Highway 165 and US 17 will be a minimum of three acres, preserving the rural character of the intersection of New Road and Old Jacksonboro Road. The primary access to commercial uses will be from Highway 17.

3. Will a traffic study be on done on Highway 162?

Yes, the traffic analysis included Highway 162 and indicated that there will be no impact on Highway 162. The property bordering Highway 162 is in the 75% acreage, which is the lowest density (1 unit per 25 acres) of the proposed development. Additional traffic studies must be conducted at each Community Plan or Special District plan, and the property owner must maintain a Level of Service "B".

4. How will the new communities within Spring Grove be connected to the already existing surrounding communities and the Towns of Hollywood and Ravenel? Will there be bike paths and walking trails?

The Charleston County Zoning and Land Development Regulations, as well as the Master Plan and Development Agreement, require interconnectivity between the Towns, Corners, and Villages within Spring Grove, as well as with areas outside Spring Grove. As Community Plans and Special District Plans are developed for submission to the County for approval, the specific routes of roads, bike paths, and walking trails will be established. The 75% Acreage and Trails Map (Map No. 1.1.5 in the Master Plan) and the Circulation Map (Map No. 1.1.6) show the general locations of the trails and thoroughfares within Spring Grove and as they connect to other areas outside Spring Grove. These maps will be updated at the time a Community or Special District Plan is submitted, and WestRock is working with Charleston County Parks and Recreation to establish trails and bike paths.

INFRASTRUCTURE AND SERVICES

5. What is the plan for water? Sewer? Will properties be served by wells and/or septic tanks? My water pressure is already low—how is WestRock going to ensure that it does not get worse?

WestRock has provided Charleston Water Systems with a site for its aquifer recharge system which will serve the greater Charleston area including West Ashley. In addition to the aquifer recharge site, WestRock has provided CWS with an easement for a 16" waterline as well as an elevated water tank location. The waterline and elevated tank will help provide a loop system and needed water pressure for this area. The increased water pressure is designed to meet fire flows which will improve the ISO rating for the area resulting in lower fire insurance rates for the residents of Ravenel and Hollywood.

The areas of clustered development will be served by sewer, and WestRock contributed a pump site location and funding for the Town of Ravenel's sewer system. The 75% Acreage will utilize septic tank systems.

6. Who is going to pay for the necessary infrastructure outside of the Spring Grove community?

The requirements within the Spring Grove Form Based zoning and the Development Agreement require the property owner to install their own infrastructure within Spring Grove. The property owner must pay its share of any required improvements to infrastructure outside of Spring Grove.

7. What types of businesses will be allowed in the Economic Development/Business Special District?

There will be no residential uses within the special districts. Examples of the types of industry allowed in the special district include Aircraft and Motor Vehicle Manufacturing, Warehouse and Distribution Facilities, and Pharmaceutical Wholesalers. A complete list of permitted uses for the Economic Development/Business Special District, as well as the remainder of the Spring Grove community, can be found in Table 6.3.1 of the proposed Master Plan.

8. What are the plans for the schools prior to the donation of land by WestRock?

There is currently capacity available at the schools within the Spring Grove attendance area. WestRock has committed to donating land for a school within Spring Grove should Charleston County School District elect to construct one in the area.

9. What impact will Spring Grove have on the St. Paul's Fire District?

In addition to providing adequate fire flow from a public water system, the clustered development of Spring Grove will provide sufficient tax revenue to cover the associated increased costs and create a positive impact through additional tax revenue estimated at \$11,652,337 for operating expenses and approximately \$18 million for debt service to the fire district. Additionally, WestRock is providing land for the construction of a new fire station and a \$250,000 contribution to the St Paul's Fire District.

PROPERTY VALUES AND TAXES

10. Will property taxes increase?

Whether property taxes will increase is a function of the assessed value of the land and the millage rate adopted by the county, both of which are established by Charleston County, and for specific properties, whether any allowed exemptions or caps apply to the property (see answer to question number 11 below). As the combined assessed values of properties throughout the County increase, all things being equal, the millage rate should decrease, pursuant to South Carolina state law.

The fiscal analysis submitted to the County indicates that Spring Grove will generate a surplus of \$71 million after taking into account both the incremental increase in tax revenue and expenditures, as well as providing an additional \$136,632,353 as set forth below:

*Debt service millage: \$30,292,868
Charleston County Parks and Recreation: \$26,816,638
Trident Technical College: \$11,918,506
Stormwater revenue: \$6,383,937
Solid waste revenue: \$58,828,163
Accommodations tax revenue: \$2,389,242*

In addition, Spring Grove will generate sufficient tax revenue to cover the associated increased costs to the St. Paul's Fire District and create a positive impact through additional tax revenue estimated at \$11,652,337 for operating expenses and approximately \$18 million for debt service to the fire district.

Approximately 27,000 acres surrounding the property will remain low-density, rural development, at a ratio of no more than one density unit per 25 acres.

11. Will the current residents be subject to a tax cap or be designated tax exempt in order to ensure that their property taxes will not increase as a result of the development?

All exemptions, such as the exemption for school operating costs and the Homestead Exemption, currently available for residents within Charleston County will continue to be available.

Under current South Carolina law, increases in assessed values are capped at 15% every five years. In addition, properties that are five acres or more may qualify for a reduced assessment ratio if they are timberland tracts; properties of ten acres or more that are used for crops may also qualify for a reduced assessment ratio.

OTHER QUESTIONS

12. Why are you using the zoning rules of 2001 and not the zoning rules of 2015?

Spring Grove will be developed under the zoning rules currently in effect.

13. What is WestRock doing to mitigate light pollution not only on the commercial and industrial properties, but also on properties that will be developed for residential use?

WestRock will encourage the utilization of dark sky lighting principles in all phases of the development.

14. How do I know the agreements and zoning will not be changed over time?

The Development Agreement and Master Plan are approved by the Charleston County Council through an ordinance. An ordinance can only be amended or repealed by the adoption of another ordinance, which requires public notice and public hearings. In addition, because the Development Agreement is a contract between WestRock and the County, both WestRock and the County will have to agree to amend the Development Agreement; it cannot be changed without the consent of both parties. If both parties do agree to amend the Development Agreement, there will be public notice and a public process to change it.

15. Are the parcels that are currently “for sale” part of the development?

*WestRock has properties in the area for sale that are both in and out of the Spring Grove development. The **industrial/commercial property** within the Spring Grove Special District is being actively marketed, and is the only property within Spring Grove that is currently for sale. However, no sale will be completed until the requested applications, including the Master Plan and the Development Agreement, are approved by County Council.*

16. Will Spring Grove remain in Charleston County, or will all or parts of it be annexed into either the Town of Hollywood or the Town of Ravenel?

The property will remain in Charleston County.

17. Where is the proposed park and what are the plans for it?

The proposed park property, consisting of approximately 638 acres, is located in the G-2, Controlled Growth Sector, fronting Old Jacksonboro Road. An application to the Greenbelt Bank has been submitted and, if approved, would provide funding for Charleston County Parks and Recreation to purchase the property.

18. Will the superfund site be developed?

The Stoller site is not a part of the development, and WestRock does not own it.

19. Why doesn't the County apply the 75%-25% ratio to just the highlands instead of allowing it be applied to both the highlands and wetlands?

WestRock and the County are following the provisions of the County's Developments of County Significance Ordinance, and the calculation as provided therein. In addition to the 75% acreage that is required to be restricted to low density under the ordinance, WestRock is restricting the density on an additional 16,800 acres that surround Spring Grove. The total density restricted area is 27,681 acres.

20. How will Spring Grove affect the current residents of the area?

The Spring Grove Master Plan provides for a mix of land uses including office, industrial, retail, residential, recreational, civic and open space. The residents of this region will benefit by having more convenient services available to them, job creation, public recreational sites and a broader, improved tax base for the County Government to enhance public services.

In addition, WestRock is working with the County to establish a program to benefit the residents surrounding Spring Grove. The program will be funded by a fee on all residential improvements. More information will become available as details of the program are developed.

21. Will Spring Grove include affordable housing?

Spring Grove will offer a variety of homes at different price levels.