

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING **Tuesday, December 10, 2024 at 6:30 PM**

Charleston County Council will hold a public hearing on the matters listed below beginning at 6:30 p.m., Tuesday, December 10, 2024, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Public comments may be made in person or sent to the specific case email addresses listed below by 5:00 PM on Friday, December 6, 2024. Packet information and additional ways to provide comments can be found online at: <https://engage.charlestoncounty.org>. Contact the Zoning and Planning Department at (843) 202-7200 for additional information.

- a. ZREZ-10-24-00157: Request to rezone TMS # 203-00-00-048 and -053 from Low Density Residential (R-4) Zoning District to the Island Park Place Medical Health and Wellness Village Planned Development, PD-190, to allow for the development of a large-scale medical office park with associated retail and residential uses. Proposed plans include a maximum 129,846 square feet of buildings to include medical office space, multi-family dwelling units to be located above office space, and an onsite wastewater treatment area. Email: ZREZ00157@publicinput.com

This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

ZREZ-10-24-00157: Case History

Planning Commission: November 18, 2024
Public Hearing: December 10, 2024
Planning and Public Works Committee: December 19, 2024
First Reading: December 19, 2024
Second Reading: January 14, 2025
Third Reading: January 28, 2025

CASE INFORMATION

Applicant: John O. Williams

Owner: Island Park Place, LLC

Location: 4359 and 4365 Betsy Kerrison Parkway

Parcel Identification: 203-00-00-048 and 203-00-00-053

Application: Request to rezone TMS # 203-00-00-048 and -053 from Low Density Residential (R-4) to the Island Park Place Medical Village Planned Development (PD-190)

Council District: 9 (Honeycutt)

Property Size: 17.18 total acres

Overview of Requested PD Guidelines:

- **Comparison of Land Uses and Density/Intensity and Dimensional Standards:**

	R-4 (Current Zoning)	PD-187 (Disapproved in Feb. 2024)	PD-190 (Proposed)
Land Uses	-Allows for 4 Dwelling Units per acre -Community Garden -Horticultural Production (C) -Group Home -Duplex, Triplex, and Fourplex (S) -School, Primary & Secondary -Manufactured Housing Unit (C) -Limited Home Rental Short Term Rental (C) -Extended Home Rental Short-Term Rental (S) -Community Recreation -Library or Archive -Golf Course or Country Club (C) -Pre-School or Educational Nursery (S) -Hair, Nail, or Skin Care Services (C) -Recycling Collection, Drop-Off -Catering Service (S) -Community Residential Care Facility (S) -Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge (S)	Commercial Uses (by-right uses): 63,135 SF <ul style="list-style-type: none"> • Medical Office or Outpatient Clinic • Community Residential Care Facility, Dwelling • Healthcare Laboratory • Home Health Agency • Medical Services • Office • Physical Fitness or Health Club • Prosthetic Manufacturer • Rehabilitation Facility Retail Sales and Service (General): 42,072 SF Restaurant (General): 15,000 SF Dwelling (Multi-family): 39,639 SF; 14 one-bedroom and 4 two-bedroom units Utility for the specific purpose of providing sewage service: 55,000 SF Parking Garage: 96 spaces <p style="text-align: center;">Total: 159,846 SF</p>	Commercial Uses (by-right uses): 57,760 SF <ul style="list-style-type: none"> • Medical Office or Outpatient Clinic • Community Residential Care Facility, Dwelling • Healthcare Laboratory • Home Health Agency • Medical Services • Office • Physical Fitness or Health Club • Prosthetic Manufacturer • Rehabilitation Facility Medical and Health Retail Sales and Service: 30,435 SF Sustainable Restaurant (General): 14,000 SF Dwelling (Multi-family): 27,651 SF; 14 one-bedroom and 2 two-bedroom units Utility for the specific purpose of providing sewage service: 45,000 SF Parking Garage: 96 spaces <p style="text-align: center;">Total: 129,846 SF</p>
Maximum Density	4 dwelling units per acre	Maximum 18 total units	Maximum 16 total units

Minimum Lot Area	5,000 square feet w/ public water and sewer 10,000 square feet w/ public water and sewer 14,500 square feet without public water and sewer	12,000 square feet	12,000 square feet
Minimum Lot Width	50 feet	90 feet	90 feet
Betsy Kerrison Pkwy Buffer	75' Type I Buffer	75' Type I Buffer	75' Type I Buffer
Front Setback	20 feet	25' Type D Buffer	25' Type D Buffer
Interior Side Setback	5 feet	25' Type D Buffer	25' Type D Buffer
Rear Setback	10 feet	25' Type D Buffer	25' Type D Buffer
Maximum Impervious Surface	40% of lot	100% of subdivided lot, 55% of total site	100% of subdivided lot, 55% of total site
Maximum Building Cover	None	None	None
Maximum Height	35 feet	Maximum Height Buildings greater than three hundred feet from Betsy Kerrison Parkway: 35 feet / 3 stories, whichever is less. Buildings less than three hundred feet from Betsy Kerrison Parkway: 35 feet / 2 stories, whichever is less	Maximum Height Buildings greater than three hundred feet from Betsy Kerrison Parkway: 35 feet / 3 stories, whichever is less. Buildings less than three hundred feet from Betsy Kerrison Parkway: 35 feet / 2 stories, whichever is less

- Minimum 7 acres of Open Space.
- Maximum 129,846 square feet of buildings area and a maximum 45,000 square feet of utility sewage service area.
- On-site wastewater treatment system to be approved by DHEC in accordance with the BCDCOG 208 Plan Certification.
- If site is not developed under the PD regulations, the General Office (GO) Zoning District regulations shall apply.
- Traffic study recommendations/improvements to be made:
 - Roadway improvements will be installed on Betsy Kerrison Parkway to include a southbound left-turn lane into the site and a northbound right-turn lane into the site as approved and permitted, and at such time as directed by SCDOT and Charleston County Public Works according to their respective roadway assets and maintenance responsibilities.
 - Exclusive westbound left and right-turn lanes will be installed on the site access driveway prior to any building receiving a certificate of occupancy.

PD Changes: There have been changes in the PD guidelines from the original submission (PD-187) to the proposed one (PD-190), some of which can be seen in the table above. This includes:

- Reducing the scope of the overall project from a total of 159,846 square feet to 129,846 square feet of vertical improvements.
- Changing Restaurant (General) use to Sustainable Restaurant and Retail Sales and Service (General) use to Medical and Health Retail Sales and Service.
- Reduce number of multi-family units from 18 to 16.
- Reducing parking spaces from 557 to 483.
- Reduce wetland impacts from 2.5 acres to 2 acres.
- Set aside 1000 sq/ft plus or minus 5% for a community health care clinic.
- Change phasing schedule from a single phase to four phases with “triggers” for the subsequent phases following the first.

Zoning History: Prior to 2001, the subject properties were zoned Agricultural General (AG), but upon the adoption of the Zoning and Land Development Standards in November 2001, the subject properties were zoned Low Density Suburban (RSL). The RSL Zoning District was renamed to Low Density Residential (R-4) in 2006 and the subject properties have remained R-4 since that time.

In 1999, Charleston County adopted its first Comprehensive Plan, which included the creation of a Suburban/Rural Area Edge, a boundary that depicted what portions of the County were suburban and which were rural. The subject properties were located within the Suburban Area along with Kiawah Island, though properties directly across Betsy Kerrison were placed in the Rural Area designation. The Suburban/Rural Area Edge would later become the Urban Growth Boundary with the adoption of the 2008 Comprehensive Plan, with both subject properties remaining in the Suburban Area.

Below is a timeline of the recent rezoning applications for the subject properties:

- **November 8, 2021 Planning Commission Workshop:** The property owner, Mr. John Skerchek, presented the PD conceptual plan. Mr. Skerchek and then project designer, Scott Parker, outlined the proposed mixed-use development and stated that the community would benefit from the project by reducing the distance between residents of Johns Island and their medical care.

At the workshop, the Planning Commission members expressed several concerns including the potential lack of sewer capacity requiring a septic system, wetland protections, building height, and increased traffic. The public echoed many of those concerns and the general sentiment found that the proposed development was not in keeping with the existing land-use pattern of the area. Many residents expressed that if the project was moved to a more appropriate located within an existing business-centric node, there may be more support.

- **June 6, 2023:** The applicant submitted a formal application to rezone the subject properties from the current R-4 Zoning District to PD-187.
- **November 13, 2023:** The Planning Commission recommended disapproval by a vote of 7-0 (with two Commissioners absent).
 - Staff recommended disapproval because the scale and intensity of the proposed development was incompatible with the Comprehensive Plan Future Land Use recommendation.
 - Staff also included a list of conditions to be attached should the application be approved.
- **December 12, 2023:** County Council held the public hearing for the rezoning request.
- **December 15, 2023:** The applicant requested to defer the request from the December 21, 2023 Planning and Public Works Committee meeting to the January 25, 2024 Planning and Public Works meeting to allow the applicant time to meet with the community and other stakeholders regarding the request.
- **January 10 and 12, 2024:** The applicant submitted a letter explaining the community outreach completed since the December 12 public hearing and also submitted a document titled “Island Park Place – Medical Village Proposed Concessions/Amendments to Planned Development.”
 - Per the applicant’s letter, the applicant and members of the Island Park Place team met with Ty Cobb (Kiawah Island Conservancy), John Zlogar (Johns Island Task Force), Bill Baker (resident of Hopkinson Point), Dick Van Adam (resident of Kiawah River Estates), and Brad Belt (Kiawah Island Town Council) on January 5, 2024 from 2pm to 5pm at the Kiawah Island Municipal Center.
 - The applicant’s letter stated “As a result of this meeting, the Island Park Place team is able

to offer significant concessions and amendments to the proposed planned development, attached hereto. We believe these concessions address many of the concerns raised by individuals and special interest groups.”

- **January 25, 2024:** On January 25, prior to the Planning and Public Works Committee meeting, the applicant requested a deferral from the January 25 Committee meeting to the February 22 Committee meeting.
 - This request was denied.
 - At the January 25 Committee meeting, the Committee voted (4 to 3) to defer the request to the February 8 Committee meeting.
- **February 8, 2024:** The Planning and Public Works Committee recommended disapproval by a vote of 4 to 3.
- **February 13, 2024:** County Council voted to disapprove the application and waive the one-year waiting period and future application fees if the applicant resubmits (vote: 4 to 3).
- **October 4, 2024:** The applicant submitted the current rezoning application (PD-190), incorporating the changes listed in their January 2024 document titled “Island Park Place – Medical Village Proposed Concessions/Amendments to Planned Development.”

Adjacent Zoning: The subject properties are largely undeveloped, with a 75-foot Central Electric Co-Op power line easement running through them. Properties to the north are zoned Neighborhood Commercial (NC) Zoning District and are developed with office buildings housing professional office space. The two parcels were originally combined as 203-00-00-062, which was approved to be rezoned from Low Density Suburban (RSL) to Commercial Transition (CT) in 2004. Parcel 203-00-00-062 was subdivided in 2018 to create the two existing lots. The CT Zoning District was combined with the NC Zoning District in 2021.

The property to the south is zoned Low Density Residential (R-4) Zoning District and is largely undeveloped apart from the same 75-foot power easement. Properties to the east of parcel -048 are zoned R-4 and are developed with single family detached homes and manufactured housing. The property to the east of parcel -053 is zoned PD-27E, Hope Plantation Planned Development, and is developed with a golf course.

Municipalities Notified/Response: The City of Charleston, Town of James Island, Town of Kiawah Island, City of North Charleston, and Town of Seabrook Island were notified of the request. All responses are included in this packet.

APPROVAL CRITERIA

Pursuant to ZLDR Section 4.25.8.J, Approval Criteria: “Applications for Planned Developments may be approved only if County Council determines that the following criteria are met:”

- The PD Development Plan complies with the standards contained in this Article;

Applicant’s Response: *“The Planned Development complies with the standards contained in Section 4.25 and any proposed modifications to the approved PD Development Plan shall be processed in accordance with Section 4.25.10 of the ZLDR.”*

Staff Response: *The development is consistent with the standards of the Planned Development Zoning District article. Therefore, this criterion is met.*

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

Applicant's Response: *"The Planned Development complies with the standards contained in Section 4.25 and any proposed modifications to the approved PD Development Plan shall be processed in accordance with Section 4.25.10 of the ZLDR."*

Staff Response: *The subject parcel is recommended for the Urban/Suburban Mixed Use Future Land Category in the Comprehensive Plan, which is described as encouraging "compatible mixed-use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic, and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment." Although the project is located within the Urban/Suburban Area, it is situated on the edge of the Urban Growth Boundary along a scenic road and is across the street from properties in the Agricultural Residential Zoning District. The scale and intensity of the proposed development is much greater than, and is incompatible with, the existing land use pattern of the area, which is largely agricultural and residential in nature having very limited nonresidential uses or zoning. Therefore, the request is inconsistent with the Comprehensive Plan Future Land Use recommendation.*

- The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Applicant's Response: *"The Planned Development complies with the standards contained in Section 4.25 and any proposed modifications to the approved PD Development Plan shall be processed in accordance with Section 4.25.10 of the ZLDR."*

Staff Response: *As of February 2024, the applicant provided the required Letters of Coordination from service and utility providers, including Fire and EMS, water and sewer, and the County Public Works Department, so at that time the applicant had demonstrated that all applicable agencies will be able to provide the necessary services, facilities, and programs to serve the proposed development. If this application is approved, updated Letters of Coordination from the Charleston County School District, CARTA, DHEC, BEC, SJFD and SJWC must be submitted prior to submittal of any subsequent development applications.*

STAFF RECOMMENDATION:

As noted above, the scale and intensity of the proposed development is incompatible with the existing land use pattern of the area and is, therefore, inconsistent with the Comprehensive Plan Future Land Use recommendation. Therefore, Staff recommends disapproval.

Should the requested Planned Development be approved, Staff recommends the following conditions:

- Provide updated Letters of Coordination from the Charleston County School District, CARTA, DHEC, BEC, SJFD and SJWC prior to submittal of any subsequent development applications.
- Sec. 5, Proposed Land Uses:
 - 2nd paragraph, last sentence: Revise to state "Accessory uses and structures shall be allowed pursuant to ZLDR Sec. 6.5.5, Commercial and Industrial Accessory Uses and Structures."
 - 3rd paragraph, 1st sentence: Change to state "35' in height nor two stories, whichever is less."

- 3rd paragraph, 2nd sentence: Change to state “35’ in height nor three stories, whichever is less.”
- Density, Intensity, and Development Standards:
 - Provide minimum lot area and width based on the GO zoning district minimum lot area (2,000SF) and minimum lot width (50’);
 - Include a requirement that setbacks must be equivalent to buffers;
 - Reduce impervious surface to 70% of lot; and
 - Include a maximum building coverage of 40% of lot.
- Sec. 6, Maximum Density:
 - Last sentence: Revise to state that if the property is not developed pursuant to the PD, it will be developed pursuant to the R4 Zoning District requirements in effect at the time of subsequent development application.
- Sec. 11, Open Space:
 - Last sentence: State that the sidewalk in the Betsy Kerrison Pkwy right-of-way will be constructed, inspected by Charleston County Public Works, and accepted by the County for maintenance prior to the issuance of the first certificate of occupancy.
- Sec. 13, Compliance with the Charleston County ZLDR:
 - 3rd sentence: Revise to state that if the property is not developed pursuant to the PD, it will be developed pursuant to the R-4 Zoning District requirements in effect at the time of subsequent development application.
- Sec. 23, Parking
 - Remove the Units, GSF, Net SF, Parking Req., Whole # and Notes columns of the parking table and simply list required parking for each use as it exists currently in the ZLDR.
- Exhibits - Sketch Plans (show on existing conceptual site plan or additional sketch plans prior to submittal of any subsequent development applications):
 - Pedestrian and motor traffic circulation.
 - The general location, size, and capacity of all existing and proposed water and sewer lines.
 - The location of all construction entrances.
 - A landscaping sketch plan including the location and composition of all screening and buffering materials.

PLANNING COMMISSION MEETING: November 18, 2024

Recommendation: Disapproval, 8-0 (Commissioner Logan Davis was absent).

In addition, the Planning Commission approved a motion to recommend that County Council adopt staff’s suggested conditions should the rezoning application be approved, 8-0 (Commissioner Logan Davis was absent).

Speakers: The applicant spoke in support of the request, nine speakers in opposition.

Public Input: Three hundred twenty-one (321) comments in opposition, eight (8) comments in support, and seven (7) general comments.

Notifications: 410 notification letters were sent to individuals on the Johns Island and Kiawah/Seabrook Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on November 1, 2024. Additionally, this request was noticed in the Post & Courier on November 1, 2024.

PUBLIC HEARING: December 10, 2024

Public Input: Forty-three (43) comments in opposition, one (1) general comment. Applicant submitted a digital survey and two (2) support petitions.

Notifications: 549 notification letters were sent to individuals on the Johns Island and Kiawah/Seabrook Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on November 22, 2024. Signs were posted on November 22, 2024. Additionally, this request was noticed in the Post & Courier on November 22, 2024.



Charleston County Zoning Map Amendment Request

Planning Commission: November 18, 2024

Public Hearing: December 10, 2024

Planning and Public Works Committee: December 19, 2024

First Reading: December 19, 2024

Second Reading: January 14, 2025

Third Reading: January 28, 2025

ZREZ-10-24-00157

Request to rezone TMS # 203-00-00-048 and -053 from Low Density Residential (R-4) to the Island Park Place Medical and Wellness Village Planned Development (PD-190).

- Johns Island Area: 4359 and 4365 Kiawah Betsy Kerrison
- Parcel I.D.: 203-00-00-048 and 203-00-00-053
- Owner: Island Park Place, LLC
- Applicant: John O. Williams
- Property Size: 17.18 acres
- Council District: 9 (Honeycutt)

Zoning History

- Prior to 2001, the subject properties were zoned Agricultural General (AG), but upon the adoption of the Zoning and Land Development Regulations Ordinance in November 2001, the subject properties were zoned Low Density Suburban (RSL).
 - RSL was renamed R-4 in 2006.
- In 1999, Charleston County adopted its first Comprehensive Plan, which included the creation of a Suburban/Rural Area Edge, a boundary that depicted what portions of the County were suburban and which were rural.
- The subject properties were located within the Suburban Area, though properties directly across Betsy Kerrison were placed in the Rural Area.
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Zoning History

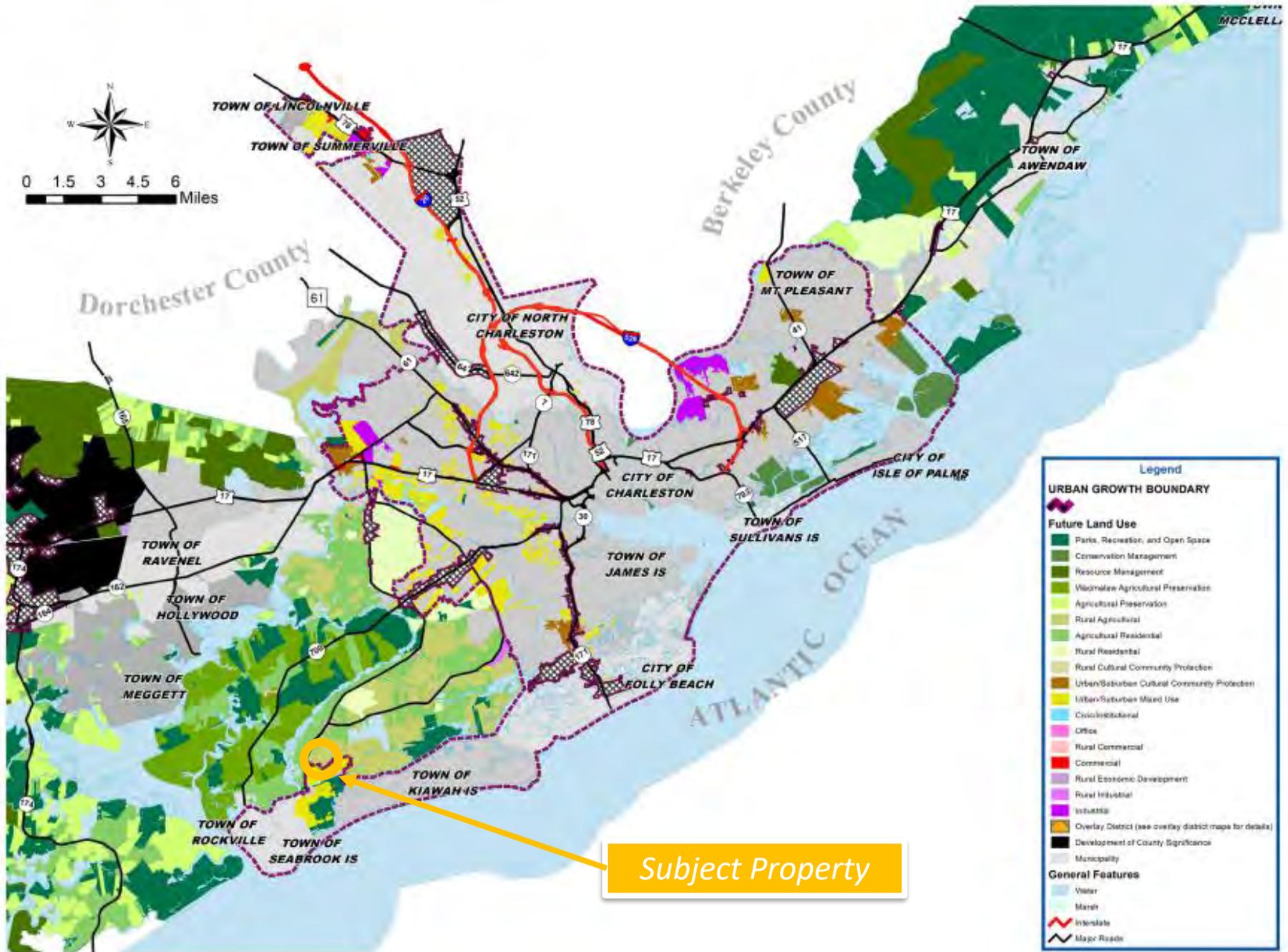
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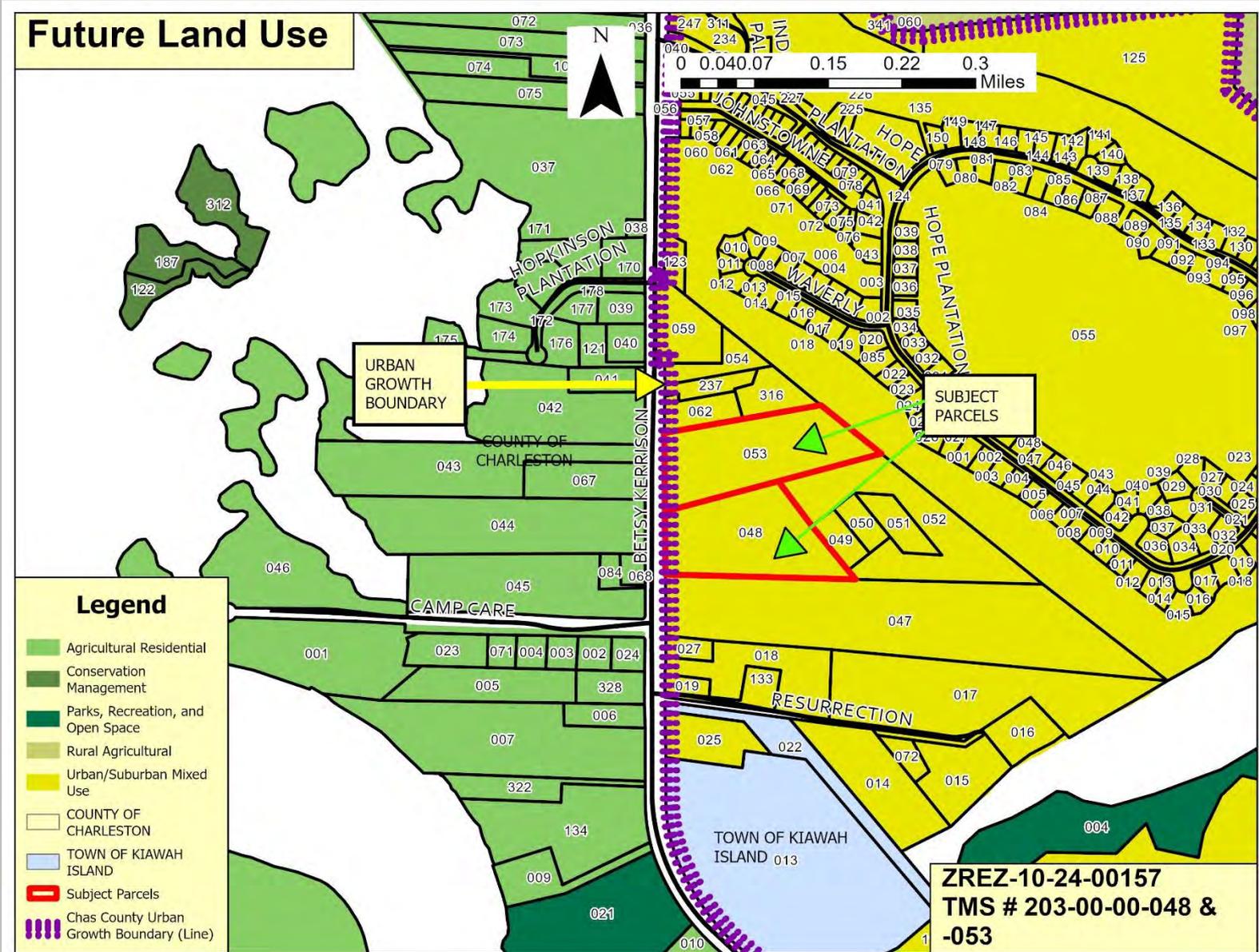
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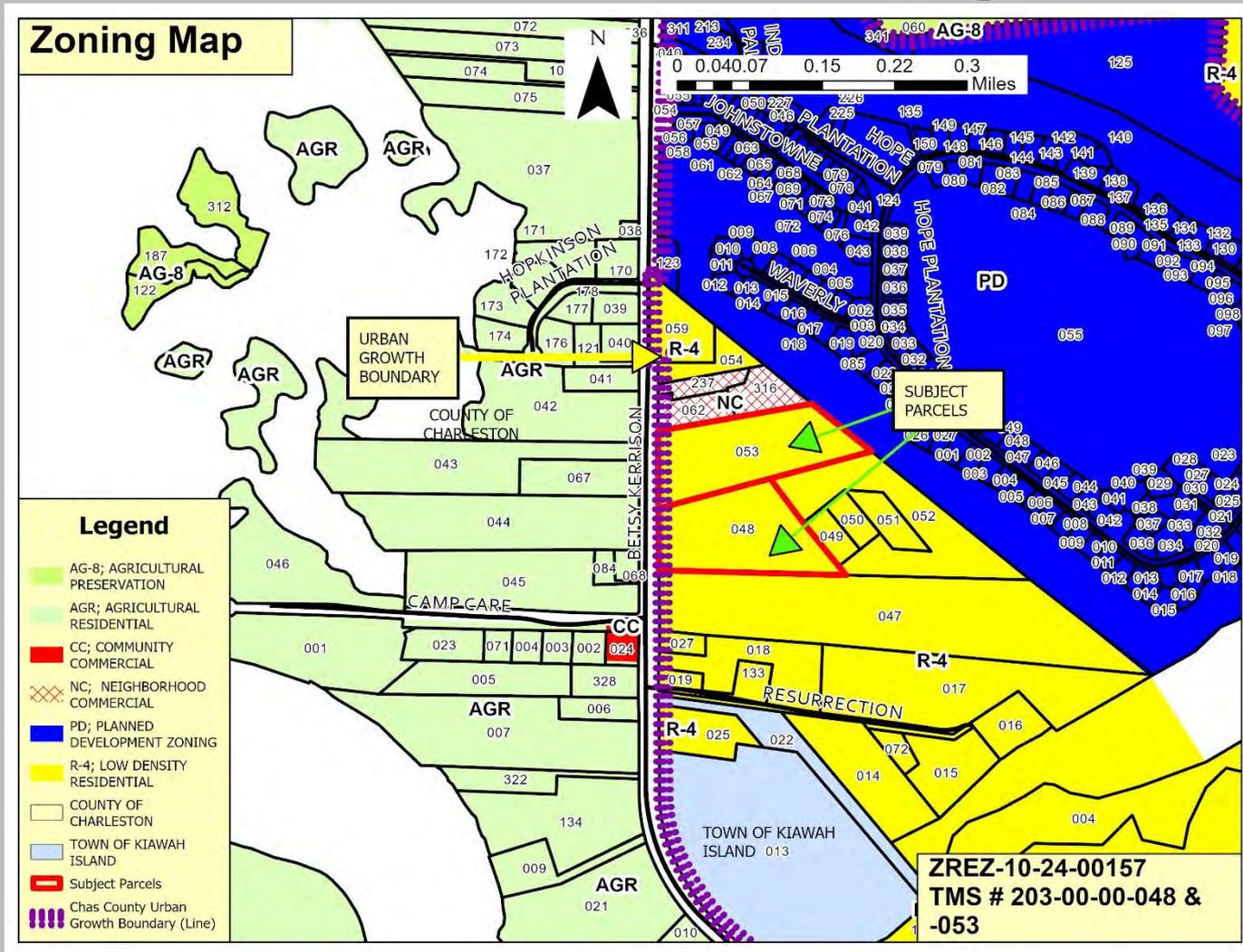


Subject Property

Future Land Use

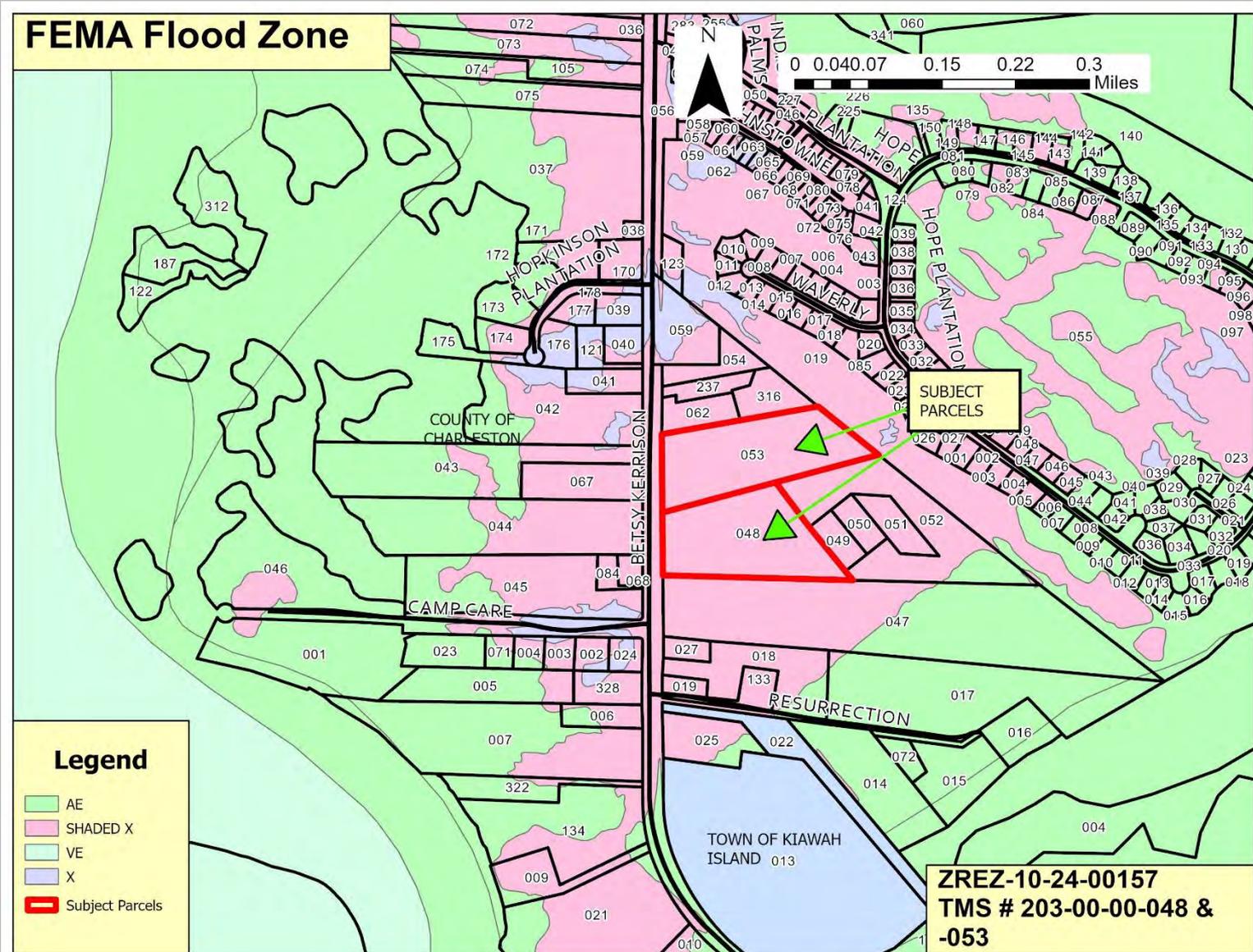


Current Zoning

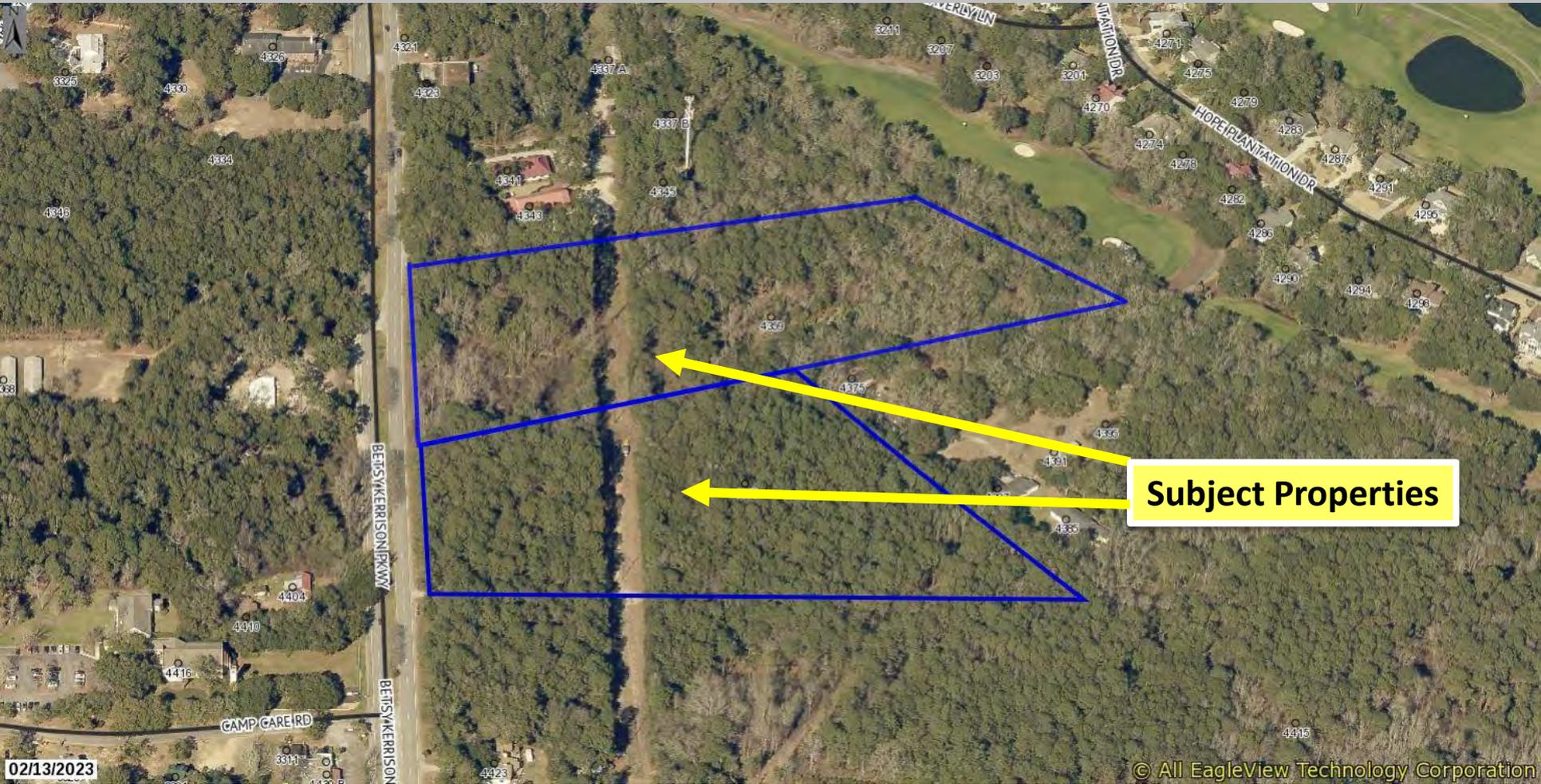


The subject properties are undeveloped, with a 75-foot power line easement running through them. Properties to the north are zoned NC and are developed with office buildings housing professional office space. The property to the south is zoned R-4 and is undeveloped apart from the same 75-foot power easement. Properties to the east of parcel -048 are zoned R-4 and are developed with single family detached homes and manufactured housing. The property to the east of parcel -053 is zoned PD-27E, Kiawah River Estates Planned Development, and is developed with single-family residences and a golf course.

FEMA Flood Zone



Aerial View to the North



Site Photos



**1 – Subject Property
TMS 203-00-00-048**



**2 –Subject Property
TMS 203-00-00-053**

Site Photos

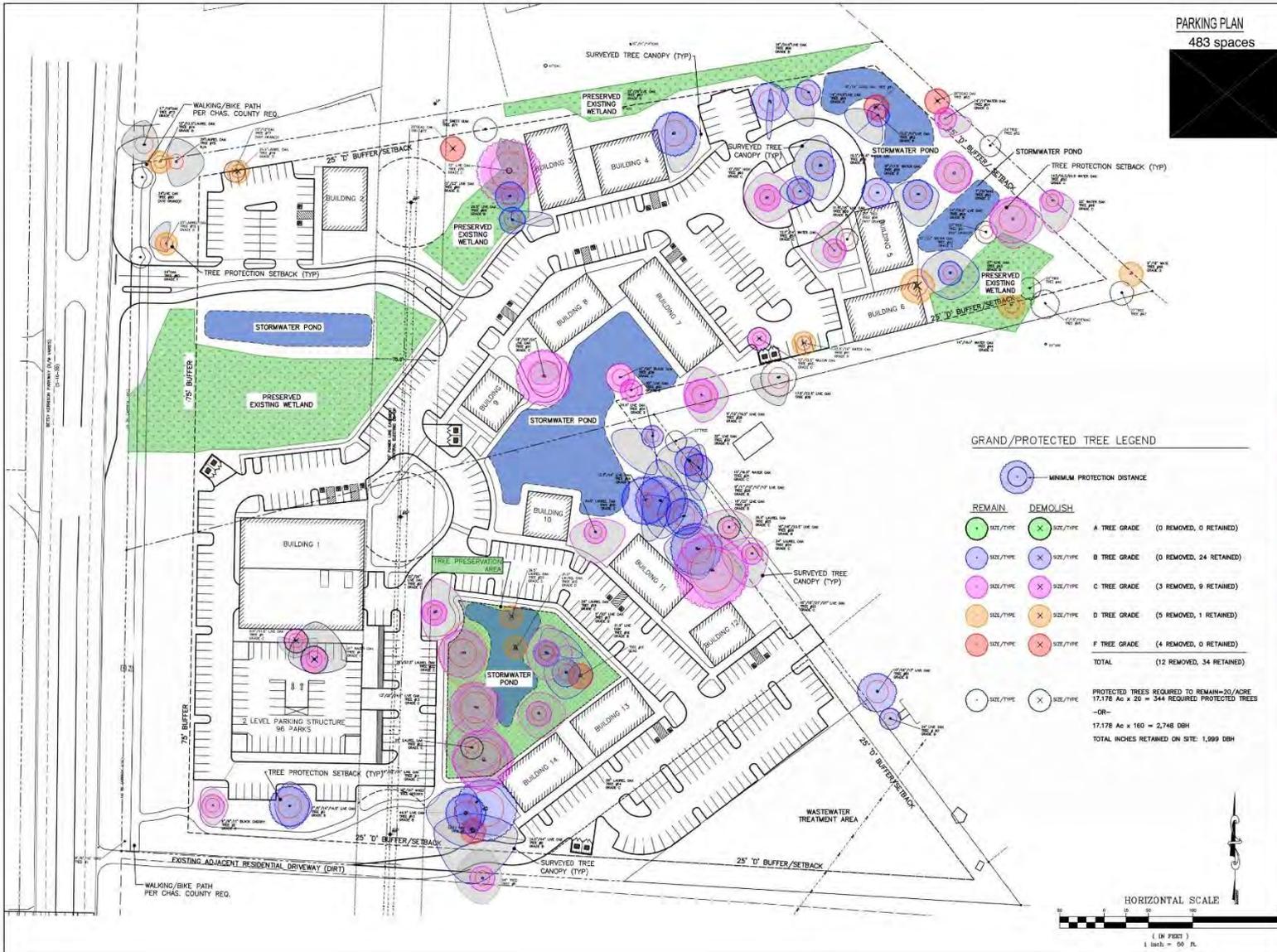


**3 – Adjacent Property TMS
203-00-00-062**



**4 – Property Across Betsy Kerrison
Parkway**

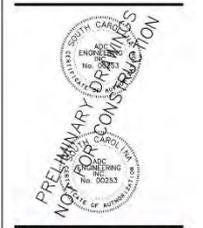
Conceptual Site Plan



Island Park, LLC
Charleston, South Carolina

**ISLAND PARK PLACE MEDICAL
HEALTH & WELLNESS VILLAGE**

JOHNS ISLAND
SOUTH CAROLINA



ADC ENGINEERING
1225 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
ADCENGINEERING.COM

811 Know what's below. Call before you dig.

DATE: 6/21/2023
ADC PROJECT #: 20156
DESIGNER: CBS
CHECKED: JKW
REVISION:

CONCEPT SITE PLAN

CSP
SHEET 01

Comparison of Land Uses

	R-4 (Current Zoning)	PD-187 (Disapproved in February 2024)	PD-190 (Proposed)
Land Uses	<ul style="list-style-type: none"> -Allows for 4 Dwelling Units per acre -Community Garden -Horticultural Production (C) -Group Home -Duplex, Triplex, and Fourplex (S) -School, Primary & Secondary -Manufactured Housing Unit (C) -Limited Home Rental Short Term Rental (C) -Extended Home Rental Short-Term Rental (S) -Community Recreation -Library or Archive -Golf Course or Country Club (C) -Pre-School or Educational Nursery (S) -Hair, Nail, or Skin Care Services (C) -Recycling Collection, Drop-Off -Catering Service (S) -Community Residential Care Facility (S) -Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge (S) 	<p>Commercial Uses (by-right uses): 63,135 SF</p> <ul style="list-style-type: none"> • Medical Office or Outpatient Clinic • Community Residential Care Facility, Dwelling • Healthcare Laboratory • Home Health Agency • Medical Services • Office • Physical Fitness or Health Club • Prosthetic Manufacturer • Rehabilitation Facility <p>Retail Sales and Service (General): 42,072 SF</p> <p>Restaurant (General): 15,000 SF</p> <p>Dwelling (Multi-family): 39,639 SF; 14 one-bedroom and 4 two-bedroom units</p> <p>Utility for the specific purpose of providing sewage service: 55,000 SF</p> <p>Parking Garage: 96 spaces</p> <p style="text-align: center;"><u>Total: 159,846 SF</u></p>	<p>Commercial Uses (by-right uses): 57,760 SF</p> <ul style="list-style-type: none"> • Medical Office or Outpatient Clinic • Community Residential Care Facility, Dwelling • Healthcare Laboratory • Home Health Agency • Medical Services • Office • Physical Fitness or Health Club • Prosthetic Manufacturer • Rehabilitation Facility <p>Medical and Health Retail Sales and Service: 30,435 SF</p> <p>Sustainable Restaurant (General): 14,000 SF</p> <p>Dwelling (Multi-family): 27,651 SF; 14 one-bedroom and 2 two-bedroom units</p> <p>Utility for the specific purpose of providing sewage service: 45,000 SF</p> <p>Parking Garage: 96 spaces</p> <p style="text-align: center;"><u>Total: 129,846 SF</u></p>

Comparison of Dimensional Standards

	R-4	PD-187 (Disapproved) & PD-190 (Proposed)
Minimum Lot Width	50 feet	90 feet
Betsy Kerrison Buffer	75' Type I Buffer	75' Type I Buffer
Front Setback	20 feet	75' Type D Buffer
Interior Side Setback	5 feet	75' Type D Buffer
Rear Setback	10 feet	75' Type D Buffer
Maximum Impervious Surface	40% of lot	100% of subdivided lot, 55% of total site
Maximum Building Cover	None	None
Maximum Height	35 feet	<p>Maximum Height</p> <p>Buildings greater than three hundred feet from Betsy Kerrison Parkway: 35 feet / 3 stories, whichever is less.</p> <p>Buildings less than three hundred feet from Betsy Kerrison Parkway: 35 feet / 2 stories, whichever is less.</p>

Overview of Other Requested PD Guidelines

- Maximum of 16 dwelling units to be located above office/retail space.
- Minimum 7 acres of Open Space.
- Maximum 129,846 square feet of building area and a maximum 45,000 square feet of utility sewage service area.
- On-site wastewater treatment system to be approved by DHEC in accordance with the BCDCOG 208 Plan Certification.
- If site is not developed under the PD regulations, the General Office (GO) Zoning District regulations shall apply.
- Traffic study recommendations/improvements to be made:
 - Roadway improvements will be installed on Betsy Kerrison Parkway to include a southbound left-turn lane into the site and a northbound right-turn lane into the site as approved and permitted, and at such time as directed by SCDOT and Charleston County Public Works according to their respective roadway assets and maintenance responsibilities.
 - Exclusive westbound left and right-turn lanes will be installed on the site access driveway prior to any building receiving a certificate of occupancy.

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PD Changes: There have been changes in the PD guidelines from the original submission (PD-187) to the proposed one (PD-190), some of which can be seen in the table above. This includes:

- Reducing the scope of the overall project from a total of 159,846 square feet to 129,846 square feet of vertical improvements.
- Changing Restaurant (General) use to Sustainable Restaurant and Retail Sales and Service (General) use to Medical and Health Retail Sales and Service.
- Reduce number of multi-family units from 18 to 16.
- Reducing parking spaces from 557 to 483.
- Reduce wetland impacts from 2.5 acres to 2 acres.
- Set aside 1000 sq/ft plus or minus 5% for a community health care clinic.
- Change phasing schedule from a single phase to four phases with “triggers” for the subsequent phases following the first.

Approval Criteria—Section 4.25.8.J

Pursuant to ZLDR Section 4.25.8.J, Approval Criteria: “Applications for Planned Developments may be approved only if County Council determines that the following criteria are met:”:

A. The PD Development Plan complies with the standards contained in this Article;

Applicant’s Response: *“The Planned Development complies with the standards contained in Section 4.25 and any proposed modifications to the approved PD Development Plan shall be processed in accordance with Section 4.25.10 of the ZLDR.”*

Staff Response: *The development is consistent with the standards of the Planned Development Zoning District article. Therefore, this criterion is met.*

Approval Criteria—Section 4.25.8.J

Pursuant to ZLDR Section 4.25.8.J, Approval Criteria: “Applications for Planned Developments may be approved only if County Council determines that the following criteria are met:”:

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

Applicant’s Response: *“The Planned Development complies with the standards contained in Section 4.25 and any proposed modifications to the approved PD Development Plan shall be processed in accordance with Section 4.25.10 of the ZLDR.”*

Staff Response: *The subject parcel is recommended for the Urban/Suburban Mixed Use Future Land Category in the Comprehensive Plan, which is described as encouraging “compatible mixed-use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic, and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment.” Although the project is located within the Urban/Suburban Area, it is situated on the edge of the Urban Growth Boundary along a scenic road and is across the street from properties in the Agricultural Residential Zoning District. The scale and intensity of the proposed development is much greater than, and is incompatible with, the existing land use pattern of the area, which is largely agricultural and residential in nature having very limited nonresidential uses or zoning. Therefore, the request is inconsistent with the Comprehensive Plan Future Land Use recommendation.*

Approval Criteria—Section 4.25.8.J

Pursuant to ZLDR Section 4.25.8.J, Approval Criteria: “Applications for Planned Developments may be approved only if County Council determines that the following criteria are met:”

C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Applicant’s Response: *“The Planned Development complies with the standards contained in Section 4.25 and any proposed modifications to the approved PD Development Plan shall be processed in accordance with Section 4.25.10 of the ZLDR.”*

Staff Response: *By providing the required Letters of Coordination from service and utility providers, including Fire and EMS, water and sewer, and the County Public Works Department, the applicant has demonstrated that all applicable agencies will be able to provide the necessary services, facilities, and programs to serve the proposed development. If this application is approved, updated Letters of Coordination from the Charleston County School District, CARTA, DHEC, BEC, SJFD and SJWC must be submitted prior to submittal of any subsequent development applications.*

Staff Recommendation

As noted above, the scale and intensity of the proposed development is incompatible with the existing land use pattern of the area and is, therefore, inconsistent with the Comprehensive Plan Future Land Use recommendation. **Therefore, Staff recommends disapproval.**

Staff Recommendation

Should the requested Planned Development be approved, Staff recommends the following conditions:

- Provide updated Letters of Coordination from the Charleston County School District, CARTA, DHEC, BEC, SJFD and SJWC prior to submittal of any subsequent development applications.
- Sec. 5, Proposed Land Uses:
 - 2nd paragraph, last sentence: Revise to state “Accessory uses and structures shall be allowed pursuant to ZLDR Sec. 6.5.5, Commercial and Industrial Accessory Uses and Structures.”
 - 3rd paragraph, 1st sentence: Change to state “35’ in height nor two stories, whichever is less.”
 - 3rd paragraph, 2nd sentence: Change to state “35’ in height nor three stories, whichever is less.”
 - Density, Intensity, and Development Standards:
 - Provide minimum lot area and width based on the GO zoning district minimum lot area (2,000 SF) and minimum lot width (50’);
 - Include a requirement that setbacks must be equivalent to buffers;
 - Reduce impervious surface to 70% of lot; and
 - Include a maximum building coverage of 40% of lot.
- Sec. 6, Maximum Density:
 - Last sentence: Revise to state that if the property is not developed pursuant to the PD, it will be developed pursuant to the R4 Zoning District requirements in effect at the time of subsequent development application.
- Sec. 11, Open Space:
 - Last sentence: State that the sidewalk in the Betsy Kerrison Pkwy right-of-way will be constructed, inspected by Charleston County Public Works, and accepted by the County for maintenance prior to the issuance of the first certificate of occupancy.
- Sec. 13, Compliance with the Charleston County ZLDR:
 - 3rd sentence: Revise to state that if the property is not developed pursuant to the PD, it will be developed pursuant to the R-4 Zoning District requirements in effect at the time of subsequent development application.
- Sec. 23, Parking:
 - Remove the Units, GSF, Net SF, Parking Req., Whole # and Notes columns of the parking table and simply list required parking for each use as it exists currently in the ZLDR.

Staff Recommendation

Should the requested Planned Development be approved, Staff recommends the following conditions:

- Exhibits - Sketch Plans (show on existing conceptual site plan or additional sketch plans prior to submittal of any subsequent development applications):
 - Pedestrian and motor traffic circulation.
 - The general location, size, and capacity of all existing and proposed water and sewer lines.
 - The location of all construction entrances.
 - A landscaping sketch plan including the location and composition of all screening and buffering materials.

Planning Commission Recommendation

November 18th Planning Commission Meeting:

Planning Commission recommended **disapproval** of the rezoning application (vote: 8 to 0).

In addition, the Commission approved a motion to recommend that County Council adopt staff's suggested conditions should the rezoning application be approved (vote: 8 to 0).

Public Input and Speakers

November 18, 2024 Planning Commission Meeting:

Speakers: The applicant spoke in support, nine (9) speakers in opposition.

Public Input: Three hundred twenty-one (321) comments in opposition, eight (8) comments in support, and seven (7) general comments.

December 10, 2024 Public Hearing:

Public Input: Forty-three (43) comments in opposition, one (1) general comment. Applicant submitted a digital survey and two (2) support petitions.

Notifications

November 18, 2024 Planning Commission Meeting:

- 410 notification letters were sent to individuals on the Johns Island and Kiawah/Seabrook Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on November 1, 2024.
- Additionally, the request was noticed in the Post & Courier on November 1, 2024.

December 10, 2024 Public Hearing:

- 549 notification letters were sent to individuals on the Johns Island and Kiawah/Seabrook Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on November 22, 2024.
- Additionally, the request was noticed in the Post & Courier on November 22, 2024.
- Signs were posted November 22, 2024.

Law Office of John O. Williams II, LLC

Post Office Drawer 121
Pinopolis, SC 29469

843-826-1086
johno@theberkeleylawyer.com

October 4, 2024

Charleston County Council
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405

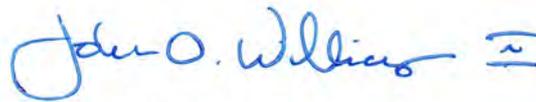
Re: Island Park Place – Medical Health & Wellness Village Planned Development

Dear Councilmembers:

Thank you for the opportunity to resubmit this project for your consideration. The Island Park Place team has incorporated into the planned development document the significant concessions and amendments that were discussed at the February meeting of County Council. As some of the planned commercial spaces in this region have recently changed and the healthcare needs continue to grow, we believe this project is needed now more than ever. Please know that my client has continued to reach out to physicians and specialists to ensure that there is still interest and demand for the type of space contemplated by this project. The responses received have been very encouraging.

Feel free to contact me with any questions. We sincerely appreciate your careful consideration of this project at the next available Planning and Public Works Committee meeting.

Best regards,

A handwritten signature in blue ink that reads "John O. Williams II". The signature is written in a cursive style with a horizontal line underneath the name.

John O. Williams II

ZONING CHANGE APPLICATION

CASE ZREZ-10-24-00157 PD PD-190



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

PROPERTY INFORMATION

CURRENT DISTRICT _____ REQUESTED DISTRICT _____
 PARCEL ID(S) 203-00-00-048 AND 203-00-00-053
 CITY/AREA OF COUNTY John's Island, SC 29455
 STREET ADDRESS 4401 Betsy Keppison Parkway ACRES 17.18
 DEED RECORDED: BOOK _____ PAGE _____ DATE _____
 PLAT RECORDED: BOOK _____ PAGE _____ DATE _____ APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT John O. Williams II HOME PHONE _____
 MAIL ADDRESS PO Box 121 WORK PHONE _____
 CITY, STATE, ZIP PINOPOLIS, SC 29469 CELL PHONE 843-826-1086
 EMAIL johno@theberkeleylawyer.com

OWNER Island Park Place, LLC HOME PHONE _____
 (IF OTHER THAN APPLICANT)
 MAIL ADDRESS 2161 E. COUNTY RD 540A WORK PHONE 813-321-0442
 CITY, STATE, ZIP STE 270 CELL PHONE 813-321-0442
Lakeland, FL 33813 EMAIL JOHN@SADELLC.COM

REPRESENTATIVE HOME PHONE _____
 (IF OTHER THAN APPLICANT)
 MAIL ADDRESS _____ WORK PHONE _____
 CITY, STATE, ZIP _____ CELL PHONE _____
 EMAIL _____

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$160.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that _____ is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

John O. Williams II 10-3-2024 John O. Williams II 10/3/24
 Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date
Win Carlisle 10/4/24 _____
 Planner's Signature Date Zoning Inspector's Signature Date

OFFICE USE ONLY

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

Island Park Place Medical Health & Wellness Village

Planned Development

Charleston County, South Carolina

<p>Owned By: Island Park Place, LLC 2161 E County Road 540A STE 270 Lakeland, FL 33813</p>	<p>Prepared By: John O. Williams II Law Office of John O. Williams II, LLC Post Office Drawer 121 Pinopolis, SC 29469</p>
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1. Summary of Planned Development

Property Address:	4401 Betsy Kerrison Pkwy, Johns Island, SC 29455		
TMS Number(s):	203-00-00-048 and 203-00-00-053		
Site Area	Total Acreage:	17.18 acres	
	Highland:	13.36 acres	
	Freshwater Wetland:	3.82 acres	
	OCRM Critical Area:	0 acres	
Existing Zoning	R-4		
Existing Use	Undeveloped		
Proposed Use	Mixed Use. The proposed use will contain medical & healthcare services, professional offices, health retail, commercial support, village employee residential support, and open space as defined and described in Section 5, herein.		
Open Spaces	The site will encourage easy community access while promoting a nature first approach which will revolve around a grand tree zone and include key focal points such as a pedestrian friendly walking nature trail throughout the village that will link courtyards connections between the healthcare practices while enhancing the natural settings and preserved wetlands. The filling of non-jurisdictional wetlands will be minimized to no more than 2.0 acres. Open spaces include all spaces not occupied by buildings, roads, or parking areas and may include detention ponds, buffers/setbacks, wetlands, utility easements, and sidewalks/walking paths.		
Other Uses	Short term rentals will not be permitted. Only special events related to, ancillary to, or sponsored by an existing practice or business will be permitted. Temporary uses shall comply with Article 6.6 of the ZLDR. Special events use shall comply with Article 6.7.3 and 6.7.5 of the ZLDR as only temporary special events will be permitted.		

2. Statement of Objectives

This planned development is being proposed to address the need for convenient access to health care, particularly preventative health care, and other medical related services in the John's Island, Kiawah Island, and Seabrook Island communities. The current travel times for these communities can be on average between one-half (½) and up to one (1) hour depending on where one lives to reach necessary medical and health care service providers. This creates additional traffic on roadways that are at, or near, capacity at multiple times during the day. This development will maintain a high-quality use of professional practices and embrace a pedestrian-friendly environment that will complement and enhance the medical and health care industry by incorporating a collection of wellness practices to also support the surrounding communities throughout the village.

This medical and health village will be comprised of a maximum of 102,195 square feet of commercial, 27,651 square feet of multi-family, and 45,000 square feet of utility for sewage service across 17.18 acres. These by-right uses may include any of the following: Community Residential Care Facility, Dwelling (Multi-Family) [limited to residential space located above office space], Healthcare Laboratory, Home Health Agency, Medical Office or Outpatient Clinic, Medical Services, Office, Parking Garage, Physical Fitness or Health Club, Professional Office, Prosthetic Manufacturer, Rehabilitation Facility, Sustainable Restaurant, and Medical and Health Retail Sales and Service. Additionally, there will be a Utility Service use on the site to provide private wastewater treatment for the development. The size and allocation of these uses is further described in Section 5 herein. The amount of open space shall be a minimum of 7.0 acres.

3. Analysis of Comprehensive Plan Goals (Intent and Results)

This planned development achieves the goals of the Charleston County Comprehensive Plan and allows flexibility in development of the property for multiple uses. The below list outlines how this development achieves the required objectives.

3.1 A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots.

The planned development is located along a primary corridor on John's Island that is experiencing significant residential growth without the necessary growth in the medical service and support industries to serve all the residents. The R4 zoning allows for four

units per acre of residential development. This planned development allows for approximately fourteen buildings, that will house some or all of the uses described in Section 5, while preserving many of the grand trees, natural wetlands, and enhanced property buffer zones. Developing this site as a planned development prevents the congestion and impacts associated with the current entitled rights found in the R4 zoning district, which allows for the construction of approximately fifty-three (53) single family homes yielding approximately 150,000 to 200,000 sq/ft of additional residential housing along Betsy Kerrison Parkway. Further, this planned development allows for a more efficient use and preservation of the property which yields more open space, a minimum of 7.0 acres, and allows for shared buffers, setbacks, driveways, and parking.

3.2 A greater freedom in selecting the means to provide access, light, open space and design amenities.

The planned development will have one access point located at, or near, an existing median cut on Betsy Kerrison Parkway; however, means of ingress and egress for the residences located adjacent to the eastern boundary of this property will be maintained on the project site or improved and relocated. Open space will be preserved on a minimum of 7.0 acres.

3.3 Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements.

The layout of the site has been intentionally designed and arranged to preserve and feature the wetlands and grand trees that exist on the property. The total wetland impacts on this property will be limited to a maximum of 2.0 acres.

3.4 A development pattern in harmony with the applicable goals and strategies of the *Comprehensive Plan*.

The planned development meets the goals and strategies of the *Comprehensive Plan*, as this property is located within the Urban Growth Boundary.

3.5 The permanent preservation of common open space, recreation areas and facilities.

The planned development will preserve a minimum of 7.0 acres of open space. The walking trail system throughout the property will promote walkability and recreation. In addition, this trail and bicycle path will allow easy access from neighboring properties and embrace the Comprehensive Plan to achieve a walkable connection throughout the communities for the residence.

3.6 An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities.

The project has been designed to utilize the land efficiently in order to minimize impacts on existing infrastructure. Under the existing R4 zoning, the residential square footage would be approximately four times greater than the residential component of this project; thus, it would yield more demand on schools and roadways. Additionally, the residential units located above office space [defined as Dwelling (Multi-Family)] contemplated by this planned development are not likely to increase the comparable value, and tax liability, of neighboring single-family homes as they are substantially different. These residential units are intended to house employees working on-site; thus, further reducing adverse traffic impacts. The internal driveways are restricted to a single access point to limit the locations of turning movements onto Betsy Kerrison Parkway. Further, the main objective of this project is to establish medical, wellness, and health related services closer to the residents in the community, which reduces traffic to and from the peninsula of Charleston and the West Ashley area.

3.7 A creative approach to the use of land and related physical facilities that result in better development and design and the construction of amenities.

The planned development utilizes land in a way that preserves the natural features of the land and will minimize impacts to the property, as much as possible, while still allowing for the development of necessary medical, wellness, and health facilities.

3.8 A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.

The planned development is pedestrian friendly in order to minimize traffic and transportation-related issues. Further, the site is strategically located between the residential communities of John’s Island, Kiawah Island, and Seabrook Island in an effort to redirect traffic away from the traditionally congested areas in the John’s Island community.

4. Site Information

The property is located at 4401 Betsy Kerrison Parkway on John’s Island and includes TMS numbers 203-00-00-048 and 203-00-00-053. The total acreage of the property is 17.18 acres. The site is composed of 13.36 acres of highland and 3.82 acres of non-jurisdictional freshwater wetlands. There are no Critical Line wetland acres on the site. The property is currently zoned R4.

5. Proposed Land Uses

The following uses, as defined by the Chapter 12 of the ZLDR, shall be allowed by-right on the site: Community Residential Care Facility, Dwelling (Multi-Family) [limited to residential space located above office space], Healthcare Laboratory, Home Health Agency, Medical Office or Outpatient Clinic, Medical Services, Office, Parking Garage, Physical Fitness or Health Club, Professional Office, Prosthetic Manufacturer, Rehabilitation Facility, and Utility for the specific purpose of providing sewage service. These uses shall not exceed a maximum of 85,411 square feet except the Utility for sewage service, which shall not exceed a maximum of 45,000 square feet, and Dwelling (Multi-Family) which shall not exceed a maximum of 16 units. Pursuant to the permitted uses allowed under Medical Office or Outpatient Clinic, 1000 square feet, plus or minus 5%, shall be set aside for a community health care clinic. Medical and Health Retail Sales and Service, defined as an establishment primarily engaged in the sale of new or used medical or health related products to the general public (including drug stores, pharmacies, and other stores offering medical or health related products), shall be allowed by-right on the site and shall not exceed a maximum of 30,435 square feet. Sustainable Restaurant, defined as an establishment engaged in the preparation and retail sale of food and beverages for on-premises consumption, where the sales of alcoholic beverages does not comprise more than 25 percent of Gross Receipts (including cafeterias, diners, delicatessens, or full-service restaurants, which utilize sustainable food systems, but excludes Fast Food Restaurants), shall be allowed by-right on the site and shall not exceed a maximum of 14,000 square feet. Short-term rentals will not be allowed.

The following table outlines the densities for each type of expected use and those uses referenced therein shall have the same meaning as defined in Chapter 12 the ZLDR.

Open space may include detention ponds, buffers/setbacks, wetlands, utility easements, sidewalks/walking paths, and any necessary signage (as permitted by Chapter 9, Section 8 of the ZLDR). Accessory uses shall be allowed pursuant to Chapter 6, Section 5.5, Subsection O of the ZLDR.

Buildings 1 and 2, which are located between Betsy Kerrison Parkway and the Central Electric Cooperative power line easement, shall not exceed thirty-five (35') in height nor two (2) stories. All other buildings within the planned development shall be located at least three hundred (300') feet from Betsy Kerrison Parkway and shall not exceed thirty-five (35') feet in height nor three (3) stories. The building heights referenced herein shall have the same definition as found in Chapter 12 of the ZLDR.

Island Park Place: Density/Intensity and Dimensional Standards			
Commercial Uses (by-right uses)	Maximum # of Units	Maximum Square Footage	
Medical Office or Outpatient Clinic, Professional Office, Community Residential Care Facility, Healthcare Laboratory, Home Health Agency, Medical Services, Office, Physical Fitness or Health Club, Prosthetic Manufacturer, Rehabilitation Facility		57,760	
Medical and Health Retail Sales and Service		30,435	
Sustainable Restaurant		14,000	
Dwelling (Multi-Family)		27,651	
-One Bedroom	14		
-Two Bedroom	2		
Total Square Footage		129,846	
Utility Service, Major -Private Wastewater Treatment		45,000	
			Spaces Proposed
Parking Garage			96
Setbacks & Buffers	Use	Distance	
Western Boundary	Betsy Kerrison Pkwy – Type I	75'	
Northern Boundary (203-00-00-062)	Commercial – Type D	25'	
Northern Boundary (203-00-00-316)	Commercial – Type D	25'	
Eastern Boundary (203-00-00-055)	Commercial – Type D	25'	
Eastern Boundary (203-00-00-052)	Residential – Type D	25'	
Eastern Boundary (203-00-00-049)	Residential – Type D	25'	
Southern Boundary (203-00-00-047)	Agriculture – Type D	25'	
	Non-Waterfront Development Standards	Waterfront Development Standards	
Maximum Density	129,846 sq ft of commercial and multi-family uses		
Minimum Lot Area	None	12,000 sq. ft	
Minimum Lot Width	None	90 feet	
Minimum Lot Width Average	None	100 feet	
Minimum Setbacks			
-Front/Street Side		0 feet	
-Interior Side		0 feet	
-Rear		0 feet	
Internal Buffers (if subdivided)		N/A	
Wetland, Waterway, and OCRM Critical Line Setback	N/A	35 feet	
Wetland, Waterway, and OCRM Critical Line Buffer	N/A	15 feet	
Maximum Impervious Surface Coverage	100% of sub-divided lot, 55% of project site		
Maximum Height Buildings greater than three hundred feet from Betsy Kerrison Parkway: Buildings less than three hundred feet from Betsy Kerrison Parkway:	35 feet / 3 stories, whichever is less 35 feet / 2 stories, whichever is less		
Accessory Uses	As allowed by Chapter 6, Sections 5.5-5.7 of ZLDR		
Base Zoning	Standards not addressed shall comply with GO district		

6. Maximum Density

The planned development will not exceed sixteen multi-family units across the entire site, which is within the allowable limits set forth in the Charleston County Comprehensive Plan regarding the Urban/Suburban Area with an underlying zoning district of Low Density Residential (R-4) as the property is currently zoned. However, if the property is not developed pursuant to this planned development, it can be developed pursuant to the GO zoning district requirements and processes in effect at the time of planned development application submittal.

7. Affordable Dwelling Units Information

Not applicable.

8. Impact on Public Facilities and Services

The planned development intends to utilize an on-site wastewater treatment system approved by DHEC and in accordance with the BCDCOG 208 Plan Certification for Septic Systems and Charleston County 208 Plan requirements. Seabrook Island Utility, the nearest wastewater treatment utility to the project, has indicated that they do not have sufficient capacity for this development. Water will be provided by St. John's Water Company, Inc. Power will be provided by Berkeley Electric Cooperative.

9. Traffic Study

The total number of new trips generated by this development is 371 in the AM peak hour analysis (242 in-bound and 129 out-bound) and 434 in the PM peak hour analysis (174 in-bound and 260 out-bound). Roadway improvements will be installed on Betsy Kerrison Parkway to include a southbound left-turn lane into the site and a northbound right-turn lane into the site as approved and permitted, and at such time as directed, by SCDOT and Charleston County Public Works according to their respective roadway assets and maintenance responsibilities. Further, exclusive westbound left and right-turn lanes will be installed on the site access driveway prior to any building receiving a certificate of occupancy. All recommendations of the Traffic Study will be installed and said study is attached as Exhibit H.

10. Phasing Schedule

Phase #1

Horizontal Improvements need to be conducted in a single phasing effort to limit roadway activity during construction as well as for cost efficiency. Horizontal Improvements shall include main entrance access, roads, and underground utilities.

Phase #2

Vertical construction of the initial 42,500 sq/ft. This phase will focus vertical efforts on Buildings 3-6, which are behind the transmission easement lines; thus, limiting the visibility of construction activity as much as possible.

Phase #3

Vertical construction of the next 42,500 sq/ft. This phase will focus vertical efforts on Buildings 7-10, which are behind the transmission easement lines; thus, continuing a thoughtful approach by limiting the visibility of construction activity and community disturbance as much as possible.

Phase #4

Vertical construction of the remaining 44,846 sq/ft. This phase will complete Buildings 1 and 2 and 11 and 12 in the final phase.

The "trigger" for each phase, which releases vertical construction to begin on the next phase, shall be determined by evidencing 80% of the existing phase being either leased or sold. If the demand trigger of 80% is not realized, subsequent phases will not be permitted to begin vertical construction.

11. Open Space

The undeveloped portion of the site, a minimum of 7.0 acres, will remain in a natural state after development of the site to be utilized by the residents and patrons of the planned development. Open Space shall have the same definition found in Chapter 12 of the ZLDR: land and water areas retained for use as active or Passive Recreation Areas or for resource protection, which are intended to remain generally in their natural state. Allowed uses within areas designated as "open space" are detention ponds, buffers/setbacks, wetlands, utility easements, sidewalks/walking paths, and any necessary signage (as permitted by Chapter 9, Section 8 of the ZLDR). The walking trails, sidewalks, and all open space property, which are located within the property boundaries, will be maintained privately by a property owner's association created by the project developer. The sidewalk along Betsy Kerrison Parkway shall be constructed within the road right-of-way, according to the requirements set forth by Charleston County Public Works, and shall thereafter be maintained by Charleston County.

12. Streets and Stormwater

The roads and stormwater infrastructure within the planned development will be constructed by the Owner and will be privately owned and maintained. Horizontal site improvements will consist of vehicular pavements, wet detention ponds, and necessary infrastructure. Vehicular pavements shall include asphalt, concrete, and pavers depending on location and type of traffic. Wet detention ponds will be provided to address

stormwater management for quantity and quality. These ponds will typically have a sloped vegetated embankment and shelf, but in some locations the pond may have a walled edge. Other stormwater infrastructure will be inlets and piping that convey runoff to the ponds. Other utilities on site will be underground water, power, telecommunication, and sanitary sewer lines. There will be above ground access handholes, manholes, transformers, switchgear, valves, and other appurtenances associated with these utilities.

The planned development shall comply with all Charleston County Stormwater Ordinances and South Carolina Department of Health and Environmental Control (SCDHEC) Regulatory requirements. For site locations within sensitive drainage basins, additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Sensitive drainage basins may include but are not limited to areas which incur flooding conditions, are designated as Special Protection Areas, discharge to water bodies with restrictive Water Quality conditions, and/or are governed by other restrictive Water Quantity and Water Quality conditions. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction.

The planned development shall comply with Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater Permits. Comprehensive Master Drainage Plan must be provided for proposed site and incorporate all development phasing, future development, existing drainage systems and conveyances, and proposed drainage systems and conveyances. The Comprehensive Stormwater Master Plan shall also include discharge management plans for specialized activities within the development including but not limited to micro farming and urban agriculture activities. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan.

The applicant shall coordinate with US Army Corps of Engineers (USACOE), South Carolina Department of Health and Environmental Control (SCDHEC), and Charleston County Public Works regarding any and all wetland areas.

The Developer and/or Property Owner's Association shall fund, own, operate, and maintain the stormwater system devices, components, structures, and facilities ensuring the system operates to permitted standards. Any modification to permitted stormwater system components will require a Comprehensive Master Stormwater Plan (Stormwater Master Plan) revision, review, and approval by applicable jurisdictional, and permitting agencies. A Covenants For Permanent Maintenance of Stormwater Facilities shall be established by responsible party and recorded at the Registrar of Deeds office.

13. Compliance with Charleston County Zoning and Land Development Regulations

The planned development will comply with the processes in the Charleston County Zoning and Land Development Regulations and the provisions in the Charleston County Comprehensive Plan. All matters not addressed in the PD shall comply with the requirements of the GO zoning district in effect on the date of this PD submittal. Similarly, should the property not be developed pursuant to the PD, the property can be developed pursuant to the GO zoning district requirements and processes in effect at the time of planned development application submittal. The planned development complies with the requirements contained in Section 4.25 and any proposed modifications to the approved PD Development Plan shall be processed in accordance with Section 4.25.10 of the ZLDR.

14. Historical and Archaeological Survey

Development of the site will have no effect on any historic properties or archaeological sites as described in the Cultural Resources Survey by Brockington Cultural Resources Consulting attached hereto as Exhibit I.

15. Letters of Coordination

The following Letters of Coordination are included with this planned development as Exhibit J:

- a) SCDOT
- b) Charleston County School District
- c) St. Johns Water Company
- d) Berkeley Electric Cooperative
- e) OnSite Septic Engineering
- f) St. John's Fire District
- g) CARTA (BCDCOG)
- h) Army Corps of Engineers JD Submittal Letter
- i) AT&T
- j) Charleston County Public Works: Roads, Stormwater, and 208 Plan
- k) DHEC

16. Architectural Guidelines

The maximum building height for buildings within three hundred feet of Betsy Kerrison Parkway shall be two stories or thirty-five feet, whichever is less. The maximum building height for buildings greater than three hundred feet from Betsy Kerrison Parkway shall be three stories or thirty-five feet, whichever is less. The building heights referenced herein

shall have the same definition as found in Chapter 12 of the ZLDR. Foundation plantings shall be required between sidewalks and the front façade of buildings. All architectural guidelines not referenced herein, shall comply with the current conditions of the Architectural Design Guidelines of Article 9.5 of the Charleston County Zoning and Land Development Regulations.

17. Lots to Abut Common Open Space

All lots shall have access to common sidewalks or walking paths located throughout the development. Further, a sidewalk shall be located along Betsy Kerrison Parkway and will comply with the requirements of the Charleston County Zoning and Land Development Regulations and the South Carolina Department of Transportation requirements.

18. Access

Vehicular access to the property will be provided via a driveway onto Betsy Kerrison Parkway near an existing median cut located within 150 feet from the northern boundary of the project site. The internal roadway will extend to the rear of the property to serve the balance of the development. Means of ingress and egress for the residences located adjacent to the eastern boundary of this property will be maintained on the project site or improved and relocated.

19. Commercial Areas

All commercial areas, residential units, offices, and retail units shall be connected via paved roads, sidewalks, and courtyards. All buildings on site shall share parking spaces and shall utilize a common roadway for ingress and egress.

20. Industrial Areas

There will be a wastewater treatment facility on site for the treatment of all wastewater produced by the development. Based on the planned professional medical office space and associated amenities the current calculated design peak flow rate for the project is 9,000 gallons per day. Sanitary sewer from all proposed structures is proposed to be routed conventionally via gravity flow to a central onsite wastewater collection and treatment facility in accordance with SCDHEC Regulation 61-67. Following treatment, the effluent is proposed to be disposed of onsite in accordance with SCDHEC Regulation 61-9-505. This facility will be limited to approximately 45,000 square feet in size and located in the area shown on the site plan (Exhibit B).

21. Areas Designated for Future Use

The project is intended to be completed in a single phase beginning with the necessary infrastructure and construction of Building 1. At or near completion of Building 1, development of the remaining buildings is anticipated. The horizontal site improvements across the entire site are anticipated to be developed in a single phase followed thereafter by the vertical improvements, which are anticipated to begin development at or near the completion of the horizontal improvements.

One area of the project where the use is being reserved is a 1.25-acre portion of the site in the southeast corner of the property, which will be utilized for private on-site wastewater treatment in accordance with the BCDCOG 208 Plan Certification for Septic Systems. All other areas shall remain in a natural state until such time as development permits are approved.

22. Signs

All signs will meet the standards found in Chapter 9, Section 8 of the Charleston County Zoning and Land Development Regulations.

23. Parking

The planned development will provide at least 483 parking spaces on the project site, as required according to the building square footage and unit count on the project site. Most of the required parking spaces will be provided via surface parking; however, a parking garage is allowed and is proposed to contain 96 parking spaces. Parking and dumpsters will be shared between buildings and will be allowed in front of buildings, as shown on the site plan (Exhibit B). No architectural wall shall be required within any buffer areas. Unless otherwise referenced herein, Chapter 9, Section 3 of the Charleston County Zoning and Land Development Regulations shall apply.

Island Park Place Parking Table
October 3, 2024

Building Use	Units	GSF	Net SF	Parking Ratio	Parking Req.	Notes
Medical Office	19	57,760	43,796	1:150 NSF	292	GTN Factor
Medical Retail	13	30,435	23,327	1:300 NSF	78	GTN Factor
1 BR	14	22,651		1.5 per unit	21	PerRes
2 BR	2	5,000		2 per unit	4	PerRes
Restaurant	3	14,000	6580	1:75 NSF	88	GTN Factor
Totals		129,846			483	

24. Tree Protection

The planned development will comply with all provisions of Article 9.2, Tree Protection and Preservation of the current Charleston County Zoning and Land Development Regulations. A tree survey with accompanying arborist report is attached hereto as Exhibit C.

25. Resource Areas

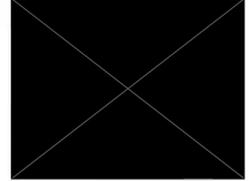
The permitted uses within the planned development will be situated around a designated grand tree zone to enhance the healing process and practices by utilizing nature and these viewing corridors from the buildings.

All non-jurisdictional wetlands, that are not impacted, will be further protected by a preservation enhancement plan. Any wetland impacts will be limited to no more than 2.0 acres and will comply with the mitigation requirements as set forth by the Wetland Master Planning Guidelines implemented by the Office of Coastal Resource Management's (OCRM) Coastal Zone Consistency program. Proposed mitigation includes protecting the remaining onsite wetlands by putting in place deed restrictive covenants that will eliminate future impacts to those wetlands for perpetuity. Prior to placing those protections, the applicant shall request from OCRM the right to enhance and/or restore the function of the remaining onsite wetlands by removing invasive and non-wetland species and replanting with native wetland vegetation. The restoration component will be coordinated with the appropriate agencies prior to any activity taking place.

26. Common Open Space

Not applicable.

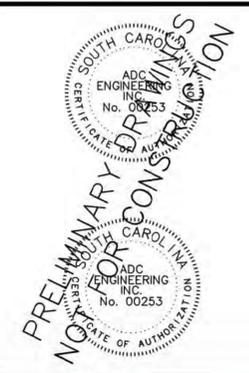
PARKING PLAN
483 spaces



Island Park LLC
Charleston, South Carolina

**ISLAND PARK PLACE MEDICAL
HEALTH & WELLNESS VILLAGE**

JOHNS ISLAND
SOUTH CAROLINA



ADC ENGINEERING
1226 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
ADCENGINEERING.COM

811 Know what's below.
Call before you dig.

DATE:	6/21/2023
ADC PROJECT#:	20156
DESIGNED:	GBS
CHECKED:	JKW
REVISION:	

CONCEPT
SITE
PLAN

CSP
SHEET OF



GRAND/PROTECTED TREE LEGEND

REMAIN	DEMOLISH		
SIZE/TYPE	SIZE/TYPE	A TREE GRADE	(0 REMOVED, 0 RETAINED)
SIZE/TYPE	SIZE/TYPE	B TREE GRADE	(0 REMOVED, 24 RETAINED)
SIZE/TYPE	SIZE/TYPE	C TREE GRADE	(3 REMOVED, 9 RETAINED)
SIZE/TYPE	SIZE/TYPE	D TREE GRADE	(5 REMOVED, 1 RETAINED)
SIZE/TYPE	SIZE/TYPE	F TREE GRADE	(4 REMOVED, 0 RETAINED)
SIZE/TYPE	SIZE/TYPE	TOTAL	(12 REMOVED, 34 RETAINED)
PROTECTED TREES REQUIRED TO REMAIN=20/ACRE 17.178 Ac x 20 = 344 REQUIRED PROTECTED TREES			
-OR-			
17.178 Ac x 160 = 2,748 DBH			
TOTAL INCHES RETAINED ON SITE: 1,999 DBH			

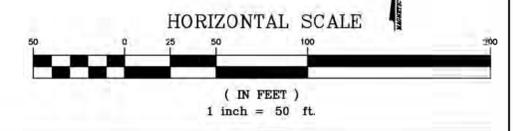


EXHIBIT A



DETAILED VICINITY MAP
SCALE: 1"=1,000'



OVERALL VICINITY MAP
SCALE: 1"=5,000'



1226 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
ADCENGINEERING.COM

VICINITY MAPS

ISLAND PARK PLACE

PD-01

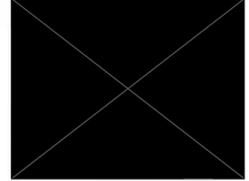
11/11/2021

JOHNS ISLAND, SOUTH CAROLINA

ADC#20156

EXHIBIT B

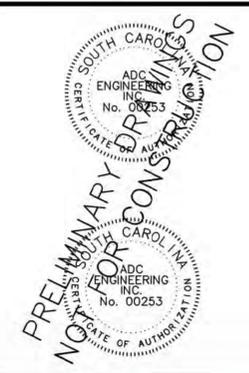
PARKING PLAN
483 spaces



Island Park LLC
Charleston, South Carolina

**ISLAND PARK PLACE MEDICAL
HEALTH & WELLNESS VILLAGE**

JOHNS ISLAND
SOUTH CAROLINA



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SITE
PLAN**

CSP
SHEET OF

GRAND/PROTECTED TREE LEGEND

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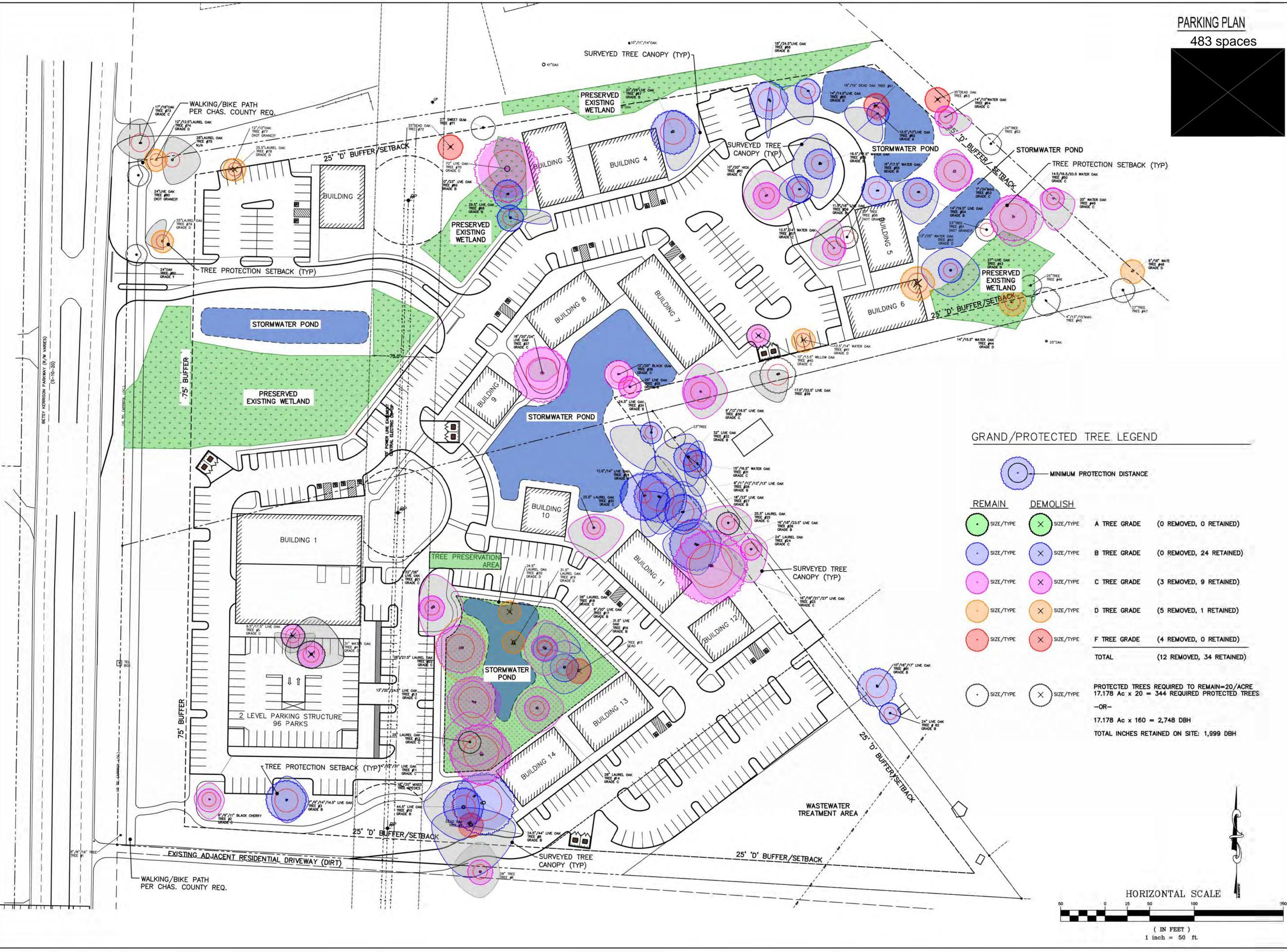
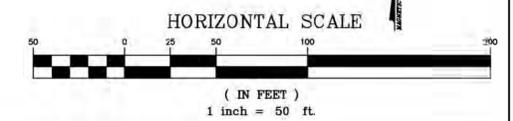


EXHIBIT C

PROJECT: TRIS SURVEY
 DATE: 09/18/2023
 DRAWN BY: J. WILSON
 CHECKED BY: J. WILSON
 SCALE: AS SHOWN
 SHEET NO. 23 OF 23
 TOTAL SHEETS: 23
 PROJECT NO.: 23-09-00-048
 PART OF: 34 AND 35
 LOCATION: JOHN'S ISLAND
 COUNTY: SOUTH CAROLINA

LEGEND
 --- RIGHT OF WAY
 --- LOT BOUNDARY
 --- EASEMENT
 --- UNDEVELOPED AREA
 --- EXISTING ROAD
 --- EXISTING UTILITY
 --- EXISTING STRUCTURE
 --- EXISTING FENCE
 --- EXISTING CURB
 --- EXISTING DRIVEWAY
 --- EXISTING SIDEWALK
 --- EXISTING BRIDGE
 --- EXISTING DRAINAGE
 --- EXISTING WATERWAY
 --- EXISTING WOODS
 --- EXISTING FIELD
 --- EXISTING POND
 --- EXISTING CLEARING
 --- EXISTING CONCRETE
 --- EXISTING ASPHALT
 --- EXISTING GRAVEL
 --- EXISTING SAND
 --- EXISTING CLAY
 --- EXISTING SILT
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 --- EXISTING COAL
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 --- EXISTING MANGANESE
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 --- EXISTING PHOSPHORUS
 --- EXISTING SULFUR
 --- EXISTING CHLORINE
 --- EXISTING FLUORINE
 --- EXISTING BROMINE
 --- EXISTING IODINE
 --- EXISTING BARIUM
 --- EXISTING STRONTIUM
 --- EXISTING YTIUM
 --- EXISTING ZIRCONIUM
 --- EXISTING NIOBIUM
 --- EXISTING MOLYBDENUM
 --- EXISTING RUTHENIUM
 --- EXISTING RHODIUM
 --- EXISTING PALLADIUM
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 --- EXISTING MERCURY
 --- EXISTING THALLIUM
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TRIS SURVEY
 TNS No. 205-00-00-048
 PART LOT 34 AND 35
 TNS No. 205-00-00-049
 PART LOT 33
 LOCATED ON JOHN'S ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA
 DATE: SEPTEMBER 18, 2023 SCALE: 1" = 50'

Tree Number	DBH	Species	Grade	Comments	Comments	Condition
1				Separate Species	Not Grand	#N/A
2	6/9/11	Black Cherry	C	V Shaped Crotch	Poor Form	Fair
3	7/9/14/14.5	Live Oak	B			Good
4	31	Water Oak	C	Decay	Decline	Fair
5	9.5/17.5	Live Oak	C	Suppressed	Asymmetrical Canopy	Fair
6	28	Laurel Oak	C	Poor Form	Storm Damage	Fair
7	Dead					#N/A
8	24.5/44	Live Oak	B			Good
9				Separate Species	Not Grand	#N/A
10	44.5	Live Oak	B			Good
11	14/22/31	Live Oak	C	Suppressed	Asymmetrical Canopy	Fair
12	25	Laurel Oak	C	Poor Form	Decay	Fair
13	13/22/24.5	Live Oak	C	Suppressed		Fair
14	28	Laurel Oak	C	Fork	Poor Form	Fair
15	Dead					Fair
16	31.5	Live Oak	B	Suppressed		#N/A
17	8/20	Live Oak	B	Leaning	Asymmetrical Canopy	Good
18	28	Laurel Oak	C	Poor Form	Decay	Fair
19	31.5	Laurel Oak	D	Decay	Poor Form	Poor
20	24.5	Willow Oak	D	Suppressed	Decay	Poor
21	22/26	Live Oak	C	Suppressed		Fair
22	26/27.5	Laurel Oak	C	Poor Form		Fair
23	16/18/21/27	Live Oak	C	Storm Damage	Suppressed	Fair
24	24	Laurel Oak	C	Poor Form	Leaning	Fair
25	25.5	Laurel Oak	C	Forked	Poor Form	Fair
26	16/18/23.5	Live Oak	B			Good
27	18/23	Live Oak	B			Good
28	8/11/12/12/13	Live Oak	B			Good
29	12.5/14	Live Oak	B	Leaning	Asymmetrical Canopy	Good
30	25.5	Laurel Oak	C	Poor Form		Fair
31	15/16.5	Water Oak	C	Poor Form	V Shaped Crotch	Fair
32	32	Live Oak	B	Asymmetrical Canopy		Good
33				Not Grand		#N/A
34	24.5	Live Oak	B	Asymmetrical Canopy		Good

35	25	Live Oak	B				Good
36	12/20	Black Gum	C				Fair
37	18/20/24	Live Oak	C	Vines		Suppressed	Fair
38	9/12/16.5	Live Oak	B				Good
39	17.5/22.5	Live Oak					#N/A
40	12/13.5	Willow Oak	C	Possible Separate			Fair
41	12.5/14	Water Oak	D	Decline		Poor Form	Poor
42	13/25	Water Oak	D	Decay		Poor Form	Poor
43	27	Live Oak	B				Good
44	14/15.5	Water Oak	D	V Shaped Crotch		Hollow	Poor
45				Not Grand			#N/A
46				Not Grand			#N/A
47				Not Grand			#N/A
48	9/18	Water Oak	D	Decay		Poor Form	Poor
49	25	Water Oak	C				Fair
50	14.5/16.5/20.5	Water Oak	C	Poor Form			Fair
51				Not Grand			#N/A
52				Not Grand			#N/A
53	7/34	Magnolia	C	Poor Form			Fair
54	14/19.5	Live Oak	B				Good
55	16/17.5	Water Oak	B	Poor Form			Good
56				Not Grand			#N/A
57	12.5/14	Water Oak	C	Possible Separate			Fair
58	16.5/17.5	Water Oak	B				Good
59	11.5/18	Live Oak	B				Good
60	10/20	Hickory	C	Poor Form			Fair
61	Dead						#N/A
62	12.5/13	Live Oak	B	Asymmetrical Canopy			Good
63	Dead						#N/A
64	12/13	Water Oak	C	V Shaped Crotch		Poor Form	Fair
65	14/14.5	Live Oak	B				Good
66	18/24.5	Live Oak	B	Asymmetrical Canopy			Good
67	20/29	Live Oak	B				Good
68	29.5	Live Oak	B	Asymmetrical Canopy		Leaning	Good
69	10/23	Live Oak	B				Good

70	72	Live Oak	C	Decay	Vines	Fair
71		Sweet Gum				#N/A
72	Dead					#N/A
73	17/18	Laurel Oak	C	Poor Form		Fair
74	12/12.5	Laurel Oak	D	Decay		Poor
75	28	Laurel Oak				#N/A
76				Not Grand		#N/A
77				Not Grand		#N/A
78	25.5	Laurel Oak	D			Poor
79	25	Laurel Oak	C			Fair
80				Not Grand		#N/A
81	10/16/17	Live Oak	B			Good
82	24	Live Oak	B			Good

A	Good
B	Good
C	Fair
D	Poor
F	Poor

EXHIBIT D



November 21, 2022

Mr. John Skerczek
South Atlantic Development Enterprises, LLC
130 Gardeners Circle, PMB 600
John's Island, SC 29455
john@sadellc.com

**RE: John's Island Medical Park (NEI Job #01-4510a)
Charleston County, South Carolina**

Dear Mr. Skerczek:

Reference is made to a tract of land located along Maybank Highway, identified as Charleston County TMS #'s 203-00-00-053 and 203-00-00-048. A wetland determination of this property has been completed by Newkirk Environmental, Inc. using methods outlined in the US Army Corps of Engineers Wetland Delineation Manual, 1987 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region, November 2010. This determination was verified by the US Army Corps of Engineers with a jurisdictional determination letter dated December 30, 2020 and referenced as SAC-2020-00763.

The proposed site plan considers impacting a portion of the onsite wetlands. These impacts will require mitigation as set forth by the Wetland Master Planning Guidelines implemented by the Office of Coastal Resource Management's (OCRM) Coastal Zone Consistency program. Proposed mitigation includes protecting the remaining onsite wetlands by putting in place deed restrictive covenants that will eliminate future impacts to those wetlands for perpetuity. Prior to placing those protections, it is the intent to request from OCRM the right to enhance and/or restore the function of the remaining onsite wetlands by removing invasive and non-wetland species and replanting with native wetland vegetation. The restoration component will be coordinated with the appropriate agencies prior to any activity taking place.

Please do not hesitate to call if you have any questions or need any additional information.

Sincerely,

M. Derrick Myers, Senior Biologist
Charleston, South Carolina

Enclosures



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SC 29403-5107

December 30, 2020

Regulatory Division

Mr. Nelson Mills
Newkirk Environmental, Inc.
1887 Clements Ferry Road
Charleston, South Carolina 29492
Nelson@newkirkenv.com

Dear Mr. Mills:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2020-00763) received in our office on May 26, 2020, for a 17.18-acre site located on Betsy Kerrison Parkway, Johns Island, Charleston County, South Carolina (Latitude: 32.6162°, Longitude: -80.1508°). An AJD is used to indicate that the U.S. Army Corps of Engineers (Corps) has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status as waters of the United States pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Sections 9 and 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 401 *et. seq.*). This AJD is issued in accordance with the definition of Waters of the United States in Corps regulations at 33 C.F.R. §328.3, as revised by the Navigable Waters Protection Rule: "Definition of Waters of the United States," 85 Fed. Reg. 22250 (April 21, 2020), which became effective on June 22, 2020.

The site is shown on the attached survey plat entitled "Wetland Survey TMS No. 203-00-00-048 & TMS No. 203-00-00-053 Hopkinson Subdivision Located on Johns Island Charleston County, South Carolina" and dated July 20, 2020, with a revised date of October 21, 2020, prepared by A.H. Schwacke & Associates, Inc. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, Wetland Determination Data Form(s), and Lidar, we conclude the site, as shown on the referenced plat, does not contain any aquatic resources subject to regulatory jurisdiction under Section 404 of the CWA or Sections 9 and 10 of the RHA.

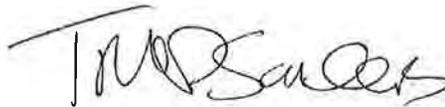
Attached is a form describing the basis of jurisdiction for the delineated area(s). Note that some or all of these areas may be regulated by other state or local government entities and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water, or Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

In all future correspondence, please refer to file number SAC-2020-00763. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Tracy D. Sanders, Project Manager, at (843) 329-8190, or by email at Tracy.D.Sanders@usace.army.mil.

Sincerely,



Tracy D. Sanders
Project Manager

Attachments:

Approved Jurisdictional Determination Form

Notification of Appeal Options

"Wetland Survey TMS No. 203-00-00-048 & TMS No. 203-00-00-053 Hopkinson Subdivision
Located on Johns Island Charleston County, South Carolina"

Copies Furnished:

Mr. John Skerchek
Island Park Place, LLC
2161 E. County Road 540A
Lakeland, Florida 33813
John@sadellc.com

SCDHEC - OCRM
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405
OCRMPermitting@dhec.sc.gov



U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): December 30, 2020

ORM Number: SAC-2020-00763

Associated JDs: N/A Review Area Location¹:

State: SC City: Johns Island County: Charleston County

Center Coordinates of Review Area: Latitude 32.616297 Longitude -80.150833

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list **MUST** be selected. Complete the corresponding sections/tables and summarize data sources.

- The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A.
- There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in section II.B).
- There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in section II.C).
- There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)²

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A	N/A	N/A	N/A

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters)³

(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A	N/A	N/A	N/A

Tributaries ((a)(2) waters):

(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A	N/A	N/A	N/A

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):

(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A	N/A	N/A	N/A

Adjacent wetlands ((a)(4) waters):

(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A	N/A	N/A	N/A

¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR



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 NAVIGABLE WATERS PROTECTION RULE**

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12))⁴:

Exclusion Name	Exclusion Size	Exclusion ⁵	Rationale for Exclusion Determination
Wetland A	2.51 acres	(b)(1) Non-adjacent wetland	Wetland A appears to extend offsite to the east towards the adjacent, offsite golf course. However, based on a review of offsite information, this offsite portion of the wetland is not a contiguous wetland and the offsite portions appear to be surrounded by uplands. Additionally, Wetland A is separated from potential wetlands to the west of the project site by Betsy Kerrison Parkway. No culverts under the road are present at this location. For these reasons, Wetland A, including offsite portions, is a closed polygon boundary that is not contiguous or directly abutting an (a)(1) – (a)(3) water.
Wetland B	0.96 acres	(b)(1) Non-adjacent wetland	Wetland B is located wholly on the project site and is surrounded by uplands. Therefore, Wetland B is a closed polygon boundary that is not contiguous or directly abutting an (a)(1)-(a)(3) water.
Wetland C	0.12 acres	(b)(1) Non-adjacent wetland	Wetland C extends offsite to the south. However, based on a review of offsite information, Wetland C, including the offsite portion, is surrounded by uplands and is a closed polygon boundary. Therefore, Wetland C, including the offsite portion, is not contiguous or directly abutting an (a)(1) – (a)(3) water.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

Information submitted by, or on behalf of, the applicant/consultant: Newkirk Environmental, Inc.

This information is sufficient for purposes of this AJD.

Rationale: N/A

Data sheets prepared by the Corps:

Photographs: Google Earth (date 1/10/2019), Google Earth Street View (date 7/2019)

Corps Site visit(s) conducted on: N/A

Previous Jurisdictional Determinations (AJDs or PJDs): N/A

Antecedent Precipitation Tool: N/A.

USDA NRCS Soil Survey: Wando loamy fine sand, Dawhoo and rutlege loamy fine sand

USFWS NWI maps: PFO4/1C, PFO1/SS1C

USGS topographic maps: N/A

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
----------------------	---

¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

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⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



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USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	Regulatory Viewer
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

- B. Typical year assessment(s):** N/A .
- C. Additional comments to support AJD:** Wetlands A, B and C are excluded wetlands that are non-adjacent; therefore, the wetlands are non-jurisdictional and not subject to regulation under Section 404 of the CWA.

¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

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⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

EXHIBIT E

Exhibit "A"
Legal Description & Derivation

Parcel 1:

ALL that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, being shown and designated as "10.03 AC." on that certain plat entitled, "PLAT OF LOTS 34 AND 35 HOPKINSON PLANTATION A 10.03 ACRE TRACT LOCATED ON BOHICKET ROAD SITUATED ON JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA", prepared by Sigma Engineers, Inc., dated April 1, 1986, and recorded April 3, 1986, in the ROD Office for Charleston County, South Carolina, in Plat Book BH at Page 98.

AND

Parcel 2:

ALL that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, being shown and designated as "8.92 ACRE" on that certain plat entitled, "PLAT OF A 8.92AC TRACT LOCATED ON BOHICKET ROAD SITUATED IN JOHN'S ISLAND CHARLESTON COUNTY, SOUTH CAROLINA", prepared by Sigma Engineers, Inc., dated February 4, 1986, and recorded February 13, 1986, in the ROD Office for Charleston County, South Carolina, in Plat Book BH at Page 6.

LESS AND EXCEPTING:

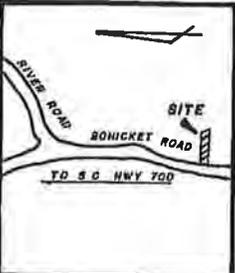
ALL those certain pieces, parcels, or strips of land, together with any improvements thereon, situate lying and being in the County of Charleston, State of South Carolina, being dedicated to the State of South Carolina as a portion of Betsy Kerrison Parkway shown and designated as a portion of lot "O" and a portion of lot "N" on that certain plat entitled, "A STRIP MAP for RIGHT-of-WAY ACQUISITION from VARIOUS TRACTS, PARCELS, & LOTS OF LAND LYING along the EASTERN RIGH-of-WAY of the BETSY KERRISON PARKWAY (VARIABLE R/W), S.R. S-10-20 f.k.a. BOHICKET ROAD LOCATED on JOHNS ISLAND CHARLESTON COUNTY, SOUTH CAROLINA", prepared by Southeastern Surveying, Inc., dated February 5, 1991, last revised May 29, 1992, and recorded June 3, 1992, in the ROD Office for Charleston County, South Carolina, in Plat Book CH at Page 25, said strips having the following metes and bounds to wit: Beginning at the point at the intersection of the northwestern corner of Parcel "O" and BETSY KERRISON PARKWAY (S.C.H.D. RD. S-10-20), with said point being the Point of Beginning, and running along the eastern edge of BETSY KERRISON PARKWAY (S.C.H.D. RD. S-10-20) S07°01'51"W for a distance of 409.49' to an Iron Pin; thence continuing along the eastern edge of BETSY KERRISON PARKWAY (S.C.H.D. RD. S-10-20) S07°01'51"W for a distance of 343.37' to an Iron Pin; thence turning and running across BETSY KERRISON PARKWAY (S.C.H.D. RD. S-10-20) N86°58'30"E for a distance of 55.07'; thence turning and running through BETSY KERRISON PARKWAY (S.C.H.D. RD. S-10-20) N00°45'57"E for a distance of 750.64' to an Iron Pin; thence turning and running across BETSY KERRISON PARKWAY (S.C.H.D. RD. S-10-20) S79°45'51"W for a distance of 56.03' back to the Point of Beginning. All measurements be a little more or a little less.

Being also shown and designated as:

ALL those certain pieces, parcels, or strips of land, together with any improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, being shown and designated as "TMS No. 203-00-00-053 LOT AREA: 384,175.5 Sq. Feet 8.82 Acres" and "TMS No. 203-00-00-048 LOT AREA: 364,228.8 Sq. Ft. 8.36 Acres" on that certain plat entitled, "TREE AND TOPOGRAPHIC SURVEY TMS No. 203-00-00-048 & TMS No. 203-00-00-053 HOPKINSON SUBDIVISION LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, SOUTH CAROLINA", prepared by A.H. Schwacke & Associates, dated August 9, 2019, and having the combined metes and bounds to wit: Beginning at an I.O 5/8" REBAR located at the of the northwestern corner of the property on the

eastern edge of BETSY KERRISON PARKWAY (R/W VARIES) (S-10-20) and the southwestern corner of property now or formerly of Pam Harrington Exclusives Inc. TMS# 203-00-00-062, with said point being the Point of Beginning, and running along the eastern edge of BETSY KERRISON PARKWAY (R/W VARIES) (S-10-20) S00°01'51"W for a distance of 409.29' to an IRON OLD; thence continuing along the eastern edge of BETSY KERRISON PARKWAY (R/W VARIES) (S-10-20) S00°02'06"W for a distance of 335.29' to an IRON OLD; thence turning and running along property now or formerly of Oak Point Golf Company, TMS# 203-00-00-047 S87°33'32"E for a distance of 1,017.26' to and IRON OLD; thence turning and running along property now or formerly of Joe Dickerson TMS #203-00-00-052 N38°07'55"W for a distance of 60.30' to an I.O. 5/8" REBAR; thence running along property now or formerly of Emelia Acosta TMS# 203-00-00-049 N38°07'55"W and along property now or formerly of Joe Dickerson TMS # 203-00-00-052 N38°07'55"W for a combined distance of 625.26 to a L.O. 5/8" REBAR; thence turning and continuing along property now or formerly of Joe Dickerson TMS # 203-00-00-052 N75°18'16"E for a distance of 578.97' to a L.O. 5/8" REBAR; thence turning and running along property now or formerly of Oak Point Golf Company TMS# 203-00-00-055 N48°37'41"W for a distance of 412.62' to an I.O. 5/8" REBAR; thence turning and running along property now or formerly of PJPH LLC TMS 203-00-00-316 and property now or formerly of Pam Harrington Exclusives Inc. TMS# 203-00-00-062 S79°49'51"W for a combined distance of 856.17' to a I.O. 5/8" REBAR, with said I.O. 5/8" REBAR being the Point of Beginning, all measurements be a little more or a little less.

BK V151PG123



LOCATION MAP NTS



Charleston South Carolina
Office of Register Mesne Conveyance
Plat recorded this 13 day of Feb 1986
in Plat Book 34 Page 6 and tracing cloth
copy filed in File 4 Drawer 6 Folder 21 Drawing
No. Original plat (a white print) delivered
to Sigma Engineers

Robert M King
Register Mesne Conveyance

8.92 ACRE

E BUCK

OWNER
HALDOR T JONSSON JR
ET AL

- REFERENCE
- 1) PLAT BY GEORGE A Z JOHNSON JR INC DATED APRIL 19 1976
 - 2) PLAT BY SIGMA ENGINEERS INC DATED JULY 19, 1978
 - 3) PLAT BY W L GAILLARD DATED OCTOBER 3 1978 RECORDED IN BOOK L117 PAGE 154
 - 4) PLAT BY SIMONS AND HOWE DATED JANUARY 1876 RECORDED IN BOOK Y PAGE 107

TMS NUMBER
205 0 0 48

- NOTE
- 1 ALL CORNERS MARKED BY IRON PIPES UNLESS OTHERWISE SHOWN
 - 2 PLAT RESURVEYED TO SHOW INGRESS / EGRESS EASEMENT AND ELECTRICAL EASEMENT
 - 3 NOTE PROPERTY LOCATED IN FLOOD ZONE C

LEE W GREEN ESTATE

APPROVED PLAT
Existing tract
of Harold J. Leamond
DIRECTOR OF PLANNING
CHARLESTON COUNTY PLANNING BOARD
APPL# 4005 DATE 2/12/85

ENGINEERS/SURVEYORS CERTIFICATE
I, Harold J. Leamond, a Registered Professional Engineer and Land Surveyor in the State of South Carolina hereby certify that I have surveyed the property shown herein and that this Plat shows the true dimensions and that all necessary markers have been installed and that the positions of the corners are as shown on the Plat.

Harold J. Leamond
Harold J. Leamond PE & LS
S.C. Reg. No. 2507

PLAT OF A 8.92AC TRACT
LOCATED ON BOHICKET ROAD
SITUATED IN JOHN'S ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
DATE FEBRUARY 4, 1986 SCALE 1"=100'

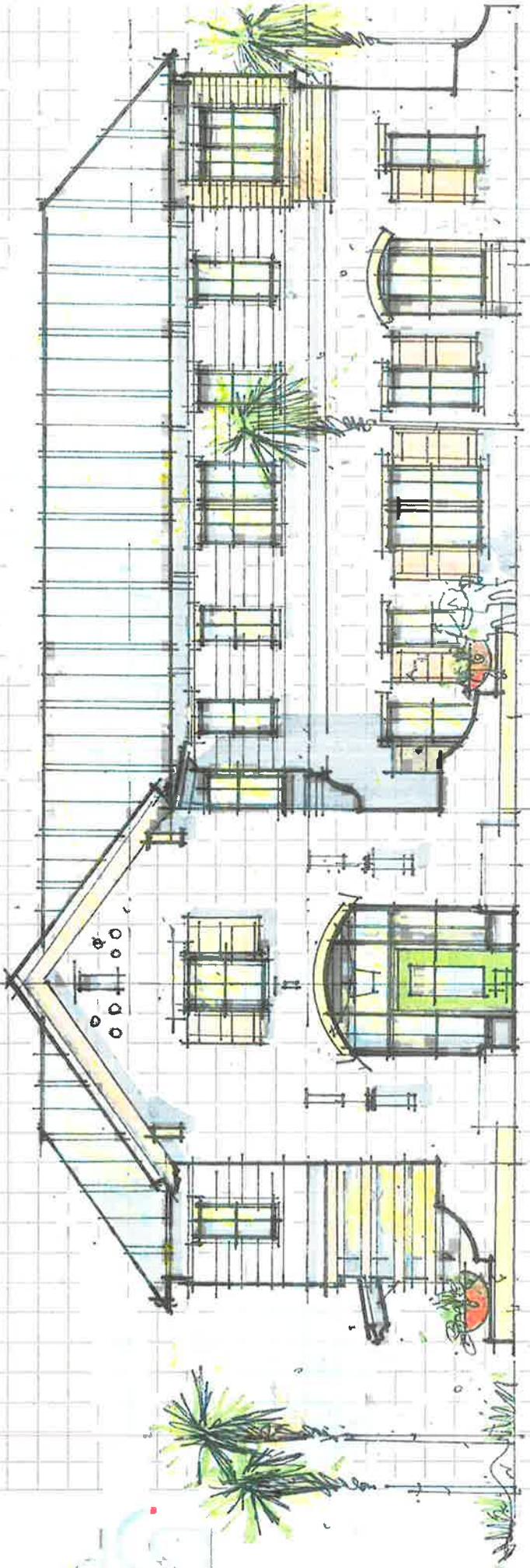


SIGMA ENGINEERS, INC.
Consulting Engineers & Land Surveyors

205 KING STREET
CHARLESTON SOUTH CAROLINA 29401
PHONE 723 9494

BM 2

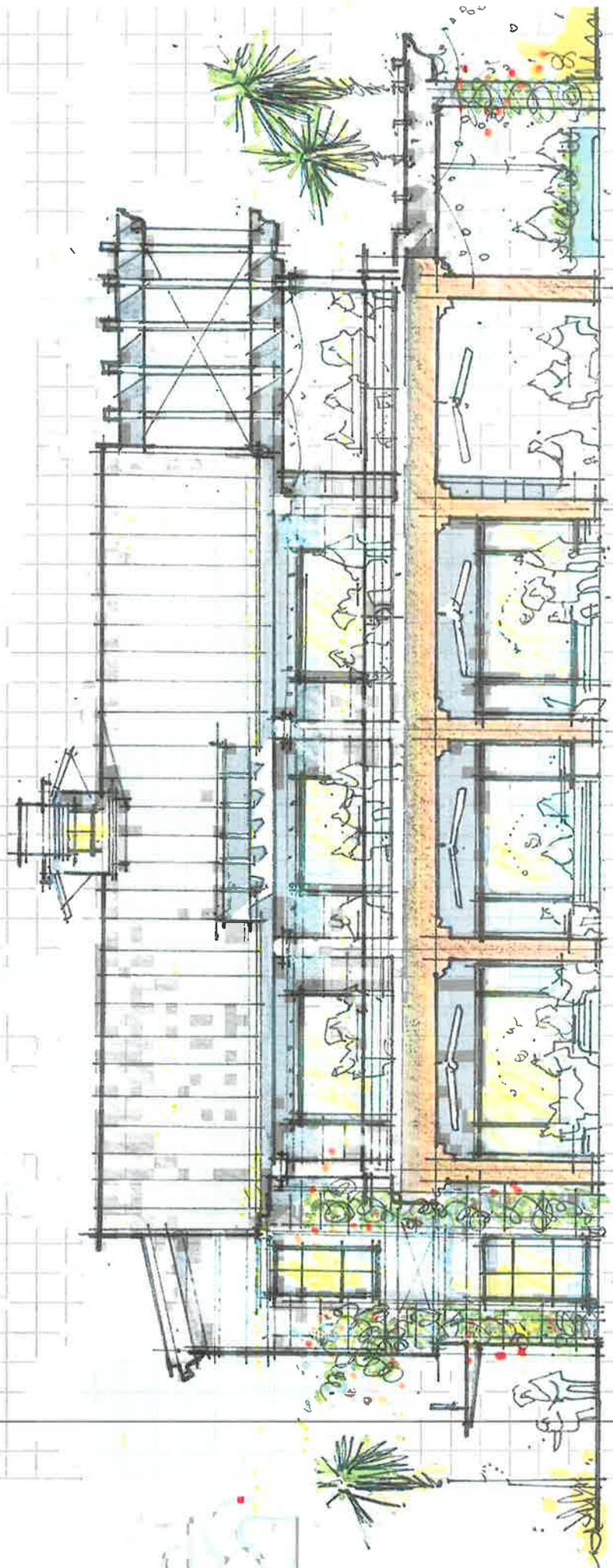
EXHIBIT F



MEDICAL OFFICE

11-21

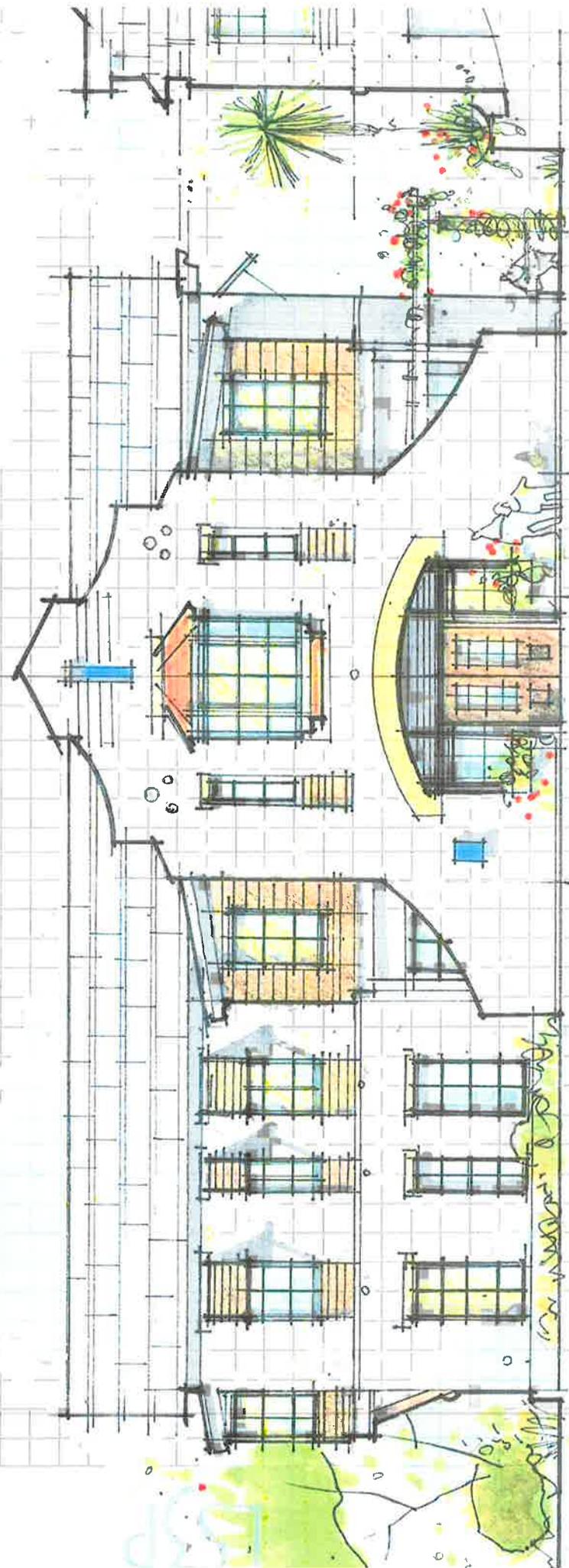
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RESTAURANT:



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EXHIBIT G



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EXHIBIT H

Traffic Impact Analysis

**Johns Island Medical Village
Johns Island, SC**

Prepared for:
Island Park Place, LLC

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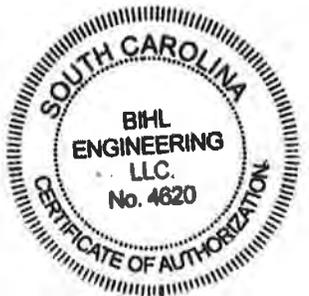
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**Traffic Impact Analysis
Johns Island Medical Village
Johns Island, SC**

**Prepared for:
Island Park Place, LLC**

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December 2022

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1.0 Executive Summary

The Johns Island Medical Village development is proposed to be located on Betsy Kerrison Parkway in Johns Island, SC. The proposed medical/health focused development is planned to consist of 68,439 square feet (sf) of medical office space, 4,974 sf of pharmacy space, 2,046 sf of fitness space, 18 multifamily residential units, 15,000 sf of high-turnover restaurant, and 32,389 sf of retail space and will have one full access driveway on Betsy Kerrison Parkway. For the purposes of this traffic impact analysis (TIA), the development is assumed to be complete in 2029. In the TIA two parking conditions were reviewed, one scenario with all parking on-site and one scenario with approximately 20% of the parking located off-site. In the off-site parking scenario, a shuttle operation is assumed to be implemented between the off-site parking and the site, however specific details will be determined if this scenario is selected.

The study area for the TIA includes the following intersections:

- Betsy Kerrison Parkway at Camp Care Road (unsignalized)
- Betsy Kerrison Parkway at Median Break/Site Access (unsignalized) (2029 Build conditions only)

Traffic volumes and travel patterns have been impacted by the COVID-19 pandemic. Traffic counts were adjusted using AM and PM peak hour adjustment factors as stated in the South Carolina Department of Transportation (SCDOT) District 6 *Traffic Impact Analyses during COVID-19 Pandemic (Update)* memorandum (September 28, 2020).

Based on the results of the analysis for both parking scenarios, the study area intersection currently operates acceptably during the AM and PM peak hour conditions. In the 2029 No Build conditions, the study area intersection is projected to continue to operate acceptably during the AM and PM peak hours. In the 2029 Build conditions, Betsy Kerrison Parkway at Camp Care Road is projected to operate acceptably during the AM and PM peak hours and Betsy Kerrison Parkway at Median Break/Site Access is projected to operate acceptably during the AM peak hour and with elevated delay during the PM peak hour for vehicles exiting the site with the improvements noted below. Elevated delay on the side street of a major roadway is not uncommon on major roadways during peak times when the major street experiences little to no delay.

Based on results of the analysis the following transportation related improvements are recommended:

- Betsy Kerrison Parkway at Median Break/Site Access
 - Installation of northbound right-turn lane on Betsy Kerrison Parkway
 - Installation of southbound left-turn lane on Betsy Kerrison Parkway
 - Installation of exclusive westbound left- and right-turn lanes on Site Access driveway
 - Once the project is developed and traffic volumes are realized, in coordination with SCDOT, a traffic signal warrant analysis may be performed to determine if the site access is a good candidate for signalization in the future
 - Coordination of driveway location and design with SCDOT and Charleston County

- Site plan should be reviewed to limit potential queuing that may block interior site access points during peak times
- Coordinate off-site parking shuttle operations with Charleston County, as necessary, if this parking scenario is implemented

Results in this report are based solely on traffic studies and are considered input into final design considerations. The final design will be determined by the project engineer after other design elements (such as, but not limited to, utilities, stormwater, etc.) are taken into consideration.

2.0 Introduction

The Johns Island Medical Village development is proposed to be located on Betsy Kerrison Parkway in Johns Island, SC. The proposed medical/health focused development is planned to consist of 68,439 sf of medical office space, 4,974 sf of pharmacy space, 2,046 sf of fitness space, 18 multifamily residential units, 15,000 sf of high-turnover restaurant, and 32,389 sf of retail space and will have one full access driveway on Betsy Kerrison Parkway. For the purposes of this TIA, the development is assumed to be complete in 2029. In the TIA two parking conditions were reviewed, one scenario with all parking on-site and one scenario with approximately 20% of the parking located off-site. In the off-site parking scenario, a shuttle operation is assumed to be implemented between the off-site parking and the site, however specific details will be determined if this scenario is selected.

This report presents the trip generation, distribution, traffic analyses, and any recommendations for transportation improvements required to meet anticipated traffic demands.

3.0 Inventory

3.1 Study Area

The study area for the TIA includes the following intersections:

- Betsy Kerrison Parkway at Camp Care Road (unsignalized)
- Betsy Kerrison Parkway at Median Break/Site Access (unsignalized) (2029 Build conditions only)

Figure 1 (Appendix) shows the proposed development location and **Figures 2A and 2B (Appendix)** shows the project conceptual site plan with the parking on-site and 20% parking off-site scenarios, respectively.

3.2 Existing Conditions

Betsy Kerrison Parkway (S-20) is a four-lane, divided, minor arterial roadway with a grass median and a posted speed limit of 50 miles per hour (mph) in the study area. Per South Carolina Department of

Transportation (SCDOT) counts, Betsy Kerrison Parkway has a 2021 annual average daily traffic (AADT) of 7,900 vehicles per day (vpd) and a 2020 AADT of 13,800 vpd.

Camp Care Road is a two-lane, undivided roadway.

Figure 3 (Appendix) shows the existing roadway laneage in the study area.

4.0 Traffic Generation

The trip generation potential of the proposed development was determined using trip generation rates published in Institute of Transportation Engineers' (ITE) *Trip Generation, 11th Edition* (2021).

Internal capture trips are those trips that stay internal to the proposed development and do not use the external roadway network. Internal capture trips were limited to 20% of the gross AM peak hour exiting trips and PM peak hour entering trips in the analysis. Internal capture was determined using NCHRP *Report 684* information. Pass-by trips are those trips currently on the roadway network that will pass by the proposed development during their original trip, enter the development, then return to their original trip. PM peak hour pass-by trips were assigned using ITE standards.

The development square footage will be the same for both parking scenarios. **Table 1** summarizes the trip generation for the proposed development.

Land Use and Intensity	ITE Land Use Code	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
68,439 sf Medical Office	720	171	135	36	275	82	193
32,389 sf Strip Retail Plaza (< 40k)	822	76	45	31	179	89	90
4,974 sf Pharmacy/Drugstore without Drive-Through Window	880	15	9	6	42	20	22
2,046 sf Health/Fitness Club	492	3	1	2	7	4	3
15,000 sf High-Turnover (Sit-Down) Restaurant	932	144	79	65	136	83	53
Multifamily (Low-Rise) (Not Close to Rail) – 18 Dwelling Units	220	28	6	22	28	18	10
Gross Trips		437	275	162	667	296	371
<i>Internal Capture^{1,2,3}</i>		<i>-66</i>	<i>-33</i>	<i>-33</i>	<i>-120</i>	<i>-60</i>	<i>-60</i>
Driveway Volume		371	242	129	547	236	311
<i>Pass-By Trips</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>-113</i>	<i>-62</i>	<i>-51</i>
New Trips		371	242	129	434	174	260

Source: ITE *Trip Generation, 11th Edition*

1. Source: NCHRP *Report 684*

2. AM peak hour internal capture limited to 20% of exiting trips

3. PM peak hour internal capture limited to 20% of entering trips

As shown in **Table 1**, the proposed development is projected to generate 371 new trips (242 entering, 129 exiting), during the AM peak hour and 547 trips (236 entering, 311 exiting), 434 of which are new trips (174 entering, 260 exiting) during the PM peak hour.

While the exact details of the shuttle operations for the off-site parking scenario have not been determined at this time, for the purposes of the analysis, it was assumed that there would be six shuttles travelling between the site and parking area during the peak hours.

5.0 Site Traffic Distribution

The proposed project traffic was assigned to the surrounding roadway network. The directional distribution and assignment were based on qualitative knowledge of the project area, quantitative application of existing traffic patterns, and expected trip length. As stated previously, the TIA reviewed two parking conditions, one scenario with all parking on-site and one scenario with 20% of the parking located off-site.

For both parking scenarios, the overall cardinal distribution would be the same. The following general trip distribution was applied to the project trips associated with the proposed development.

- 35% to/from the north on Betsy Kerrison Parkway
- 65% to/from the south on Betsy Kerrison Parkway

The following general distribution was applied to the pass-by trips associated with the proposed development.

- 50% northbound on Betsy Kerrison Parkway
- 50% southbound on Betsy Kerrison Parkway

Figures 4A and 4B (Appendix) show the traffic distribution to the site in the study area for the on-site parking and 20% off-site parking scenarios, respectively.

6.0 Traffic Volumes

6.1 Existing Traffic

Peak hour intersection turning movement counts including vehicular, pedestrian, and heavy vehicle traffic were performed in November 2020 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM at the following intersections:

- Betsy Kerrison Parkway at Camp Care Road (unsignalized)
- Betsy Kerrison Parkway at Median Break/Site Access (unsignalized)

Due to the COVID-19 pandemic, traffic volumes and travel patterns have been impacted. All turning movements were adjusted using AM and PM peak hour adjustment factors of 1.19 and 1.13 for the AM and PM peak hours, respectively, as documented in SCDOT District 6 *Traffic Impact Analyses during COVID-19 Pandemic (Update)* Memorandum (September 28, 2020).

Existing peak hour intersection turning movement volumes are shown on **Figure 5 (Appendix)**. The turning movement count data is included in the **Appendix**.

6.2 2029 Background Traffic

Historic growth is the increase in existing traffic volumes due to usage increases and non-specific growth throughout the area. A growth rate of 2.0% per year was applied to the study area in the analysis.

The 2029 background volumes include existing traffic grown to the buildout year. **Figure 6 (Appendix)**, **Figure 7 (Appendix)**, **Figure 8 (Appendix)**, and **Figure 9 (Appendix)** show the 2029 AM and PM peak hour background traffic volumes for the parking on-site and 20% parking off-site scenarios, respectively.

6.3 Project Traffic

The AM peak hour and PM peak hour projected project trips were assigned based on the trip distribution discussed in **Section 5**.

6.4 2029 Build Traffic

The 2029 total traffic volumes include the 2029 background traffic and the proposed development traffic at buildout. The 2029 AM and PM peak hour total traffic volumes are shown in **Figure 6 (Appendix)**, **Figure 7 (Appendix)**, **Figure 8 (Appendix)**, and **Figure 9 (Appendix)** for the parking on-site and 20% parking off-site scenarios, respectively.

Intersection volume development worksheets are included in the **Appendix** for the study area intersections for both parking scenarios.

7.0 Capacity Analysis

Capacity analyses were performed for the AM and PM peak hours in the Existing, 2029 No Build, and 2029 Build conditions using the Synchro, Version 11, software to determine the impacts of the proposed project. The analyses were conducted with methodologies contained in the *Highway Capacity Manual, 6th Edition* (HCM 6) (Transportation Research Board, December 2016). The Synchro output sheets are included in the **Appendix**.

Capacity of an intersection is defined as the maximum number of vehicles that can pass through an intersection during a specified time, typically an hour. Capacity is described by LOS for the operating characteristics of an intersection. LOS is a qualitative measure that describes operational conditions and

motorist perceptions within a traffic stream. HCM 6 defines six levels of service, LOS A through LOS F, with A being the best and F being the worst.

LOS for a two-way, stop-controlled (TWSC) intersection is determined by the delay of the poorest performing minor approach, as LOS is not defined for TWSC intersections as a whole.

Capacity analyses were performed for the 2029 Build AM and PM peak hour traffic conditions at the following intersections for the parking on-site and 20% parking off-site scenarios:

- Betsy Kerrison Parkway at Camp Care Road (unsignalized)
- Betsy Kerrison Parkway at Median Break/Site Access (unsignalized) (2029 Build conditions only)

The 95th percentile queue is considered the maximum number of vehicles that will queue while waiting to complete their maneuver at the intersection. Queues discussed in the report represent the 95th percentile or maximum queue.

Table 2 summarizes LOS and control delay (average seconds of delay per vehicle) for the projected Existing, 2029 No Build, and 2029 Build AM and PM peak hour conditions at the study area intersections for the parking on-site and 20% off-site parking scenarios.

Intersection	Traffic Control ¹	Existing Conditions		2029 No Build Conditions		2029 Build Conditions			
						Parking On-Site		20% Parking Off-Site	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Betsy Kerrison Parkway at Camp Care Road	U	C (20.9)	B (13.1)	D (26.4)	B (14.5)	D (29.2)	C (16.4)	D (29.8)	C (16.5)
		– EB	– EB	– EB	– EB	– EB	– EB	– EB	– EB
Betsy Kerrison Parkway at Median Break/Site Access	U	2	2	2	2	C (21.2)	F (125.6)	C (20.2)	F (111.3)
		– WB	– WB	– WB	– WB	– WB	– WB	– WB	– WB

1. U = Unsignalized, S = Signalized
2. U-turning vehicles experience minimal delay

7.1 Betsy Kerrison Parkway at Camp Care Road

Two vehicles of median storage were assumed for Betsy Kerrison Parkway at Camp Care Road. As shown in **Table 2**, the unsignalized intersection of Betsy Kerrison Parkway at Camp Care Road currently operates acceptably at LOS C during the AM peak hour and at LOS B during the PM peak hour. The intersection is projected to continue to operate acceptably at LOS D during the AM peak hour during and at LOS B during the PM peak hour in the 2029 No Build conditions. The intersection is projected to continue to operate acceptably at LOS D during the AM peak hour during and at LOS C during the PM peak hour in the 2029 Build conditions in both the on-site parking and 20% off-site parking scenarios.

7.2 Betsy Kerrison Parkway at Median Break/Site Access

SCDOT *Roadway Design Manual (2021)* guidelines were reviewed at the unsignalized intersection of Betsy Kerrison Parkway at Median Break/Site Access to determine if criteria were met for the installation of an exclusive northbound right-turn lane on Betsy Kerrison Parkway. Based on a comparison of the projected 2029 Build conditions AM and PM peak hour traffic volumes for the on-site parking scenario to the criteria, it was determined that an exclusive northbound right-turn lane should be considered at the intersection and is therefore recommended. The turn lane analysis chart is included in the **Appendix**. An exclusive southbound left-turn lane on Betsy Kerrison Parkway is also recommended as a part of the project. Exclusive westbound left- and right-turn lanes exiting the site were also included in the analysis.

In the Existing and 2029 No Build conditions, the intersection experiences minimal delay from the U-turning vehicles. Two vehicles of median storage were assumed for Betsy Kerrison Parkway at Median Break/Site Access in the Build analysis. As shown in **Table 2**, the unsignalized intersection of Betsy Kerrison Parkway at Median Break/Site Access is projected to operate acceptably at LOS C during the AM peak hour during and with elevated delay at LOS F during the PM peak hour in the 2029 Build conditions in the on-site parking and 20% off-site parking scenarios. Elevated delay on the side street of a major roadway is not uncommon on major roadways during peak times when the major street experiences little to no delay. The Site Access is projected to have an approximately two vehicle 95th percentile queue in the AM peak hour and an approximately 12 vehicle 95th percentile queue in the PM peak hour in the 2029 Build conditions with the on-site parking scenario. The Site Access is projected to have an approximately one vehicle 95th percentile queue in the AM peak hour and an approximately 10 vehicle 95th percentile queue in the PM peak hour in the 2029 Build conditions with the 20% off-site parking scenario.

Based on the projected queuing, the site plan should be reviewed to limit potential queuing that may block interior site access points during peak times. Also, in coordination with SCDOT, once the project is developed and traffic volumes are realized, traffic signal warrant analysis should be performed to determine if the site access is a good candidate for signalization in the future.

8.0 Conclusion

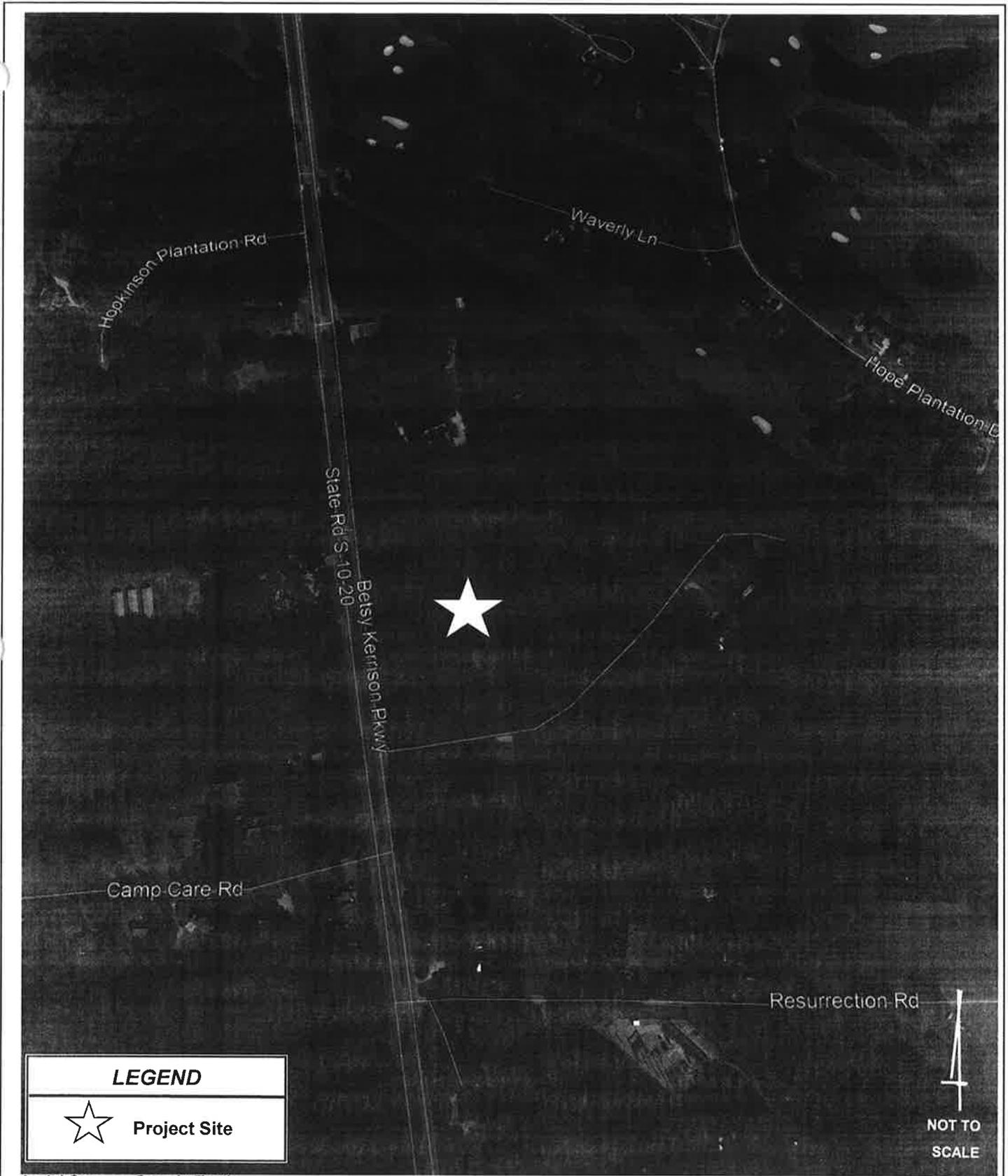
The Johns Island Medical Village development is proposed to be located on Betsy Kerrison Parkway in Johns Island, SC. The proposed medical/health focused development is planned to consist of 68,439 sf of medical office space, 4,974 sf of pharmacy space, 2,046 sf of fitness space, 18 multifamily residential units, 15,000 sf of high-turnover restaurant, and 32,389 sf of retail space and will have one full access driveway on Betsy Kerrison Parkway. For the purposes of this TIA, the development is assumed to be complete in 2029. In the TIA two parking conditions were reviewed, one scenario with all parking on-site and one scenario with approximately 20% of the parking located off-site. In the off-site parking scenario, a shuttle operation is assumed to be implemented between the off-site parking and the site, however specific details will be determined if this scenario is selected.

Based on results of the analysis the following transportation related improvements are recommended:

- Betsy Kerrison Parkway at Median Break/Site Access
 - Installation of northbound right-turn lane on Betsy Kerrison Parkway
 - Installation of southbound left-turn lane on Betsy Kerrison Parkway
 - Installation of exclusive westbound left- and right-turn lanes on Site Access driveway
 - Once the project is developed and traffic volumes are realized, in coordination with SCDOT, a traffic signal warrant analysis may be performed to determine if the site access is a good candidate for signalization in the future
 - Coordination of driveway location and design with SCDOT and Charleston County
- Site plan should be reviewed to limit potential queueing that may block interior site access points during peak times
- Coordinate off-site parking shuttle operations with Charleston County, as necessary, if this parking scenario is implemented

Results in this report are based solely on traffic studies and are considered input into final design considerations. The final design will be determined by the project engineer after other design elements (such as, but not limited to, utilities, stormwater, etc.) are taken into consideration.

Appendix



Aerial Source: Google Earth

	<p align="center">Johns Island Medical Village Traffic Impact Analysis</p>	<p align="center">Site Location</p>	<p align="center">Figure 1</p>
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Land Park LLC
 Chairman, South Carolina
 JOHNS ISLAND
 MEDICAL VILLAGE
 JOHNS ISLAND
 SOUTH CAROLINA

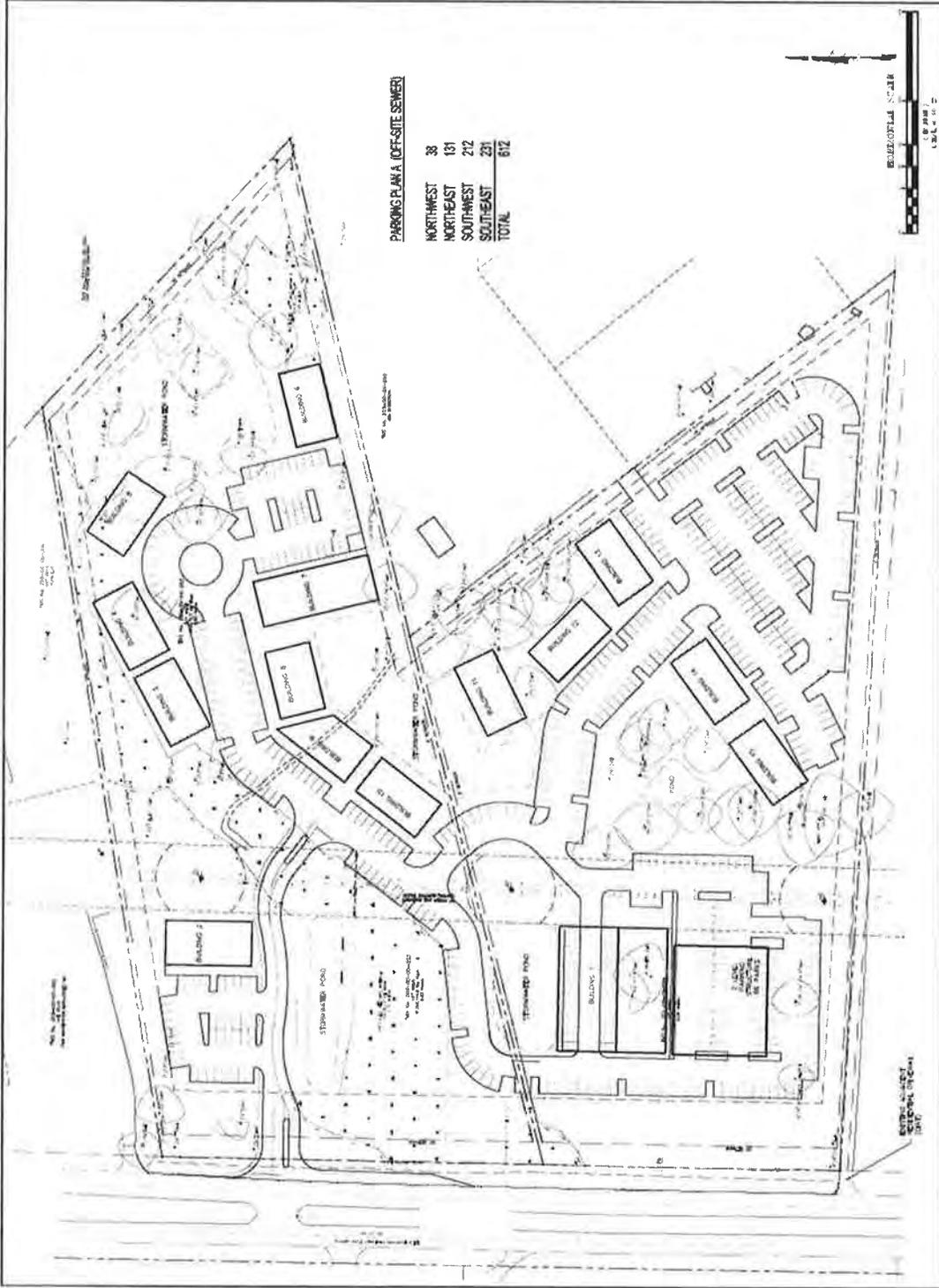


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 Emergency Services
 Call before you dig.

CONCEPT
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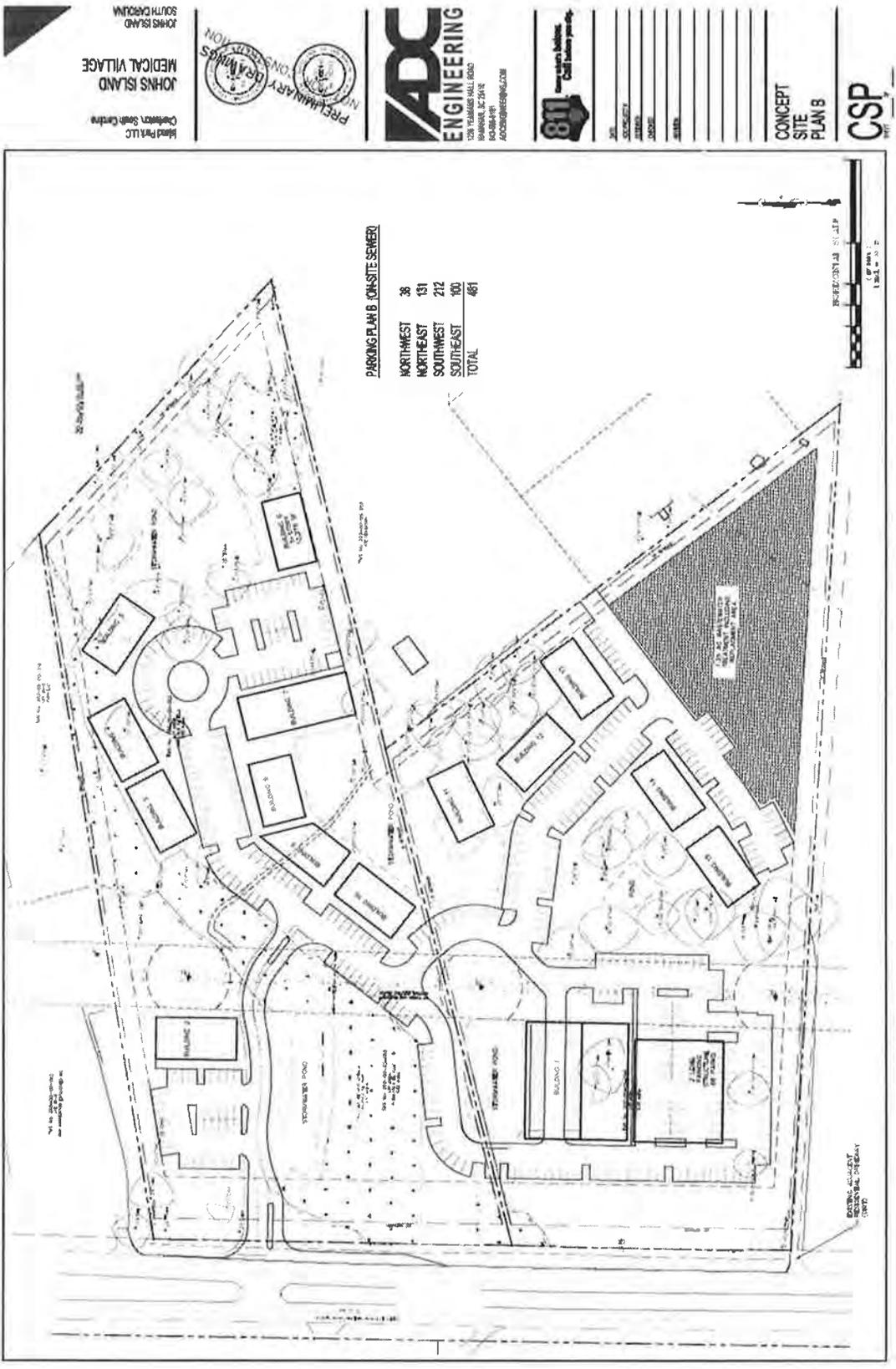


Source: ADC Engineering

Johns Island Medical Village Traffic Impact Analysis

Site Plan – On-Site Parking

Figure 2A

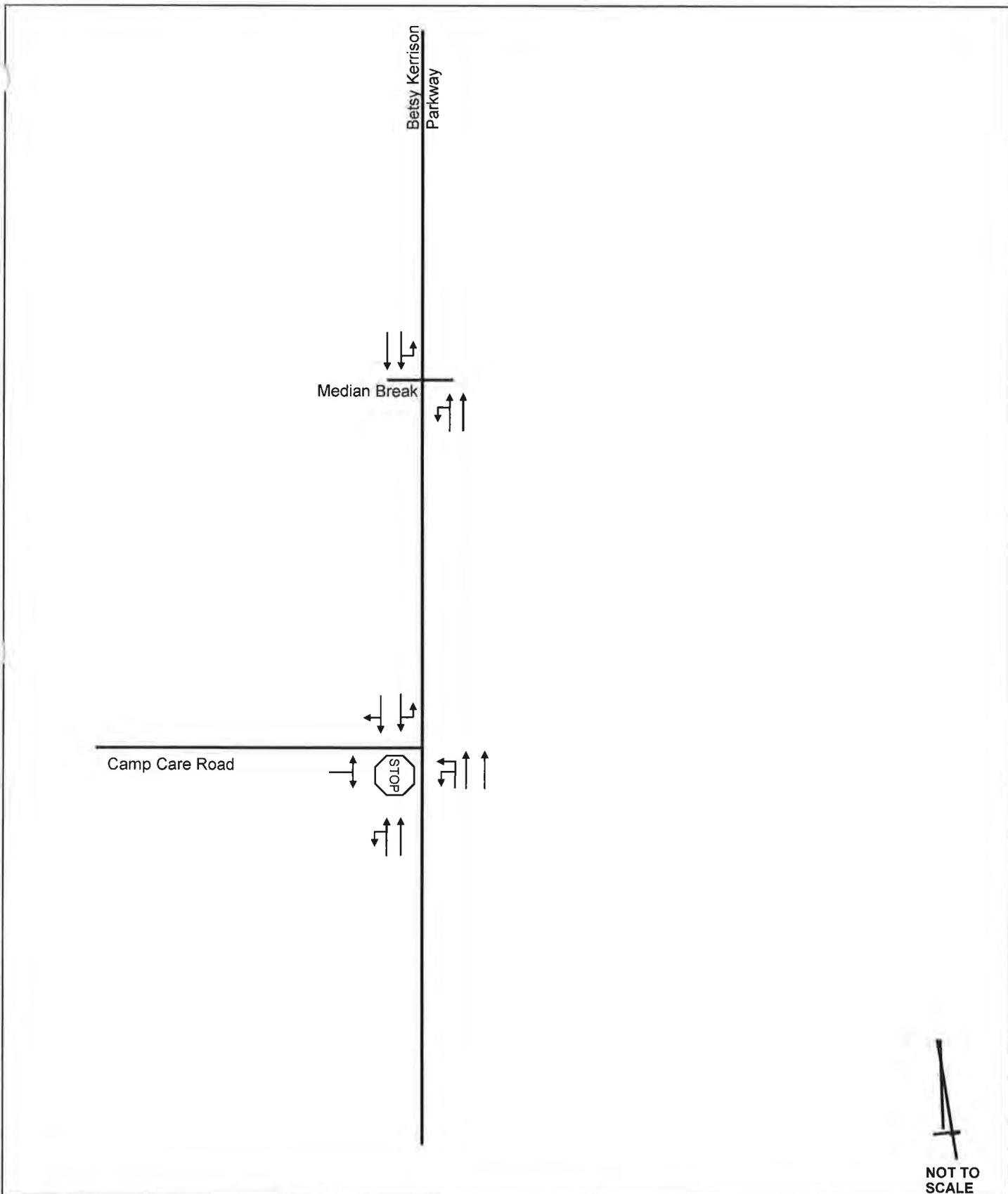


Source: ADC Engineering

Johns Island Medical Village Traffic Impact Analysis

Site Plan – 20% Off-Site Parking

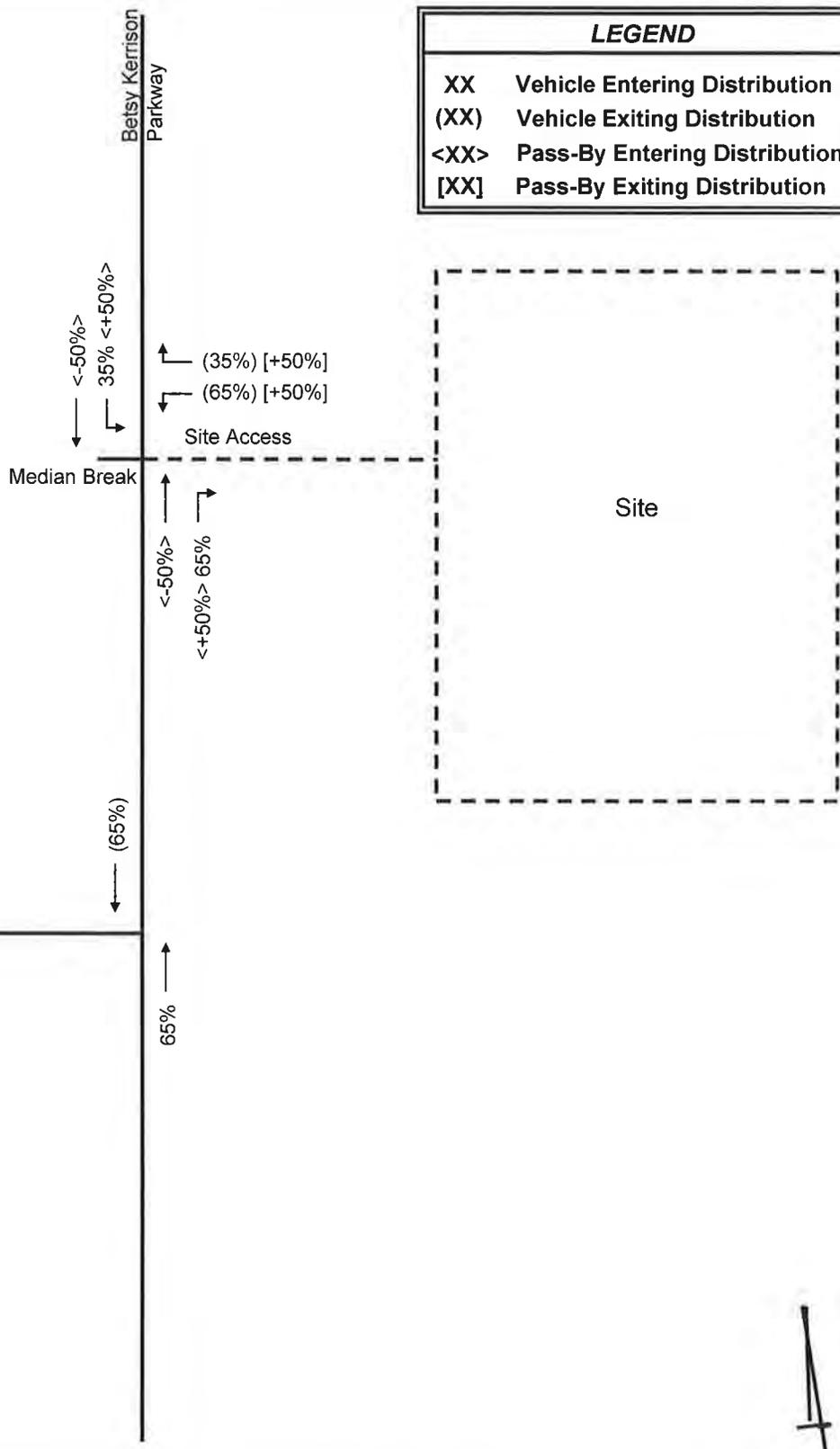
Figure 2B



NOT TO SCALE

 <p>BIHL ENGINEERING</p>	<p>Johns Island Medical Village Traffic Impact Analysis</p>	<p>Existing Laneage</p>	<p>Figure 3</p>
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LEGEND	
XX	Vehicle Entering Distribution
(XX)	Vehicle Exiting Distribution
<XX>	Pass-By Entering Distribution
[XX]	Pass-By Exiting Distribution



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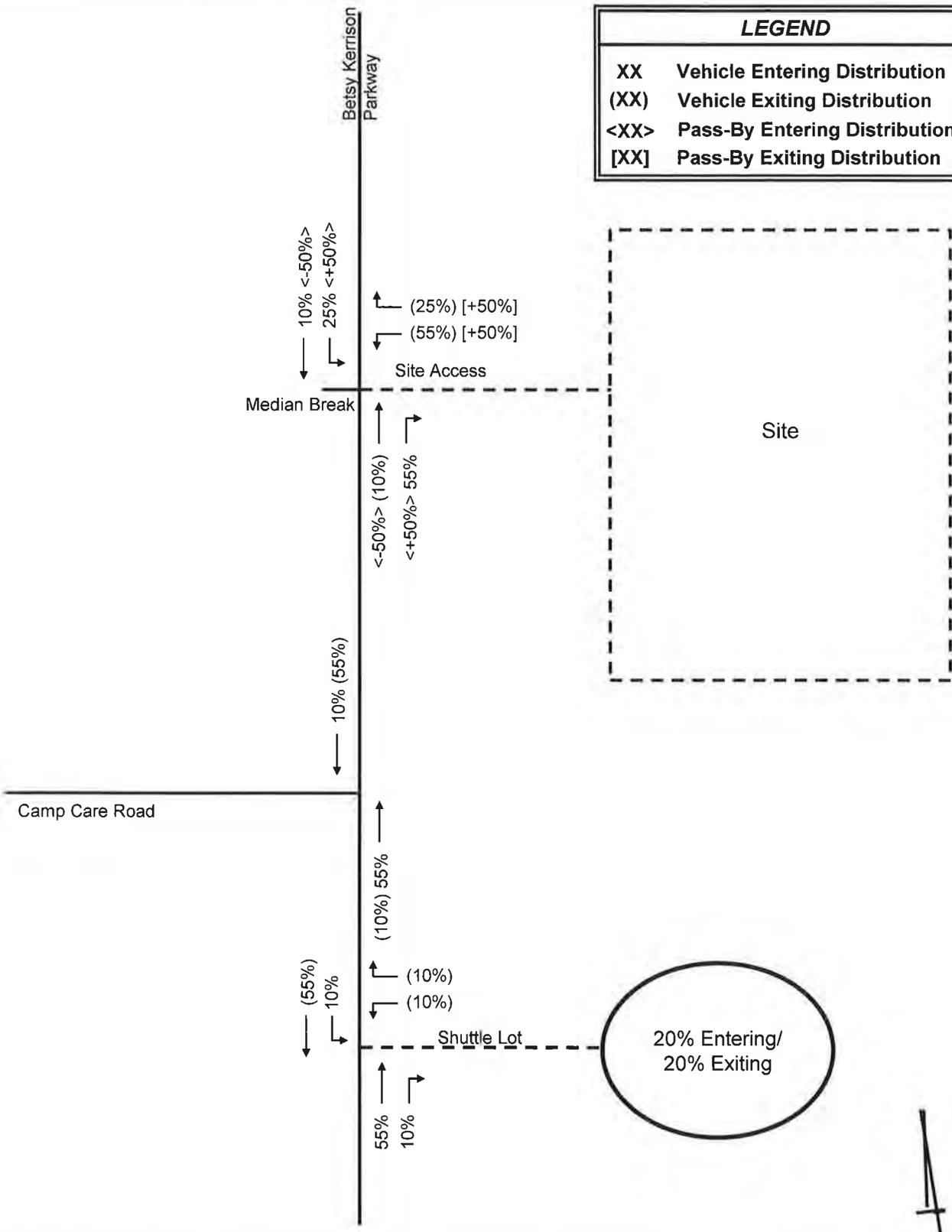


**Johns Island
Medical Village
Traffic Impact Analysis**

**Trip Distribution
– On-Site
Parking**

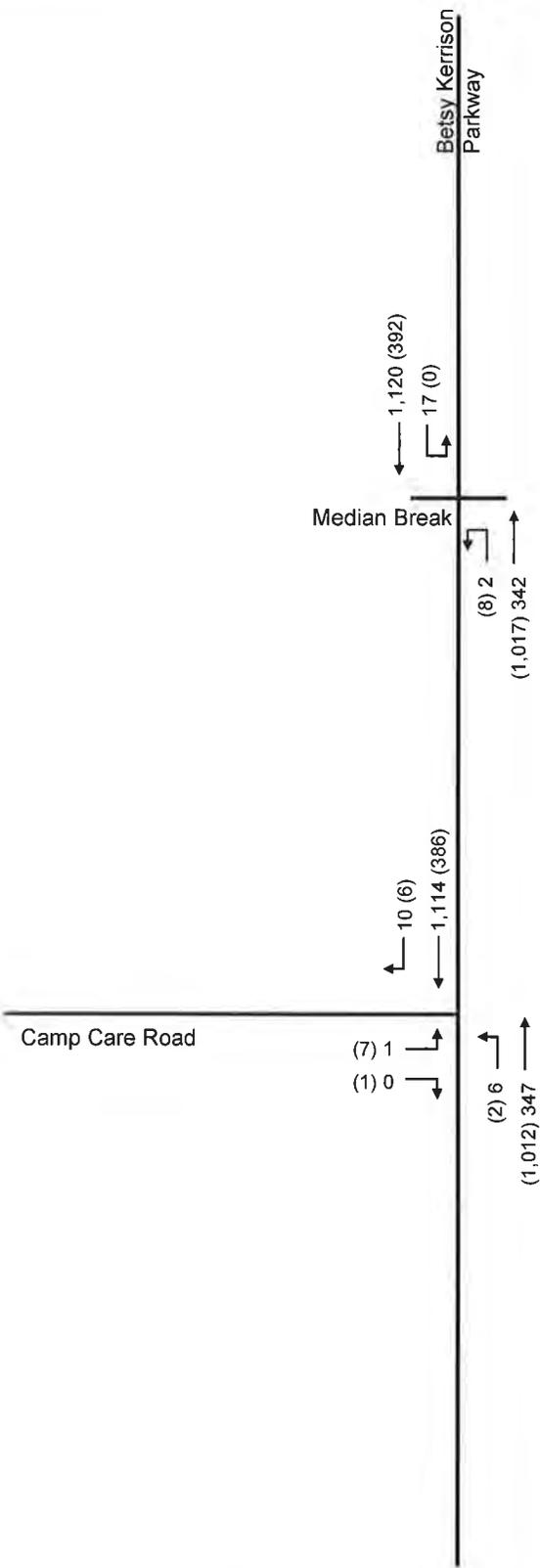
Figure 4A

LEGEND	
XX	Vehicle Entering Distribution
(XX)	Vehicle Exiting Distribution
<XX>	Pass-By Entering Distribution
[XX]	Pass-By Exiting Distribution



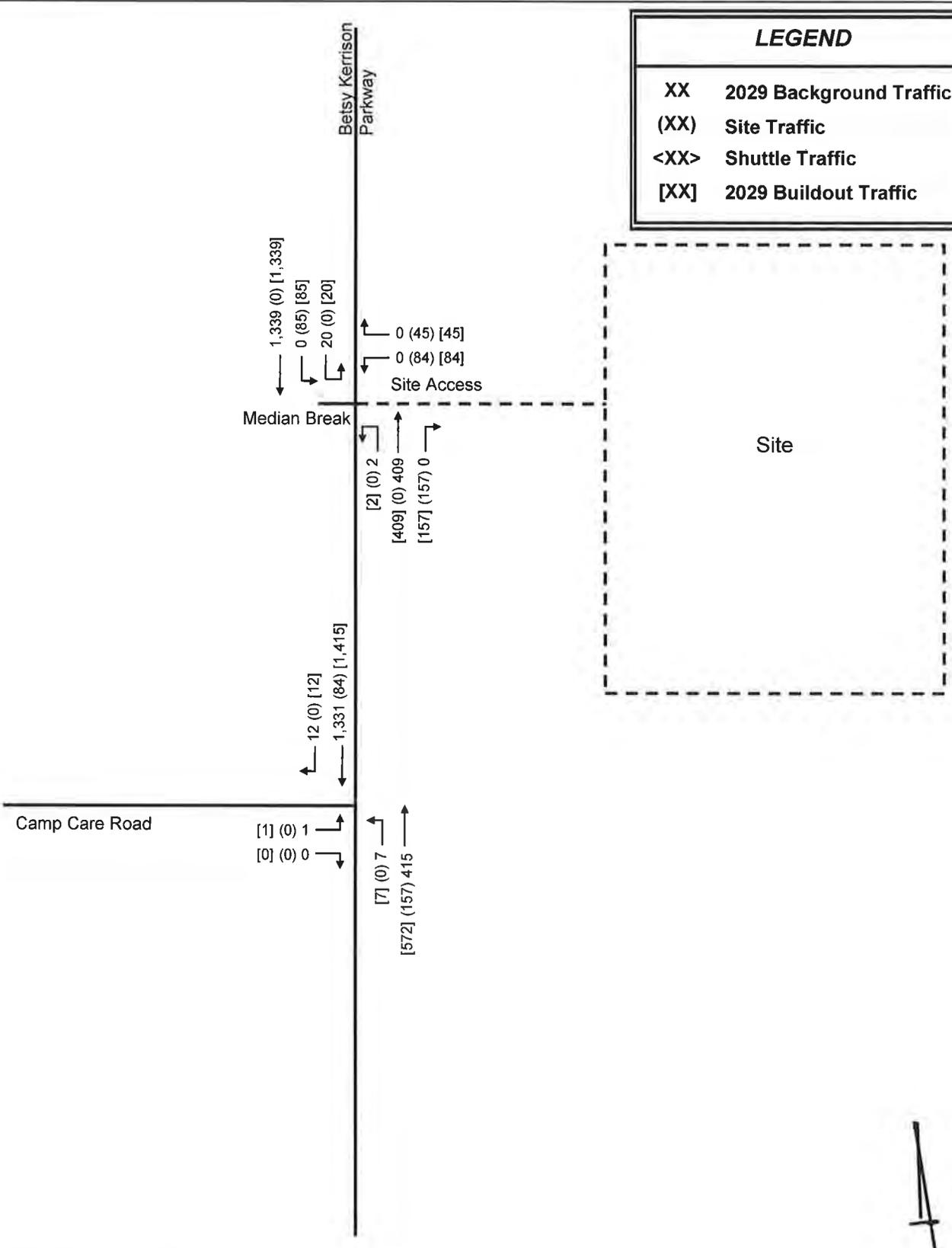
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LEGEND	
XX	AM Peak Hour Traffic
(XX)	PM Peak Hour Traffic



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LEGEND	
XX	2029 Background Traffic
(XX)	Site Traffic
<XX>	Shuttle Traffic
[XX]	2029 Buildout Traffic



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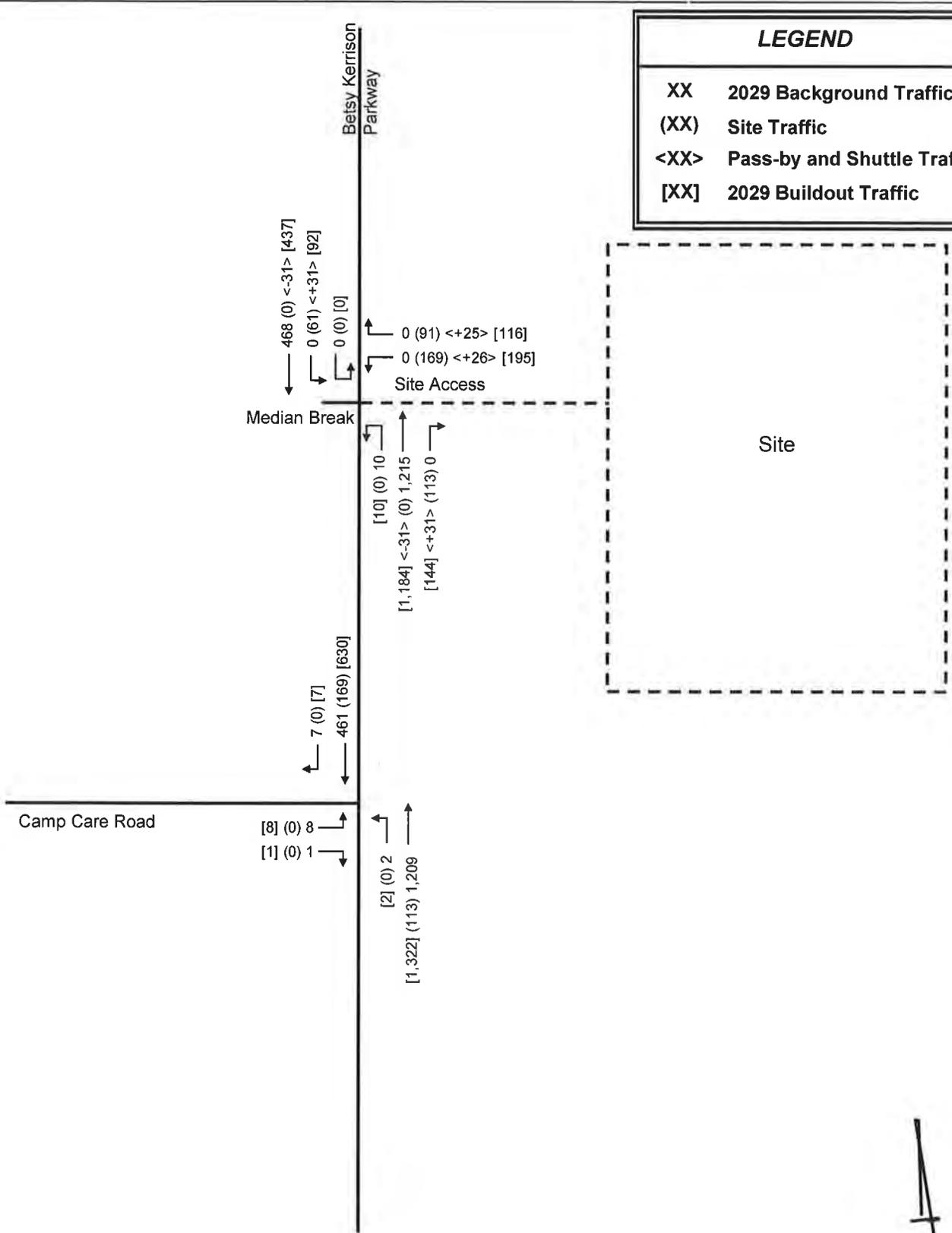


**Johns Island
Medical Village
Traffic Impact Analysis**

**2029 AM Peak
Traffic Volumes –
On-Site Parking**

Figure 6

LEGEND	
XX	2029 Background Traffic
(XX)	Site Traffic
<XX>	Pass-by and Shuttle Traffic
[XX]	2029 Buildout Traffic



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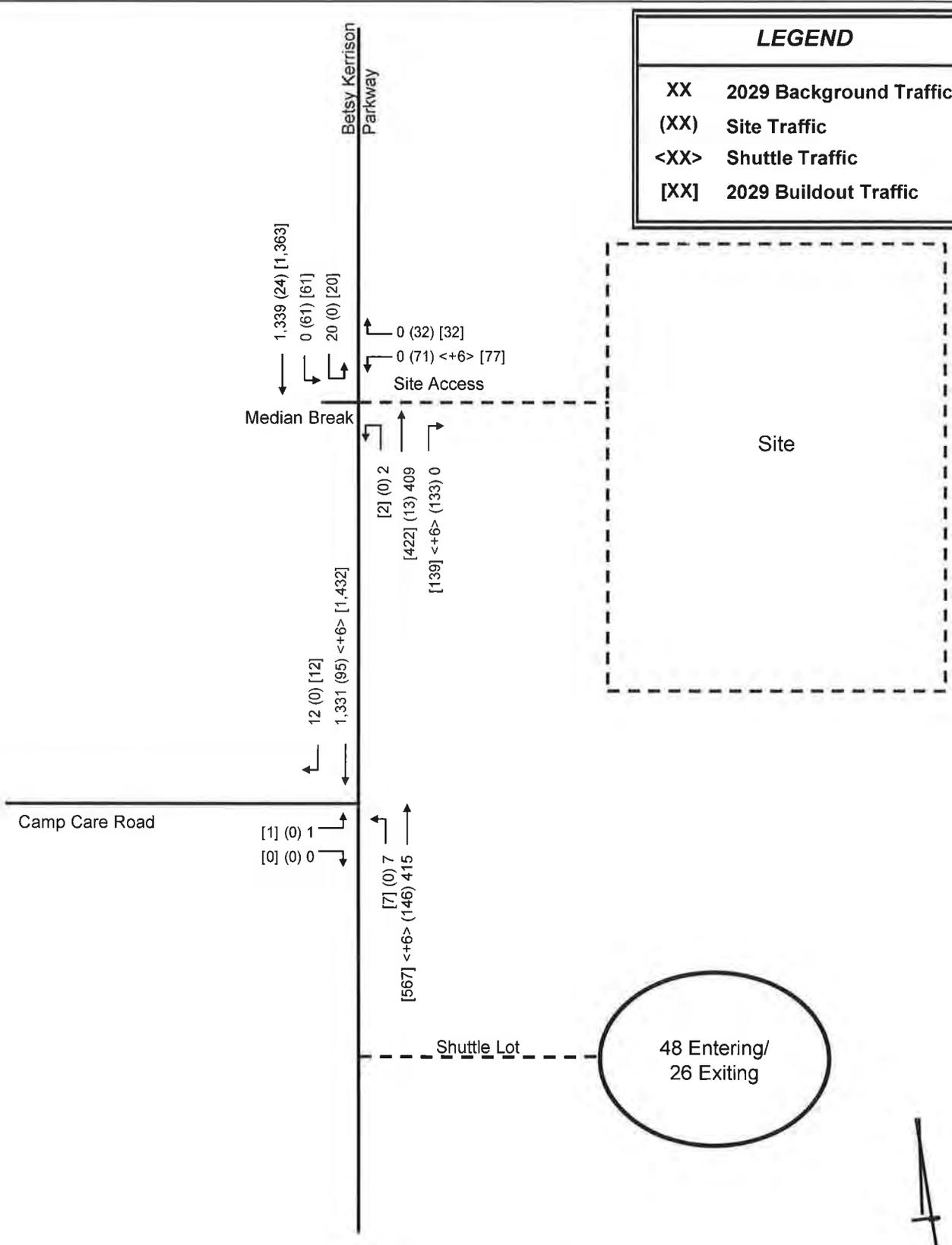


**Johns Island
Medical Village
Traffic Impact Analysis**

**2029 PM Peak
Traffic Volumes –
On-Site Parking**

Figure 7

LEGEND	
XX	2029 Background Traffic
(XX)	Site Traffic
<XX>	Shuttle Traffic
[XX]	2029 Buildout Traffic



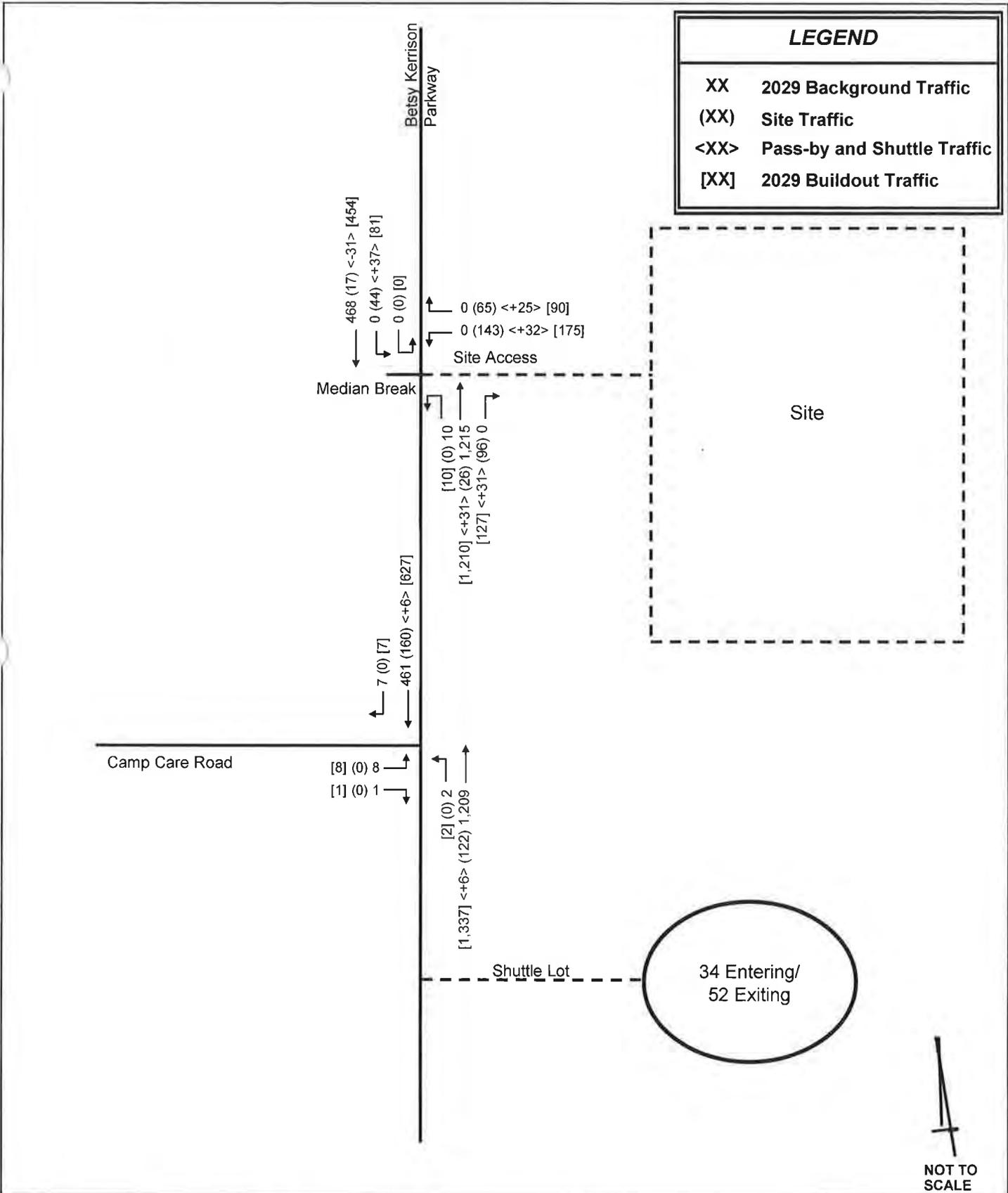
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**Johns Island
 Medical Village
 Traffic Impact Analysis**

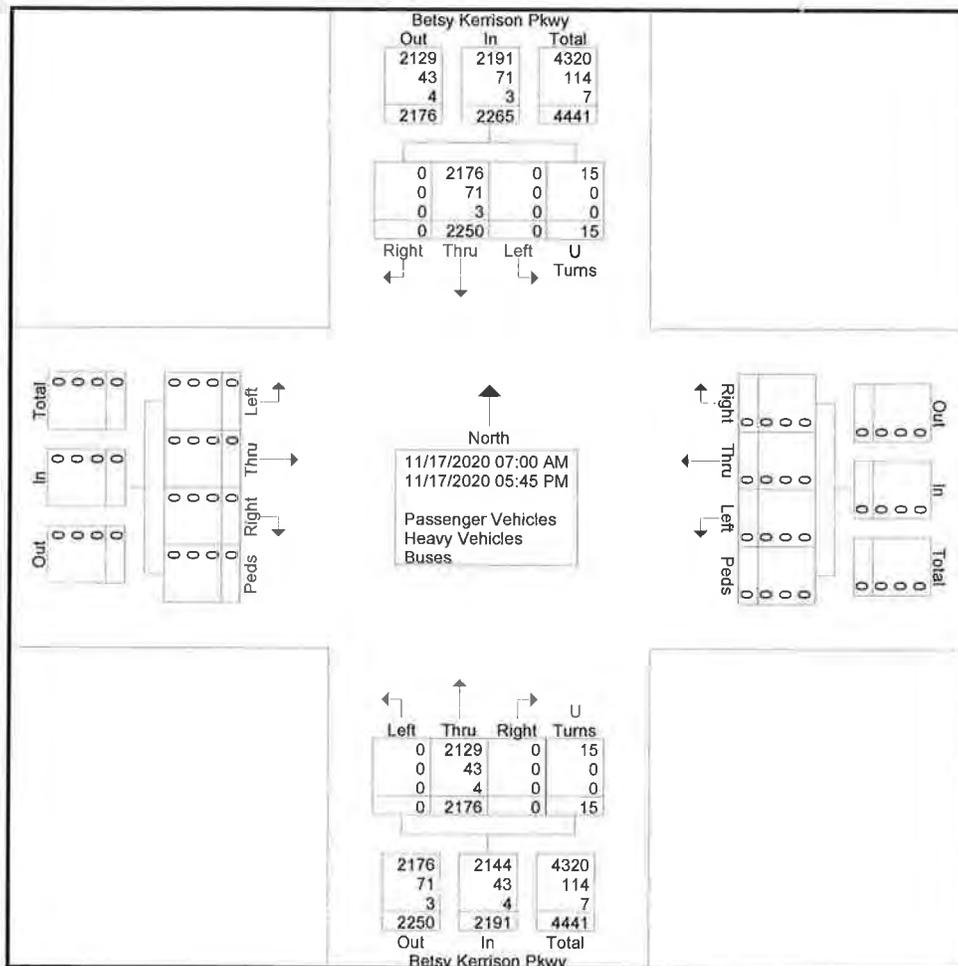
**2029 AM Peak
 Traffic Volumes -
 20% Off-Site
 Parking**

Figure 6



Short Counts

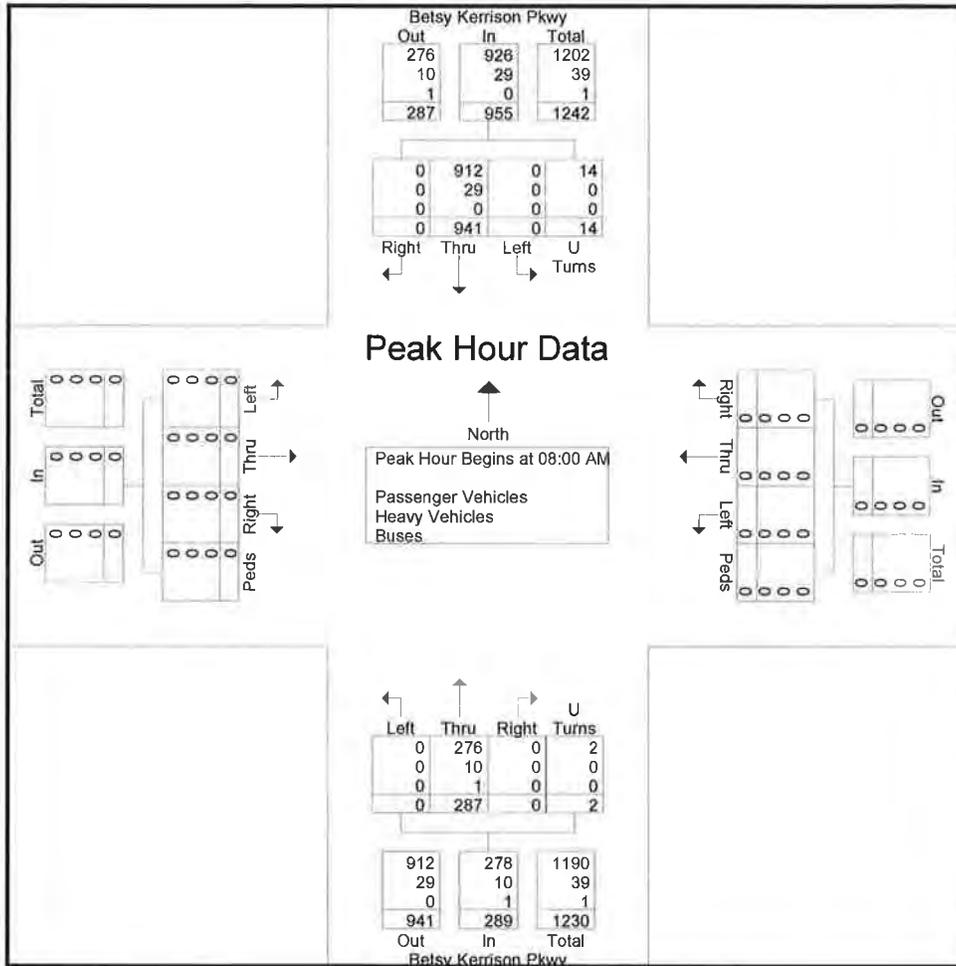
File Name : Betsy Kerrison Pkwy @ Median Break N Of Camp Care Rd
 Site Code :
 Start Date : 11/17/2020
 Page No : 2



Short Counts

File Name : Betsy Kerrison Pkwy @ Median Break N Of Camp Care Rd
 Site Code :
 Start Date : 11/17/2020
 Page No : 3

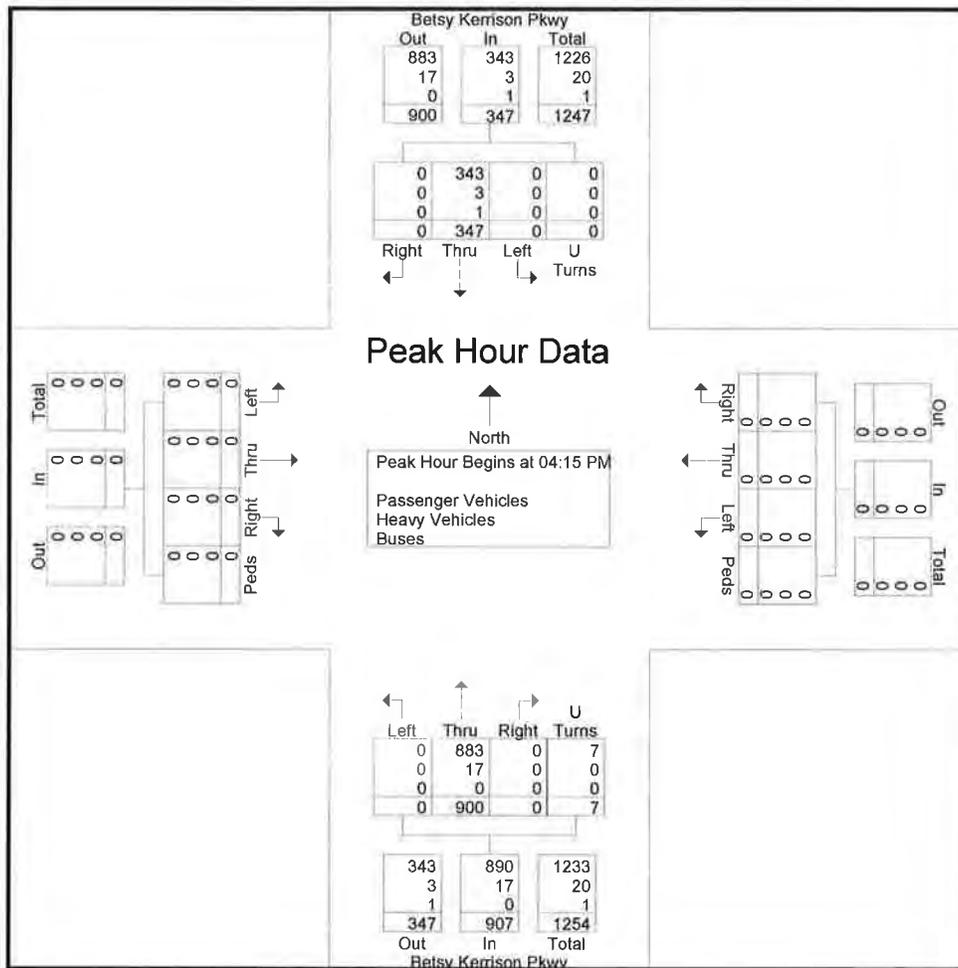
Start Time	Betsy Kerrison Pkwy From North					From East					Betsy Kerrison Pkwy From South					From West					App Total	Int Total
	Left	Thru	Right	U Turns	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	U Turns	App Total	Left	Thru	Right	Peds			
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 08:00 AM																						
08:00 AM	0	231	0	1	232	0	0	0	0	0	0	55	0	0	55	0	0	0	0	0	287	
08:15 AM	0	213	0	6	219	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	287	
08:30 AM	0	254	0	6	260	0	0	0	0	0	0	65	0	0	65	0	0	0	0	0	325	
08:45 AM	0	243	0	1	244	0	0	0	0	0	0	87	0	0	88	0	0	0	0	0	332	
Total Volume	0	941	0	14	955	0	0	0	0	0	0	287	0	2	289	0	0	0	0	0	1244	
% App. Total	0	98.5	0	1.5	100	0	0	0	0	0	0	99.3	0	0.7	100	0	0	0	0	0	100	
PHF	.000	.926	.000	.583	.918	.000	.000	.000	.000	.000	.000	.825	.000	.500	.821	.000	.000	.000	.000	.000	.937	
Passenger Vehicles	0	912	0	14	926	0	0	0	0	0	0	276	0	2	278	0	0	0	0	0	1204	
% Passenger Vehicles	0	96.9	0	100	97.0	0	0	0	0	0	0	96.2	0	100	96.2	0	0	0	0	0	96.8	
Heavy Vehicles	0	29	0	0	29	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	39	
% Heavy Vehicles	0	3.1	0	0	3.0	0	0	0	0	0	0	3.5	0	0	3.5	0	0	0	0	0	3.1	
Buses	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	
% Buses	0	0	0	0	0	0	0	0	0	0	0	0.3	0	0	0.3	0	0	0	0	0	0.1	



Short Counts

File Name : Betsy Kerrison Pkwy @ Median Break N Of Camp Care Rd
 Site Code :
 Start Date : 11/17/2020
 Page No : 4

Start Time	Betsy Kerrison Pkwy From North					From East					Betsy Kerrison Pkwy From South					From West					Int Total
	Left	Thru	Right	U Turns	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	U Turns	App Total	Left	Thru	Right	Peds	App Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	103	0	0	103	0	0	0	0	0	0	229	0	2	231	0	0	0	0	0	334
04:30 PM	0	89	0	0	89	0	0	0	0	0	0	214	0	3		0	0	0	0	0	280
04:45 PM	0	65	0	0	65	0	0	0	0	0	0	215	0	0	215	0	0	0	0	0	280
05:00 PM	0	90	0	0	90	0	0	0	0	0	0	242	0	2	244	0	0	0	0	0	334
Total Volume	0	347	0	0	347	0	0	0	0	0	0	900	0	7	907	0	0	0	0	0	1254
% App Total	0	100	0	0		0	0	0	0	0	0	99.2	0	0.8		0	0	0	0	0	
PHF	.000	.842	.000	.000	.842	.000	.000	.000	.000	.000	.000	.930	.000	.583	.929	.000	.000	.000	.000	.000	.939
Passenger Vehicles	0	343	0	0	343	0	0	0	0	0	0	883	0	7	890	0	0	0	0	0	1233
% Passenger Vehicles	0	98.8	0	0	98.8	0	0	0	0	0	0	98.1	0	100	98.1	0	0	0	0	0	98.3
Heavy Vehicles	0	3	0	0	3	0	0	0	0	0	0	17	0	0	17	0	0	0	0	0	20
% Heavy Vehicles	0	0.9	0	0	0.9	0	0	0	0	0	0	1.9	0	0	1.9	0	0	0	0	0	1.6
Buses	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Buses	0	0.3	0	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1



Short Counts

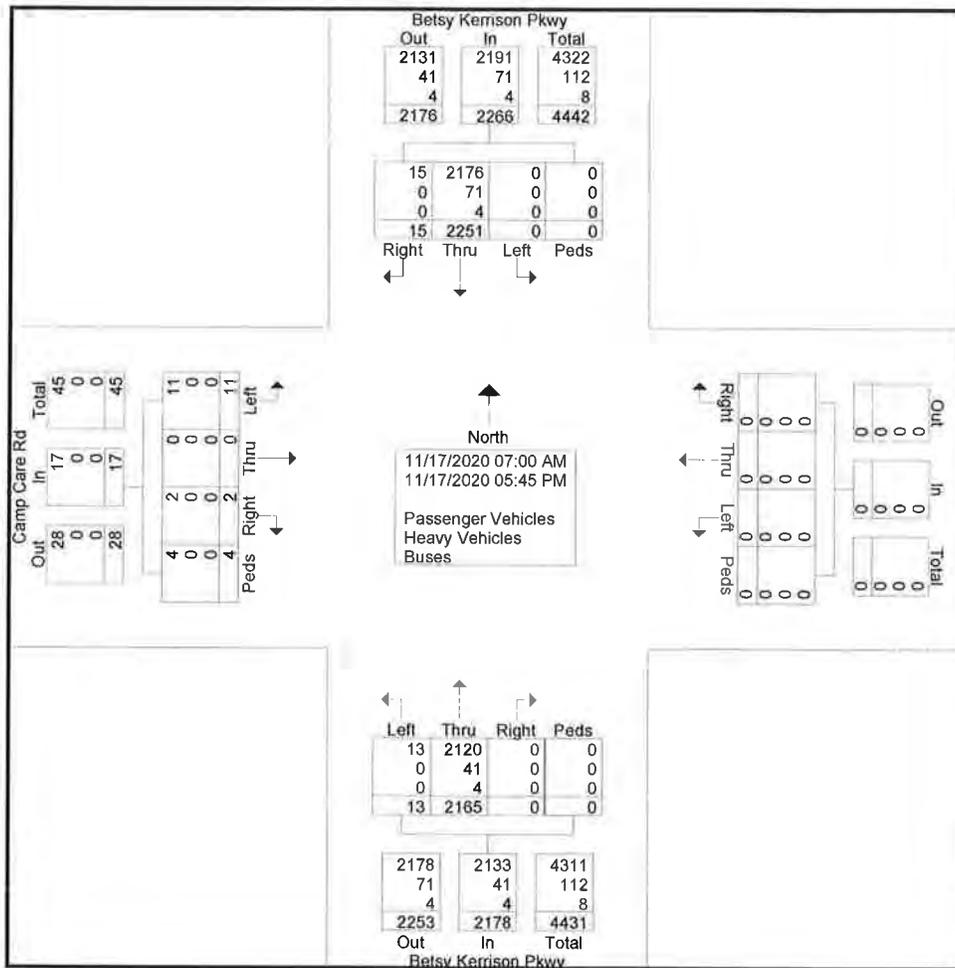
File Name : Betsy Kerrison Pkwy @ Camp Care Rd
 Site Code :
 Start Date : 11/17/2020
 Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Betsy Kerrison Pkwy From North				From East				Betsy Kerrison Pkwy From South				Camp Care Rd From West				Int	Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds		
07:00 AM	0	136	0	0	0	0	0	0	0	53	0	0	0	0	0	0	0	189
07:15 AM	0	166	0	0	0	0	0	0	1	53	0	0	0	0	0	0	0	220
07:30 AM	0	206	0	0	0	0	0	0	1	50	0	0	1	0	0	0	1	259
07:45 AM	0	201	1	0	0	0	0	0	1	41	0	0	1	0	0	0	0	245
Total	0	709	1	0	0	0	0	0	3	197	0	0	2	0	0	1	913	
08:00 AM	0	230	2	0	0	0	0	0	0	57	0	0	0	0	0	0	0	289
08:15 AM	0	213	2	0	0	0	0	0	0	81	0	0	1	0	0	0	0	297
08:30 AM	0	252	2	0	0	0	0	0	2	64	0	0	0	0	0	0	0	320
08:45 AM	0	241	2	0	0	0	0	0	3	90	0	0	0	0	0	0	0	336
Total	0	936	8	0	0	0	0	0	5	292	0	0	1	0	0	0	0	1242
04:00 PM	0	98	0	0	0	0	0	0	0	214	0	0	1	0	0	0	0	313
04:15 PM	0	101	1	0	0	0	0	0	0	224	0	0	1	0	0	0	2	329
04:30 PM	0	89	2	0	0	0	0	0	0	212	0	0	1	0	0	0	0	304
04:45 PM	0	66	1	0	0	0	0	0	1	213	0	0	1	0	1	0	0	283
Total	0	354	4	0	0	0	0	0	1	863	0	0	4	0	1	2	1229	
05:00 PM	0	86	1	0	0	0	0	0	1	247	0	0	3	0	0	1	1	339
05:15 PM	0	69	0	0	0	0	0	0	3	243	0	0	0	0	0	0	0	315
05:30 PM	0	52	0	0	0	0	0	0	0	189	0	0	1	0	1	0	0	243
05:45 PM	0	45	1	0	0	0	0	0	0	134	0	0	0	0	0	0	0	180
Total	0	252	2	0	0	0	0	0	4	813	0	0	4	0	1	1	1077	
Grand Total	0	2251	15	0	0	0	0	0	13	2165	0	0	11	0	2	4	4461	
Approch %	0	99.3	0.7	0	0	0	0	0	0.6	99.4	0	0	64.7	0	11.8	23.5		
Total %	0	50.5	0.3	0	0	0	0	0	0.3	48.5	0	0	0.2	0	0	0.1		
Passenger Vehicles	0	2176	15	0	0	0	0	0	13	2120	0	0	11	0	2	4	4341	
% Passenger Vehicles	0	96.7	100	0	0	0	0	0	100	97.9	0	0	100	0	100	100	97.3	
Heavy Vehicles	0	71	0	0	0	0	0	0	0	41	0	0	0	0	0	0	112	
% Heavy Vehicles	0	3.2	0	0	0	0	0	0	0	1.9	0	0	0	0	0	0	2.5	
Buses	0	4	0	0	0	0	0	0	0	4	0	0	0	0	0	0	8	
% Buses	0	0.2	0	0	0	0	0	0	0	0.2	0	0	0	0	0	0	0.2	

Short Counts

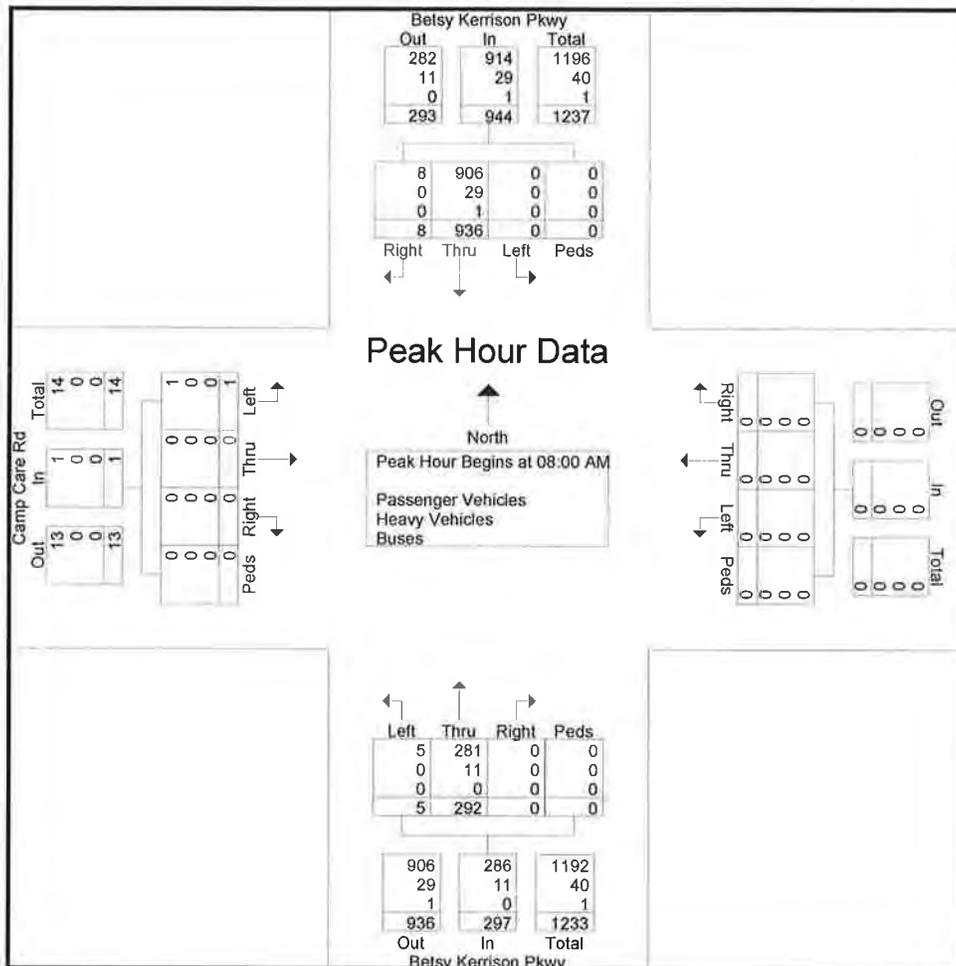
File Name : Betsy Kerrison Pkwy @ Camp Care Rd
 Site Code :
 Start Date : 11/17/2020
 Page No : 2



Short Counts

File Name : Betsy Kerrison Pkwy @ Camp Care Rd
 Site Code :
 Start Date : 11/17/2020
 Page No : 3

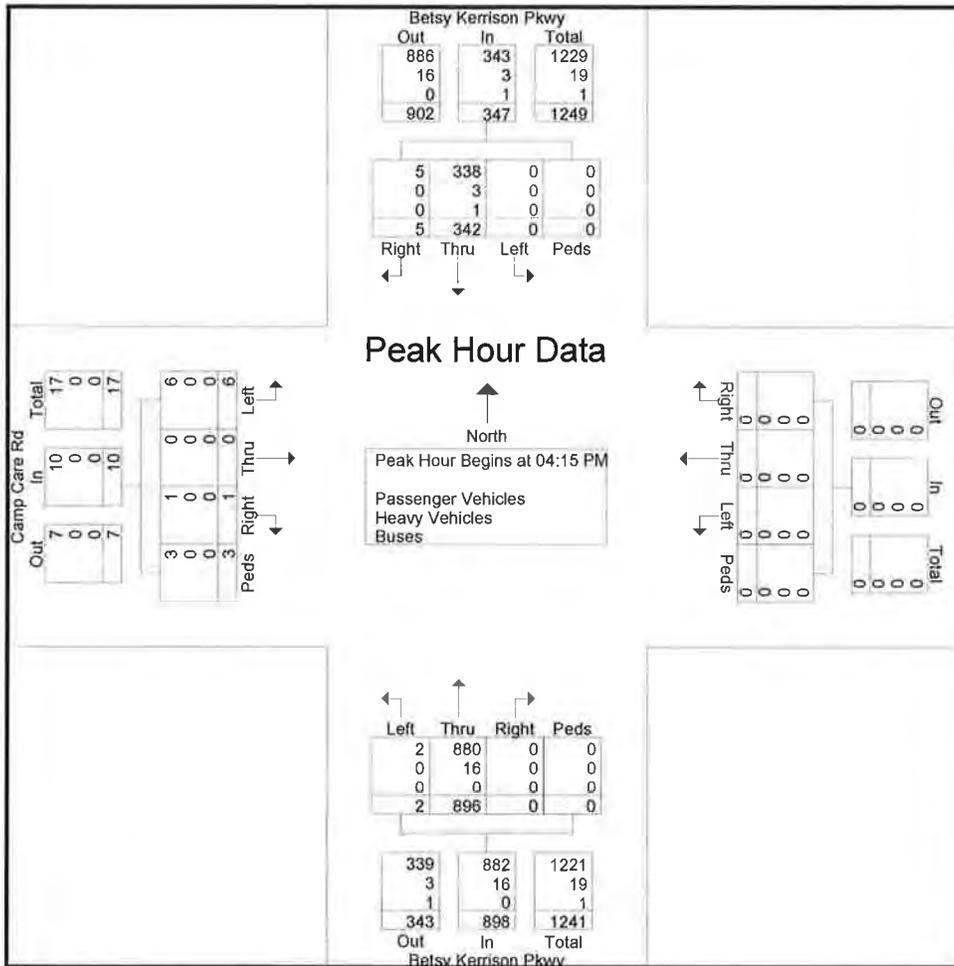
Start Time	Betsy Kerrison Pkwy From North					From East					Betsy Kerrison Pkwy From South					Camp Care Rd From West					App Total	Int Total
	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total		
08:00 AM	0	230	2	0	232	0	0	0	0	0	0	81	0	0	81	1	0	0	0	1	297	
08:15 AM	0	213	2	0	215	0	0	0	0	0	2	64	0	0	66	0	0	0	0	0	320	
08:30 AM	0	252	2	0	254	0	0	0	0	0	3	90	0	0	93	0	0	0	0	0	336	
08:45 AM	0	241	2	0	243	0	0	0	0	0	5	292	0	0	297	1	0	0	0	1	1242	
Total Volume	0	936	8	0	944	0	0	0	0	0	10	96.2	0	0	96.3	100	0	0	0	100	1242	
% App Total	0	99.2	0.8	0	100	0	0	0	0	0	1.7	98.3	0	0	100	100	0	0	0	100	1242	
PHF	.000	.929	1.00	.000	.929	.000	.000	.000	.000	.000	.417	.811	.000	.000	.798	.250	.000	.000	.000	.250	.924	
Passenger Vehicles	0	906	8	0	914	0	0	0	0	0	5	281	0	0	286	1	0	0	0	1	1201	
% Passenger Vehicles	0	96.8	100	0	96.8	0	0	0	0	0	100	96.2	0	0	96.3	100	0	0	0	100	96.7	
Heavy Vehicles	0	29	0	0	29	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	40	
% Heavy Vehicles	0	3.1	0	0	3.1	0	0	0	0	0	0	3.8	0	0	3.7	0	0	0	0	0	3.2	
Buses	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
% Buses	0	0.1	0	0	0.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1	



Short Counts

File Name : Betsy Kerrison Pkwy @ Camp Care Rd
 Site Code :
 Start Date : 11/17/2020
 Page No : 4

Start Time	Betsy Kerrison Pkwy From North					From East					Betsy Kerrison Pkwy From South					Camp Care Rd From West					App Total	Int Total
	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds			
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 04:15 PM																						
04:15 PM	0	101	1	0	102	0	0	0	0	0	0	224	0	0	224	1	0	0	2			
04:30 PM	0	89	2	0	91	0	0	0	0	0	0	212	0	0	212	1	0	0	0	1		
04:45 PM	0	66	1	0	67	0	0	0	0	0	1	213	0	0	214	1	0	1	0	2		
05:00 PM	0	86	1	0	87	0	0	0	0	0	1	247	0	0	248	3	0	0	1	4		
Total Volume	0	342	5	0	347	0	0	0	0	0	2	896	0	0	898	6	0	1	3	10		
% App Total	0	98.6	1.4	0		0	0	0	0	0	0.2	99.8	0	0		60	0	10	30			
PHF	.000	.847	.625	.000	.850	.000	.000	.000	.000	.000	.500	.907	.000	.000	.905	.500	.000	.250	.375	.625		
Passenger Vehicles	0	338	5	0	343	0	0	0	0	0	2	880	0	0	882	6	0	1	3	10		
% Passenger Vehicles	0	98.8	100	0	98.8	0	0	0	0	0	100	98.2	0	0	98.2	100	0	100	100	98.4		
Heavy Vehicles	0	3	0	0	3	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0		
% Heavy Vehicles	0	0.9	0	0	0.9	0	0	0	0	0	0	1.8	0	0	1.8	0	0	0	0	0		
Buses	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
% Buses	0	0.3	0	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		



INTERSECTION VOLUME DEVELOPMENT
Johns Island Medical Village
Betsy Kerrison Parkway at Median Break/Site Access
AM PEAK HOUR (8:00 AM to 9:00 AM)

Description	Betsy Kerrison Parkway Northbound			Betsy Kerrison Parkway Southbound			- Eastbound			Site Access Westbound		
	U-Turn	Through	Right	U-Turn	Left	Through	Left	Through	Right	Left	Through	Right
Raw November 2020 Traffic Count Volumes	2	287	0	14	0	941						
Existing 2020 Traffic Count Volumes with 1.19 Seasonal Adjustment Factor Applied ¹	2	342	0	17	0	1,120						
Pedestrian	0			0								
Heavy Vehicle %	3.8%			3.0%								
Peak Hour Factor	0.82			0.92								
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195
Approved Development Traffic												
2029 Background Traffic	2	409	0	20	0	1,339	0	0	0	0	0	0
Trip Distribution						0	0					
New Trips IN			65%		35%							
New Trips OUT										65%		35%
Pass By Distribution												
Pass By IN		-50%	50%		50%	-50%						
Pass By OUT										50%		50%
New Trips	0	0	157	0	85	0	0	0	0	84	0	45
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	157	0	85	0	0	0	0	84	0	45
2029 Buildout Total	2	409	157	20	85	1,339	0	0	0	84	0	45

¹ Traffic counts collected in November 2020 and adjusted by 1.19 seasonal factor based on SCDOT guidance

PM PEAK HOUR (4:15 PM to 5:15 PM)

Description	Betsy Kerrison Parkway Northbound			Betsy Kerrison Parkway Southbound			- Eastbound			Site Access Westbound		
	U-Turn	Through	Right	U-Turn	Left	Through	Left	Through	Right	Left	Through	Right
Raw November 2020 Traffic Count Volumes	7	900	0	0	0	347						
Existing 2020 Traffic Count Volumes with 1.13 Seasonal Adjustment Factor Applied ¹	8	1,017	0	0	0	392	0	0	0	0	0	0
Pedestrian	0			0								
Heavy Vehicle %	1.9% (2.0%)			1.2% (2.0%)								
Peak Hour Factor	0.93			0.84								
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195
Approved Development Traffic												
2029 Background Traffic	10	1,215	0	0	0	468	0	0	0	0	0	0
Trip Distribution												
New Trips IN			65%		35%							
New Trips OUT										65%		35%
Pass By Distribution												
Pass By IN		-50%	50%		50%	-50%						
Pass By OUT										50%		50%
New Trips	0	0	113	0	61	0	0	0	0	169	0	91
Pass By Trips	0	-31	31	0	31	-31	0	0	0	26	0	25
Total Project Trips	0	-31	144	0	92	-31	0	0	0	195	0	116
2029 Buildout Total	10	1,184	144	0	92	437	0	0	0	195	0	116

¹ Traffic counts collected in November 2020 and adjusted by 1.13 seasonal factor based on SCDOT guidance

INTERSECTION VOLUME DEVELOPMENT
Johns Island Medical Village
Betsy Kerrison Parkway at Camp Care Road
AM PEAK HOUR (8:00 AM AM to 9:00 AM)

Description	Betsy Kerrison Parkway Northbound			Betsy Kerrison Parkway Southbound			Camp Care Road Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Raw November 2020 Traffic Count Volumes	5	292	0	0	936	8	1	0	0			
Existing 2020 Traffic Count Volumes with 1.19 Seasonal Adjustment Factor Applied ¹	6	347	0	0	1,114	10	1	0	0			
Pedestrians	0			0			0					
Heavy Vehicle %	3.7%			3.2%			0% (2.0%)					
Peak Hour Factor	0.80			0.93			0.25 (0.50)					
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195
Approved Development Traffic												
2029 Background Traffic	7	415	0	0	1,331	12	1	0	0	0	0	0
Trip Distribution						0	0					
New Trips IN		65%										
New Trips OUT					65%							
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	0	157	0	0	84	0	0	0	0	0	0	0
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	157	0	0	84	0	0	0	0	0	0	0
2029 Buildout Total	7	572	0	0	1,415	12	1	0	0	0	0	0

¹ Traffic counts collected in November 2020 and adjusted by 1.19 seasonal factor based on SCDOT guidance

PM PEAK HOUR (4:15 PM to 5:15 PM)

Description	Betsy Kerrison Parkway Northbound			Betsy Kerrison Parkway Southbound			Camp Care Road Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Raw November 2020 Traffic Count Volumes	2	896	0	0	342	5	6	0	1			
Existing 2020 Traffic Count Volumes with 1.13 Seasonal Adjustment Factor Applied ¹	2	1,012	0	0	386	6	7	0	1	0	0	0
Pedestrians	0			0			3					
Heavy Vehicle %	1.8% (2.0%)			1.2% (2.0%)			0% (2.0%)					
Peak Hour Factor	0.91			0.85			0.63					
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195
Approved Development Traffic												
2029 Background Traffic	2	1,209	0	0	461	7	8	0	1	0	0	0
Trip Distribution												
New Trips IN		65%										
New Trips OUT					65%							
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	0	113	0	0	169	0	0	0	0	0	0	0
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	113	0	0	169	0	0	0	0	0	0	0
2029 Buildout Total	2	1,322	0	0	630	7	8	0	1	0	0	0

¹ Traffic counts collected in November 2020 and adjusted by 1.13 seasonal factor based on SCDOT guidance

INTERSECTION VOLUME DEVELOPMENT
Johns Island Medical Village
Betsy Kerrison Parkway at Median Break/Site Access
AM PEAK HOUR (8:00 AM to 9:00 AM)

Description	Betsy Kerrison Parkway Northbound			Betsy Kerrison Parkway Southbound			- Eastbound			Site Access Westbound		
	U-Turn	Through	Right	U-Turn	Left	Through	Left	Through	Right	Left	Through	Right
Raw November 2020 Traffic Count Volumes	2	287	0	14	0	941						
Existing 2020 Traffic Count Volumes with 1.19 Seasonal Adjustment Factor Applied ¹	2	342	0	17	0	1,120						
Pedestrian	0			0								
Heavy Vehicle %	3.8%			3.0%								
Peak Hour Factor	0.82			0.92								
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195
Approved Development Traffic												
2029 Background Traffic	2	409	0	20	0	1,339	0	0	0	0	0	0
Trip Distribution						0	0					
New Trips IN			55%		25%	10%						
New Trips OUT		10%								55%		25%
Pass By Distribution												
Pass By IN		-50%	50%		50%	-50%						
Pass By OUT										50%		50%
New Trips	0	13	133	0	61	24	0	0	0	71	0	32
Pass By Trips & Shuttle Trips	0	0	6	0	0	0	0	0	0	6	0	0
Total Project Trips	0	13	139	0	61	24	0	0	0	77	0	32
2029 Buildout Total	2	422	139	20	61	1,363	0	0	0	77	0	32

¹ Traffic counts collected in November 2020 and adjusted by 1.19 seasonal factor based on SCDOT guidance

PM PEAK HOUR (4:15 PM to 5:15 PM)

Description	Betsy Kerrison Parkway Northbound			Betsy Kerrison Parkway Southbound			- Eastbound			Site Access Westbound		
	U-Turn	Through	Right	U-Turn	Left	Through	Left	Through	Right	Left	Through	Right
Raw November 2020 Traffic Count Volumes	7	900	0	0	0	347						
Existing 2020 Traffic Count Volumes with 1.13 Seasonal Adjustment Factor Applied ¹	8	1,017	0	0	0	392	0	0	0	0	0	0
Pedestrian	0			0								
Heavy Vehicle %	1.9% (2.0%)			1.2% (2.0%)								
Peak Hour Factor	0.93			0.84								
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195
Approved Development Traffic												
2029 Background Traffic	10	1,215	0	0	0	468	0	0	0	0	0	0
Trip Distribution												
New Trips IN			55%		25%	10%						
New Trips OUT		10%								55%		25%
Pass By Distribution												
Pass By IN		-50%	50%		50%	-50%						
Pass By OUT										50%		50%
New Trips	0	26	96	0	44	17	0	0	0	143	0	65
Pass By Trips	0	-31	31	0	37	-31	0	0	0	32	0	25
Total Project Trips	0	-5	127	0	81	-14	0	0	0	175	0	90
2029 Buildout Total	10	1,210	127	0	81	454	0	0	0	175	0	90

¹ Traffic counts collected in November 2020 and adjusted by 1.13 seasonal factor based on SCDOT guidance

INTERSECTION VOLUME DEVELOPMENT

**Johns Island Medical Village
Betsy Kerrison Parkway at Camp Care Road
AM PEAK HOUR (8:00 AM AM to 9:00 AM)**

Description	Betsy Kerrison Parkway Northbound			Betsy Kerrison Parkway Southbound			Camp Care Road Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Raw November 2020 Traffic Count Volumes	5	292	0	0	936	8	1	0	0			
Existing 2020 Traffic Count Volumes with 1.19 Seasonal Adjustment Factor Applied ¹	6	347	0	0	1,114	10	1	0	0			
Pedestrians	0			0			0					
Heavy Vehicle %	3.7%			3.2%			0% (2.0%)					
Peak Hour Factor	0.80			0.93			0.25 (0.50)					
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195
Approved Development Traffic												
2029 Background Traffic	7	415	0	0	1,331	12	1	0	0	0	0	0
Trip Distribution						0	0					
New Trips IN		55%			10%							
New Trips OUT		10%			55%							
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	0	146	0	0	95	0	0	0	0	0	0	0
Pass By Trips & Shuttle Trips	0	6	0	0	6	0	0	0	0	0	0	0
Total Project Trips	0	152	0	0	101	0	0	0	0	0	0	0
2029 Buildout Total	7	567	0	0	1,432	12	1	0	0	0	0	0

¹ Traffic counts collected in November 2020 and adjusted by 1.19 seasonal factor based on SCDOT guidance

PM PEAK HOUR (4:15 PM to 5:15 PM)

Description	Betsy Kerrison Parkway Northbound			Betsy Kerrison Parkway Southbound			Camp Care Road Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Raw November 2020 Traffic Count Volumes	2	896	0	0	342	5	6	0	1			
Existing 2020 Traffic Count Volumes with 1.13 Seasonal Adjustment Factor Applied ¹	2	1,012	0	0	386	6	7	0	1	0	0	0
Pedestrians	0			0			3					
Heavy Vehicle %	1.8% (2.0%)			1.2% (2.0%)			0% (2.0%)					
Peak Hour Factor	0.91			0.85			0.63					
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195	1.195
Approved Development Traffic												
2029 Background Traffic	2	1,209	0	0	461	7	8	0	1	0	0	0
Trip Distribution												
New Trips IN		55%			10%							
New Trips OUT		10%			55%							
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	0	122	0	0	160	0	0	0	0	0	0	0
Pass By Trips & Shuttle Trips	0	6	0	0	6	0	0	0	0	0	0	0
Total Project Trips	0	128	0	0	166	0	0	0	0	0	0	0
2029 Buildout Total	2	1,337	0	0	627	7	8	0	1	0	0	0

¹ Traffic counts collected in November 2020 and adjusted by 1.13 seasonal factor based on SCDOT guidance

HCM 6th TWSC
 1: Betsy Kerrison Parkway & Camp Care Road

Johns Island Medical Village
 Existing AM

Intersection

Int Delay, s/veh 0.1

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	↘		↙	↑↑	↑↑	↔
Traffic Vol, veh/h	1	0	6	347	1114	10
Future Vol, veh/h	1	0	6	347	1114	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	80	80	93	93
Heavy Vehicles, %	2	2	4	4	3	3
Mvmt Flow	2	0	8	434	1198	11

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	1437	605	1209	0	-	0
Stage 1	1204	-	-	-	-	-
Stage 2	233	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.18	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.24	-	-	-
Pot Cap-1 Maneuver	124	441	562	-	-	-
Stage 1	247	-	-	-	-	-
Stage 2	784	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	122	441	562	-	-	-
Mov Cap-2 Maneuver	228	-	-	-	-	-
Stage 1	244	-	-	-	-	-
Stage 2	784	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	20.9	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	562	-	228	-	-
HCM Lane V/C Ratio	0.013	-	0.009	-	-
HCM Control Delay (s)	11.5	-	20.9	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

HCM 6th TWSC
 1: Betsy Kerrison Parkway & Camp Care Road

Johns Island Medical Village
 Existing PM

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘↙		↘	↑↑	↑↑	↘↙
Traffic Vol, veh/h	7	1	2	1012	386	6
Future Vol, veh/h	7	1	2	1012	386	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	63	63	91	91	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	2	2	1112	454	7

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1018	231	461	0	-	0
Stage 1	458	-	-	-	-	-
Stage 2	560	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	233	771	1096	-	-	-
Stage 1	604	-	-	-	-	-
Stage 2	535	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	233	771	1096	-	-	-
Mov Cap-2 Maneuver	431	-	-	-	-	-
Stage 1	603	-	-	-	-	-
Stage 2	535	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.1	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1096	-	456	-	-
HCM Lane V/C Ratio	0.002	-	0.028	-	-
HCM Control Delay (s)	8.3	-	13.1	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

HCM 6th TWSC
 1: Betsy Kerrison Parkway & Camp Care Road

Johns Island Medical Village
 No Build AM

Intersection

Int Delay, s/veh 0.1

Movement EBL EBR NBL NBT SBT SBR

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘		↘	↑↑	↑↑	
Traffic Vol, veh/h	1	0	7	415	1331	12
Future Vol, veh/h	1	0	7	415	1331	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	80	80	93	93
Heavy Vehicles, %	2	2	4	4	3	3
Mvmt Flow	2	0	9	519	1431	13

Major/Minor Minor2 Major1 Major2

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1716	722	1444
Stage 1	1438	-	-
Stage 2	278	-	-
Critical Hdwy	6.84	6.94	4.18
Critical Hdwy Stg 1	5.84	-	-
Critical Hdwy Stg 2	5.84	-	-
Follow-up Hdwy	3.52	3.32	2.24
Pot Cap-1 Maneuver	81	369	456
Stage 1	185	-	-
Stage 2	744	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	79	369	456
Mov Cap-2 Maneuver	170	-	-
Stage 1	181	-	-
Stage 2	744	-	-

Approach EB NB SB

Approach	EB	NB	SB
HCM Control Delay, s	26.4	0.2	0
HCM LOS	D		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	456	-	170	-	-
HCM Lane V/C Ratio	0.019	-	0.012	-	-
HCM Control Delay (s)	13	-	26.4	-	-
HCM Lane LOS	B	-	D	-	-
HCM 95th %tile Q(veh)	0.1	-	0	-	-

HCM 6th TWSC
 1: Betsy Kerrison Parkway & Camp Care Road

Johns Island Medical Village
 No Build PM

Intersection

Int Delay, s/veh 0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y		Y	↑↑	↑↓	
Traffic Vol, veh/h	8	1	2	1209	461	7
Future Vol, veh/h	8	1	2	1209	461	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	63	63	91	91	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	2	2	1329	542	8

Major/Minor

	Minor2	Major1	Major2			
Conflicting Flow All	1215	275	550	0	-	0
Stage 1	546	-	-	-	-	-
Stage 2	669	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	174	722	1016	-	-	-
Stage 1	544	-	-	-	-	-
Stage 2	471	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	174	722	1016	-	-	-
Mov Cap-2 Maneuver	373	-	-	-	-	-
Stage 1	543	-	-	-	-	-
Stage 2	471	-	-	-	-	-

Approach

	EB	NB	SB
HCM Control Delay, s	14.5	0	0
HCM LOS	B		

Minor Lane/Major Mvmt

	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1016	-	394	-	-
HCM Lane V/C Ratio	0.002	-	0.036	-	-
HCM Control Delay (s)	8.6	-	14.5	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

HCM 6th TWSC
 1: Betsy Kerrison Parkway & Camp Care Road

Johns Island Medical Village
 Build AM

Intersection

Int Delay, s/veh 0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔		↔	↑↑	↑↑	
Traffic Vol, veh/h	1	0	7	572	1415	12
Future Vol, veh/h	1	0	7	572	1415	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	80	80	93	93
Heavy Vehicles, %	2	2	4	4	3	3
Mvmt Flow	2	0	9	715	1522	13

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1905	768	1535	0	-	0
Stage 1	1529	-	-	-	-	-
Stage 2	376	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.18	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.24	-	-	-
Pot Cap-1 Maneuver	60	344	420	-	-	-
Stage 1	165	-	-	-	-	-
Stage 2	664	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	59	344	420	-	-	-
Mov Cap-2 Maneuver	151	-	-	-	-	-
Stage 1	162	-	-	-	-	-
Stage 2	664	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	29.2	0.2	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	420	-	151	-	-
HCM Lane V/C Ratio	0.021	-	0.013	-	-
HCM Control Delay (s)	13.8	-	29.2	-	-
HCM Lane LOS	B	-	D	-	-
HCM 95th %tile Q(veh)	0.1	-	0	-	-

HCM 6th TWSC
 5: Betsy Kerrison Parkway & Site Access

Johns Island Medical Village
 Build AM

Intersection

Int Delay, s/veh 1.8

Movement	WBL	WBR	NBU	NBT	NBR	SBU	SBL	SBT
Lane Configurations	↖	↗	↕↕	↕↕	↗		↖	↕↕
Traffic Vol, veh/h	84	45	2	409	157	20	85	1339
Future Vol, veh/h	84	45	2	409	157	20	85	1339
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	-	None
Storage Length	0	0	-	-	100	-	150	-
Veh in Median Storage, #	2	-	-	0	-	-	-	0
Grade, %	0	-	-	0	-	-	-	0
Peak Hour Factor	90	90	82	82	82	92	92	92
Heavy Vehicles, %	2	2	4	4	4	3	3	3
Mvmt Flow	93	50	2	499	191	22	92	1455

Major/Minor	Minor1	Major1	Major2	Major2	Major2	Major2	Major2
Conflicting Flow All	1459	250	1455	0	0	499	690
Stage 1	503	-	-	-	-	-	-
Stage 2	956	-	-	-	-	-	-
Critical Hdwy	6.84	6.94	6.48	-	-	6.46	4.16
Critical Hdwy Stg 1	5.84	-	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.54	-	-	2.53	2.23
Pot Cap-1 Maneuver	120	750	165	-	-	689	894
Stage 1	573	-	-	-	-	-	-
Stage 2	334	-	-	-	-	-	-
Platoon blocked, %				-	-		
Mov Cap-1 Maneuver	102	750	165	-	-	834	834
Mov Cap-2 Maneuver	254	-	-	-	-	-	-
Stage 1	562	-	-	-	-	-	-
Stage 2	288	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	21.2	0.3	0.7
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	254	750	834	-
HCM Lane V/C Ratio	-	-	0.367	0.067	0.137	-
HCM Control Delay (s)	0.3	-	27.2	10.1	10	-
HCM Lane LOS	A	-	D	B	B	-
HCM 95th %tile Q(veh)	-	-	1.6	0.2	0.5	-

HCM 6th TWSC
 1: Betsy Kerrison Parkway & Camp Care Road

Johns Island Medical Village
 Build PM

Intersection

Int Delay, s/veh 0.1

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	Y		Y	↑↑	↑↑	
Traffic Vol, veh/h	8	1	2	1322	630	7
Future Vol, veh/h	8	1	2	1322	630	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	63	63	91	91	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	2	2	1453	741	8

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	1476	375	749	0	-	0
Stage 1	745	-	-	-	-	-
Stage 2	731	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	117	623	856	-	-	-
Stage 1	430	-	-	-	-	-
Stage 2	437	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	117	623	856	-	-	-
Mov Cap-2 Maneuver	311	-	-	-	-	-
Stage 1	429	-	-	-	-	-
Stage 2	437	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	16.4	0	0
HCM LOS	C		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	856	-	329	-	-
HCM Lane V/C Ratio	0.003	-	0.043	-	-
HCM Control Delay (s)	9.2	-	16.4	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection							
Int Delay, s/veh	18.9						
Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations	↖	↗		↕	↗	↖	↕
Traffic Vol, veh/h	195	116	10	1184	144	92	437
Future Vol, veh/h	195	116	10	1184	144	92	437
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	0	0	-	-	100	150	-
Veh in Median Storage, #	2	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	90	90	93	93	93	84	84
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	217	129	11	1273	155	110	520

Major/Minor	Minor1	Major1			Major2	
Conflicting Flow All	1775	637	520	0	0	1428
Stage 1	1295	-	-	-	-	-
Stage 2	480	-	-	-	-	-
Critical Hdwy	6.84	6.94	6.44	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.52	-	-	2.22
Pot Cap-1 Maneuver	~74	420	672	-	-	472
Stage 1	221	-	-	-	-	-
Stage 2	588	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~52	420	672	-	-	472
Mov Cap-2 Maneuver	~178	-	-	-	-	-
Stage 1	~202	-	-	-	-	-
Stage 2	451	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	125.6	0.4	2.6
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	178	420	472	-
HCM Lane V/C Ratio	-	-	1.217	0.307	0.232	-
HCM Control Delay (s)	0.4	-	190.1	17.3	14.9	-
HCM Lane LOS	A	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	11.7	1.3	0.9	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th TWSC
 1: Betsy Kerrison Parkway & Camp Care Road

Johns Island Medical Village
 Build AM - 20% Off-Site Parking

Intersection

Int Delay, s/veh 0.1

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	W		W	↑↑	↑↑	
Traffic Vol, veh/h	1	0	7	567	1432	12
Future Vol, veh/h	1	0	7	567	1432	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	80	80	93	93
Heavy Vehicles, %	2	2	4	4	3	3
Mvmt Flow	2	0	9	709	1540	13

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	1920	777	1553	0	-	0
Stage 1	1547	-	-	-	-	-
Stage 2	373	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.18	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.24	-	-	-
Pot Cap-1 Maneuver	59	340	413	-	-	-
Stage 1	161	-	-	-	-	-
Stage 2	666	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	58	340	413	-	-	-
Mov Cap-2 Maneuver	147	-	-	-	-	-
Stage 1	157	-	-	-	-	-
Stage 2	666	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	29.8	0.2	0
HCM LOS	D		

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	413	-	147	-	-
HCM Lane V/C Ratio	0.021	-	0.014	-	-
HCM Control Delay (s)	13.9	-	29.8	-	-
HCM Lane LOS	B	-	D	-	-
HCM 95th %tile Q(veh)	0.1	-	0	-	-

HCM 6th TWSC
5: Betsy Kerrison Parkway & Site Access

Johns Island Medical Village
Build AM - 20% Off-Site Parking

Intersection								
Int Delay, s/veh	1.5							
Movement	WBL	WBR	NBU	NBT	NBR	SBU	SBL	SBT
Lane Configurations	↘	↗		↕	↗		↘	↕
Traffic Vol, veh/h	77	32	2	422	139	20	61	1363
Future Vol, veh/h	77	32	2	422	139	20	61	1363
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	-	None
Storage Length	0	0	-	-	100	-	150	-
Veh in Median Storage, #	2	-	-	0	-	-	-	0
Grade, %	0	-	-	0	-	-	-	0
Peak Hour Factor	90	90	82	82	82	92	92	92
Heavy Vehicles, %	2	2	4	4	4	3	3	3
Mvmt Flow	86	36	2	515	170	22	66	1482

Major/Minor	Minor1	Major1	Major2	Major2	Major2	Major2	Major2	Major2
Conflicting Flow All	1436	258	1482	0	0	515	685	0
Stage 1	519	-	-	-	-	-	-	-
Stage 2	917	-	-	-	-	-	-	-
Critical Hdwy	6.84	6.94	6.48	-	-	6.46	4.16	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.54	-	-	2.53	2.23	-
Pot Cap-1 Maneuver	124	741	159	-	-	673	898	-
Stage 1	562	-	-	-	-	-	-	-
Stage 2	350	-	-	-	-	-	-	-
Platoon blocked, %				-	-			-
Mov Cap-1 Maneuver	108	741	159	-	-	818	818	-
Mov Cap-2 Maneuver	270	-	-	-	-	-	-	-
Stage 1	550	-	-	-	-	-	-	-
Stage 2	312	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.2	0.3	0.6
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	270	741	818	-
HCM Lane V/C Ratio	-	-	0.317	0.048	0.108	-
HCM Control Delay (s)	0.3	-	24.4	10.1	9.9	-
HCM Lane LOS	A	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	1.3	0.2	0.4	-

HCM 6th TWSC
 1: Betsy Kerrison Parkway & Camp Care Road

Johns Island Medical Village
 Build PM - 20% Off-Site Parking

Intersection

Int Delay, s/veh 0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y		Y	↑↑	↑↑	↑↑
Traffic Vol, veh/h	8	1	2	1337	627	7
Future Vol, veh/h	8	1	2	1337	627	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Yeh in Median Storage, #	2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	63	63	91	91	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	2	2	1469	738	8

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1481	373	746	0	-	0
Stage 1	742	-	-	-	-	-
Stage 2	739	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	116	624	858	-	-	-
Stage 1	432	-	-	-	-	-
Stage 2	433	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	116	624	858	-	-	-
Mov Cap-2 Maneuver	310	-	-	-	-	-
Stage 1	431	-	-	-	-	-
Stage 2	433	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.5	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	858	-	328	-	-
HCM Lane V/C Ratio	0.003	-	0.044	-	-
HCM Control Delay (s)	9.2	-	16.5	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

HCM 6th TWSC
 5: Betsy Kerrison Parkway & Site Access

Johns Island Medical Village
 Build PM - 20% Off-Site Parking

Intersection

Int Delay, s/veh 14.7

Movement	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations	↖	↗		↕↕	↗	↖	↕↕
Traffic Vol, veh/h	175	90	10	1210	127	81	454
Future Vol, veh/h	175	90	10	1210	127	81	454
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free
RT Channelized	-	None	-	-	None	-	None
Storage Length	0	0	-	-	100	150	-
Veh in Median Storage, #	2	-	-	0	-	-	0
Grade, %	0	-	-	0	-	-	0
Peak Hour Factor	90	90	93	93	93	84	84
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	194	100	11	1301	137	96	540

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	1785	651	540
Stage 1	1323	-	-
Stage 2	462	-	-
Critical Hdwy	6.84	6.94	6.44
Critical Hdwy Stg 1	5.84	-	-
Critical Hdwy Stg 2	5.84	-	-
Follow-up Hdwy	3.52	3.32	2.52
Pot Cap-1 Maneuver	~ 73	411	653
Stage 1	213	-	-
Stage 2	601	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	~ 53	411	653
Mov Cap-2 Maneuver	~ 173	-	-
Stage 1	~ 194	-	-
Stage 2	478	-	-

Approach	WB	NB	SB
HCM Control Delay, s	111.3	0.5	2.2
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	173	411	468	-
HCM Lane V/C Ratio	-	-	1.124	0.243	0.206	-
HCM Control Delay (s)	0.5	-	160	16.6	14.7	-
HCM Lane LOS	A	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	10	0.9	0.8	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

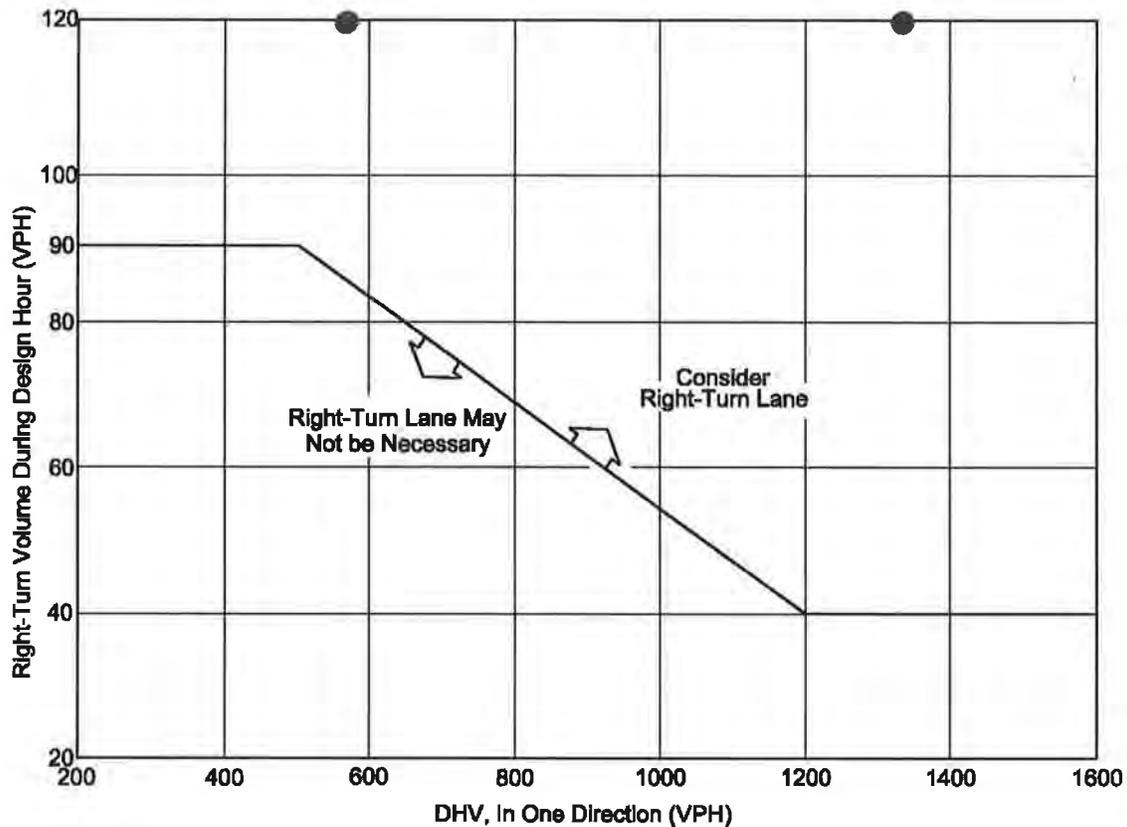
JOHNS ISLAND MEDICAL VILLAGE

BETSY KERRISON PARKWAY AT MEDIAN BREAK/SITE ACCESS

March 2017

INTERSECTIONS

9.5-3



Note: Figure is only applicable on highways with a design speed of 50 miles per hour or greater.

● AM Peak Hour

● PM Peak Hour

Speed = 50 mph

Speed = 50 mph

DHV = 568

DHV = 1,338

R-Turns = 157

R-Turns = 144

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON FOUR-LANE HIGHWAYS

Figure 9.5-B

EXHIBIT I

Cultural Resources Survey for the Johns Island Medical Park

Charleston County, South Carolina



December 2020

Cultural Resources Survey for the Johns Island Medical Park

Charleston County, South Carolina

Draft Report

December 2020

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1.0 Introduction and Methods of Investigation

1.1 Introduction

On October 19 and 20, 2020, Brockington and Associates, Inc. (Brockington), conducted a cultural resources survey of the 18-acre Johns Island Medical Park located on Betsy Kerrison Boulevard in Charleston County, South Carolina. The landowner, Island Park Place, LLC, is seeking permits for the residential and commercial development of the tract, which is comprised of two tax parcels (203000048 and 203000053). The project area for the undertaking is the combined 18-acre project tract. Figure 1.1 presents the Johns Island Medical Park Tract and all cultural resources within a 0.5-mile radius on the 1960 *Rockville, SC* U.S. Geological Survey (USGS) quadrangle map.

This survey was conducted in compliance with state laws concerning the management of historical properties (i.e., archaeological sites, buildings, structures, objects, or districts listed on or eligible for the National Register of Historic Places [NRHP]) affected by development activities in the Coastal Zone of South Carolina. Compliance is administered through the regulatory programs of the South Carolina Office of Ocean and Coastal Resource Management (OCRM) (15 CFR 930). These laws and regulations include the U.S. Coastal Zone Management Act of 1972 (16 USC 1451 et seq.), as amended, and the South Carolina Coastal Zone Management Act of 1976 (Chapter 39, Title 48, SC Code), as amended. This survey meets the standards and guidelines of the State Historic Preservation Office (SHPO) and were conducted in accordance with the South Carolina Standards and Guidelines for Archaeological Investigations (Council of South Carolina Professional Archaeologists [COSCAPA] et al. 2013).

Johns Island Medical Park is situated on the east side of Betsy Kerrison Parkway and lies at the southeastern tip of Johns Island in southeast Charleston County. The project tract encompasses approximately 18 acres of undeveloped woods. The proposed development project consists of a complex of residential and medical buildings focused upon providing medical services for the larger Johns Island, Kiawah, and Seabrook communities. The tract was originally part of the nineteenth-century Hopkinson Plantation prior to being subdivided into

three lots (#33-35) in the late 1870s. The property served as residential lots with one family owning lots 35 and 34 and another family owning lot 33 for most of the twentieth century.

Our field survey of the project tract recorded two new archaeological sites (38CH2644 and 38CH2645). Site 38CH2644 is a small Pre-Contact scatter of ceramic and lithic artifacts associated with the Late Archaic through Early Woodland Periods. Site 38CH2645 represents the ruins of the early twentieth-century house once located on former lot #35. Sites 38CH2644 and 38CH2645 are recommended not eligible for the NRHP.

We identified five archaeological sites and two architectural resources within 0.5 mile of the project tract. The only identified NRHP-eligible resource is the Andell House (SHPO Site No. 1463). The project area is located approximately 600 meters (m) north of SHPO Site No. 1463; a dense vegetation buffer and Betsy Kerrison Parkway separate the construction activities from the eligible resource. Another significant site is the St. John AME Church Cemetery (SHPO Site No. 1464). This site was determined not eligible for the NRHP but is protected from disturbance and desecration under South Carolina state law (South Carolina Code of Laws 16-17-600). The cemetery is situated 200 m northwest of the project tract and is located on the opposing side of Betsy Kerrison Parkway. Therefore, Brockington recommends that the planned activities will have no effect to historic properties or any cemeteries.

The remainder of Chapter 1 describes the methods employed during this survey. Chapter 2 presents the natural and cultural setting for the project tract and wider region. Chapter 3 presents the results of the survey and the recommendations for the management of the discovered resources. The artifact catalog is attached as Appendix A. All agency correspondence is attached as Appendix B.

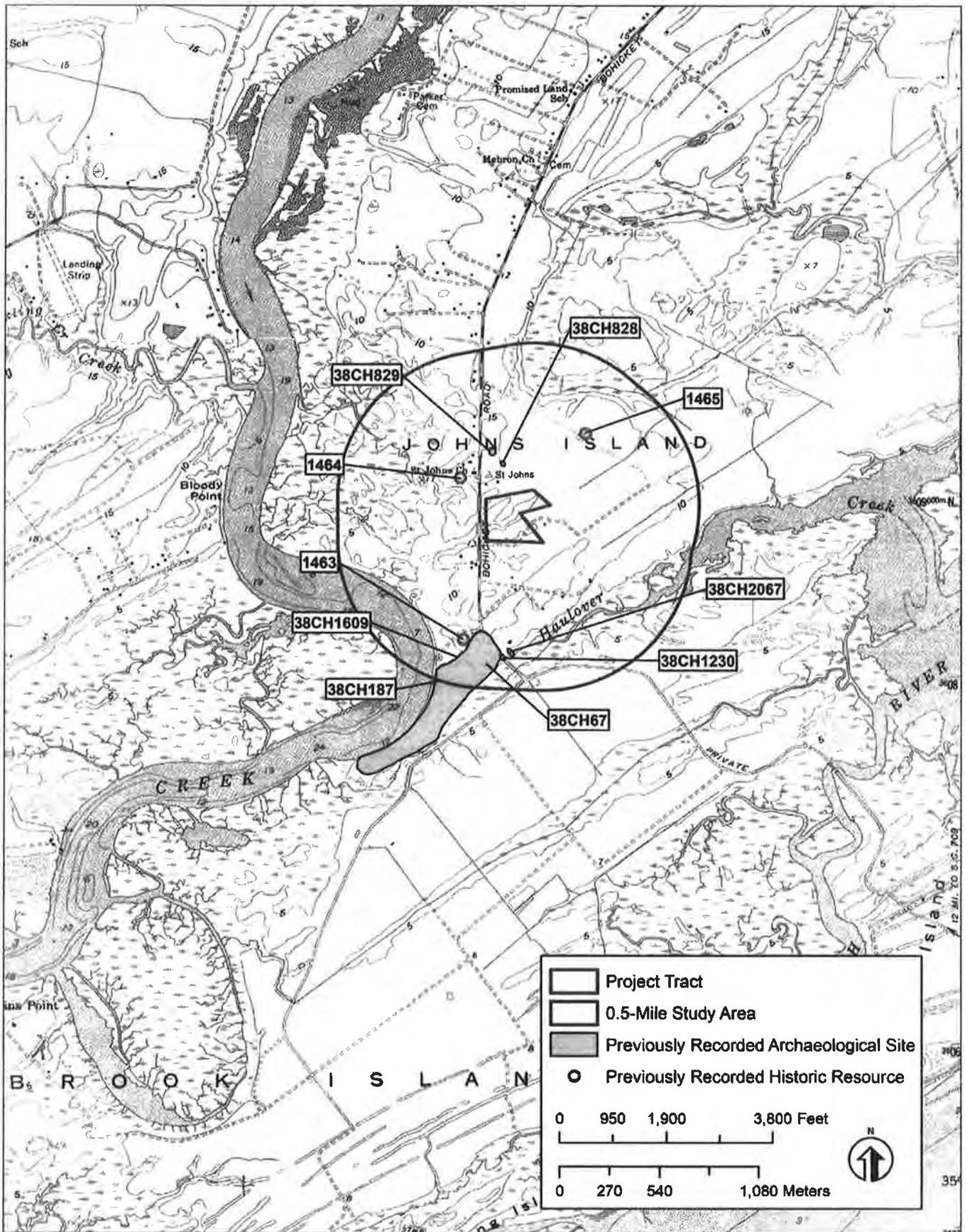


Figure 1.1 Location of the Johns Island Medical Park Tract and all cultural resources within a 0.5-mile radius on the 1960 Rockville, SC USGS topographic quadrangle map.

1.2 Methods of Investigation

1.2.1 Project Objectives

The objective of the cultural resources survey of the Johns Island Medical Park Tract was to locate and assess the significance of all cultural resources in the project tract and to assess what affect, if any, the proposed development activities may have on any resources that are listed on or determined eligible for the NRHP. Tasks performed to accomplish these objectives include background archival research, archaeological survey, laboratory analyses, and NRHP assessment. Methods employed for each of these tasks are described below.

1.2.2 Archival Research

The Project Historian reviewed archival materials at the South Carolina Room of the Charleston County Public Library, resources at the Charleston County Register of Deeds, and resources at the Probate offices, all in Charleston. He also consulted the online index of the South Carolina Department of Archives and History (SCDAH) and the South Carolina Historical Society, and reviewed published materials including Fick et al. (1989), Jordan and Stringfellow (1998), and Edgar (1998).

1.2.3 Archaeological Field Investigations

Archaeological survey of the project tract followed South Carolina Standards and Guidelines for Archaeological Investigations (COSCAPA et al. 2013). The field investigations were focused on locating, identifying, and documenting all archaeological sites within the project tract. Archaeological survey included surface and subsurface inspection. We traversed all non-wetland/inundated areas at 30-m intervals and excavated shovel tests at 30-m intervals (Figure 1.2). No survey or inspections were performed in delineated wetlands or inundated areas. Survey transects were oriented east-west, depending on the configuration of upland and wetlands/inundated areas.

Each shovel test measured approximately 30 centimeters (cm) in diameter and was excavated into sterile subsoil. The fill from these tests was sifted through 0.25-inch wire mesh hardware cloth. All identifiable or suspected cultural materials were collected and bagged by provenience. All brick fragments and oyster shell fragments were weighed using

an estimate of weight based upon a standard volume and then discarded in the field. Excavators recorded provenience information, including transect, shovel test, and surface collection numbers, on resealable acid-free artifact collection bags. Information relating to each shovel test also was recorded in field notebooks. This information included the content (e.g., presence or absence of artifacts) and context (e.g., soil color, texture, stratification) of each test. Excavators flagged and labeled positive shovel tests (those where artifacts were present) for relocation and site delineation. In areas where very saturated, wetland soils were present, the subsurface soil was inspected but not screened.

An archaeological site is defined as a locale that produces three artifacts from the same occupation within a 30-m radius. Locales that produce fewer than three artifacts are identified as isolated finds (COSCAPA et al. 2013). Locales that produced artifacts from shovel testing or surface inspection were subjected to reduced-interval shovel testing. Investigators defined the boundaries of sites and isolated finds by excavating additional shovel tests at 15-m intervals according to true north around the positive tests until two consecutive shovel tests failed to produce artifacts or until reaching natural or cultural features. A map showing the location of each shovel test, the extent of surface scatters, cultural features (e.g., wells, rubble piles, foundations, roads), natural features (e.g., landforms, drainages), and the approximate site boundary was prepared in the field for each site.

The locations of each cultural resource were recording using a Global Positioning System (GPS) receiver. For this project, archaeologists used a Trimble Pro-XRT submeter-accurate differential GPS with a Trimble Nomad data collector to record the locations of cultural resources across the tract. The data was recorded using Universal Transverse Mercator (UTM) coordinates calibrated to the 1983 North American Datum (NAD-83). However, the South Carolina Institute of Archaeology and Anthropology (SCIAA) requires all archaeological site coordinates in NAD-27 format, which correlates with the older USGS 7.5-minute series quadrangle employed by SCIAA to record the location of identified archaeological sites. We obtained NAD-27 coordinates through ArcGIS rectification of the collected GPS data.



Figure 1.2 Location of the surveyed Johns Island Medical Park and shovel test transects on recent aerial imagery.

1.2.4 Laboratory Analysis and Curation

All recovered artifacts were transported to Brockington's Mount Pleasant laboratory facilities, where they were cleaned according to their material composition and fragility, sorted, and inventoried. All artifacts were washed in warm water with a soft-bristled toothbrush. Artifacts that were fragile were not washed but left to air dry and, if needed, lightly brushed. Each separate archaeological context from within the site (surface collection or shovel test) was assigned a specific provenience number. The artifacts from each provenience were separated by artifact type, using published artifact type descriptions from sources pertinent to the project area. Artifact types were assigned a separate catalog number, and artifacts were analyzed, and quantity and weight were recorded. Certain artifacts tend to decompose through time, resulting in the recovery of fragments whose counts exaggerate the original amount present; in this case, artifact weight is a more reliable tool for reconstructing past artifact density. All artifact analysis information was entered into a Microsoft Access database.

Typological identification as manifested by technological and/or stylistic attributes served as the basis for the Pre-Contact artifact analysis. Lab personnel classified all Pre-Contact ceramic sherds larger than 2-by-2 cm by surface treatment and aplastic content. When recognizable, diagnostic attributes were recorded for residual sherds (i.e., potsherds smaller than 2-by-2 cm). Residual sherds lacking diagnostic attributes were tabulated as a single group. Sherds were compared to published ceramic type descriptions from available sources (e.g., Anderson et al. 1982; DePratter 1979; Espenshade and Brockington 1989; Poplin et al. 1993; South 1973; Trinkley 1980, 1981, 1990; Williams and Shapiro 1990).

All artifacts were bagged in 4-mil-thick archivally stable polyethylene bags. Artifact types were bagged separately within each provenience and labeled using acid-free paper labels. Provenience bags were labeled with the site number, provenience number, and provenience information. Proveniences were placed into appropriately labeled acid-free boxes. Artifacts are temporarily stored at Brockington's Mount Pleasant office until they are prepared for final curation. Upon the completion and acceptance of the final report, the artifacts and

all associated materials (artifact catalog, field notes, photographic materials, and maps) will be transferred to a facility approved by the owners and the SHPO for curation.

1.3 NRHP Assessment of Cultural Resources

All cultural resources encountered are assessed as to their significance based on the criteria of the NRHP. As per 36 CFR 60.4, there are four broad evaluative criteria for determining the significance of a particular resource and its eligibility for the NRHP. Any resource (building, structure, site, object, or district) may be eligible for the NRHP that:

- A. is associated with events that have made a significant contribution to the broad pattern of history;
- B. is associated with the lives of persons significant in the past;
- C. embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. has yielded, or is likely to yield, information important to history or prehistory.

A resource may be eligible under one or more of these criteria. Criteria A, B, and C are most frequently applied to historic buildings, structures, objects, non-archaeological sites (e.g., battlefields, natural features, designed landscapes, or cemeteries), or districts. The eligibility of archaeological sites is most frequently considered with respect to Criterion D. Also, a general guide of 50 years of age is employed to define "historic" in the NRHP evaluation process. That is, all resources greater than 50 years of age may be considered. However, more recent resources may be considered if they display "exceptional" significance (Sherfy and Luce 1998).

Following National Register Bulletin: How to Apply the National Register Criteria for Evaluation (Savage and Pope 1998), evaluation of any resource requires a twofold process. First, the resource must

be associated with an important historical context. If this association is demonstrated, the integrity of the resource must be evaluated to ensure that it conveys the significance of its context. The applications of both of these steps are discussed in more detail below.

Determining the association of a resource with a historical context involves five steps (Savage and Pope 1998). First, the resource must be associated with a particular facet of local, regional (state), or national history. Secondly, one must determine the significance of the identified historical facet/context with respect to the resource under evaluation. A lack of Native American archaeological sites within a project area would preclude the use of contexts associated with the Pre-Contact use of a region.

The third step is to demonstrate the ability of a particular resource to illustrate the context. A resource should be a component of the locales and features created or used during the historical period in question. For example, early nineteenth-century farmhouses, the ruins of African American slave settlements from the 1820s, and/or field systems associated with particular antebellum plantations in the region would illustrate various aspects of the agricultural development of the region prior to the Civil War. Conversely, contemporary churches or road networks may have been used during this time period but do not reflect the agricultural practices suggested by the other kinds of resources.

The fourth step involves determining the specific association of a resource with aspects of the significant historical context. Savage and Pope (1998) define how one should consider a resource under each of the four criteria of significance. Under Criterion A, a property must have existed at the time that a particular event or pattern of events occurred, and activities associated with the event(s) must have occurred at the site. In addition, this association must be of a significant nature, not just a casual occurrence (Savage and Pope 1998). Under Criterion B, the resource must be associated with historically important individuals. Again, this association must relate to the period or events that convey historical significance to the individual, not just that this person was present at this locale (Savage and Pope 1998). Under Criterion C, a resource must possess physical features or traits that reflect a style, type, period, or method of construction; display high

artistic value; or represent the work of a master (an individual whose work can be distinguished from others and possesses recognizable greatness) (Savage and Pope 1998). Under Criterion D, a resource must possess sources of information that can address specific important research questions (Savage and Pope 1998). These questions must generate information that is important in reconstructing or interpreting the past (Butler 1987; Townsend et al. 1993). For archaeological sites, recoverable data must be able to address specific research questions.

After a resource is associated with a specific significant historical context, one must determine which physical features of the resource reflect its significance. One should consider the types of resources that may be associated with the context, how these resources represent the theme, and which aspects of integrity apply to the resource in question (Savage and Pope 1998). As in the antebellum agriculture example given above, a variety of resources may reflect this context (farmhouses, ruins of slave settlements, field systems, etc.). One must demonstrate how these resources reflect the context. The farmhouses represent the residences of the principal landowners who were responsible for implementing the agricultural practices that drove the economy of the South Carolina area during the antebellum period. The slave settlements housed the workers who conducted the vast majority of the daily activities necessary to plant, harvest, process, and market crops.

Once the above steps are completed and the association with a historically significant context is demonstrated, one must consider the aspects of integrity applicable to a resource. Integrity is defined in seven aspects of a resource; one or more may be applicable depending on the nature of the resource under evaluation. These aspects are location, design, setting, materials, workmanship, feeling, and association (36 CFR 60.4; Savage and Pope 1998). If a resource does not possess integrity with respect to these aspects, it cannot adequately reflect or represent its associated historically significant context. Therefore, it cannot be eligible for the NRHP. To be considered eligible under Criteria A and B, a resource must retain its essential physical characteristics that were present during the event(s) with which it is associated. Under Criterion C, a resource must retain enough of its physical characteristics to reflect

the style, type, etc., or work of the artisan that it represents. Under Criterion D, a resource must be able to generate data that can address specific research questions that are important in reconstructing or interpreting the past.

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2.0 Environmental and Cultural Setting

2.1 Environmental Overview

The Johns Island Medical Park tract encompasses 18 acres of undeveloped land located at the south-western tip of Johns Island located in southeastern Charleston County, South Carolina. The tract is bounded to the north by the Pam Harrington Real Estate office, to the west by Betsy Kerrison Parkway, to the south by Resurrection Road, and to the east by undeveloped private lands and the Oak Point Golf Course. The terrain across the tract is mixed, with pockets of terraced uplands between low-lying areas in the middle and eastern sections that drain southward into Bohicket Creek. Current vegetation in the project tract consists primarily of a mixture of mature planted pine and few hardwoods in the upland portions; wetland areas contain mostly hardwood trees characteristic of typical swamps and lowlands found in the lower Coastal Plain of South Carolina. Visibility across the tract is moderate in the upland portions (50 percent), with portions of the tract containing a denser understory of vines, tall grasses, and shrubs. A powerline corridor traverses north-south through the middle of the tract. Figure 2.1 presents views of the general landscape of the Johns Island Medical Park tract.

2.1.1 Holocene Changes in the Environment

The project tract is in South Carolina's Coastal Zone. Johns Island is part of the Sea Island complex that extends from just below the Santee Delta (Bull Island) 100 kilometers (km) southwest to the Savannah River (Turtle Island) and into Georgia (Kovacik and Winberry 1987:24). The Sea Islands vary greatly in size, origin, and level of development. Generally, they are comprised of two types of islands: erosional remnant islands (i.e., Johns Island and James Island) and active barrier islands (i.e., Seabrook Island and Kiawah Island). The origins of the barrier Sea Islands remain unclear. Originally, research suggested that these islands were formed from offshore sandbars built up by wave action. However, more recent study supports their formation through the emergence and submergence of the coast during the Pleistocene epoch. Kovacik and Winberry (1987:25) explain that:

As sea level declined during the glacial period and the ocean retreated from the coast, dunes were built along the new coastline and the old dunes were left inland. But as the ocean returned and inundated the former dune ridges, parts of them remained above the water to become the cores of coastal island.

Sea level changes resulted from the general warming trend at the onset of the Holocene. Beginning approximately 17,000 years before present (BP), sea level began to rise from its Late Pleistocene low of approximately 85 m below modern mean sea level (Colquhoun and Brooks 1986). By 7,000 years BP, sea level had risen dramatically to within 6.37 m of present levels. Figure 2.2 presents the sea level curve proposed by Brooks et al. (1989) for the South Carolina coast; the dates in the table reflect high or low stands that occurred within an overall rise in sea level.

A series of terraces formed by late Tertiary and Quaternary period marine sediments characterize the Coastal Plain. The project area lies on the most recent terraces (the Pamlico and the Talbot) that formed near the end of the Pleistocene epoch. As drier and still warmer conditions became prevalent during the Early Holocene, pines and other species increased. The southern forest at 7,000 years BP was beginning to resemble that of modern times (Watts 1980:194). Large Pleistocene mammals also became extinct during this time. Shellfish resources were/are important to the Pre- and Post-Contact inhabitants of the region, and the sea level changes starting after 2500 BC probably produced conditions conducive to island shellfish beds.

Topography in the region generally consists of low ridges between meandering channels of the many streams that drain the Lower Coastal Plain. The ridges consist of sandy and loamy soils; more clayey soils and sediments occur in the drainages and the swamps that border these streams. Regional research in palynology, historic biogeography, and coastal geomorphology allows a general reconstruction of Holocene changes in the environment. Data from Florida, Georgia, South Carolina, North Carolina, and Virginia indicate that the Late Pleistocene was a time of transition from full glacial to Holocene



Figure 2.1 Views of the upland (top) and lowland (bottom) portions of the project tract during the field investigations, facing north and south, respectively.

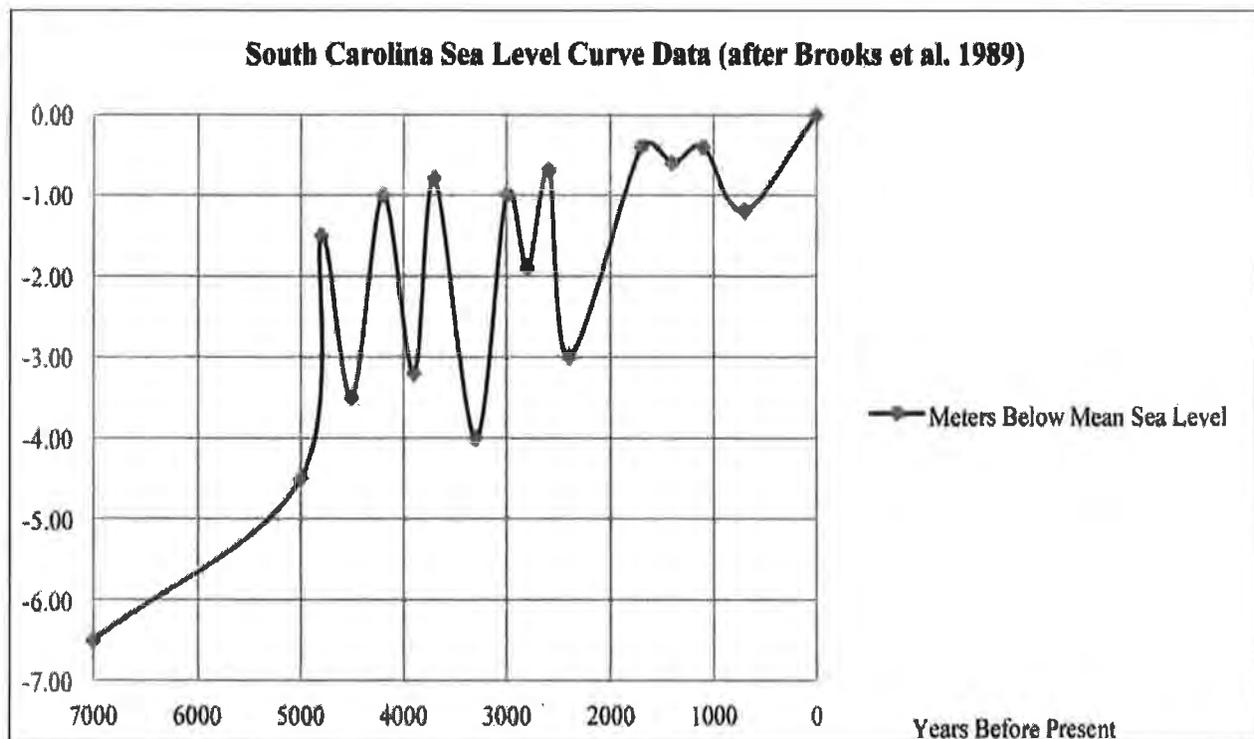


Figure 2.2 South Carolina Sea Level Curve (after Brooks et al. 1989).

environmental conditions (Watts 1980; Whitehead 1965, 1973). Upper Coastal Plain forests of the Late Pleistocene (as reflected in the White Pond pollen record) were dominated by oak, hickory, beech, and ironwood (Watts 1980:192). This deciduous forest occurred in a cooler, moister climate than exists in the region today (Barry 1980; Braun 1950).

Soils across the project tract include mostly Dahoo and Rutlege loamy fine sands (65 percent). These soils are found in the low-lying areas in the northern half of the tract and are described as very poorly drained. Pockets of upland soils are dominant in the southern half and include Seabrook loamy sands (11 percent) and Wando loamy fine sand (23 percent) that are described as somewhat and moderately well-drained. These soils typically occur on flatlands and low-lying bands (Miller 1971; U.S. Department of Agriculture [USDA] 2020).

Information on floral and faunal communities for the area is summarized from general sources such as Quarterman and Keever (1962) and Shelford (1963). Most of the extant woodlands are mixed pine/hardwood forests. A mixed forest supports an active faunal community including deer and small mammals (e.g., various squirrels and mice, opossum, raccoon, rabbit, fox, skunk), birds (e.g., various

songbirds, ducks and wading birds, quail, turkey, doves, hawks, owls), and reptiles/amphibians (e.g., frogs, toads, lizards, snakes, turtles, alligator). Fresh and saltwater fish are abundant in the streams and marshes of the region, and shellfish are present in large numbers in most of the tidally affected waters throughout the region.

The climate of this area is mild and temperate. The area averages 4.06 feet of annual precipitation, with 41 percent of this total falling in the summer months. The average daily maximum temperature is 76° Fahrenheit (range of 61° to 89°). A long growing season is indicated by the average yearly freeze-free interval of 294 days (Miller 1971).

2.2 Cultural Setting

Generally, the cultural history of North America is divided into three eras: Pre-Contact, Contact, and Post-Contact. The Pre-Contact era refers primarily to the Native American groups and cultures that were present for at least 10,000-12,000 years prior to the arrival of Europeans. The Contact era refers to the time of exploration and initial European settlement on the continent. The Post-Contact era refers to the time after the establishment of Euro-

pean settlements, when Native American populations usually were in rapid decline. Within these eras, finer temporal and cultural subdivisions are defined to permit discussions of particular events and the lifeways of the peoples who inhabited North America at that time.

2.2.1 The Pre-Contact Era

In South Carolina, the Pre-Contact era generally is divided into four stages (after Willey and Phillips 1958). These include the Lithic, Archaic, Woodland, and Mississippian. Specific technologies and strategies for procuring resources define each of these stages, with approximate temporal limits also in place. Within each stage, with the exception of the Lithic stage, there are temporal periods that are defined on technological bases as well. A brief description of each stage follows. Readers are directed to Goodyear et al. (1989) for more detailed discussions of particular aspects of these stages and periods in South Carolina.

The Lithic Stage- Paleoindian Period (10,000-8000 BC)

Human presence in the South Carolina Coastal Plain apparently began about 12,000 years ago with the movement into the region of Paleoindian hunter-gatherers. The Paleoindian period is marked initially by the presence of distinctive fluted stone projectile points. Excavations at sites throughout North America have produced datable remains that indicate that these types of stone tools were in use by about 10,000 BC. Recent excavations at a few sites in North and South America suggest that Lithic stage populations were present 10,000-20,000 years before this date. However, no diagnostic tools or definitive evidence of these populations have been recovered to date that permits the identification of specific temporal periods or cultural adaptations.

Goodyear et al. (1989) review the evidence for the Paleoindian occupation of South Carolina. Based on the distribution of distinctive fluted spear points diagnostic to the period, they see the major sources of highly workable lithic raw materials as the principal determinant of Paleoindian site location, with a concentration of sites at the Fall Line possibly indicating a subsistence strategy of seasonal relocation between the Piedmont and Coastal Plain.

Based on data from many sites excavated throughout North America, Paleoindian groups generally were nomadic, with subsistence focusing on the hunting of large mammals, specifically the now-extinct mammoth, horse, camel, and giant bison. Groups were probably small, kin-based bands of 50 or fewer persons. As the environment changed at the end of the Wisconsin glaciation, Paleoindian groups had to adapt to new forest conditions in the Southeast and throughout North America.

The Archaic Stage

The Archaic stage represents the adaptation of southeastern Native Americans to Holocene environments. By 8000 BC, the forests changed from sub-boreal types common during the Paleoindian period to more modern types. The Archaic stage is divided into three temporal periods: Early, Middle, and Late. Distinctive projectile point types serve as markers for each of these periods. Hunting and gathering was the predominant subsistence mode throughout the Archaic periods, although incipient use of cultigens probably was occurring by the Late Archaic period. Also, the terminal Archaic witnessed the introduction of a new technology, namely the manufacture and use of pottery.

Early Archaic Period (8000-6000 BC). The Early Archaic corresponds to the adaptation of native groups to Holocene conditions. The environment in coastal South Carolina during this period was still colder and moister than at present, and an oak hickory forest was establishing itself on the Coastal Plain (Watts 1970, 1980; Whitehead 1965, 1973). The megafauna of the Pleistocene became extinct early in this period, and more modern woodland flora and fauna were established. The Early Archaic adaptation in the South Carolina Lower Coastal Plain is not clear, as Anderson and Logan (1981:13) report:

At the present, very little is known about Early Archaic site distribution, although there is some suggestion that sites tend to occur along river terraces, with a decrease in occurrence away from this zone.

Early Archaic finds in the Lower Coastal Plain typically are corner or side notched projectile points,

determined to be Early Archaic through excavation of sites in other areas of the Southeast (Coe 1964). Early Archaic sites generally are small, indicating a high degree of mobility.

Middle and Preceramic Late Archaic Period (6000 2500 BC). The trends initiated in the Early Archaic (i.e., increased population and adaptation to local environments) continued through the Middle Archaic and Preceramic Late Archaic. Climatically, the region was still warming, and an oak hickory forest dominated the coast until after 3000 BC, when pines became more prevalent (Watts 1970, 1980). Stemmed projectile points and ground stone artifacts characterize this period, and sites increased in size and density through the period.

Ceramic Late Archaic Period (2500 1000 BC). By the end of the Late Archaic period, two developments occurred that changed human lifeways on the South Carolina Coastal Plain. Sea level rose to within 3 feet of present levels, and the extensive

estuaries now present were established (Colquhoun et al. 1981). These estuaries were a reliable source of shellfish, and the Ceramic Late Archaic period saw the first emphasis on shellfish exploitation. It was also during this time that the first pottery appeared on the South Carolina coast. In the project region, this pottery is represented by the fiber-tempered Stallings series and the sand-tempered or untempered Thom's Creek series. Decorations include punctuation, incising, finger pinching, and possibly simple stamping and dentate stamping. The ceramic sequence for the Central Coast of South Carolina is presented in Table 2.1.

The best-known Ceramic Late Archaic period sites are shell rings, which occur frequently along tidal marshes. These usually are round or oval rings of shell and other artifacts, with a relatively sterile area in the center. Many of these rings are currently in tidal marsh waters, and they have been interpreted as actual habitation loci adjacent to or within productive shellfish beds. These sites attest to a high degree of sedentism, at least seasonally.

Table 2.1 Ceramic sequence for the Central South Carolina Coast.

Period/Era	Date	Ceramic Types
Contact	AD 1550-1715	Ashley Burnished Plain, Complicated Stamped, Cob Marked, Line Block Stamped
Late Mississippian	AD 1400-1550	Irene/Pee Dee Burnished Plain, Complicated Stamped, Incised
Early Mississippian	AD 1100-1400	Savannah/Jeremy Burnished Plain, Check Stamped, Complicated Stamped
Late Woodland	AD 900-1100	Wilmington Cord Marked
		Wando Check Stamped, Cord Marked, Fabric Impressed, Simple Stamped
		Santee Simple Stamped
		McClellanville Cord Marked, Fabric Impressed
		St. Catherines Cord Marked, Fabric Impressed, Net Impressed
	AD 500-900	Wilmington Cord Marked, Fabric Impressed, Plain
		Wando Check Stamped, Cord Marked, Fabric Impressed, Simple Stamped
		McClellanville Cord Marked, Fabric Impressed
		Deptford Cord Marked, Fabric Impressed
		Cape Fear Cord Marked, Fabric Impressed, Plain
Middle Woodland	AD 200-500	Berkeley Cord Marked, Fabric Impressed, Plain
		Cape Fear Cord Marked, Fabric Impressed, Plain
		Deptford Brushed, Check Stamped, Cord Marked, Fabric Impressed, Plain
		Wilmington Check Stamped, Cord Marked, Fabric Impressed, Plain
	200 BC-AD 200	Deptford Brushed, Check Stamped, Simple Stamped, Plain
Early Woodland	500-200 BC	Deptford Brushed, Check Stamped, Simple Stamped, Plain
	1500-500 BC	Refuge Dentate Stamped, Incised, Punctate, Simple Stamped, Plain
Ceramic Late Archaic	2500-1000 BC	Thom's Creek Drag and Jab Punctate, Finger Pinched, Incised, Simple Stamped, Plain
		Stallings Drag and Jab Punctate, Finger Pinched, Incised, Simple Stamped, Plain

The Woodland Stage

The Woodland stage is marked by the widespread use of pottery with many new and regionally diverse types appearing, and changes in the strategies and approaches to hunting and gathering. Native Americans appear to be living in smaller groups than during the preceding Ceramic Late Archaic period, but the actual population likely increased. The Woodland stage is divided into three temporal periods (Early, Middle, and Late), marked by distinctive pottery types. Also, there is an interval when Ceramic Late Archaic ceramic types and Early Woodland ceramic types were manufactured at the same time, often on the same site (see Espenshade and Brockington 1989). It is unclear at present if these coeval types represent distinct individual populations, some of whom continued to practice Archaic lifeways, or technological concepts that lingered in some areas longer than in others.

Early Woodland Period (1500-200 BC). In the Early Woodland period, the region apparently was an area of interaction between widespread ceramic decorative and manufacturing traditions. The paddle stamping tradition dominated the decorative tradition to the south, and fabric impressing and cord marking dominated to the north and west (Blanton et al. 1986; Caldwell 1958; Espenshade and Brockington 1989).

The subsistence and settlement patterns of the Early Woodland period suggest population expansion and the movement of groups into areas minimally used in the earlier periods. Early and Middle Woodland sites are the most common on the South Carolina coast, and generally consist of shell middens near tidal marshes, along with ceramic and lithic scatters in a variety of other environmental zones. It appears that group organization during this period was based on the semi-permanent occupation of shell midden sites, with the short term use of interior coastal strand sites.

Middle Woodland Period (200 BC - AD 500). The extreme sea level fluctuations which marked the Ceramic Late Archaic and Early Woodland periods ceased during the Middle Woodland period. The Middle Woodland period began as sea level rose from a significant low stand at 300 BC; for the ma-

jority of the period, sea level remained within 3 feet of current levels (Brooks et al. 1989). The comments of Brooks et al. (1989:95) are pertinent in describing the changes in settlement:

It is apparent that a generally rising sea level, and corresponding estuarine expansion, caused an increased dispersion of some resources (e.g., small inter-tidal oyster beds in the expanding tidal creek network...). This hypothesized change in the structure of the subsistence resource base may partially explain why these sites tend to be correspondingly smaller, more numerous, and more dispersed through time.

Survey and testing data from sites in the region indicate that Middle Woodland period sites are the most frequently encountered throughout the region. These sites include small, single house, shell middens, more significant shell middens, and a wide variety of shell-less sites of varying size and density in the interior. The present data from the region suggest seasonal mobility, with certain locations revisited on a regular basis (e.g., 38GE46 [Espenshade and Brockington 1989]). Subsistence remains indicate that oysters and estuarine fish were major faunal contributors, while hickory nuts and acorns have been recovered from ethnobotanical samples (Espenshade and Brockington 1989; Drucker and Jackson 1984; Trinkley 1976, 1980).

The Middle Woodland period witnessed increased regional interaction and saw the incorporation of extra-local ceramic decorative modes into the established Deptford technological tradition. As Caldwell (1958) first suggested, the period apparently saw the expansion and subsequent interaction of groups of different regional traditions (Espenshade 1986, 1990). A local tradition also flourished in the region as evidenced by Wando limestone-tempered ceramics. This type occurs only in the Charleston Harbor area. Recent radiocarbon dates from 38CH1025 on the Wando River suggest a late Middle Woodland association for this type (Poplin et al. 2002).

Late Woodland Period (AD 500-1100). The nature of the Late Woodland adaptation in the region is unclear due to a general lack of excavations of Late

Woodland components, but Trinkley (1989:84) offers this summary:

In many respects, the South Carolina Late Woodland may be characterized as a continuation of previous Middle Woodland cultural assemblages. While outside the Carolinas there were major cultural changes, such as the continued development and elaboration of agriculture, the Carolina groups settled into a lifeway not appreciably different from that observed for the past 500 to 700 years.

The Late Woodland represents the most stable Pre-Contact period in terms of sea level change, with sea level for the entire period between 1.3-3.3 m below the present high marsh surface (Brooks et al. 1989). It would be expected that this general stability in climate and sea level would have resulted in a well-entrenched settlement pattern, but the data are not available to address this expectation. In fact, the recognition/interpretation of Late Woodland adaptations in the region has been somewhat hindered by past typological problems.

Overall, the Late Woodland is noteworthy for its lack of check stamped pottery. Archaeological excavations at the Buck Hall Site (38CH644) in the Francis Marion National Forest suggest that McClellanville and Santee ceramic types were employed between AD 500 and 900 and represent the dominant ceramic assemblages of this period (Poplin et al. 1993). Typically, the Late Woodland, as defined by Anderson et al. (1982), is separated into two phases: McClellanville (AD 500 to 700) and Santee I (AD 700 to 900). Poplin et al. (1993) offer a revised chronology that not only includes these phases, but also incorporate ceramics previously assigned to the Early Mississippian Santee II phase by Anderson et al. (1982). These ceramics include Santee Simple Stamped, McClellanville Cord Marked, McClellanville Fabric Impressed, and Wilmington Cord Marked pottery. Although these types have been encountered in an Early Mississippian context, closer inspection finds that they occur no more frequently than Deptford Cord Marked and Fabric Impressed sherds which are delegated to the Late Woodland period. The presence of these sherds in such a late context is more likely the result of bioturbation than the continuation of the ceramic technology.

The sea level change caused major shifts in settlement and subsistence patterns. The rising sea level and estuary expansion caused an increase in the dispersion of resources, such as oyster beds, and a corresponding increase in the dispersion of sites. Semi-permanent shell midden sites continue to be common in this period, although the overall site frequency appears to be lower than during the Early Woodland. Instead, there appears to be an increase in short term occupations along the tidal marshes. Espenshade et al. (1994) state that at many of the sites postdating the Early Woodland period, the intact shell deposits appear to represent short term activity areas rather than permanent or semi-permanent habitations.

The Mississippian Stage

Approximately 1,100 years ago, Native American cultures in much of the Southeast began a marked shift away from the settlement and subsistence practices common during the Woodland periods. Some settlements became quite large, often incorporating temple mounds or plazas. The use of tropical cultigens (e.g., corn and beans) became more common. Hierarchical societies developed and technological, decorative, and presumably religious ideas spread throughout the Southeast, supplanting what had been distinct regional traditions in many areas. In coastal South Carolina, the Mississippian is divided into two temporal periods: Early and Late. Previous sequences for the region separated Mississippian ceramic types into three periods (Early, Middle, and Late), following sequences developed in other portions of the Southeast. However, a simpler characterization of the technological advancements made between AD 1100 and AD 1550 appears more appropriate. During these centuries, the decorative techniques which characterize the Early Mississippian period slowly evolved without the appearance of distinctly new ceramic types until the Late Mississippian.

Early Mississippian Period (AD 1100-1400). In much of the Southeast, the Mississippian Stage is marked by major mound ceremonialism, regional redistribution of goods, chiefdoms, and maize horticulture as a major subsistence activity. It is unclear how early and to what extent similar developments occurred in coastal South Carolina. The ethno-

historic record, discussed in greater detail below, certainly indicates that seasonal villages and maize horticulture were present in the area, and that significant mound centers were present in the interior Coastal Plain to the north and west (Anderson 1989; DePratter 1989; Ferguson 1971, 1975).

Distinct Mississippian ceramic phases are recognized for the region (Anderson et al. 1982; Anderson 1989). In coastal South Carolina, the Early Mississippian period is marked by the presence of Jeremy Phase (AD 1100-1400) ceramics, including Savannah Complicated Stamped, Savannah Check Stamped, and Burnished and Semi-Burnished plain types. By the end of the Late Woodland period, cord marked and fabric impressed decorations are replaced by complicated stamped decorations. Anderson (1989:115) notes "that characteristically Mississippian complicated stamped ceramics do not appear until at least AD 1100, and probably not until as late as AD 1200, over much of the South Carolina area." Recent excavations at the Buck Hall Site (38CH644) produced radiocarbon dates around AD 1000 for complicated stamped ceramics similar to the Savannah series (Poplin et al. 1993). This represents the earliest date for complicated stamped wares in the region and may indicate an earlier appearance of Mississippian types than previously assumed.

Sites of the period in the region include shell middens, sites with apparent multiple- and single-house shell middens, and oyster processing sites (e.g., 38CH644 [Poplin et al. 1993]). Adaptation during this period apparently saw a continuation of the generalized Woodland hunting-gathering-fishing economy, with perhaps a growing importance on horticulture and storable food stuffs. Anderson (1989) suggests that environmental unpredictability premised the organization of hierarchical chiefdoms in the Southeast beginning in the Early Mississippian period; the redistribution of stored goods (i.e., tribute) probably played an important role in the Mississippian social system. Maize was recovered from a feature suggested to date to the Early Mississippian period from 38BK226, near St. Stephen (Anderson et al. 1982:346).

Late Mississippian Period (AD 1400-1550). During this period, the regional chiefdoms apparently realigned, shifting away from the Savannah River

centers to those located in the Oconee River basin and the Wateree-Congaree basin. As in the Early Mississippian, the Charleston County area apparently lacked any mound centers. Regardless, it appears that the region was well removed from the core of Cofitachequi, the primary chiefdom to the interior (Anderson 1989; DePratter 1989). DePratter (1989:150) specifies:

The absence of 16th century mound sites in the upper Santee River valley would seem to indicate that there were no large population centers there. Any attempt to extend the limits of Cofitachequi even farther south and southeast to the coast is pure speculation that goes counter to the sparse evidence available.

Pee Dee/Irene Incised, Pee Dee/Irene Complicated Stamped and Mississippian Plain ceramics mark the Late Mississippian Pee Dee phase. Simple stamped, cord marked, and check stamped pottery was apparently not produced in this period.

2.2.2 The Contact Era

Native groups encountered by the European explorers and settlers probably were living in a manner similar to the late Pre-Contact Mississippian groups identified in archaeological sites throughout the Southeast. The highly structured Native American society of Cofitachequi, formerly located in central South Carolina and visited by De Soto in 1540, represents an excellent example of the Mississippian social organizations present throughout southeastern North America during the late Pre-Contact era (Anderson 1985). However, initial European forays into the Southeast contributed to the disintegration and collapse of the aboriginal Mississippian social structures; disease, warfare, and European slave raids all contributed to the rapid decline of the regional Indian populations during the sixteenth century (Dobyns 1983; Ramenofsky 1982). By the late seventeenth century, Native American groups in coastal South Carolina apparently lived in small politically and socially autonomous semi-sedentary groups (Waddell 1980). By the mid-eighteenth century, very few Native Americans remained in the region; all had been displaced or annihilated by the

ever-expanding English colonial settlement of the Carolinas (Bull 1770, cited in Anderson and Logan 1981:24-25).

The ethnohistoric record from coastal South Carolina suggests that the Contact era groups of the region followed a seasonal pattern that included summer aggregation in villages for planting and harvesting domesticates, and dispersal into one- to three-family settlements for the remainder of the year (Rogel 1570 [in Waddell 1980:147-151]). This coastal adaptation is very similar to the Guale pattern of the Georgia coast, as reconstructed by Crook (1986:18). Specific accounts of the Contact era groups of the region, the Sewee and the Santee, are summarized by Waddell (1980). It appears that both groups included horticultural production within their seasonal round, but did not have permanent, year-round villages. Trinkley (1981) suggests that a late variety of Pee Dee ceramics was produced by Sewee groups in the region; his late variety may correspond to the Ashley ware initially described by South (1973; see also Anderson et al. 1982).

2.2.3 The Post-Contact Era Early Explorations

Spanish exploration on the South Carolina coast began as early as 1514, and a landing party went ashore in the Port Royal vicinity (now Beaufort County) in 1520 at a spot they named Santa Elena (Rowland 1985:1). From that time on, the Port Royal area was of great interest to both the Spanish and the French. This was not a permanent settlement, however. The first Spanish attempt at a permanent settlement on the South Carolina coast was San Miguel de Gualdape in 1526. It appears to have been in the Winyah Bay area, near Georgetown (Quattlebaum 1956). The French, under Jean Ribault, also attempted to establish a settlement on the South Carolina coast in 1562. This settlement, on Parris Island, was called Charlesfort and also was unsuccessful.

French presence on the South Carolina coast drew the Spanish back to protect their original interest. Spanish forces destroyed Charlesfort and established their own settlement of Santa Elena in 1566. Recent archaeological evidence indicates that the Spanish built their new settlement of Santa Elena on top of the destroyed French settlement (DePratter et al. 1997). Local Indians, the Cusabo, were less than

friendly, but despite numerous attacks and several burnings, the Spanish settlers did not abandon Santa Elena until 1587 (Lyon 1984; Rowland 1978:25-57). The Spanish maintained their interest in Santa Elena as part of a series of missions on the Sea Islands from St. Augustine, Florida, through Georgia, and into South Carolina; Spanish friars were at "St. Ellens" when William Hilton visited the area in 1663 (Covington 1978:8-9; Hilton 1664). During its 20-year existence, Santa Elena served as the base for the first serious explorations into the interior of the state.

English Colonial Occupation

English settlers in the Carolina Lowcountry were caught up in and were integral parts of wide-ranging disputes and rivalries among the English, Spanish, Native Americans, and enslaved Africans. These disputes and rivalries encompassed all of the Lowcountry, an area that spanned hundreds of miles from Georgetown, South Carolina, to northern Florida. The Spanish had routed the French in East Florida in 1565 and established a permanent settlement at what is now St. Augustine. This Spanish presence was a continual threat to the English settlers, particularly after the 1670s when Spain learned of the Charles Towne settlement.

The English were the first Europeans to set up a permanent colony in what is today South Carolina. In 1663, King Charles II made a proprietary grant to a group of powerful English courtiers who had supported his return to the throne in 1660, and who sought to profit from the sale of the new lands. These Lords Proprietors, including Sir John Colleton, Sir William Berkeley, and Anthony Ashley Cooper, provided the basic rules of governance for the new colony. They also sought to encourage settlers, many of whom came from the overcrowded island of Barbados. The English, Irish, and Barbadians first settled at Albemarle Point on the west bank of the Ashley River in 1670. By 1680, they moved their town down the river to Oyster Point, the present location of Charleston, and called it Charles Towne. These settlers quickly spread along the central South Carolina coast. By the second decade of the eighteenth century, they created settlements from Port Royal Harbor in Beaufort County northward to the Santee River in Georgetown County.

The colony's early settlements grew slowly, and despite its geographic spread, the South Carolina Lowcountry contained only around 5,000 European and African-American inhabitants in 1700. The earliest South Carolina economy centered around naval stores, beef and pork, and trade with the Native American populations.

Waddell (1980) identified 19 distinct Native American groups between the mouth of the Santee River and the mouth of the Savannah River in the middle of the sixteenth century. Anderson and Logan (1981:29) suggest that many of these groups probably were controlled by Cofitachequi, the dominant Mississippian center/polity in South Carolina, prior to its collapse. By the seventeenth century, all were independently organized. The principal Native groups on Johns Island were the Stono and the Bohicket (Fick et al. 1989:5). According to Swanton (1952:95-96), the Stono were related to the larger Cusabo group, though later scholars dispute this (Waddell 1980). The Stono were involved in a war with the Coosa Indians in 1674, and then clashed with the colonists in 1694. The last official reference to the Stono was in 1707, in the Act for Regulating the Indian Trade. The last reference to the Bohicket group was also in 1707, when an act of the South Carolina Assembly directed that the Bohicket were to man lookouts on "Jones Island" (modern day Seabrook Island) (Fick et al. 1989:5).

Historic maps document the presence of Native Americans near Johns Island in the late seventeenth and early eighteenth centuries, but none on the island itself. By the early eighteenth century, the Native American presence was fast diminishing, though an act of the General Assembly in 1716 provided areas for Native Americans to trade with the colonists, including Colonel John Fenwick's land on the Stono River (Fick et al. 1989:5).

The colonists also began to experiment with rice cultivation by the end of the seventeenth century. The regular flood conditions of the immediate tidal area proved valuable, and production for export increased rapidly. By 1715, Charles Towne exported more than 8,000 barrels of rice annually; this number increased to 40,000 by the 1730s. Although the rice culture did not take on the proportions on Johns Island that it did in other districts of the Lowcountry, ~~planters did attempt to embank swamps and build inland rice systems.~~

Indigo proved to be more profitable to some Johns Island planters. Along with other residents in the Lowcountry, they began to experiment with growing and processing indigo in the 1740s. This plant produced a blue dye that was very popular in Europe and became one of South Carolina's principal exports during the eighteenth century. Both indigo and rice were labor intensive, and they laid the basis for South Carolina's dependence on enslaved African labor, much as sugar had done in the West Indies (Coclanis 1989; Wood 1974).

One of the important commercial ventures in the early settlements of the Lowcountry was the raising of cattle. The climate in South Carolina allowed year-round grazing, and the many necks of land surrounded by rivers and creeks along the coast provided naturally bounded cowpens and allowed the cattle to range freely. Cattle ranching was also a low-capital industry, with a natural market in the West Indies sugar plantations. Cattle ranching in South Carolina began in the late seventeenth century in the Charleston area, and by the early eighteenth century it had extended into what is now Colleton County, between the Edisto and Combahee Rivers (Rowland et al. 1996:85-88).

While cattle ranching was an ideal frontier industry, it needed great amounts of open land. Large purchases of land throughout the Lowcountry created problems between the white settlers and the Yamasee Indians, whose lands were steadily and rapidly encroached upon. Angered by mistreatment from traders and encroachments on their land, the Indians launched the Yamasee War in 1715 but failed in dislodging the English (Covington 1978:12). While the Yamasee staged several successful raids into Lower South Carolina in the 1720s, in 1728 an English reprisal raid destroyed their villages and made the colony more accessible for renewed European settlement.

Early maps of the Carolina colony show scattered settlements on both James and Johns Islands. The early settlers established themselves exclusively along the waterways, particularly the Stono River. With the rapidly increasing wealth in the South Carolina Lowcountry, and with the Yamasee War behind them, the population began to swell. By 1730, the colony had 30,000 residents, at least half of whom were enslaved Africans. A 1755 magazine estimated

that South Carolina residents had imported over 32,000 enslaved people by 1723 (Wood 1974:151). The growing population increased pressure for territorial expansion, which was compounded by the black majority in the Lowcountry. The planters' concerns over slave rebellions, exacerbated by the Stono Rebellion in 1739, along with fears of attack from the Indians and Spanish, led Charles Towne residents to encourage settlement in the backcountry.

The capacity of the Lords Proprietors to govern the colony effectively declined in the early years of the eighteenth century. Governance under the Lords Proprietors became increasingly arbitrary, while wars with Indians arose and the colonial currency went into steep depreciation. According to one historian of colonial South Carolina, "proprietary attitudes and behavior...convinced many of the dissenters—who at one time had composed the most loyal faction—that the crown was a more reliable source of protection against arbitrary [Proprietor's] rule" (Weir 1983:94). South Carolina's legislature sent a petition to Parliament in 1719, asking that royal rule supplant that of the Lords Proprietors. After several years in limbo, South Carolinians received a degree of certainty in 1729 when the crown purchased the Proprietors' interests, and in 1730 when the new royal governor, Robert Johnson, arrived in the colony.

The colony was organized with the parish as the local unit of government. The Johns Island Medical Park was originally a part of lands associated with St. Paul's Parish, created by the Church Act of 1706. Within the parishes, the church building itself served both religious and political purposes. As Gregorie (1961:5) explains, "The parish church as a public building was to be the center for the administration of some local government in each parish, for at that time there was not a courthouse in the province, not even in Charleston." In 1734, the Legislature redrew the boundaries with Johns, Wadmalaw, and Edisto Islands separated to form a new parish, St. Johns Colleton (Fick et al. 1989:15).

The rapidly increasing number of enslaved African Americans brought to South Carolina in the early eighteenth century worried many white residents. Fears of a slave insurrection ran high. These fears were realized in 1739 when a group of enslaved people tried to escape and travel south to Spanish

Florida. The Stono Rebellion, as it was subsequently labeled, was at first successful. However, area planters rallied quickly, cut off the enslaved people's escape, and executed the leaders (Hoffer 2010; Wood 1974). Because of the rebellion, laws regarding the enslaved were tightened, movement of the enslaved became more difficult, and the importation of enslaved Africans was severely limited for several years (Hoffer 2010; Wood 1974). Planters' fears of another rebellion continued through the time of the Civil War.

American Revolution

The American colonies declared their independence from Britain in 1776 following several years of increasing tension due to unfair taxation and trade restrictions imposed by the British Parliament. South Carolinians were divided during the war, although most citizens ultimately supported the American cause. Those individuals who remained loyal to the British government tended to live in Charleston or in certain enclaves within the interior of the province.

Britain's Royal Navy attacked Fort Sullivan (later renamed Fort Moultrie) near Charleston in 1776. The British failed to take the fort, and the defeat bolstered the morale of American revolutionaries throughout the colonies. The British military then turned their attention northward. They returned in 1778, however, besieging and capturing Savannah late in December. A major British expeditionary force under Sir Henry Clinton landed on Seabrook Island in February 1780. After a minor skirmish with the Patriot forces at Stono Ferry, British forces crossed the Stono River and secured Johns Island. Clinton set up a headquarters at Fenwick Hall, the main house northeast of the project tract. From Johns Island, Clinton's troops crossed over to James Island and then crossed the Ashley River onto the Charleston peninsula above the city (Lumpkin 1981:42-46). The rebel South Carolinians were not prepared for an attack from this direction. They were besieged and entirely captured in May after offering a weak defense.

Charleston subsequently became a base of operations for British campaigns into the interior of South Carolina, Georgia, and North Carolina. However, the joint American and French victory over Lord Cornwallis at Yorktown in 1781 effectively destroyed British military activity in the South and

forced a negotiated peace (Lumpkin 1981). The 13 colonies gained full independence, and the British and their Loyalist allies evacuated Charleston in December 1782.

In the wake of the Revolutionary War, the Charleston area suffered an economic depression. The confiscation of enslaved workers by the British reduced the area's vital workforce, while the loss of the British bounty on indigo cut the traditional markets for the dye and essentially destroyed the industry in South Carolina. Finally, the absence of owners and laborers during the conflict allowed once fertile fields to reseed themselves into forests. The economy revived, however, with the introduction of Sea Island cotton in the early 1790s.

Antebellum Period and Sea Island Cotton

Originally introduced in the 1790s, Sea Island (or long-staple) cotton gave high market returns for planters throughout the Antebellum period. The fine, long staple (1.5-2.0 inches compared to 0.75-1.0 inch for upland cotton) was used to weave the finest laces and fabrics. The crop thrived on the soils of the Sea Islands, where farmers fertilized it with marsh mud, eventually even reclaiming salt marshes for cotton fields. The diking and ditching necessary for this reclamation, created a flood control system nearly as extensive as that for rice.

According to Gray (1933:734-735):

[I]t was customary to "quarter-drain" the land; that is, divide it into square plots of $\frac{1}{4}$ acre by cross ditches about 105 feet apart, commonly spoken of as a "task." The crop was planted on high ridges thrown up at distances of 3 to 6 feet, usually about 4 feet. In the old sea-island region the labor of throwing up the ridges and the entire work of cultivation were generally performed with the hoe until near the close of the period. Many planters maintained permanent ridges, sometimes alternating them with provision crops. Others continued the older practice of hauling down the ridges into the baulks, bedding on the cotton stalks and other manures. In the last two decades of the ante bellum [*sic*] period the plow was more generally employed.

The crop required greater care in production than the shorter-stapled upland cotton and underwent a number of different operations prior to being shipped. These included planting, hoeing, picking, whipping, moting, ginning (initially by hand, then by treadle gins, and by the 1850s, the larger and mechanized McCarthy gin), and packing. Bales weighed an average of 300 to 350 pounds, and were large, round sacks of cotton as opposed to the square, higher-compression bales used for upland cotton (Gray 1933:735-737). The long-staple cotton was a remarkably lucrative crop to grow, and values for land on the Sea Islands were consistently the highest in the state throughout the Antebellum era (Porcher and Fick 2005:298-340).

The development of this new lucrative crop accentuated the drive to create large plantations. Plantation settlements were most often found along the various rivers and creeks that provided both soils suitable for Sea Island cotton production and transportation to markets for the crops.

Civil War to Postbellum Period

In 1860, South Carolina seceded from the Union, and in April 1861 the firing on Fort Sumter in Charleston Harbor initiated the Civil War. Seven months after the successful Confederate attack on Fort Sumter, Beaufort and the surrounding Sea Islands fell to Union forces. The Federal Naval fleet attacked and seized Port Royal harbor on November 7, 1861. This laid the entire South Carolina coast, including the Charleston area, vulnerable to Union attack. Both Union and Confederate forces recognized Charleston as a vital center. As a result, the Civil War brought extensive battles to the Lowcountry. Neighboring James Island felt the brunt of the armies' actions in the immediate Charleston area and contained the bulk of the fortifications. However, Johns Island did not escape the fighting. Fletcher (2013) describes archaeological Site 38CH2399 and the Battle of Burden's Causeway, which took place over 10 miles northeast of the project tract. Most planters on Johns Island evacuated their land when the island was deemed indefensible by the Confederate forces in early 1862. The main impact of the Civil War on Johns Island was social and economic upheaval. Confederate forces tried to protect the island but were also responsible for destroying homes,

and Union Army foraging parties took or destroyed food, seed, and livestock, and enslaved workers were set free.

The Civil War effectively destroyed the plantation system in South Carolina and the rest of the South. This meant profound changes for the county both economically and socially. The antebellum economic system disintegrated because of emancipation and the physical destruction of agricultural property through neglect and (to a lesser extent) military action. A constricted money supply coupled with huge debt made the readjustments worse. The changes were enormous. Land ownership was reshuffled as outsiders began buying plots and former plantations that had been abandoned in the wake of the Civil War. The former enslaved workers often exercised their freedom by moving, making the labor situation even more unsettled.

One result of this migration was a variety of labor systems for whites as well as freed African Americans; this fostered a period of experimentation and redefinition in the socio-economic relationships between the freed African Americans and white landowners. The Reconstruction period also witnessed a sharp increase in the number of farms and a decrease in average farm size as predominately white landowners began selling and/or renting portions of their holdings. On Johns Island, for example, the number of farms increased from 61 in 1860 to 400 in 1870 (Fick et al. 1989:28). Sea Island cotton continued to be "king" on Johns Island into the early twentieth century, though the arrival of the boll weevil in the 1910s effectively killed the crop. Some freedmen, though, found work in the growing phosphate mining and processing industry that sprung up in the wake of the Civil War. River mining along the Stono provided jobs for former enslaved families living on Johns Island.

The industry that would dominate the island in the twentieth century was truck farming. Truck or vegetable farming emerged soon after the Civil War as Johns Island farmers began growing fruits and vegetables for outside markets beginning in the 1870s. This produce farming continued to grow in significance, especially after the refrigerated boxcar came into practical use. For most of the next century, the rich island soil was turned from producing cotton to truck farming. In 1916, the Seaboard Air

Line Railroad constructed a branch across the Stono River to Johns Island, primarily to service the growing number of truck farms located there. Figure 2.3 presents the project tract superimposed on the U.S. War Department (1919) *Wadmalaw Island, SC* quadrangle. The line was active for more than 70 years and was not abandoned until the 1980s, long after motorized vehicles and bridges connected the island to the state's modern highway network.

The substantial African American majority on Johns Island, dating to the plantation period of the eighteenth and early nineteenth centuries, continued after the Civil War. Shifts in settlement related to social and economic reorganization occurred throughout Johns Island and the Lowcountry. Following the Civil War, there was a movement away from the traditional nucleated plantation village toward a more dispersed pattern of tenant farms with varying degrees of independence from the planter/landowner. The critical factor determining the extent of settlement distribution was the control and ownership of working livestock, agricultural implements, and housing. The nucleated form of settlement found on antebellum plantations continued to predominate until freedmen acquired (1) freedom from direct control and continuous supervision, (2) their own homes in proximity to cropland at least functionally, if not nominally, under their control, and (3) the use and control of mules (Aiken 1998:29-62; Sawers 2004:667). As these aspects of freedom were slowly realized, freedmen were able to move away from the plantation village complex and occupy outlying tracts within the owner's holdings. However, antebellum communities for enslaved workers often served as tenant house complexes in the years after the war.

As the former enslaved workers gained their freedom, they began to form communities and establish institutions. The churches formed by the freedmen were the most visible result, and many of these buildings are still standing. Private societies bought land and distributed it to their members, such as the Blue Cross Union Society on the west side of Johns Island. Others purchased tracts directly from plantation owners, like W.S. Whaley who, in the 1880s, subdivided the eastern half of his California Plantation and sold parcels to more than 30 freedmen (McCrary Plat #2488).

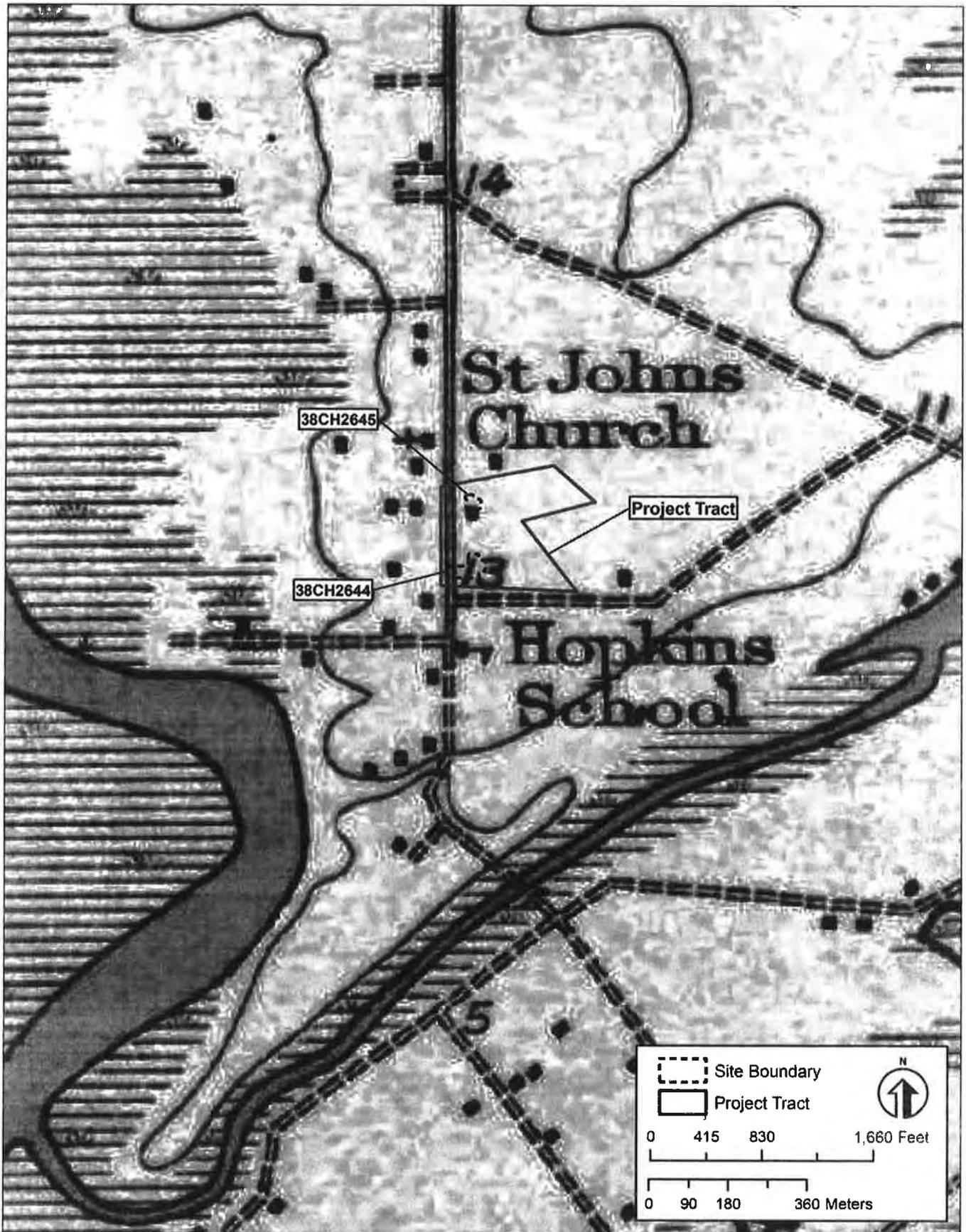


Figure 2.3 A portion of the 1919 U.S. War Department *Wadmelow Island, SC* quadrangle map showing the approximate location of the project tract (U.S. War Department 1919).

Conditions for black farmers were difficult throughout the nineteenth and early twentieth centuries. Southern whites sought to limit the political and economic rights of the freedmen, especially after the end of Reconstruction in 1877. Wade Hampton's Red Shirt movement returned political control of the state to whites and the new legislature began restricting African American voters by poll taxes, voter registration laws, and gerrymandering political districts (Edgar 1998:414-415, 444-445). The State Constitution of 1895 formalized separate but equal public schools and other public facilities; a principle upheld by the U.S. Supreme Court decision of *Plessy v. Ferguson* the next year. Whites soon enacted additional laws to segregate train coaches, living areas, and even textile mills. When Charleston County built their first electric street cars in 1897, they were segregated. Not all white Carolinians approved of the laws. *The (Charleston) News and Courier* fought the laws in their editorials and unsuccessfully argued that "if railroad cars were to be segregated, why not every aspect of daily life" (Edgar 1998:448). As Edgar (1998:449) goes on to say, by 1918 everything that the paper argued against had become law.

The failure of cotton as a viable cash crop due to the boll weevil in 1920 initiated a major change to the island. Beginning before World War I, continuing during the war, and particularly after the advent of the boll weevil, South Carolina's African Americans joined the Great Migration to northern cities for better economic, social, and educational conditions (Kovacik and Winberry 1987:123-26). The flow of families created serious labor shortages in the South. Census records reveal that the decline of the Sea Islands' population was between 30 and 40 percent over 30 years. This was alarming to landowners who struggled to obtain labor for their truck farms. Whites left as well; some found jobs in the growing industrial area of Charleston but most, like their black neighbors, moved north. Black Carolinians in particular, facing legal and customary segregation, minimal education opportunities, and only the most menial jobs available, gave up and left in large numbers.

Depression, War, and Post-War Johns Island (1930-1970)

By the time the Great Depression began in earnest in the U.S. in 1930, the state had already been in a decade-long recession. Many whites welcomed the outmigration of black Carolinians, while others were ambivalent, and still others bemoaned the loss of "cheap labor" (Edgar 1998:485). During the Depression years whites also left the state, and by 1940 one-quarter of all South Carolina-born Americans lived outside the state, most in the west or further south (Edgar 1998:486).

World War II brought South Carolina and the country out of the Great Depression. At that time, the state was still rural. Nearly 75 percent of residents lived on farms or small towns. It was a world that was dominated by "country elites, Jim Crow segregation, and mill village paternalism" (Edgar 1998:512). Within 35 years, much of this would change. In 1958, U.S. Senator James Byrnes wrote how amazed he was at all the changes in his home state, and that it had all occurred in his lifetime. In Charleston, the old fertilizer mills on the Neck of the City vanished, and new industries such as the West Virginia Pulp and Paper Company had replaced them. New companies, such as the South Carolina Electric and Gas or Dupont Fibers at the Bushy Park Industrial Complex on the Cooper River, were employing hundreds with good pay. The expanded U.S. Naval Base in North Charleston was employing thousands with high-paying Federal jobs, and the new Naval Weapons Station on Goose Creek had spawned an entirely new town. The growing medical complex in the City, the exploding tourism industry along the beaches, and a modernized port facility all foretold far-reaching changes coming to the once rural region.

Beginning in the late 1920s, James Island's proximity to Charleston made it a prime location for suburbanites in the growing city. Riverland Terrace and Wappoo Hall were the first platted subdivisions geared toward automobile access to Charleston. About the same time, Maybank Highway, with its bridge linking Johns Island with James Island, was completed in 1929. It joined the smaller bridge near the old Guerin Ferry, giving vehicular access to Johns Island. The Great Depression and World War II halted the development efforts for nearly 20 years;

however, beginning after the war and continuing for the remainder of the century, the once sprawling cotton and vegetable fields of James Island were slowly converted into a sprawling maze of subdivisions, shopping centers, churches, and paved roads.

Civil Rights changes in the state also came in the wake of World War II. In 1944, in the first of a series of departures from his segregationist past, Judge Waties Waring of Charleston ruled in favor of a group of black teachers desiring equal pay as whites. Later in 1948, Judge Waring threw out South Carolina's "White Primary," and that August, large numbers of African Americans voted in the Democratic Primary for the first time in more than 70 years (Edgar 1998:519-520). Waring, in a 1950 dissenting opinion, wrote that "Segregation is per se inequality," and with behind-the-scenes maneuvering by then-Governor James Byrnes, got a 1951 Clarendon County desegregation lawsuit joined to several others to form a class action suit: *Brown v. Board of Education of Topeka, Kansas*.

The move to desegregate schools and all public places was instituted on a national basis by Rosa Parks' refusal to move from her seat on an Alabama bus in 1955, and brought to the national stage by an Atlanta, Georgia, pastor, Dr. Martin Luther King, Jr. From then until the passing of the Civil Rights Act of 1964 and the Voting Rights Act of 1965, the state, along with the South, was embroiled in the battle over desegregation and economic inequality. Generally, South Carolina escaped the violence that encompassed many of the other Southern states. Most of the Lowcountry integrated its schools and public facilities without riots or public disturbances. However, the area was not free from tragedy and protest. In 1968, protests over a segregated bowling alley in Orangeburg led to the shooting deaths of three black students and the wounding of 27 others at South Carolina State College. The next year, Coretta Scott King, Martin Luther King's widow, led a widely publicized nurse's strike for equal pay and benefits at the Medical University of South Carolina in Charleston.

Johns Island residents took an active role in the Civil Rights Movement, particularly Esau Jenkins and his Progressive Club of Johns Island. The Progressive Club established citizenship schools to help African Americans pass literacy tests, and offered

other benefits including a day care center, grocery store, and recreational programs. The Club, located on River Road, was visited by many of the national Civil Rights leaders and was used as a planning base. It served as a center for the Nurse's Strike in 1969 and is currently being restored (Progressive Club of Johns Island 2018).

Development Pressures (1970-2000)

In the face of the increasing pace of suburbanization throughout the Charleston area, Johns Island remained rural, populated mostly by small farms and remnants of old plantations now converted to truck farms or, increasingly, for timber operations. Only two roads were paved before World War II: the northern half of Main Road and Maybank Highway. Most residents obtained needed items such as groceries from corner stores or by traveling into Charleston. Especially after the 1950s, residents found increasing employment off the island in the new industries around Charleston. Johns Islanders found work in downtown Charleston's expanding medical facilities and the modernized State Ports Authority. They were also employed in the growing shrimping and fishing industry that developed along the Southeast coast in the early decades of the twentieth century. The island maintained its rural character complete with slower lifestyle, modest homes, and shaded and still largely dirt roadways into the late twentieth century. Some modern conveniences began to appear in the last decade, when Piggly Wiggly anchored two shopping centers, and a McDonald's fast food restaurant located on the island. However, as of the year 2000, the island had no movie theater and only a few restaurants, along with its traditional vegetable and Christmas tree farms (Jordan and Stringfellow 1998:218-219).

For Johns Island residents, development pressures came from the tourist and second-home industries. In the Post-War Period, the dramatic changes along the beachfront and coastal islands of the state occurred in places like Hilton Head, Dawtaw, Spring, Fripp, and Seabrook Islands. Here, upper-scale developments completely changed the landscape. No other place illustrates this conversion more than Kiawah Island, across the old Haulover Cut from Johns Island. In the 1960s, C.C. Royal, the owner of Kiawah Island, used the island for a family

retreat and timbering. In 1966, he began a small development, selling a few lots to friends and building a roadway across the Haulover Cut. In 1974, foreign businessmen purchased the island from Royal and developed it into a world class resort. In the 1980s, they sold the remaining lots and the resort to a Charleston business partnership, who developed the Five Star resort and golf course that hosted the 1991 Ryder Cup golf tournament (Jordan and Stringfellow 1998:214).

By the early 2000s, developers, running out of space on Kiawah and next-door Seabrook Island, were eyeing Mullet Hall across the Kiawah Sound on Johns Island for another upscale development (Trinkley et al. 2008). Their efforts in the new century combined with urban sprawl from Charleston was finally reaching traditional Johns Island. These were all magnified by the completion of Interstate 526, the Mark Clark Expressway, that was slated to run from U.S. Highway 17 in Mt. Pleasant, around Charleston to Johns Island, across the northern and eastern side of the island to James Island, and back to Charleston. However, the development stopped at Savannah Highway (U.S. 17 South) in the West Ashley section of the city. Johns Island residents successfully stopped the superhighway from coming on their island. As the new century opened and development encroached on the island from north, south, and east, pressure has mounted on residents of the island to yield to the roadway, a position that they, backed by environmental groups, have continued to refuse.

2.3 Brief History of the Johns Island Medical Park Tract

The Johns Island Medical Park Tract consists of three lots of land (Lots 33, 34, and 35) that were originally part of the Hopkinson family cotton plantation prior to the Civil War. In 1876 as part of a settlement agreement, James and Carolyn Lafayette Hopkinson agreed to subdivide their 664-acre tract, called Hopkinson Plantation (Charleston County Deed Books [CCDB] G18:1). The plantation tract once straddled the old Public Road to the Haulover and Kiawah and Seabrook's Islands. Today, this road is Betsy Kerrison Parkway (formerly Bohicket Road; Charleston County Highway 20). The Hop-

kinsons subdivided their plantation into 37 parcels, ranging from 4.5 to 23 acres, and sold most to local freedmen and freedwomen. Figure 2.4 shows the subdivision of Hopkinson Plantation with the project tract superimposed.

The three lots (33, 34, and 35) that pertain to the Johns Island Medical Park Tract were conveyed in the 1880s. The southwest half of Lot 33 was sold to Shem and Mary Ford in 1880 (CCDB G18:5). The lot consisted of 10.5 acres on the east side of the public roadway (Betsy Kerrison Parkway). Lots 34 and 35 were conveyed to Isabell Brown about the same time, though no deed was recorded. The 1900 U.S. Census indicates that Mary Ford, a widow, and Bella Brown, also a widow, were living on their lands in the community of Hopkins, the local name for the area.

Brown died prior to 1933 and the lot was foreclosed for taxes that year (CCDB R38:79). The Forfeited Land Commission of Charleston County received title to the property and when it was not redeemed, they sold it to Reynold Green in 1938 (CCDB U39:131). Reynold Green sold the property to Lee Green in 1942 (CCDB W43:233). A 1944 map of the area shows a house located on Lot 35 (Figure 2.5). The land remained in Green's possession until his heirs sold it to Ross, Inc., in 1986 (CCDB A153:152). Ross, Inc., was owned by Stanley M. Ross, a local real estate investor. He transferred it from his company to himself in 1990 (CCDB E197:510). Site 38CH2645, identified in this survey, was likely Lee Green's home and associated with that family's 53-year ownership of the land.

The Fords kept their land until Mary Ford died in 1902. Their heirs sold it to Louisa Fleming that year to settle her estate (CCDB C23:680). The 1900 U.S. Census shows Mary Ford living in Hopkins until her death (U.S. Census of 1900, Hopkins, Johns Island, Charleston County, SC). The property remained with Louisa Fleming and her heirs until 1978. That year they sold it to Haldor and Brenda T. Jonsson and Wade H. and Ellen May Oliver (CCDB D118:180). The Jonssons and Olivers were investors and held the land until 1986 when they sold it to Stanley M. Ross (CCDB Y151:80). It did not appear as though anyone had been living on the land for many years.

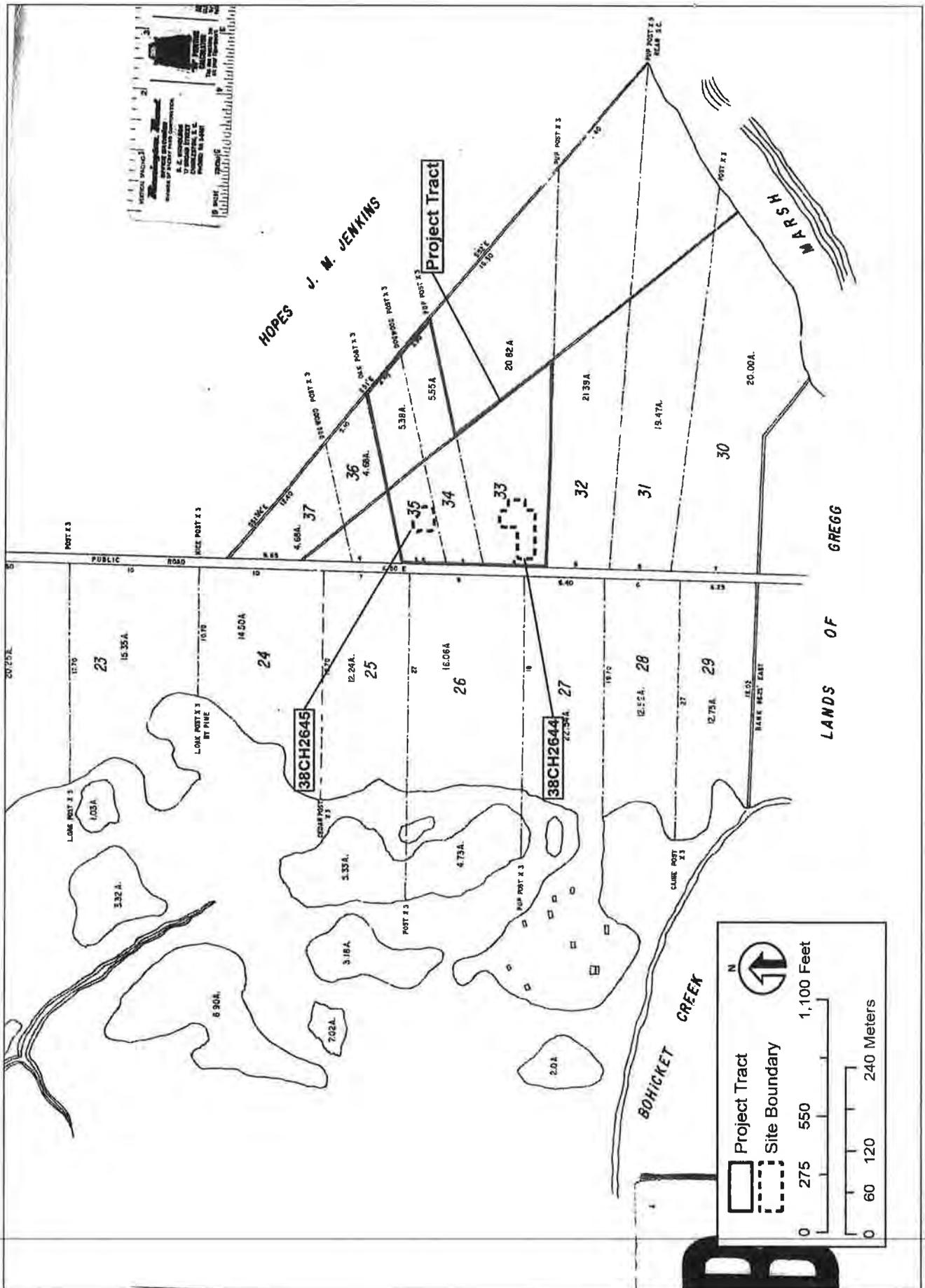


Figure 2.4 A subdivision in 1876 of Hopkinson Plantation and Project Tract superimposed on Lots 33, 34 and 35 (Charleston County Plat Book Y:107).

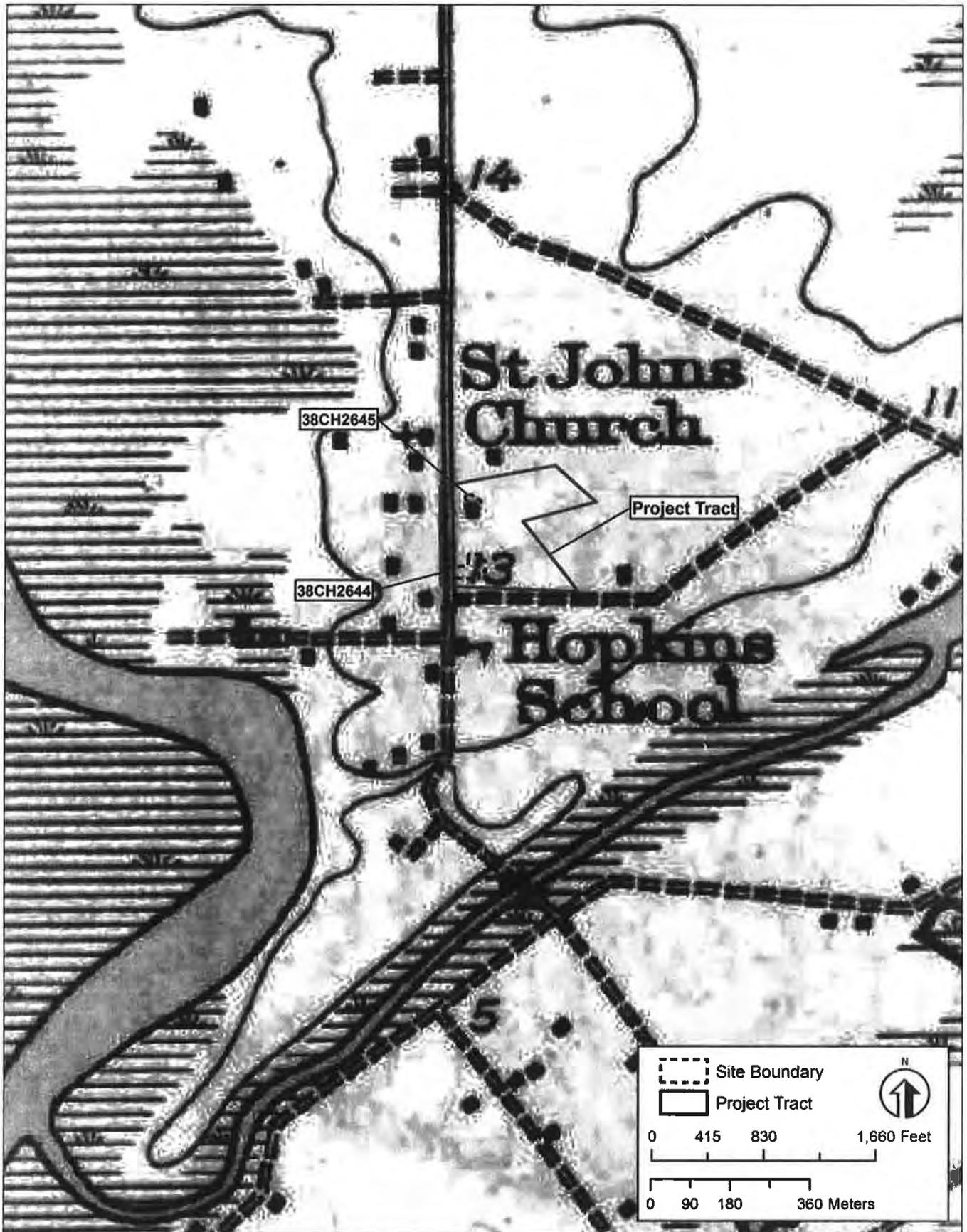


Figure 2.5 A 1944 map of the lower end of Johns Island with the Project Tract superimposed and a house site on Lot # 33 (U.S. War Department *Wadmelaw Island, SC* quadrangle, 1944).

Like so much of Johns Island, the Hopkins community grew up on the subdivided Hopkinson Plantation. The Hopkins school was located just south of the project tract along Bohicket Road. St. Johns African Methodist Episcopal (AME) Church (now the Greater St. Johns AME Church) was founded in Hopkins and is located on the opposite side of Bohicket Road from the project tract. The church has a long history that predates the Civil War, where free African Americans sought to gather and, in the 1870s, founded St. Johns (Jordan and Stringfellow 1998:122). The school and the church anchored the community for more than 80 years; though the school was closed in the 1950s, the church remains a vibrant part of the community. Stanley M. Ross held the two parcels for investment until selling both with other property to Park Place, LLC, in 2020.

2.4 Previous Investigations

Two previous cultural resources surveys were identified within a 0.5-mile radius of the project tract. These investigations include *The James Island/Johns Island Historic Survey* (Fick et al. 1989) and the "Seabrook Tap" survey (Martin and Davis 1985). These investigations recorded a total of three architectural resources (SHPO Site Nos. 1463, 1464, and 1465) and two archaeological sites (38CH828 and 38CH829). In addition, three archaeological sites have been recorded in the study area by independent studies (38CH1230, 38CH67/187/1609, and 38CH2067). A brief description of each investigation and their findings is detailed below.

In 1985, investigators documented sites 38CH828 and 38CH829, located 200 m north of the project tract. Sites 38CH828 and 38CH829 represent Pre-Contact ceramic and lithic scatters associated with the Early Woodland and Middle Woodland periods (Martin and Davis 1985). Sites 38CH828 and 38CH829 were recommended for additional work and are currently unassessed for the NRHP.

In 1989, Preservation Consultants conducted a historical and architectural inventory of both James and Johns Islands. During the survey, investigators recorded three historic resources over 50 years of age within our 0.5-mile study area (Fick et al. 1989). These resources include the St. John AME Church Cemetery (SHPO Site No. 1464) and the Hope Plan-

tation Cemetery (SHPO Site No. 1465) that were determined not eligible, and the Andell (Stringfellow) House (SHPO Site No. 1463) that was determined eligible. The Andell House is located at 4480 Bohicket Road, across Betsy Kerrison Parkway and 600 m away from the project tract. Based upon the dense vegetation buffer and the parkway separation, we recommend the proposed project will have no effect to SHPO Site No. 1463. The current ArchSite projection of the Hope Plantation Cemetery has the burying grounds alongside a retention pond and a sand trap of the Oak Point golf course. This location is very questionable and is likely either a misrepresentation of its correct location or the cemetery was moved prior to the golf course's construction. No additional information is available.

In 1991, Dr. Michael Trinkley recorded 38CH1230 located 50 m west of Betsy Kerrison Parkway and 600 m south of the project tract (Trinkley 1991). Site 38CH1230 is a tabby structure ruin that measures 9-by-16 m. Dr. Trinkley indicated the structure is from the nineteenth century and possibly functioned as a utilitarian building due to the lack of a chimney. Site 38CH1230 was recommended for additional work and is currently unassessed for the NRHP.

In 1996, SCIAA archaeologists recorded 38CH1609, located adjacent to SHPO Site No. 1463 (Sassaman 1996). Site 38CH1609 is a broad artifact scatter associated with the eighteenth- through twentieth-century Andell Bluff Plantation and incorporates a large Pre-Contact artifact and shell midden that is associated with the Early Archaic through Mississippian periods. Investigators noted a large portion of the shell midden was destroyed during the construction of the Bohicket Marina. Site 38CH1609 includes previously recorded Sites 38CH67 and 38CH187 that document smaller segments of the all-encompassing 38CH1609 boundary. Site 38CH1609 was recommended for additional work and is currently unassessed for the NRHP.

In 2007, Brockington archaeologist, Nicole Isenbarger, was called out for a late discovery during the construction of the Betsy Kerrison Parkway roundabout. Isenbarger recorded Site 38CH2067 on the east side of the parkway and 800 m south of the project tract. Site 38CH2067 represents a small historic scatter and a landing with exposed wood pilings. Site 38CH2067 is not eligible for the NRHP.

3.0 Sites Requiring No Further Management

Brockington designed the intensive cultural resources survey to identify and assess all cultural resources in the Johns Island Medical Tract. During the survey, we identified two new archaeological sites (38CH2644 and 38CH2645). Sites 38CH2644 and 38CH2645 are both recommended not eligible for the NRHP. A description of these cultural resources follows.

3.1 Site 38CH2644

Cultural Affiliation: *Late Archaic through Middle Woodland*

Site Type: *Ceramic and Lithic Scatter*

Site Dimensions: *60 m north-south by 30 m east-west*

Soil Type: *Wando loamy fine sand*

Elevation: *4 m amsl*

Nearest Water Source: *Bohicket Creek*

Present Vegetation: *Mixed Woods*

NRHP Recommendation: *Not Eligible*

Management Recommendations: *No further management*

Site 38CH2644 is a subsurface scatter of Pre-Contact artifacts located in the southwestern portion of the project tract (Figure 1.1). The site measures approximately 60-by-30 m. Site 38CH2644 encompasses an area of wooded uplands located at the intersection of Betsy Kerrison Parkway and an unnamed dirt road that defines the southern tract boundary. The site's boundary is defined by negative shovel tests in all cardinal directions. Figure 3.1 presents a plan map on an aerial view of 38CH2644.

Investigators excavated a total of 30 shovel tests at 15- and 30-m intervals in and around the site; six of these tests produced artifacts. Soil profiles revealed a 10YR 5/2 grayish-brown sand (0-45 cm below surface [cmbs]) underlain by a 10YR 6/6 brownish-yellow sand (45-60 cmbs). Artifacts occurred within the upper 30 cm of the positive shovel tests.

Investigators recovered seven Pre-Contact ceramic sherds, three Coastal Plain chert flake fragments, and one whelk shell from the shovel test investigation. Nondiagnostic pottery includes four residual/eroded sand-tempered sherds. Diagnostic pottery includes two cord marked sand- and grog-

tempered body sherds and one punctate and shell scraped sand-tempered sherd. The cord marked sand-tempered sherds are associated with the Early to Late Woodland period (Wilmington and Deptford Series). The punctated and shell scraped sherd is diagnostic to the Late Archaic period (Thom's Creek).

Our analysis of the horizontal and vertical distributions of Pre-Contact ceramics across 38CH2644 shows an overall low artifact density consisting of a scatter of mostly residuals sherds. Nondiagnostic sherds were collected in small quantities from three separate positive shovel tests (Provs. 2.1, 4.1, and 7.1). Diagnostic sherds (n=3) were also collected as a scatter from three shovel tests across the site (Provs. 2.1, 5.1, and 6.1) (see Figure 3.1).

NRHP Eligibility and Management Recommendations

Archaeologists assessed 38CH2644 with respect to Criteria D. We interpret 38CH2644 as a series of very brief seasonal resource extraction camps that occurred between the Late Archaic through Late Woodland periods. Our investigation of 38CH2644 included a shovel test investigation that yielded an overall low artifact density and produced no cultural features or intact cultural deposits. Additional investigation of 38CH2644 is unlikely to generate information beyond that recovered to date. Therefore, we recommend 38CH2644 not eligible for the NRHP. Site 38CH2644 warrants no further management consideration.

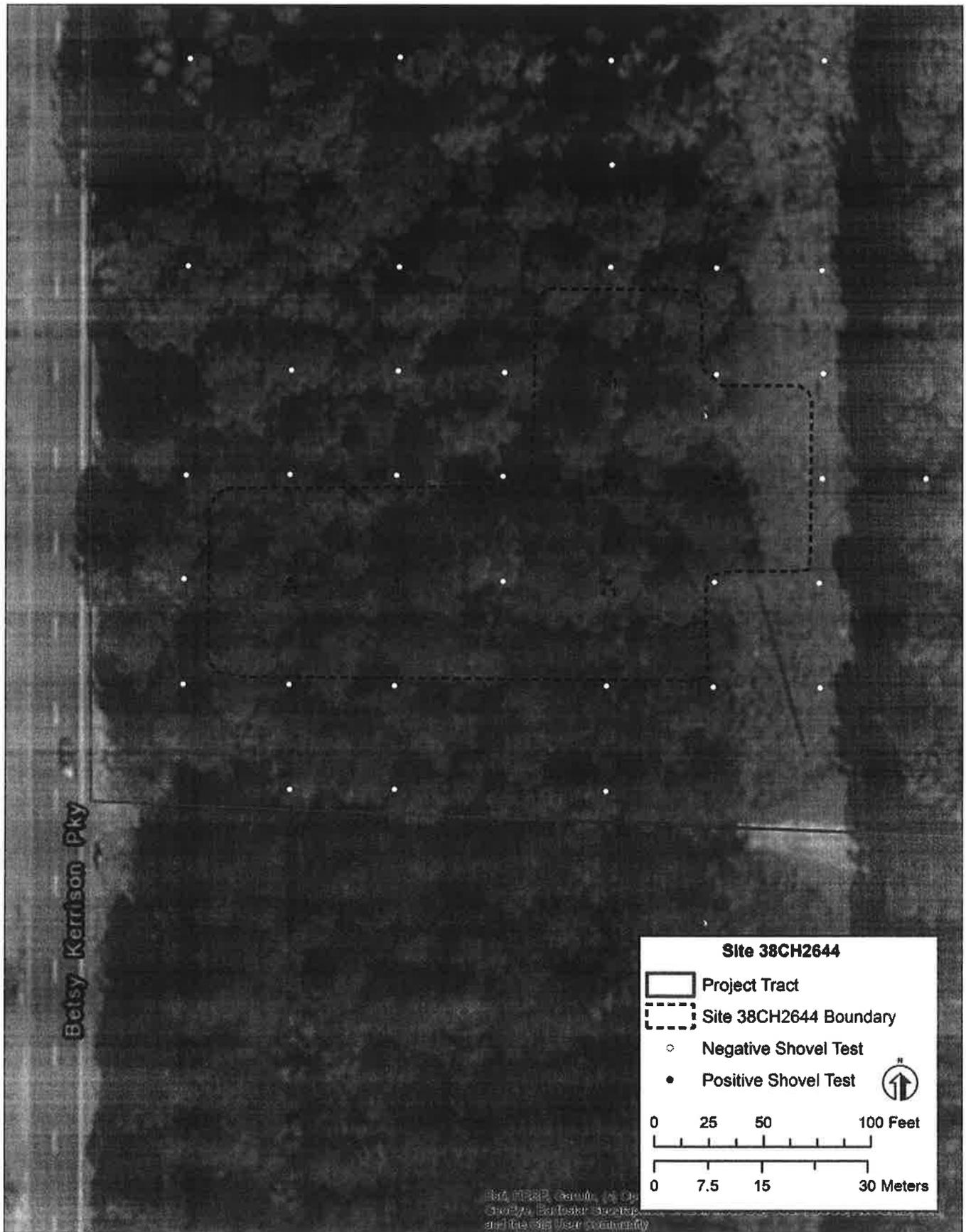


Figure 3.1 Plan and view of 38CH2644.

3.2 Site 38CH2645

Cultural Affiliation: Nineteenth through Twentieth Century

Site Type: House Site

Site Dimensions: 8 m north-south by 5 m east-west

Soil Type: Leon loamy fine sand

Elevation: 5 m amsl

Nearest Water Source: Bohicket Creek

Present Vegetation: Mixed Woods

NRHP Recommendation: Not Eligible

Management Recommendations: No further management

Site 38CH2645 is the ruins of a former twentieth-century house site located in the northwest corner of the project tract (see Figure 1.1). The site measures approximately 8-by-5 m and is situated next to Betsy Kerrison Parkway. Investigators noted several aboveground features associated with the former house that include concrete block piers, a brick and rock rubble pile, a brick chimney fall, and an electrical panel box. Modern trash was noted on the surface scattered throughout the site. The site's boundary is defined by the limits of the exposed architectural elements. Figure 3.2 presents a plan map and aerial view of 38CH2645. Figure 3.3 presents views of the chimney (top) and foundation (bottom) surface elements found at 38CH2645.

Our investigation of 38CH2645 included the visual inspection and recordation of the exposed architectural features and the estimated house exterior. Investigators excavated four shovel tests in and around the site; one of these tests was positive. Shovel tests revealed a 10YR 4/2 dark grayish-brown fine sand (0-20 cmbs) underlain by a 10YR 6/4 light yellowish-brown sand (20-60 cmbs). Investigators recovered four Post-Contact colorless machine-made bottle glass fragments. Larger amounts of bottles, plastic, and miscellaneous modern building rubble and metal objects were noted on the surface as a large debris field that surrounded the site.

Archival research shows that 38CH2645 is the ruins of a twentieth-century house site located on former Lot 35 (see Chapter 2). This lot was owned by the Brown family between 1900 and the 1930s, until it was sold to the Green family, who held it between 1938 and 1986. A map of the area in 1944 shows the Green family house located on Lot 35 (see

Figure 2.5). Based upon this research and building materials of the site, it is likely 38CH2645 represents the former Green family house site.

NRHP Eligibility and Management Recommendations

Archaeologists assessed 38CH2645 with respect to Criteria D. Site 38CH2645 represents the ruins of a house site located in the northwest corner of the project tract. Based upon historical research, this house site was occupied by the Green family between the 1930s and 1980s. Investigators recorded a single residential house site footprint that measures 8 m north-south by 5 m east-west, aligned parallel with Betsy Kerrison Parkway. The surviving features include two concrete block foundation elements representing the northwest and southeast corners of the former residence. In addition, a small brick chimney fall was documented in the northern portion of the site, suggesting a stove or furnace was located in this area of the house (see Figure 3.3). Lastly, a modern electrical conduit was found in the southwest corner of the site, indicating the house was occupied as late as the 1980s. Based upon the poor conditions of the ruins, modern upgrades, and overall site integrity, we recommend 38CH2645 not eligible for the NRHP. Site 38CH2645 warrants no further management consideration.



Figure 3.3 Views of the chimney (top) and foundation (bottom) surface features found at 38CH2645.

3.3 Summary and Management Recommendations

The Johns Island Medical Park is situated on the east side of Betsy Kerrison Parkway and lies at the southeastern tip of Johns Island in southeast Charleston County. The project tract encompasses approximately 18 acres of undeveloped woods. The proposed development project includes a medical services facility for the larger Johns Island, Kiawah, and Seabrook communities. The tract was originally part of the nineteenth-century Hopkinson Plantation prior to being subdivided into three lots for most of the twentieth century.

Our field survey of the project tract recorded two new archaeological sites (38CH2644 and 38CH2645). Site 38CH2644 represents a small Pre-Contact scatter of ceramic and lithic artifacts associated with the Late Archaic through Early Woodland periods. Site 38CH2645 represents the ruins of the early twentieth-century house once located on former Lot 35. Sites 38CH2644 and 38CH2645 are recommended not eligible for the NRHP. We identified one eligible property, the Andell House (SHPO Site No. 1463), within a 0.5-mile radius of the project tract. SHPO Site No. 1463 is located approximately 600 m north of the project tract; a dense vegetation buffer and Betsy Kerrison Parkway separate the proposed construction activities from the eligible resource. Another significant site is the St. John AME Church Cemetery (SHPO Site No. 1464). This site was determined not eligible for the NRHP but is protected from disturbance and desecration under South Carolina state law (South Carolina Code of Laws 16-17-600). The cemetery is situated 200 m northwest of the project tract and is located on the opposing side of Betsy Kerrison Parkway. Therefore, Brockington recommends that the planned activities will have no effect on historic properties.

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Appendix A

Artifact Catalog

Artifact Catalog

Brockington and Associates, Inc. uses the following proveniencing system. Provenience 1 designates general surface collections. Numbers after the decimal point designate subsequent surface collections, or trenches. Proveniences 2 to 200 designate shovel tests. Controlled surface collections and 50 by 50 cm units are also designated by this provenience range. For all provenience numbers except 1, the numbers after the decimal point designate levels. Provenience X.0 is a surface collection at a shovel test or unit. X.1 designates level one, and X.2 designates level two.

Table of Contents

Site Number	Page Number
38CH2644	1-2
38CH2645	2

Site Number: 38CH2644

Catalog # Count Weight (in g) Artifact Description

Lithic Type Ceramic Type Temporal Range Comments

SITE NUMBER: 38CH2644

Provenience Number: 2. 1 Shovel Test, N485, E455, 0-50 cmbs

1	1	8.1	Punctated and Shell Scraped Body Sherd, Fine/Medium Sand Tempered	Thorn's Creek	Late Archaic (2500 - 1500 BC)	
2	1	1.7	Residual Sherd			

Provenience Number: 3. 1 Shovel Test, N485, E470, 0-50 cmbs

1	1	0.2	Coastal Plain Chert 1/4 inch Flake Fragment			Hydrated
2	1	8.5	Whelk, Discarded			Discarded

Provenience Number: 4. 1 Shovel Test, N485, E500, 0-50 cmbs

1	2	1.6	Residual Sherd			
2	1	1.3	Coastal Plain Chert 1/4 inch Flake Fragment			Hydrated

Provenience Number: 5. 1 Shovel Test, N515, E500, 0-60 cmbs

1	1	7.2	Cord Marked Body Sherd, Grog Tempered	Wilmington	Middle/Late Woodland (AD 200 - 1000)	
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Provenience Number: 6. 1 Shovel Test, N500, E500, 0-40 cmbs

1	1	2.2	Cord Marked Body Sherd, Fine/Medium Sand Tempered	Deptford	Early/Middle Woodland (1000 BC - AD 700)	
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Provenience Number: 7. 1 Shovel Test, N500, E515, 40-65 cmbs

1	1	4.3	Residual Sherd			
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Site Number: 38CH2644

<i>Count</i>	<i>Weight (in g)</i>	<i>Artifact Description</i>	<i>Lithic Type</i>	<i>Ceramic Type</i>	<i>Temporal Range</i>	<i>Comments</i>
2	1	Coastal Plain Chert Shatter				Hydrated

SITE NUMBER: 38CH2645

<i>Provenience Number:</i>	<i>Count</i>	<i>Weight (in g)</i>	<i>Artifact Description</i>	<i>Lithic Type</i>	<i>Ceramic Type</i>	<i>Temporal Range</i>	<i>Comments</i>
1	3	10.7	Transect 8, Shovel Test 3, 0-60 cmbs Colorless Machine-Made Glass Container Body			1904-	
2	1	0.7	Aqua Machine-Made Glass Container Body			1904-	
3	1	1	Amber Machine-Made Glass Container Body			1904-	

Appendix B

Project Correspondence

to be included in final report

EXHIBIT J



January 18, 2023

BCDCOG
5790 Casper Padgett Way
North Charleston, SC 29406
843-529-0400

RE: Island Park Place Medical Health Wellness Village
Chs County TMS 203-00-00-048 & 203-00-00-053
Proposed Onsite Wastewater Treatment System
208 Plan Coordination Submittal

To Whom it May Concern:

Onsite Septic Engineering has been retained to plan and design an onsite wastewater treatment system for the proposed Island Park Medical Health Wellness Village. The subject property totals approximately 17.2 acres comprised of parcel numbers 203-00-00-048 and 053 in Johns Island, Charleston County.

Based on the planned professional medical office space and associated amenities the current calculated design peak flow rate for the project is 9,000 gallons per day. Public sanitary sewer service is not available at the site, as such, sanitary sewer flows are proposed to be routed conventionally via gravity flow to a central onsite wastewater collection and treatment facility in accordance with SCDHEC Regulation 61-67. Following treatment, the effluent is proposed to be disposed of onsite in accordance with SCDHEC Regulation 61-9-505.

Based on soils classification and geotechnical analysis completed to date, wastewater subsurface drip tubing is planned for final effluent disposal and distribution. Approximately 1.25 acres of highland have been allocated in the master plan for design disposal area, one-hundred percent repair area and associated treatment system infrastructure.

The BCDCOG 208 Plan Certification for Septic Systems application and accompanying location map have been included in this submittal for your review.

Please contact us if any additional information is needed regarding this project at this time.

Sincerely,

A handwritten signature in black ink that reads "Caleb P. Rodgers".

Caleb P. Rodgers, P.E.
President & Principal Engineer
843-860-6158
caleb@onsitesepticengineering.com

Enclosures:

1. BCDCOG 208 Plan Certification for Septic Systems
2. Project Location Map



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**NO APPLICATION TO BCDCOG REQUIRED FOR SUBDIVISIONS UNDER 5 LOTS;
CONTACT DHEC AT (843) 202-7020 FOR SUBDIVISION OF PROPERTY UNDER 5 LOTS**

DATE:

TO: Berkeley-Charleston-Dorchester Council of Governments

SUBJECT: 208 Plan Certification for Septic Systems

APPLICANT SECTION

1. Project Name: Island Park Place Medical Health Wellness Village TMS #: 203-00-00-048 and 203-00-00-053
2. County: Charleston
3. Developer's Name: Island Park Place, LLC Phone #: 843-860-6158
4. Developer's Mailing Address: 2161 E County Road 540A STE 270 Lakeland, FL 33813
5. Location of Proposed Project: 4401 Betsy Kerrison Parkway, Johns Island, SC 29455
6. Type of Development: Commercial Total # of Lots: _____ Total Acreage: 17.18
(i.e. Residential, Commercial, Agricultural)

(A detailed location map of the proposed development must be attached to this form. If the project is located on James Island, a plat is required and the review may take longer than 5 business days).

REVIEWER SECTION

7. Service Area: _____ Public Sewer Provider: _____
8. Approximate distance to nearest sewer line: _____
9. This project (is)/(is not) in conformance with the 208 Water Quality Management Plan.
10. Comments:

Signature of Certifying Officer

Date

Return with any attached comments to:

NAME: Caleb P Rodgers, PE, Onsite Septic Engineering

ADDRESS: PO Box 67

CITY: Pinopolis, SC 29469

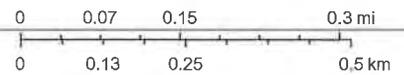
Island Park Medical Health Wellness Village



1/18/2023, 4:00:31 PM

Charleston County TMS Parcels

1:9,028



Esri Community Maps Contributors, City of Charleston, Charleston County GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA

ST. JOHN'S WATER COMPANY, INC.
"This institution is an equal opportunity employer and provider"
Post Office Box 629
John's Island, South Carolina 29457-0629
Phone (843) 559-0186
Fax (843) 559-0371

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H. Bernard Freeman
Isaac Robinson
Becky J. Dennis
Mellen Moore
Tommy West
Richard Thomas

Original: October 7, 2021
Reissued: February 23, 2023

Jennifer Papa
ADC Engineering, Inc.
jenniferp@adcengineering.com

Re: Johns Island Medical Park & Mixed Use Development
TMS numbers 203-00-00-048 & 053
Water Availability and Willingness to Serve

Dear Jennifer Papa:

This letter is to confirm that the proposed Johns Island Medical Park & Mixed Use Development at TMS numbers 203-00-00-048 & 053 on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 24-inch water line located on Betsy Kerrison Parkway for water service to TMS numbers 203-00-00-048 & 053. Our system is SC DHEC approved and we have the capacity and willingness to provide potable water service to the Johns Island Medical Park & Mixed Use Development at TMS numbers 203-00-00-048 & 053 for the development of approximately 200,000 square feet mixed use development including medical office, restaurant, retail, and multi-family residential totaling 85 equivalent residential units.

If you have any questions, feel free to give me a call at 843-514-5570.

Sincerely,

Colleen Schild

Colleen Schild
Assistant Manager/Engineer

ST. JOHNS FIRE DISTRICT

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P.O. BOX 56
1148 Main Road
JOHNS ISLAND, S.C. 29455
PHONE: (843) 559-9194
FAX: (843) 737-0058



RYAN KUNITZER, Fire Chief

February 28, 2023

Mr. John O. Williams II
Law Office of John O. Williams II, LLC
Post Office Drawer 121
Pinopolis, SC 29469
843-826-1086

Re: Letter of Coordination

Dear Mr. Williams,

Thank you for giving St. Johns Fire District the opportunity to serve you. We have reviewed your proposal to development of the Island Park Place Medical Village. The developer is proposing 165,000sf - 181,000sf of medical offices, health retail, pharmaceutical, medical services, health grocery, health restaurant, workforce condominiums above office space, and similar ancillary uses at or near 4359-4365 Betsy Kerrison Parkway.

Please keep in mind that we do require the readings form a qualified DBA installer to ensure that you will have the proper radio coverage. Additionally adequate fire flow (available water supply for structure firefighting) Shall be required from the established water supply to ratify size and access to any prospective commercial or residential structures.

Should you require any additional assistance regarding this issue or any further explanation regarding the requirements please contact the St. Johns Fire Prevention Division

Sincerely,

David B. Hardwick
Deputy Fire Marshal

Ryan Kunitzer
Chief of Department



Berkeley Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative 

www.berkeleyelectric.coop

Post Office Box 1234, Moncks Corner, SC 29461

February 21, 2023

ADC Engineering
C/o: Jennifer Papa
1226 Yeamans Hall Road
Hanahan, SC 29410

**Re: Power Availability for Multi-Family Residential and Commercial Development Located on Betsy Kerrison
Parkway
Charleston County, SC
TMS 203-00-00-048 & TMS 203-00-00-053**

Dear Jennifer:

Berkeley Electric Cooperative will supply the electrical distribution requirements for the above referenced location. We look forward to extending our facilities to meet the needs of this property.

All services that are rendered will be under our service rules and regulations at the time of service. If you have any questions, please don't hesitate to give me a call.

Sincerely,



Kevin Mims
Supervisor of Distribution Design

KM/ts

Cc: Thomas Barnette, Director of Construction and Design
Scott Bennett, Johns Island District Operations Manager
Fred Cox, Johns Island District Planning Supervisor
Jennifer Papa, ADC Engineering (emailed copy)
File



AT&T
2600 Meeting St.
Suite
Charleston, SC 29405

T: 8438018006
F: 8437401836
www.att.com

October 28, 2021

Jennifer Papa
ADC Engineering, Inc
1226 Yeamans Hall Rd.
Hanahan, South Carolina

RE: TMS# 203-00-00-048 & 203-00-00-053

Dear Jennifer:

This letter is in response to your request for information on the availability of service at the above location or development by AT&T.

This letter acknowledges that the above referenced location or development is located in an area served by AT&T. Any service arrangements for the location or development will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to location or development.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,
Allen Stanfield
Construction & Engineering-SE, AT&T Network Operations



November 16, 2022

RE: Johns Island Medical Village
Charleston County

To whom It May Concern:

Myself and several DHEC Bureau of Water and Bureau of Environmental and Health Services permitting staff met twice with Mr. John Skerchek, Founder and Principal, South Atlantic Development Enterprises, L.L.C., and his engineering team via Microsoft Teams. The first meeting was on November 15, 2021, and the second on June 22, 2022, regarding the Johns Island Medical Village project. These were considered preliminary engineering meetings since formal plans and permit applications had not been submitted by Mr. Skerchek and his engineering team. We discussed several wastewater treatment options for the development site that are allowable under DHEC regulations if all site and permitting requirements are met. We look forward to additional collaboration with Mr. Skercheck and his team regarding this project.

Sincerely,

Shawn M Clarke, P.E., Director
Water Facilities Permitting Division

cc: BEHS Charleston Office
BEHS Division of Onsite Wastewater, Rabies Prevention, Vector Surveillance and Enforcement



CHARLESTON AREA REGIONAL TRANSPORTATION AUTHORITY

February 24, 2023

Jennifer Papa (JP)
Project Administrator
ADC Engineering, Inc
1226 YEAMANS HALL ROAD
HANAHAN, SC 29410

RE: Letter of Coordination

Dear Mrs. Papa,

Thank you for contacting us regarding your project at 4359 & 4365 Betsy Kerrison Parkway (TMS# 203-00-00-053). No further approvals are required by CARTA. A BRT corridor has been proposed for this region along Rivers Avenue and is currently undergoing planning and design. There will be an impact to the right-of-way. For more information on the LCRT please visit this website (<https://lowcountryrapidtransit.com/>) or email us at info@lowcountryrapidtransit.com.

Thank you again,
Belén K. Vitello

February 27, 2023

Law Office of John O. Williams II, LLC
Attn: Mr. John Williams
PO Drawer 121
Pinopolis, SC 29469

Subject: 165,000-181,000 SF PUD Project
4359-4365 Betsy Kerrison Parkway
John's Island, SC

Operations Division

Donald R. Kennedy, Sr.
Superintendent of Schools

Jeffrey Borowy, P.E.
Chief Operating Officer

Dear Mr. Williams:

Please accept this letter as "Proof of Coordination" for the PUD project located at or near 4359-4365 Betsy Kerrison Parkway in John's Island.

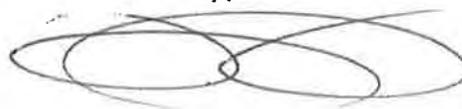
The developer is proposing an 165,000 to 181,000 square foot complex consisting of medical offices, health retail, pharmaceutical, medical services, health grocery, health restaurant, workforce condominiums above office space, and similar ancillary uses.

This could possibly generate students from the workforce condominiums proposed in the site plans. However, without knowing the # of units to be built, we cannot determine if a substantial impact to our schools will arise. On the basis of the information supplied to us, the three main schools that fall within the attendance zone where the development will take place are listed below:

- Mt Zion Elementary
- Haut Gap Middle
- St John's High

Please contact me at (843) 566-1995 if you have any questions and/or concerns.

Sincerely,



Angela Barnette, M.Ed.

RE: ADC 20156: Island Park Place Health Wellness Village | Requestfor Letter of Coordination

From: Fleming, Juleigh B. <FlemingJB@scdot.org>

Sent: Thu, Sep 28, 2023 at 9:36 am

To: Jennifer Papa

Cc: Grooms, Robert W., Jeff Webb, John Skerchek (john@sadellc.com), johno@theberkeleylawyer.com, Johnson, Joshua A.

image001.png (14.3 KB) image002.png (6.2 KB) image003.jpg (3.9 KB) image004.png (10.3 KB)
20156SP-CSP WITH LAND USE.pdf (681.2 KB) – Download all

 Images not displayed. **SHOW IMAGES** | **ALWAYS SHOW IMAGES FROM THIS SENDER**

Good morning;

Based on our re-review and no changes to the subject proposed development, our below preliminary review is still valid and has been extended for another six months.

1. The northbound side of Betsy Kerrison Pkwy (outbound from Kiawah) is owned/maintained by Charleston County; therefore we will not comment on the driveway location.
2. We do not object to any access to the existing crossover from the county maintained side of Betsy Kerrison Pkwy.
3. Since the southbound side of Betsy Kerrison is state-maintained, we will be concerned with any/all proposed work at the median crossover. Work that may be required at the crossover would be determined by the required traffic impact study. This development WILL require a traffic impact analysis based on the proposed land use. Please note that traffic impact studies must be provided to our traffic engineer for review and approval prior to submitting your permit application. Please note that all ARMS manual requirements (to include roadway and hydraulic design) for commercial development shall be met for permit approval.

If you need further information, please let me know.

Thank you!

Juleigh B Fleming, PE

District 6 Permit Engineer

P 843-746-6722 **E** flemingjb@scdot.org

6355 Fain Street, North Charleston, SC 29406

From: Fleming, Juleigh B.

Sent: Thursday, November 3, 2022 11:27 AM

To: Jennifer Papa <JenniferP@adcengineering.com>

Cc: Grooms, Robert W. <GroomsRW@scdot.org>; Jeff Webb

<JeffreyW@adcengineering.com>; John Skerchek (john@sadellc.com) <john@sadellc.com>; johno@theberkeleylawyer.com; Johnson, Joshua A. <JohnsonJA@scdot.org>

Subject: RE: ADC 20156: Island Park Place Health Wellness Village I Request for Letter of Coordination

Good morning, Jennifer:

Thank you for the early coordination concerning the proposed John's Island Medical Village project on Betsy Kerrison Parkway in Charleston County.

After reviewing the attached concept plan for access locations, our office has no objection to the proposed project. We have the following comments on the proposed access:

1. The northbound side of Betsy Kerrison Pkwy (outbound from Kiawah) is owned/maintained by Charleston County; therefore we will not comment on the driveway location.
2. We do not object to any access to the existing crossover from the county maintained side of Betsy Kerrison Pkwy.
3. Since the southbound side of Betsy Kerrison is state-maintained, we will be concerned with any/all proposed work at the median crossover. Work that may be required at the crossover would be determined by the required traffic impact study. This development WILL require a traffic impact analysis based on the proposed land use. Please note that traffic impact studies must be provided to our traffic engineer for review and approval prior to submitting your permit application. Please note that all ARMS manual requirements (to include roadway and hydraulic design) for commercial development shall be met for permit approval.

Please check the SCDOT Project Viewer ([SCDOT Project Viewer](#)) for any upcoming projects in your vicinity. The Project Viewer has points of contact for all proposed projects. Please consult local governments for their upcoming projects also.

This email does not constitute encroachment approval. Final approval is issued through our online EPPS system. This preliminary review is valid for six months. Any submissions after six months are subject to re-evaluation.

Please let me know if you have any questions.

Thank you!

JuLeigh B Fleming, PE
District 6 Permit Engineer

P 843-746-6722 **E** flemingjb@scdot.org

6355 Fain Street, North Charleston, SC 29406

Public Input:

Case #ZREZ-10-24-00157

**Please click link below to view Public
Comment Summary Report:**

<https://PublicInput.com/Report/unfrs53rvv3>

[Click Here](#) to View Attachments Submitted

To: Charleston County Planning Commission

Re: ZREZ-10-24-00157

Date: November 14, 2024

There have been a large number of comments, written and oral, giving detailed evidence of the multiple fallacies in this thrice submitted rezoning request. Nothing has changed, either in the weight of the evidence for rejecting this request, for the third time. That it has been submitted with functionally in the same elements and adverse impacts should in itself be grounds for rejecting it as an unacceptable waste of government resources.

Among its many flaws, the developer essentially chose the wrong location for this project. It clearly doesn't belong in the transitional area of the UGB. The Comprehensive Plan calls for "compact growth in already developed areas" of the UGB where "adequate infrastructure and services are in place".(Comprehensive Plan Chapter 3.1.3 and .5)

In its current location, it cannot be approved while adhering to essential findings and goals of the Council's recently approved Comprehensive Plan, especially its Land Use and Resilience Elements.

- The request fails to "respect the unique character and landscape" or "foster resilience" in the area. (Chapter 3.1 Land Use Element, Element Goal)
- The request does not protect the "valued rural character of the Lowcountry. (Chapter 3.1.1)
- The request is at odds with the objective to "address the intensity of future development [and] truly focus on maintaining the features of the unique Lowcountry landscape..." and "preserve" it. (Chapter 3.1.1)
- The scale and nature of the proposed zoning would not be a "transitional area consisting of lower intensity uses to gradually progress into the adjacent Rural Area." (Chapter 3.1.3 Element Strategy LU11)
- The request would contradict the Plan goal to "prioritize resilience, including resilience to stormwater events...and protection of natural defenses such as wetlands...in all County plans, policies and regulations...." The Plan also sets the goal of "creating more natural areas (wetlands, forests, ...) to absorb floodwaters and protect the community...." (Chapter 3.11.1)

This request must be rejected — for this third time.

Thank you for considering my comments.

Mary Jo Manning

1 Tesoro Drive

Seabrook Island, SC 2945



November 14, 2023

Chairman Herbert Sass
Charleston County Council
4045 Bridge View Drive
North Charleston, SC 29405

RE: ZREZ-10-24-00157 – Rezoning for Island Park Medical Village Planned Development

Dear Chairman Sass & Members of Charleston County Council:

Thank you for the opportunity to comment again on the requested rezoning of 17.18 acres located off Betsy Kerrison Parkway on Johns Island from Low Density Residential (R-4) to Planned Development to facilitate the development of a proposed medical village. I serve as a manager in the Communities & Transportation program with the S.C. Coastal Conservation League, a nonprofit advocacy organization working to protect the health of the natural resources of the South Carolina coastal plain and ensure a high quality of life for everyone who lives in and loves this special place.

The Conservation League supports the establishment of medical facilities and other necessary services on Johns Island to create a sustainable, livable, and vibrant community on the sea islands. However, those services must be properly located in designated growth areas where necessary infrastructure is in place. This facility is proposed in a rural portion of Johns Island **along a scenic road with no public sewer access on the very edge of Charleston County's Urban Growth Boundary**. This is clearly not an appropriate location for a development of this type and scale.

Despite receiving comprehensive feedback from the community and County Council's decision to reject the Planned Development in February 2024, the rezoning request was resubmitted without implementing any substantial changes or attempting to address the concerns raised. Furthermore, the developer has made no effort to meet with the public since that rejection.

The Conservation League strongly supports Charleston County planning staff's continued recommendation of disapproval, based on the finding that the proposal remains inconsistent with the surrounding land uses and the Charleston County Comprehensive Plan. Planning Commission previously affirmed these findings, voting unanimously to recommend denial of the **rezoning. In addition to planning staff's findings that the proposed development is incompatible with the property's future land use designation**, it is important to note that one of the strategic actions in the Land Use element of the Comprehensive Plan is: **"LU1. Near the outer edge of the Urban/Suburban Area, provide transitional areas consisting of lower intensity uses to gradually progress into the adjacent Rural Area" (Charleston County, SC Comprehensive Plan 3.1.3)**. This directly applies to the subject property, which is on the outermost fringe of the Urban/Suburban area, surrounded predominantly by undeveloped agricultural and rural residential land uses.

Additionally, the appropriate infrastructure remains lacking to accommodate this type of development. While the capacity of Betsy Kerrison Parkway is a known and legitimate concern, more concerning is the continued reliance on a privately owned onsite waste treatment facility

due to the absence of public sewer access. This facility would need ongoing management, servicing, and maintenance in perpetuity by the owner (current and/or future) with minimal oversight or financial support, posing a significant risk of future public health issues. Medical facilities of this scale should be located where critical infrastructure exists, such as within the Maybank Highway Corridor or in the Freshfields area.

Finally, this development would still require the destruction of 2.5 acres of wetlands, which provide essential ecosystem services, including stormwater management and flood mitigation, and serve as important wildlife habitats. Efforts on Johns Island, like the Barberry Woods Drainage Project, highlight the value of conserving and restoring natural wetlands to address stormwater issues and flooding. Local planning decisions should include these impacts, as local zoning and development standards are vital tools for protecting these resources.

For all these reasons, and in light of the failure to address community concerns or engage with the public, the Conservation League strongly encourages Charleston County Council to uphold the recommendation of planning staff and the unanimous recommendation of Planning Commission by denying this rezoning request once again.

Thank you for considering these comments and for your continued service to the citizens of Charleston County. Please feel free to reach out if we can provide any additional information.

Respectfully,

Torrey Sanders
Program Manager
Communities & Transportation



TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road • Seabrook Island, SC 29455
Phone: (843)768-9121 • Email: info@townofseabrookisland.org

November 14, 2024

**RE: Comments to Charleston County Planning Commission
Regarding Proposed "Island Place Planned Development"
ZREZ-10-24-00157**

To the Charleston County Planning Commission:

As Mayor of the Town of Seabrook Island I urge you to deny the above-referenced application. Before the Planning Commission again is an application by the developer of a proposed commercial development on Betsy Kerrison Parkway (previously submitted – and denied— under Application Number ZREZ-06-23-00147). The new application like its prior iteration, seeks up-zoning of sensitive land, currently zoned for residential use, to provide for a so-called "Health and Wellness Village." This proposal, if approved, would be extremely impactful to the residents of Seabrook Island, Kiawah Island and Johns Island. For the following reasons, I hope that the Planning Commission will once more deny this application.

Background

This proposal last came before the Planning Commission in November 2023. Staff recommended disapproval and the Planning Commission unanimously agreed. In January 2024, the applicant submitted to County Council so-called "concessions" to attempt to address the significant concerns raised by residents, neighboring municipalities, NGO's and the staff.

Nevertheless, in February 2024, the Council rejected this amended proposal. The developer has now submitted essentially the same application they filed in January.

Staff Recommendation

Once again, County Staff has done an excellent job in its review and analysis of this Application. Staff concluded that:

"... the scale and intensity of the proposed development is incompatible with the existing land use pattern of the area and is, therefore, inconsistent with the

Comprehensive Plan Future Land Use recommendation. Therefore, Staff recommends disapproval.”

We support that conclusion and urge you to deny the Application for the reasons presented by Staff and for the additional reasons set forth below.

Summary of Public Comments

Citizen comments reveal many frequently repeated bases for opposition to this PD, whether in its prior form or the current Application. Among the most egregious arguments made against this development are:

1. The proposal would decimate over 17 acres of wildlife habitat and wetlands, all for a commercial development *for which there has been NO demonstrated need*. The destruction of 2 acres of wetlands would compromise the wildlife corridors, reduce capacity for stormwater run-off, and increase flooding along Betsy Kerrison Parkway and neighboring residences.
2. The parcel is currently zoned for low-density residential (R-4) and, although inside the Urban Growth Boundary, it borders the Urban Growth Boundary. This location requires that it be accorded special consideration as per the Comprehensive Plan (Section 3.1.3), which requires “gradual progress into the adjacent Rural Area.” This highly-dense development proposal would greatly alter the rural nature of the adjacent area and clearly not be a “gradual progress into the adjacent Rural Area.”
3. There is no infrastructure in place to support this enormous development. The developer plans a septic system on-site; this would create inevitable run-off to neighboring properties and potentially pollute groundwater.
4. The proposed development would add to the traffic congestion already suffered by the residents and other commuters on Betsy Kerrison Parkway.
5. There is no requirement in the development plan that mandates usage for medical purposes. The Application’s list of by-right uses for PD-190 (50,760 s.f.) includes “office” and “health club”, among several other general categories of use. In addition to the proposed by-right uses is “Medical and Health Retail Sales and Services” (30,435 s.f.) which would include a drug store. Also included is “Sustainable Restaurant” (14,000 s.f.) which would include a diner. This is a commercial development – full stop.
6. There is a new MUSC medical facility being built in Freshfields Village, as well as a full-service Trident medical facility being built on Maybank Highway. There is no demonstrable need for this development, even if it is a medical development.
7. Surveys of residents of Johns Island reveal that 75% to 80% of the residents are *opposed* to this plan. Whose public interest is being served here?

PD Approval Criteria

As you know, Section 4.25.8.J of the Charleston County Zoning and Land Development Ordinance (the "Ordinance") establishes the criteria for approval of a Planned Development. It provides, in pertinent part, as follows (emphasis added):

J. Approval Criteria. Applications for Planned Developments may be approved only if the County Council determines that the following criteria are met:

1. The PD Development Plan complies with the standards contained in this Article;
2. The Development is consistent with the intent of the *Comprehensive Plan...*;
and
3. The County and other agencies will be able to provide necessary public services...

The PD Is Not Consistent With the Intent of the Comprehensive Plan

Section 4.25.8.J.2 of the Ordinance requires that a PD be consistent with the intent of the Comprehensive Plan. PD-190 IS NOT.

As the Staff Report states, the subject property is "recommended for the Urban/Suburban Mixed Use Future Land Category in the Comprehensive Plan. Although the project is located within the Urban/Suburban Area, it is situated on the edge of the Urban Growth Boundary along a scenic road and is across the street from properties in the Agricultural Residential Zoning District." I cannot say it better. As Staff concludes,

"The scale and intensity of the proposed development is much greater than, and is incompatible with, the existing land use pattern of the area, which is largely agricultural and residential in nature having very limited nonresidential uses or zoning. Therefore, the request is inconsistent with the Comprehensive Plan Future Land Use Recommendation." (Emphasis Added)

Section 6 of the Comprehensive Plan states:

The Plan places an emphasis for **growth to occur within the Urban Growth Boundary (UGB) where public infrastructure and services exist...**

The Comprehensive Plan does not contain a green light to development simply because the location happens to be inside the UGB as discussed above. In addition, Section 6 provides a limitation that the growth be in areas "where public infrastructure and services exist..." Traffic on Betsy Kerrison Parkway is already extremely problematical. This is not an area with sufficient public infrastructure.

Conclusion

In sum, to approve this proposal would fly in the face of the public policy objectives set out in the County Ordinance and the County Comprehensive Plan. I urge you to deny this application.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Bruce Kleinman", with a long horizontal flourish extending to the right.

BRUCE KLEINMAN
Mayor



Johns Island Task Force
Respect, Protect, Enhance

Charleston County Planning Commission
4045 Bridge View Drive
North Charleston, SC 29405

Nov 14, 2024

Reference: ZREZ-10-24-00157: Island Park Place Medical Health and Wellness Village Planned Development, PD-190

Dear Commissioners:

Johns Island is in need of on-island medical facilities. That is why we supported the Trident Medical Center on Maybank Highway and the MUSC Sea Islands Medical Pavilion near Freshfields.

What Johns Island does not need is a high-density commercial development on Betsy Kerrison Parkway. The scale and intensity of the proposed development, the "Island Park Place Medical Health and Wellness Village", dwarfs the surrounding residential and agricultural land.

What is before the Planning Commission is identical to what County Council rejected earlier this year. The applicant made no attempt to make changes to the PD. They made no attempt to meet with the public to understand their concerns.

We agree with staff's recommendation that this proposed development be disapproved.

For these reasons and more, we encourage you to recommend disapproval of this upzoning request.

Sincere regards,



John Zlogar

Chair, Johns Island Task Force

*The **Johns Island Task Force** is a coalition of community members, landowners and nonprofit organizations dedicated to promoting the welfare of the diverse and vibrant community of Johns Island by providing places dedicated to traditional land uses including culture, history, agriculture, forestry, and outdoor recreation.*



11-14-2024

Dear Charleston County Planning Commission,

The Kiawah Island Natural Habitat Conservancy, Inc. (Kiawah Conservancy) opposes the rezoning of these two parcels to Island Park Place Medical Health and Wellness Village Planned Development.

The Kiawah Conservancy's opposition to this development stems from a variety of serious environmental and community impacts including:

- **Habitat Loss and Wildlife Corridor Fragmentation:** The proposed development threatens critical wildlife habitats and disrupts established corridors essential for local species.
- **Destruction of Grand Trees:** The project plans to cut down twelve (12) mature grand trees, which are vital to the local ecosystem.
- **Wetlands Destruction:** The development will involve filling in up to two (2) acres of wetlands, which provide important ecological functions, including flood mitigation and water filtration.
- **Environmental Risks:** There is concern over potential groundwater and watershed contamination due to the use of septic systems in this area.
- **Increased Flooding and Water Quality Issues:** With 60% of the development being impervious surfaces, the project is likely to exacerbate flooding and negatively affect water quality in the region.
- **Threat of Over-Development:** This project could serve as a stepping stone to up-zoning and high-density development, further changing the rural character of Johns Island.

The Kiawah Conservancy urges the Charleston County Planning Commission to not recommend approval of this rezoning request, again. The implications of this development are detrimental to the environment and irreversible.

Sincerely,

Collie Farah

Land Preservation Specialist, Kiawah Conservancy
80 Kestrel Court, Kiawah Island 29455



CASSIQUE HOMEOWNERS' ASSOCIATION, INC.

Subject: Cassique Homeowners Association Opposition to Island Park Place Development

Dear Charleston County Planning Commission,

This letter constitutes a formal protest, on behalf of the Cassique Homeowners Association, against the proposed Island Park Place Medical Health and Wellness Village Planned Development (PD-190) at 4357 and 4365 Betsy Kerrison Parkway. Our association represents 231 property owners who are deeply concerned about the detrimental effects this development would have on our community and the surrounding environment.

Despite minor revisions, the proposed development essentially mirrors the plan that was overwhelmingly rejected by both the community and the County Council earlier this year. We urge you to consider the previous decision and the clear message it sent regarding the unsuitability of this project for our area.

Our opposition is rooted in the following significant concerns:

- **Incompatibility with Existing Land Use:** The scale and intensity of this development are starkly out of sync with Johns Island's predominantly agricultural and residential character. The influx of commercial activity, traffic, and population density would irrevocably alter the rural landscape we cherish and diminish our quality of life.
- **Environmental Degradation:** The construction of this project will inevitably result in habitat loss, the destruction of mature grand trees, and the filling of vital wetlands. These consequences will have cascading impacts on local wildlife, increase flood risks, and compromise the ecological integrity of our island.
- **Increased Traffic Congestion:** The projected increase in traffic volume generated by this development will further burden already strained roadways, especially Betsy Kerrison Parkway. The proposed traffic mitigation measures are insufficient to address the magnitude of the problem and will lead to increased congestion and safety hazards.

It's important to remember that over 80% of residents from Johns Island, Kiawah Island, and Seabrook Island previously voiced their opposition to this development. This widespread dissent reflects a shared commitment to preserving our islands' natural



CASSIQUE HOMEOWNERS' ASSOCIATION, INC.

beauty and tranquility. **The Cassique Homeowners Association stands united with our neighbors in urging you to reject the Island Park Place development proposal.** We believe that approving this project would set a dangerous precedent for unsustainable development and undermine the long-term well-being of our community.

Thank you for your time and consideration.

Sincerely,

CASSIQUE HOMEOWNERS ASSOCIATION INC.

A handwritten signature in blue ink, appearing to read "Warren Lasch". The signature is fluid and cursive, with a large initial "W" and "L".

Warren Lasch, President

Attachment submitted via email by Shep McKinley





CASSIQUE HOMEOWNERS' ASSOCIATION, INC.

November 13, 2024

Subject: Cassique Homeowners Association Opposition to Island Park Place Development

Dear Members of the Charleston County Planning Commission,

I am writing to you regarding the recent letter submitted by the Cassique Homeowners Association (HOA) opposing the proposed Island Park Place Health and Wellness Village development.

After sending the letter, the HOA board became aware of some important facts that should be considered. It has come to our attention that one or more of our property owners strongly disagrees with the HOA Board's position on this matter. These owners have voiced their support for the development and feel their viewpoints needed to be adequately represented in the initial letter of opposition.

Given these new insights, we request that the Planning Commission consider these facts when evaluating the HOA's letter. We understand the significance of this project and its potential impact on our community, and all perspectives must be considered in your deliberations.

Cassique property owners were provided the weblink to review the proposed plans and instructions on how to voice their own opinions, should they choose to do so.

Thank you for your time and attention to this matter. Please do not hesitate to contact me if you have any questions or need further clarification.

Sincerely,

CASSIQUE HOMEOWNERS ASSOCIATION INC.

A handwritten signature in blue ink, appearing to read "Warren Lasch", is written over the typed name.

Warren Lasch, President

Law Office of John O. Williams II, LLC

Post Office Drawer 121
Pinopolis, SC 29469

843-826-1086
johno@theberkeleylawyer.com

December 5, 2024

Charleston County Council
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405

Re: Island Park Place – Medical Village Planned Development

Dear Councilmembers:

Thank you for the opportunity to present this project to you all again. We kindly request that you consider the attached information as you evaluate the Island Park Place proposed development.

This document contains the contents of a digital survey on requested medical services from the Island Park Place Project and two petitions in support of the Island Park Place Project. The survey was conducted through a digital form on ippsupport.com. Responses from the form were sent as an email to letters@ippsupport.com, an unlisted email specifically intended for gathering the raw data results of the survey. The survey identified which services were requested by allowing participants to check boxes, with an extra form field for individual comments. Survey Responses were collected during a limited period of the application process dating back to December of 2023. Data also collected were names, emails, and ip addresses for general location verification. The John's Island petition was conducted for a limited period from November 2023 to December 2023 on River Road, John's Island. The Cassique community petition was conducted for a limited period in December of 2024 on Trailing Vine Way, Seabrook Island.

Feel free to contact me with any questions. We sincerely appreciate your careful consideration of this project at the December 2024, Planning and Public Works Committee meeting.

Best regards,

/s/ John O. Williams II

John O. Williams II

ISLAND
PARK  PLACE
MEDICAL HEALTH WELLNESS VILLAGE

**Petitions and Survey
in Support of Island Park Place**

December 3rd, 2024

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10	Digital Survey Raw Data
32	John's Island Petition
33	John's Island Petition Signatures
38	Cassique Petition
40	Cassique Petition Signatures

Petition and Survey in Support of Island Park Place

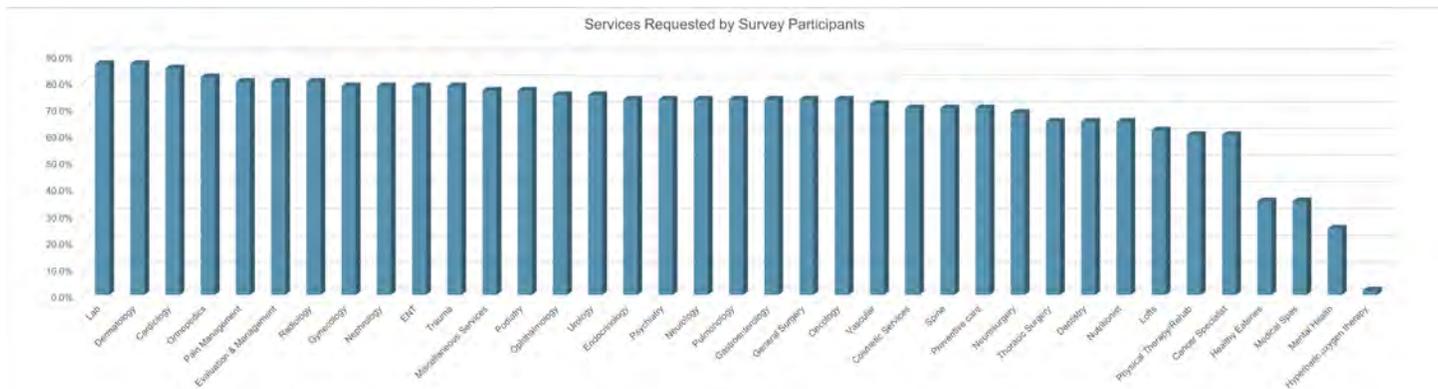
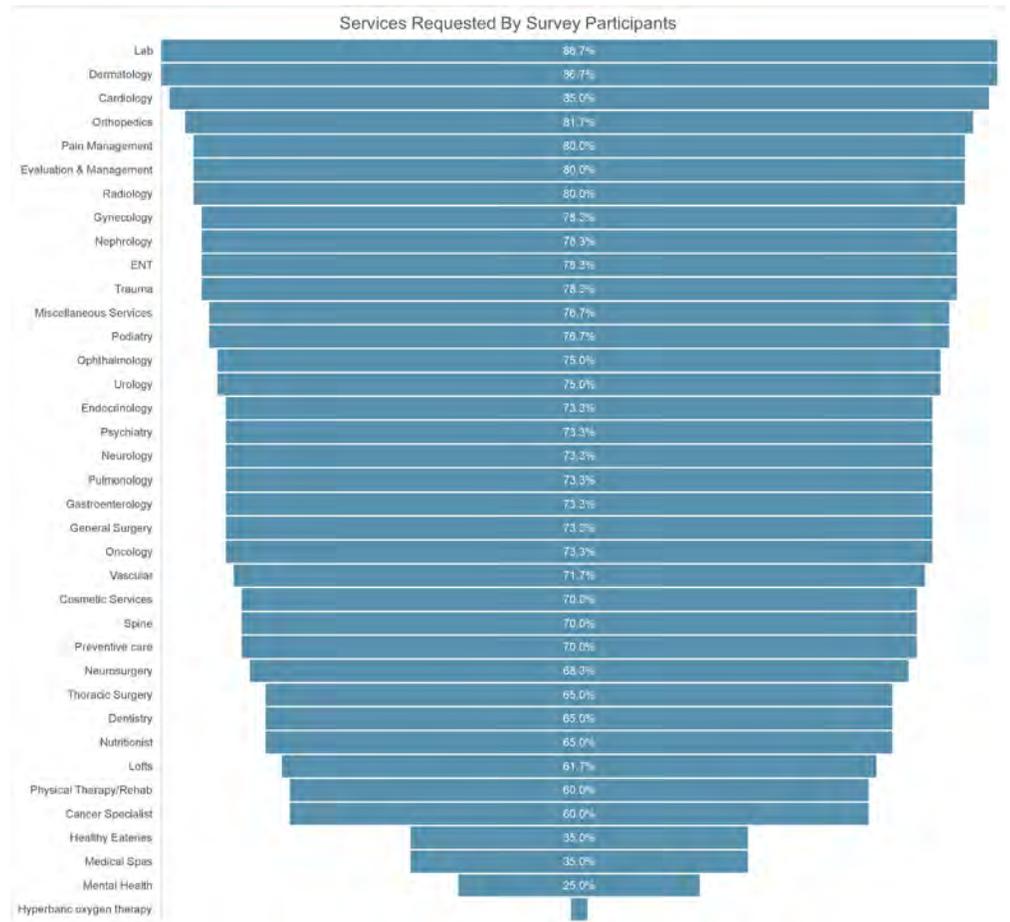
We've conducted a digital survey, a John's Island petition and a Cassique petition for the Island Park Place Project in service of The Planning Department Process. The following are the results.

Survey Response Data

- Cardiology: 51
- Gynecology: 47
- Pain Management: 48
- Cosmetic Services: 42
- Lab: 53
- Physical Therapy/Rehab: 36
- Dermatology: 52
- Miscellaneous Services: 46
- Podiatry: 46
- Endocrinology: 44
- Nephrology: 41
- Psychiatry: 44
- ENT: 47
- Neurology: 44
- Pulmonology: 44
- Evaluation & Management: 48
- Neurosurgery: 41
- Radiology: 48
- Gastroenterology: 44
- Spine: 42
- General Surgery: 44
- Oncology: 44
- Thoracic Surgery: 39
- Ophthalmology: 45
- Orthopedics: 49
- Trauma: 47
- Urology: 45
- Vascular: 43
- Dentistry: 39
- Cancer Specialist: 36
- Preventive care: 42
- Mental Health: 14
- Nutritionist: 39
- Healthy Eateries: 21
- Lofts: 37
- Medical Spas: 21
- Hyperbaric oxygen therapy: 1

Summary

In total, we've received 174 submissions in support of Island Park place, with the top 3 most requested services being Lab work, Dermatology, and Cardiology. However, there was a strong response in all categories, indicating a very high demand for medical services in the area. In addition, We've received quite a few detailed responses from our digital survey participants detailing their requests from the project.



Digital Survey Comments

1. It will be well received
2. What a wonderful concept! Much needed for this area and we love the extra attention paid to the environmental aspect. Hope this vision becomes reality sooner than later. Thank you.
3. Would love a store dedicated to maternity, babies/toddlers and holistic options.
4. I did not uncheck any because I believe Kiawah has partially become a tourist town in fresh fields! I believe any permanent to semi permanent residents would benefit from these services as it takes anywhere from 30min to an hour if not longer to get to any good reliable health care provider!!
5. I think the medical village needs to also have urgent care. The key needs are the primary regular services for senior health. I don't think we need the more specific specialties, those can be redirected to Charleston when needed.
6. Med Spa services, cryotherapy, IV therapy, Infrared therapy, body sculpting treatments, facials, massage, acupuncture.
7. This project is a necessity not an option. All residents, visitors, family and friends who come to Kiawah, Seabrook and Johns Island desperately need medical facilities.
8. The Healthy Villages model is much needed in this community and I would be happy to advocate and or assist in this initiative. If I can be of further assistance please do not hesitate to reach out. Sincerely, Beverly "McBee" Zimmerman LPC
9. Facts support the average age of Residents on Johns Island Are Senior or will be in the next few years. Transportation off the Island To seek Medical attention or any service is becoming difficult and at times, impossible and certainly dangerous. Also many residents of all ages may find transportation costly and difficult to find. Personally my husband and I wholeheartedly support the ability to access all levels of health care and the services related to maintaining good healthcare. Think about the millions of vacationing Guests and their children who spend time on our beautiful Island and who may have the need for medical services and perhaps emergency care. Who wouldn't be Thrilled with a world class health facility, access to Doctors, Specialists and routine lab/X-ray and medication. It's a no Brainer.
10. Build it and We will come.....
11. Wonderful platform... I have been made aware of growing interest from a broad spectrum of people interested in pain therapy thru alternative methods. Keep up the fantastic work. My best, Laura
12. What a Great page of information. Love the concept!
13. I believe this village is needed in our community. A calming natural environment with many options to enjoy. This would be great for our family and our friends that visit here. Island Park Place would be convenient for all islanders to seek their choice of medical attention. I would hope to see restaurants with health/ nutrition

as their focus to the people. Maybe some Herbal tea/ coffee shops, smoothie/ ice cream shops, a juicie bar, and stores that primarily sell health foods, organic foods, local produce, and offer nutritional supplements. Options for family dining such as fresh local catch seafood, Asian cuisine, South Mediterranean style eats, (Italian and Greek)....to name a few.... In addition I would like to say.... We have worked together with South Atlantic Development in passed projects. They are great people to be around. The quality and dependability they give is outstanding. Going above and beyond you can count on from them. I am confident that other people will experience these same qualities from South Atlantic Development

14. Mr. Sass, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202731-9995

15. Sounds amazing and greatly needed for Johns Is! Especially interested in Preventative aspect...am a former nurse and currently a massage therapist/ Bowen therapist. please keep me informed of any developments. Thank you!

16. Dear All,
My wife and I have been homeowners at Kiawah since 1998 and the single biggest drawback to life on the island is the lack of access to quality medical care nearby. As traffic has increased into Charleston over the years, this issue has become even more acute. We are also getting older(mid 60's) and our concern about the time it takes to get to a medical doctor gives us great pause about staying at Kiawah in the future. The current proposal to bring a first class medical park close-by is frankly long overdue and I know I speak for many, many homeowners like ourselves who are hugely supportive of this project moving forward. Frankly, I cannot think of one single reason why it should not and are hopeful that you all will be of the same mind when the project comes before you for approval.

I am happy to discuss with any and all of you if you would like further input. In the interim, thanks much for your efforts on our behalf and we look forward to seeing the project approved and moving forward. Sincerely,
Peter and Heather Boneparth

17. Council Member Middleton, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202731-9995

18. Council Member Boykin, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202731-9995

19. Council Member Darby, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202731-9995

20. Council Vice Chairwoman Honeycutt, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202-731-9995

21. Hey, Jim & John

Kelly and I have been reaching out to everyone we know on the islands to gain support and the response is strong so far. I wanted to share that I have already reached out to the council members with the letter below. We will continue to get more support. Please do not hesitate to let me know what else you need from myself and Kelly. Talk to you soon, Jim

22. I am writing to express my wholehearted support for the establishment of a holistic medical center on Johns Island. As a concerned long term resident and advocate for improved healthcare options, I believe that a comprehensive approach to preventative healthcare is vital for the well-being and longevity of our community. The vision of a holistic medical center that focuses on different aspects of preventative healthcare resonates deeply with me. It embodies the idea of taking a proactive stance on health rather than merely reacting to illness and ailments. This center would offer a unique opportunity for individuals to maintain and enhance their physical, mental, and emotional well-being through a wide range of holistic practices and therapies. One of the key advantages of a holistic medical center is its focus on addressing the root causes of health issues rather than just treating symptoms. By considering the interconnectedness of the mind, body, and spirit, practitioners can create personalized wellness plans that promote sustainable health improvements. This approach can empower individuals to take charge of their own health and make informed lifestyle choices that lead to overall wellness. Furthermore, the establishment of such a center on Johns Island would contribute significantly to the local economy. It has the potential to attract not only residents but also visitors seeking alternative and complementary healthcare options. Additionally, a holistic medical center can foster a sense of community and inclusivity. By providing educational workshops, group sessions, and community events, the center can become a hub for knowledge-sharing and social interaction. Such initiatives can help build strong bonds among our community members and promote a collective commitment to health and well-being. I strongly encourage our local government and healthcare authorities to support and collaborate with the visionaries behind this holistic medical center. Let us seize this opportunity to create a healthier and more resilient community, one that places prevention and holistic care at the forefront of our healthcare approach. Thank you for considering my perspective. I eagerly look forward to witnessing the positive impact of a holistic medical center on Johns Island, SC, and I am eager to support this initiative in any way I can. Sincerely, Jim Hart. 2230 River Road, Johns Island SC 29455. 843-364-9845

23. It would be great if you considered establishing a foundation to serve the local community who may not be able to afford this type of care. If interested, I would be happy to share my thoughts and experience in this area.

24. Council Member Boykin, my wife and I very much support the proposed Health and Wellness Village. We live in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually affected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and SeaBrook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202731-9995

25. Jim and John – I am sending the email below to each of the county council members. Good luck with the project.

Dear

I am writing to you to ask for your support and consideration for approving the Island Park Place Health and Wellness Village proposal on Bohicket Road.

For 10 years, I served on the board of a \$2.7B Catholic health system , Presence Health, a mission-based health system serving a large proportion of elderly and vulnerable populations in Illinois. I had a front row seat to the importance of access to healthcare for these groups. Since I became a resident of Johns Island, I have grown an appreciation for the diversity of both John's Island and Wadmalaw Island. Surprisingly over 50% of this population are Medicaid or Medicare recipients. Almost 1/3 of John's Island/Wadmalaw Island population rely on Medicaid and more than 15% live below the poverty line. Convenient access to doctors and ancillary diagnostic/testing/therapeutic services are critical to the health of elderly and poor populations. The location of the proposed medical offices will help to serve all John's Island/Wadmalaw residents. For many vulnerable residents, it will increase convenient access to healthcare and reduce the time and expense of traveling to visit doctors or receive ancillary services/treatments as far away as West Ashley, downtown Charleston or Mt. Pleasant.

I served as an elected village trustee when I resided in Hinsdale, IL. I understand the difficult decisions you must make and to find the balance between progressive development and maintaining the charm and character of a community. Thank you for your time and often thankless efforts serving the county. Please consider supporting this important addition to the John's and Wadmalaw Island communities.

Respectfully,

Victor & Patricia Orler

64 Lemoyne Lane

Johns Island, SC 29455

(630) 240-0345

26. Dear Community Leadership:

First and foremost, I would like to thank you all for your dedication to Charleston County and support for our great lives in the low country.

I have been first, a part time resident in Kiawah since 2003, primarily as a second home vacation resident until moving here permanently in January of 2019, so I have seen so much change and growth in the Kiawah and Seabrook corner of the County for over 20 years.

Moreover since the Pandemic of 2020-21, we have seen exponential growth on both Islands in the form of both permanent residents and vacationers permanently changing the community dynamics. Moreover the single biggest drawback to living here full time is the lack of access to quality medical care nearby, forcing both residents and emergency cases to commute through Johns and/or James Island to access medical care. In addition to that those communities have seen exponential growth thus adding to the traffic as well as access issue for those community residents. My wife and I, could think of no better way to improve access to both communities as well as recruit quality medical professionals than to have satellite or permanent offices out by Kiawah and Seabrook.

27. We have both reviewed the proposal for Island Park Place and truly believe and support the creation of this medical park which will back stop the needs of not just primary care but also subspecialties that our residents need. In addition, the creation of Seafields which we understand will soon be breaking ground will require close proximity of normal and specialty healthcare needs. We as well as numerous other friends who have

moved to the Island in recent years all see this the same way and hope that the planning commission will also. If you would like to discuss this with me directly I would truly embrace further conversation and can be reached at guysansone@icloud.com or 646 642 6263. We look forward to hearing from you and truly hope you too will support this project.

Sincerely,

Guy and Kerry Sansone
129 Ocean Course Drive
Kiawah Island, 29455

28. We think this medical center is a great idea, and desperately needed. We hope that it gets approved!

29. I support this project...there's a need for access to great healthcare services for those living on Johns Island, Kiawah and Seabrook. This project will serve the need

30. The population of Johns Island, Kiawah and Seabrook include a very large number of Seniors and many others will eventually be part of that number. This development can only improve convenient access to Quality Health Care and many other advantages.

31. I want to stay healthy and active as I age.

32. If this is going to benefit Johns Island as a whole and not just Kiawah and Seabrook, then I think there should be counseling services for financial, domestic violence and child abuse. Mental health is important as well and should be made available for lower income families.

33. Our John's Island community is in great need of this facility. Looking forward to the completion of this project executed by South Atlantic Development Enterprise, Inc.

34. I am a Business Owner that 80% of my business is on Kiawah or Seabrook Island. There are 7-8 times throughout the year I have scheduled doctors appointments. Four of the appointments are with an Orthopedic Doctor. I either travel to Mt. Pleasant or West Ashley for appointments. When I have an appointment I usually will lose a half or full days work. It's not that the appointment takes all day. It's the travel time involved driving back to the Islands. The morning time travel from West Ashley to Kiawah Island can take 1hr - 2hrs depending on if school is in session. If there was a central location of specialty Doctors I would be able to make my Appt on the island & keep a full days work. If I take a day off it's not to go to the doctor. I am 100% for this development. I would cut down the already congested road in and out of Kiawah & Seabrook Island.

35. Where is the the Health & Wellness Village closest to Kiawah located?

36. We are in need of almost all of these services.

37. I'm an independent integrated pediatrician. Would love a place for complex patients to receive biomedical care

38. I am in support of any health and wellness affiliated businesses that could be possibly located on John's Island. I experienced a situation where I was in need of immediate medical attention while working past the second gate on Kiawah Island. My injury was serious and the only choice that I had was to seek medical attention in the city which was an hour ride away. I was able to obtain treatment for my injury which happened about 8 years ago. In my opinion I think it is something that is needed for the good of all residents on John's Island to be given a choice of whether or not to stay on John's Island while seeking wellness and health assistance. I have recently moved to John's Island to reside and feel the community is lacking in certain areas.

39. Pelvic floor therapists. Pediatrician. Urgent Care. I have friends and family in the Johns Island area who have expressed their interest in this unique opportunity for the community. With there being only two access points to the Johns Island area, I do feel there is a need for these types of health care options to provide the quality and healthy lifestyle associated with this community.

40. I'm a land owner in the area, born and raised in Charleston. I think The Island Park Place would be a

great convince to the people of this corner of Charleston. Especially those who are disappointed in the lack of infrastructure, making the roads congested around the clock

41. I support Island Park Place Health And Wellness Village. I would welcome this facility close to home for all my health needs . Also looking toward the future for my adult children to have access for all of their health needs . This faculty would only add to the convenience and needs of our community.
42. Ok to travel off Island for non-urgent care. Do believe Seabrook/Kiawah end of Johns Island needs access to urgent care related to cardiology/stroke with access to rapid transit to tertiary care if required
43. This would be a huge benefit to all of the residence of Johns Island. As a Native to the islands, I believe that less homes and more facilities such as this would be best for the area.
44. These facilities are essential for the aging portion of the community. Time spent in traffic to secure these services elsewhere is too much.

Digital Survey Participants

1. Michael Carter - mlcarter55a@icloud.com
2. Jean Carter - jagcarter@nc.rr.com
3. Kristi Linne - krlinne524@gmail.com
4. Carmen - cvcowart0322@gmail.com
5. Sherry Sheffield - sherry65s@yahoo.com
6. Alyssa Ford - putty22f@yahoo.com
7. Katey Amos - katey_zabel@yahoo.com
8. Jeff Lime - jklime@comcast.net
9. Rebecca Williams - rebeccasirois@hotmail.com
10. Clare Rule - crule2210@comcast.net
11. Chris Rule - cwr925@yahoo.com
12. Buddy Patch - buddy.patch@verizon.net
13. Beverly “McBee” Zimmerman - Reynolds - Mcbee@tidaltherapysolutions.com
14. Stacey Taylor - stacey@palmettotile.com
15. Calley Potterbaum - calleypotterbaum@gmail.com
16. Amanda Campbell - amanda7746@bellsouth.net
17. Laura Todd - cbrookbill@bellsouth.net
18. Sheilah Perry - Sheandbill5@gmail.com
19. William Perry - Paire73@att.net
20. Roy House - thaislandman@gmail.com
21. Maria Biondo - mlbstutts@gmail.com
22. Katie Jones - Katie@islandshadeshoppe.com
23. Kelly Lance - ekelly.lance@gmail.com
24. Margaret Peed - frappes-naves.0p@icloud.com
25. Peter Boneparth - pboneparth@gmail.com
26. Doyce Boesch - doyce.boesch@shcare.net
27. Jim Seuffert - seuffert.jim@gmail.com
28. Jim Hart - jim@nexthomespecialists.com
29. Victor & Patricia Orler - vic@orler.net
30. Jim Galowski - john@sadellc.com
31. Guy and Kerry Sansone - guysansone@icloud.com
32. Rhonda Rubcic - Rrubcic@aol.com
33. Greg Cooper - gcooper@icloud.com
34. Elaine Mansfield - emansfield148@gmail.com
35. Dave Dillard - dillar9706@gmail.com

36. Joan- allergist, ocean course drive
37. Trava Bailey - travabailey@gmail.com
38. J Mahone - castromahon4853@yahoo.com
39. Todd Campbell - ironsilverlead@gmail.com
40. Tracey Hull - hulls@mac.com
41. Joie Marie - joiemaria70@gmail.com
42. AJ Capelli - acapelli35@hotmail.com
43. Debby Vaughan - debbiecvaughan@gmail.com
44. D Ross - rdross83@gmail.com
45. Karen Icklan - kicklan@gmail.com
46. Jill Dickerson - jill.dickerson@vibrantkids.us
47. Ashley Murray - abrannonmurray@gmail.com
48. Jennifer Passantino - jenniferpassantino@hotmail.com
49. Jullie Gibbes - julie2932@gmail.com
50. Victor Jaramillo - Vickk_10@icloud.com
51. Zach Phillips - phillipszack31@gmail.com
52. Linda Hines - rhines11@cinci.rr.com
53. Sophie Kalisperis - sokalisperis1127@gmail.com
54. Nick Kalisperis - nkalisperis72@gmail.com
55. Tim Hill - hillpartners@msn.com
56. Eric Werner - eric.waehner@yahoo.com
57. Tracey Bluer - tracyblewer@aol.com
58. Ronald J. Fazio - ronalfazio@me.com
59. Todd Fox - toddfox16@gmail.com
60. Chris Benson - cbou27@gmail.com

Digital Survey Raw Data

The following are responses to a survey on ippsupport.com where residents could choose from a list 37 different provider services.

From: Support Island Park Place <wordpress@ippsupport.com>
Date: March 1, 2023 at 8:34:07 PM EST
To: letters@ippsupport.com
Subject: Support Island Park Place "Michael Carter's Survey Submission"
Reply-To: mlcarter55a@icloud.com From: Michael Carter <mlcarter55a@icloud.com> Health Care Survey Submitted on March 2, 2023 1:34 am

Health Care Services selected:

Cardiology, Pain Management, Lab, Physical Therapy/Rehab, Dermatology,
Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT,
Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology,
Gastroenterology, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry

Comments:

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Sender information: ip address:
2601:741:c200:8250:7cae:e3c4:cc7e:5734
Browser: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15
(KHTML, like Gecko) Version/16.2 Safari/605.1.15
Name: Michael Carter
Email: mlcarter55a@icloud.com

From: Support Island Park Place <wordpress@ippsupport.com>
Date: March 1, 2023 at 8:35:44 PM EST
To: letters@ippsupport.com

Subject: Support Island Park Place "Jean Carter's Survey Submission"
Reply-To: jagcarter@nc.rr.com From: Jean Carter <jagcarter@nc.rr.com>
Health Care Survey Submitted on March 2, 2023 1:35 am

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry

Comments:

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Sender information: ip address:
2601:741:c200:8250:7cae:e3c4:cc7e:5734
Browser: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.2 Safari/605.1.15
Name: Jean Carter
Email: jagcarter@nc.rr.com

From: Support Island Park Place <wordpress@ippsupport.com>
Date: April 26, 2022 at 5:29:45 PM EDT
To: letters@ippsupport.com
Subject: Support Island Park Place "Kristi Linne's Survey Submission"
Reply-To: krlinne524@gmail.com From: Kristi Linne <krlinne524@gmail.com> Health Care Survey Submitted on April 26, 2022 9:29 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry

Comments:

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Sender information:
ip address: 96.94.247.66
Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/100.0.4896.127 Safari/537.36
Name: Kristi Linne
Email: krlinne524@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>
Date: April 26, 2022 at 7:38:25 PM EDT
To: letters@ippsupport.com
Subject: Support Island Park Place "Carmen's Survey Submission"
Reply-To: cvcowart0322@gmail.com From: Carmen <cvcowart0322@gmail.com> Health Care Survey Submitted on April 26, 2022 11:38 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry

Comments:

It will be well received

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Sender information: ip address:
2601:741:c201:4440::9ba
Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 14_7_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1 Name: Carmen
Email: cvcowart0322@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>
Date: April 28, 2022 at 10:54:21 AM EDT
To: letters@ippsupport.com
Subject: Support Island Park Place "Sherry Sheffield's Survey Submission"
Reply-To: sherry65s@yahoo.com
From: Sherry Sheffield <sherry65s@yahoo.com>
Health Care Survey Submitted on April 28, 2022 2:54 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry

Comments:

What a wonderful concept! Much needed for this area and we love the extra attention paid to the environmental aspect. Hope this vision becomes reality sooner than later. Thank you.

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Sender information: ip address: 2603:9000:ba0c:4a57:f0d9:9ca2:2067:1743
Browser: Mozilla/5.0 (Linux; Android 12) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/100.0.4896.127 Mobile Safari/537.36
Name: Sherry Sheffield
Email: sherry65s@yahoo.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: May 4, 2022 at 6:46:03 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Alyssa Ford's Survey Submission"

Reply-To: putty22f@yahoo.com From: Alyssa Ford <putty22f@yahoo.com> Health Care Survey Submitted on May 4, 2022 10:46 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Neurosurgery, Radiology, Gastroenterology, Obstetrics, General Surgery, Oncology, Orthopedics, Trauma, Urology, Vascular

Comments:

Would love a store dedicated to maternity, babies/toddlers and holistic options.

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Sender information: ip address:
2601:741:c281:410:35fa:ecf4:8d59:37bb Browser:
Mozilla/5.0 (iPhone; CPU iPhone OS 15_4_1 like Mac OS X)
AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.4 Mobile/15E148 Safari/604.1 Name: Alyssa Ford
Email: putty22f@yahoo.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: May 4, 2022 at 6:50:12 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Katey Amos's Survey Submission"

Reply-To: katey_zabel@yahoo.com From: Katey Amos <katey_zabel@yahoo.com>

Health Care Survey Submitted on May 4, 2022 10:50 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry

Comments:

I did not uncheck any because I believe Kiawah has partially become a tourist town in fresh fields! I believe any permanent to semi permanent residents would benefit from these services as it takes any where from 30min to an hour if not longer to get to any good reliable health care provider!!

--

Sender information: ip address:
2601:743:201:7960:f8a0:e6f8:d462:e5be
Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 15_4_1 like Mac OS X)
AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.4 Mobile/15E148 Safari/604.1
Name: Katey Amos
Email: katey_zabel@yahoo.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: May 5, 2022 at 8:57:03 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Jeff Lime's Survey Submission"

Reply-To: jklime@comcast.net From: Jeff Lime <jklime@comcast.net>
Health Care Survey Submitted on May 6, 2022 12:57 am

Health Care Services selected:

Cardiology, Gynecology, Lab, Physical Therapy/Rehab, Dermatology, Endocrinology,
ENT, Pulmonology, Evaluation & Management, Radiology, Gastroenterology, General Surgery, Ophthalmology, Orthopedics, Trauma, Dentistry

Comments:

I think the medical village needs to also have urgent care.

The key needs are the primary regular services for senior health. I don't think we need the more specific specialties, those can be redirected to Charleston when needed.

--

Sender information:

ip address: 73.133.98.193

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 15_1_1 like Mac OS X)

AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.1 Mobile/15E148 Safari/604.1 Name: Jeff Lime

Email: jklime@comcast.net

From: Support Island Park Place <wordpress@ippsupport.com>

Date: May 9, 2022 at 12:53:52 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Rebecca Williams's Survey Submission"

Reply-To: rebeccasirois@hotmail.com

From: Rebecca Williams <rebeccasirois@hotmail.com> Health Care Survey Submitted on May 9, 2022 4:53 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical
Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology,
Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management,
Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery,
Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry

Comments:

Med Spa services, cryotherapy, IV therapy, Infrared therapy, body sculpting treatments, facials, massage, acupuncture.

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Sender information: ip address:

2603:3008:8b8:0:481b:8b0c:6a35:62c5

Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like
Gecko) Chrome/101.0.4951.54 Safari/537.36

Name: Rebecca Williams

Email: rebeccasirois@hotmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: May 14, 2022 at 8:40:08 AM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Clare Rule's Survey Submission"

Reply-To: crule2210@comcast.net From: Clare Rule <crule2210@comcast.net>

Health Care Survey Submitted on May 14, 2022 12:40 pm

Health Care Services selected:

Physical Therapy/Rehab, Dermatology, Podiatry, Ophthalmology, Orthopedics Comments:

--

Sender information: ip address:

2601:741:c200:8690:60b5:7fdb:3bd7:9204

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 15_4_1 like Mac OS X)

AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.4 Mobile/15E148 Safari/604.1 Name: Clare Rule

Email: crule2210@comcast.net

From: Support Island Park Place <wordpress@ippsupport.com>

Date: May 14, 2022 at 8:42:50 AM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Chris Rule's Survey Submission"

Reply-To: cwr925@yahoo.com

From: Chris Rule <cwr925@yahoo.com>

Health Care Survey Submitted on May 14, 2022 12:42 pm

Health Care Services selected:

Cardiology, Pain Management, Physical Therapy/Rehab, Dermatology, Nephrology,
Evaluation & Management, Neurosurgery, Gastroenterology, Spine, Oncology, Orthopedics, Trauma, Urology, Dentistry

Comments:

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Sender information: ip address: 2601:741:c200:8690:60b5:7fdb:3bd7:9204
Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 15_4_1 like Mac OS X)
AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.4 Mobile/15E148 Safari/604.1
Name: Chris Rule
Email: cwr925@yahoo.com

This e-mail was sent from a contact form on Support Island Park Place
(<http://ippsupport.com>)

From: Buddy Patch <buddy.patch@verizon.net>
Health Care Survey Submitted on June 4, 2023 10:27 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical
Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology,
Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management,
Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery,
Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular,
Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

This project is a necessity not an option. All residents, visitors, family and friends who come to Kiawah, Seabrook and Johns Island desperately need medical facilities.

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Sender information:
ip address: 108.93.239.15
Browser: Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/114.0.0.0 Mobile Safari/537.36
Name: Buddy Patch
Email: buddy.patch@verizon.net

This e-mail was sent from a contact form on Support Island Park Place (<http://ippsupport.com>)

From: Beverly McBee Zimmerman - Reynolds <Mcbee@tidaltherapysolutions.com> Health Care Survey Submitted on June 12, 2023 2:27 am

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical
Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology,
Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery,
Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular,
Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy
Eateries, Village Lofts, Medical Spa, Other Often health care providers operate in silos.

A solid continuum of care would provide for integrative approaches, transparent communication, and sound systems would without a doubt offer increased positive
outcomes for the individual clients and the community. There in my preference would be a community of providers that work as a team. As a Licensed mental health
provider, it is my firm belief that overall well being integrates physical wellness and emotional wellness. Neuroscience informed mental health providers who are able to
work in tandem with medical professionals will improve outcomes for individuals, the community, and the environment.

Comments:

The Healthy Villages model is much needed in this community and I would be happy to advocate and or assist in this initiative. If I can be of further assistance please do
not hesitate to reach out.

Sincerely,

Beverly "McBee" Zimmerman LPC

Tidal Therapy Solutions
1923 Bohicket Rd
Johns Island Sc, 29455
Email: Mcbee@tidaltherapysolutions.com
Cell 864-565-6329
Web page: [www.tidaltherapysolutions.com]www.tidaltherapysolutions.com

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Sender information: ip address:
2601:741:c200:cd80:9a1:30ef:5e5:645
Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like
Gecko) Chrome/114.0.0.0 Safari/537.36
Name: Beverly McBee Zimmerman - Reynolds
Email: Mcbee@tidaltherapysolutions.com

From: Support Island Park Place <wordpress@ippsupport.com>
Date: July 6, 2023 at 8:03:45 AM EDT
To: letters@ippsupport.com
Subject: Support Island Park Place "stacey Taylor's Survey Submission"
Reply-To: stacey@palmettotile.com From: stacey Taylor <stacey@palmettotile.com> Health Care Survey Submitted on July 6, 2023 12:03 pm

Health Care Services selected:

Cardiology, Gynecology, Cosmetic Procedures, Lab, Physical Therapy/Rehab,
Dermatology, Evaluation & Management, Radiology, Dentistry, Cancer Specialists,
Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

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Sender information:
ip address: 24.11.183.169
Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/112.0.0.0 Safari/537.36 Edg/112.0.1722.48
Name: stacey Taylor
Email: stacey@palmettotile.com

From: Support Island Park Place <wordpress@ippsupport.com>
Date: July 6, 2023 at 8:30:59 AM EDT
To: letters@ippsupport.com
Subject: Support Island Park Place "Calley Potterbaum's Survey Submission"
Reply-To: calleypotterbaum@gmail.com From: Calley Potterbaum <calleypotterbaum@gmail.com>
Health Care Survey Submitted on July 6, 2023 12:30 pm

Health Care Services selected:

Cardiology, Gynecology, Cosmetic Procedures, Lab, Physical Therapy/Rehab,
Dermatology, Miscellaneous Services, Psychiatry, Preventative Care, Mental Health, Nutritionist, Village Lofts, Medical Spa

Comments:

Sender information:
ip address: 73.131.182.216
Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/114.0.0.0 Safari/537.36
Name: Calley Potterbaum
Email: calleypotterbaum@gmail.com

From: "Support Island Park Place" <wordpress@ippsupport.com>
To: letters@ippsupport.com
Sent: 7/7/2023 2:40:41 PM
Subject: Support Island Park Place "Amanda Campbell's Survey Submission"

From: Amanda Campbell <amanda7746@bellsouth.net>
Health Care Survey Submitted on July 7, 2023 6:40 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

Facts support the average age of Residents on Johns Island
Are Senior or will be in the next few years. Transportation off the Island
To seek Medical attention or any service is becoming difficult and at times, impossible and certainly dangerous. Also many residents of all ages may find transportation costly and difficult to find. Personally my husband and I wholeheartedly support the ability to access all levels of health care and the services related to maintaining good healthcare. Think about the millions of vacationing Guests and their children who spend time on our beautiful Island and who may have the need for medical services and perhaps emergency care. Who wouldn't be
Thrilled with a world class health facility, access to Doctors, Specialists and routine lab/X-ray and medication. It's a no Brainer.

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Sender information:
ip address: 2600:1700:5b50:5440:38b6:8d19:e660:8a10
Browser: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15

(KHTML, like Gecko) Version/16.5.1 Safari/605.1.15

Name: Amanda Campbell

Email: amanda7746@bellsouth.net

From: "Support Island Park Place" <wordpress@ippsupport.com>

To: letters@ippsupport.com

Sent: 7/7/2023 2:43:36 PM

Subject: Support Island Park Place "Amanda Campbell's Survey Submission"

From: Amanda Campbell <amanda7746@bellsouth.net>

Health Care Survey Submitted on July 7, 2023 6:43 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

Build it and We will come.....

Sender information: ip address:

2600:1700:5b50:5440:38b6:8d19:e660:8a10 Browser:

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15

(KHTML, like Gecko) Version/16.5.1 Safari/605.1.15

Name: Amanda Campbell

Email: amanda7746@bellsouth.net

----- Forwarded Message -----

From: "Support Island Park Place" <wordpress@ippsupport.com>

To: letters@ippsupport.com

Sent: 7/8/2023 11:13:25 AM

Subject: Support Island Park Place "Laura Todd's Survey Submission"

From: Laura Todd <cbrookbill@bellsouth.net>

Health Care Survey Submitted on July 8, 2023 3:13 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

Wonderful platform... I have been made aware of growing interest from a broad spectrum of people interested in pain therapy thru alternative methods. Keep up the fantastic work.

My best

Laura

Sender information: ip address:

2600:1004:b067:fd40:1c:22d0:2575:b977

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 15_7_5 like Mac OS X)

AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.4 Mobile/15E148 Safari/604.1 Name: Laura Todd

Email: cbrookbill@bellsouth.net

From: Support Island Park Place <wordpress@ippsupport.com>

Date: July 10, 2023 at 8:43:30 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Sheilah Perry's Survey Submission"

Reply-To: Sheandbill5@gmail.com From: Sheilah Perry <Sheandbill5@gmail.com> Health Care Survey Submitted on July 11, 2023 12:43 am

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Psychiatry, Neurology, Evaluation & Management, Radiology, Spine, Oncology, Ophthalmology, Orthopedics, Trauma, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical

Spa

Comments:

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Sender information: ip address:

2600:1700:6e15:8210:9c91:3381:8f28:4350

Browser: Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/114.0.0.0 Mobile Safari/537.36

Name: Sheilah Perry

Email: Sheandbill5@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: July 10, 2023 at 8:50:19 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "William Perry's Survey Submission"

Reply-To: Paire73@att.net

From: William Perry <Paire73@att.net>

Health Care Survey Submitted on July 11, 2023 12:50 am

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa, Other Chiropractic/Relaxation massage &spa/ Accupuncture

Comments:

What a Great page of information. Love the concept!

--

Sender information:

ip address: 54.166.190.64

Browser: Mozilla/5.0 (Linux; Android 13) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/99.0.4844.51 Mobile Safari/537.36

Name: William Perry

Email: Paire73@att.net

----- Forwarded Message -----

From: "Support Island Park Place" <wordpress@ippsupport.com>

To: letters@ippsupport.com

Sent: 7/11/2023 1:56:55 PM

Subject: Support Island Park Place "Roy House's Survey Submission"

From: Roy House <thaislandman@gmail.com>

Health Care Survey Submitted on July 11, 2023 5:56 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

I believe this village is needed in our community. A calming natural environment with many options to enjoy. This would be great for our family and our friends that visit here. Island Park Place would be convenient for all islanders to seek their choice of medical attention. I would hope to see restaurants with health/ nutrition as their focus to the people. Maybe some Herbal tea/ coffee shops, smoothie/ ice cream shops, a juicie bar, and stores that primarily sell health foods, organic foods, local produce, and offer nutritional supplements. Options for family dining such as fresh local catch seafood, Asian cuisine, South Mediterranean style eats, (Italian and Greek)....to name a few...

In addition I would like to say...

We have worked together with South Atlantic Development in passed projects. They are great people to be around. The quality and dependability they give is outstanding. Going above and beyond you can count on from them. I am confident that other people will experiance these same qualities from South Atlantic Development

Sender information: ip address:

2607:fb91:f75:861e:ac39:c3f1:fc2e:589

Browser: Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/114.0.0.0 Mobile Safari/537.36

Name: Roy House

Email: thaislandman@gmail.com

From: "Support Island Park Place" <wordpress@ippsupport.com>

To: letters@ippsupport.com

Sent: 7/11/2023 10:47:03 PM
Subject: Support Island Park Place "Maria Biondo's Survey Submission"

From: Maria Biondo <mlbstutts@gmail.com>
Health Care Survey Submitted on July 12, 2023 2:47 am

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

Sender information: ip address:
2600:1004:a000:b40c:547b:fa9:5e3c:4a13 Browser:
Mozilla/5.0 (iPhone; CPU iPhone OS 16_5_1 like Mac OS X)
AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.5.1 Mobile/15E148 Safari/604.1 Name: Maria Biondo
Email: mlbstutts@gmail.com

This e-mail was sent from a contact form on Support Island Park Place (<http://ippsupport.com>)

From: Support Island Park Place <wordpress@ippsupport.com>
Date: July 13, 2023 at 9:44:20 AM EDT
To: letters@ippsupport.com
Subject: Support Island Park Place "Katie Jones's Survey Submission"
Reply-To: Katie@islandshadeshoppe.com

From: Katie Jones <Katie@islandshadeshoppe.com>
Health Care Survey Submitted on July 13, 2023 1:44 pm

Health Care Services selected:

Gynecology, Pain Management, Cosmetic Procedures, Dermatology, Miscellaneous Services, Psychiatry, General Surgery, Dentistry, Preventative Care, Healthy Eateries, Village Lofts, Medical Spa

Comments:

Sender information: ip address:
2600:100c:b223:7665:c139:b5ee:a049:3ff1
Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/114.0.0.0 Safari/537.36 Edg/114.0.1823.67 Name: Katie Jones
Email: Katie@islandshadeshoppe.com

This e-mail was sent from a contact form on Support Island Park Place (<http://ippsupport.com>)

From: Kelly Lance <ekelly.lance@gmail.com>
Health Care Survey Submitted on July 20, 2023 5:04 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Psychiatry, ENT, Neurology, Evaluation & Management, Radiology, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

Sender information: ip address: 12.146.228.226
Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_5_1 like Mac OS X)
AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.5.2 Mobile/15E148 Safari/604.1 Name: Kelly Lance
Email: ekelly.lance@gmail.com

This e-mail was sent from a contact form on Support Island Park Place (<http://ippsupport.com>)

----- Forwarded Message -----

From: "Doyce Boesch" <doyce.boesch@shcare.net>
To: "Herbert Sass (hsass@charlestoncounty.org)" <hsass@charlestoncounty.org>
Sent: 7/21/2023 8:50:53 AM
Subject: Health and Wellness Village

Mr. Sass, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!!
Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202731-9995
From: Margaret Peed <frappes-naves.0p@icloud.com>
Health Care Survey Submitted on July 21, 2023 8:09 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Mental Health, Nutritionist, Heathy Eateries, Village Lofts, Medical Spa, Other Year around swimming pool with water aerobics classes

Comments:

Sounds amazing and greatly needed for Johns Is! Especially interested in Preventative aspect...am a former nurse and currently a massage therapist/ Bowen therapist. please keep me informed of any developments. Thank you!

Sender information: ip address: 2600:1004:a012:4607:f945:b024:e737:736e
Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_5_1 like Mac OS X)
AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.5.2 Mobile/15E148 Safari/604.1
Name: Margaret Peed
Email: frappes-naves.0p@icloud.com

This e-mail was sent from a contact form on Support Island Park Place (<http://ippsupport.com>)

From: Peter Boneparth <pboneparth@gmail.com>
Date: July 21, 2023 at 09:18:09 EDT
To: hsass@charlestoncounty.org, jhoneycutt@charlestoncounty.org, jboykin@charlestoncounty.org, hdarby@charlestoncounty.org, lkobrovsky@charlestoncounty.org, kmiddlet on@charlestoncounty.org, cmood@charlestoncounty.org, tpryor@charlestoncounty.org, rwehrman@charlestoncounty.org
Subject: Island Park Place Health and Wellness Village

Dear All,

My wife and I have been homeowners at Kiawah since 1998 and the single biggest drawback to life on the island is the lack of access to quality medical care nearby. As traffic has increased into Charleston over the years, this issue has become even more acute. We are also getting older (mid 60's) and our concern about the time it takes to get to a medical doctor gives us great pause about staying at Kiawah in the future. The current proposal to bring a first class medical park close-by is frankly long overdue and I know I speak for many, many homeowners like ourselves who are hugely supportive of this project moving forward. Frankly, I cannot think of one single reason why it should not and are hopeful that you all will be of the same mind when the project comes before you for approval.

I am happy to discuss with any and all of you if you would like further input. In the interim, thanks much for your efforts on our behalf and we look forward to seeing the project approved and moving forward.

Sincerely,
Peter and Heather Boneparth

0 Ocean Course Drive

From: Doyce Boesch <doyce.boesch@shcare.net>
Sent: Friday, July 21, 2023 10:46:44 AM
To: Kylon J. Middleton <KMiddleton@charlestoncounty.org>
Subject: Health and Wellness Village

Council Member Middleton, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202731-9995

----- Forwarded Message -----

From: "Doyce Boesch" <doyce.boesch@shcare.net>
To: "Joe Boykin (jboykin@charlestoncounty.org)" <jboykin@charlestoncounty.org>
Sent: 7/21/2023 9:04:14 AM
Subject: Health and Wellness Village

Council Member Boykin, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202731-9995

----- Forwarded Message -----

From: "Doyce Boesch" <doyce.boesch@shcare.net>
To: "Henry Darby (hdarby@charlestoncounty.org)" <hdarby@charlestoncounty.org>
Sent: 7/21/2023 9:18:29 AM
Subject: Health and Wellness Village

Council Member Darby, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202731-9995

----- Forwarded Message -----

From: "Doyce Boesch" <doyce.boesch@shcare.net>
To: "Jenny Honeycutt (jhoneycutt@charlestoncounty.org)"
<jhoneycutt@charlestoncounty.org>
Sent: 7/21/2023 8:59:00 AM
Subject: Health and Wellness Village

Council Vice Chairwoman Honeycutt, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202-731-9995

From: Jim Seuffert <seuffert.jim@gmail.com>
Health Care Survey Submitted on July 22, 2023 11:28 pm

Health Care Services selected:

Gynecology, Pain Management, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Trauma, Urology, Vascular, Dentistry, Preventative Care, Mental Health, Nutritionist, Heathy Eateries, Village Lofts, Other IV treatments

Comments:

Sender information: ip address: 2600:1700:5b50:1660:1561:c683:148c:9444
Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_5_1 like Mac OS X)
AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.5.2 Mobile/15E148 Safari/604.1
Name: Jim Seuffert
Email: seuffert.jim@gmail.com

This e-mail was sent from a contact form on Support Island Park Place (<http://ippsupport.com>)

----- Forwarded Message -----

From: "Jim Hart" <jim@nexthomespecialists.com>
To: "Jim Galowski"
Cc: john@sadellc.com
Sent: 7/21/2023 2:37:53 PM
Subject: Re: Island Park Place Health and Wellness Village

Hey, Jim & John

Kelly and I have been reaching out to everyone we know on the islands to gain support and the response is strong so far. I wanted to share that I have already reached out to the council members with the letter below.

We will continue to get more support. Please do not hesitate to let me know what else you need from myself and Kelly.

Talk to you soon, Jim

I am writing to express my wholehearted support for the establishment of a holistic medical center on Johns Island. As a concerned long term resident and advocate for improved healthcare options, I believe that a comprehensive approach to preventative healthcare is vital for the well-being and longevity of our community.

The vision of a holistic medical center that focuses on different aspects of preventative healthcare resonates deeply with me. It embodies the idea of taking a proactive stance on health rather than merely reacting to illness and ailments. This center would offer a unique opportunity for individuals to maintain and enhance their physical, mental, and emotional well-being through a wide range of holistic practices and therapies.

One of the key advantages of a holistic medical center is its focus on addressing the root causes of health issues rather than just treating symptoms. By considering the interconnectedness of the mind, body, and spirit, practitioners can create personalized wellness plans that promote sustainable health improvements. This approach can empower individuals to take charge of their own health and make informed lifestyle choices that lead to overall wellness.

Furthermore, the establishment of such a center on Johns Island would contribute significantly to the local economy. It has the potential to attract not only residents but also visitors seeking alternative and complementary healthcare options.

Additionally, a holistic medical center can foster a sense of community and inclusivity. By providing educational workshops, group sessions, and community events, the center can become a hub for knowledge-sharing and social interaction. Such initiatives can help build strong bonds among our community members and promote a collective commitment to health and well-being.

I strongly encourage our local government and healthcare authorities to support and collaborate with the visionaries behind this holistic medical center. Let us seize this opportunity to create a healthier and more resilient community, one that places prevention and holistic care at the forefront of our healthcare approach.

Thank you for considering my perspective. I eagerly look forward to witnessing the positive impact of a holistic medical center on Johns Island, SC, and I am eager to support this initiative in any way I can.

Sincerely,

Jim Hart

2230 River Road, Johns Island SC 29455

843-364-9845

From: Jim Seuffert <seuffert.jim@gmail.com>
Health Care Survey Submitted on July 22, 2023 11:33 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

It would be great if you considered establishing a foundation to serve the local community who may not be able to afford this type of care. If interested, I would be happy to share my thoughts and experience in this area.

Sender information:

ip address: 2600:1700:5b50:1660:1561:c683:148c:9444
Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_5_1 like Mac OS X)
AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.5.2 Mobile/15E148 Safari/604.1 Name: Jim Seuffert
Email: seuffert.jim@gmail.com

This e-mail was sent from a contact form on Support Island Park Place
(<http://ippsupport.com>)

----- Forwarded Message -----

From: "Doyce Boesch" <doyce.boesch@shcare.net>
To: "Joe Boykin (jboykin@charlestoncounty.org)" <jboykin@charlestoncounty.org>
Sent: 7/21/2023 9:04:14 AM
Subject: Health and Wellness Village

Council Member Boykin, my wife and I very much support the proposed Health and Wellness Village. We leave in Kiawah. We both travel to Charleston and West Ashley once or twice a week for health care purposes. We are continually effected by rush hour, occasional road closing due to accidents, trash pickup, school bus stops, etc. The Village would allow for less stress, fewer late appointments, immediate help for emergencies, less traffic for others on bohicket and river roads. The village will be a total plus for residents of Kiawah and Sea Brook which are continually growing and less traffic for others on Johns Island. Thank you for your consideration and hopeful approval!!! Doyce and Jacqueline Boesch 231 Queens Cottage Ln Johns Island. 202731-9995

From: Victor Orler <vic@orler.net>
Date: 25 July 2023 at 12:21:00 GMT-4
Subject: RE: Island Park Place Health and Wellness Village
Jim and John -

I am sending the email below to each of the county council members. Good luck with the project.

Dear

I am writing to you to ask for your support and consideration for approving the Island Park Place Health and Wellness Village proposal on Bohicket Road.

For 10 years, I served on the board of a \$2.7B Catholic health system, Presence Health, a mission-based health system serving a large proportion of elderly and vulnerable populations in Illinois. I had a front row seat to the importance of access to healthcare for these groups. Since I became a resident of Johns Island, I have grown an appreciation for the diversity of both John's Island and Wadmalaw Island. Surprisingly over 50% of this population are Medicaid or Medicare recipients. Almost 1/3 of John's Island/Wadmalaw Island population rely on Medicaid and more than 15% live below the poverty line. Convenient access to doctors and ancillary diagnostic/testing/therapeutic services are critical to the health of elderly and poor populations. The location of the proposed medical offices will help to serve all John's Island/Wadmalaw residents. For many vulnerable residents, it will increase convenient access to healthcare and reduce the time and expense of traveling to visit doctors or receive ancillary services/treatments as far away as West Ashley, downtown Charleston or Mt. Pleasant.

I served as an elected village trustee when I resided in Hinsdale, IL. I understand the difficult decisions you must make and to find the balance between progressive development and maintaining the charm and character of a community. Thank you for your time and often thankless efforts serving the county. Please consider supporting this important addition to the John's and Wadmalaw Island communities.

Respectfully,

Victor & Patricia Orler
64 Lemoyne Lane
Johns Island, SC 29455
(630) 240-0345
From: Guy Sansone

Sent: Tuesday, July 25, 2023 8:57 AM

To: 'hsass@charlestoncounty.org' <hsass@charlestoncounty.org>; 'jhoneycutt@charlestoncounty.org' <jhoneycutt@charlestoncounty.org>; 'jboykin@charlestoncounty.org' <jboykin@charlestoncounty.org>; 'hдарby@charlestoncounty.org' <hдарby@charlestoncounty.org>; 'lkobrovsky@charlestoncounty.org' <lkobrovsky@charlestoncounty.org>; 'kmiddleton@charleston.org' <kmiddleton@charleston.org>; 'cmoody@charlestoncounty.org' <cmoody@charlestoncounty.org>; 'tpryor@charlestoncounty.org' <tpryor@charlestoncounty.org>; 'rwehrman@charlestoncounty.org' <rwehrman@charlestoncounty.org>
Subject: Island Park Place Health and Wellness Village Letter of Support

December 2023

pg 21

Dear Community Leadership:

First and foremost, I would like to thank you all for your dedication to Charleston County and support for our great lives in the low country.

I have been first, a part time resident in Kiawah since 2003, primarily as a second home vacation resident until moving here permanently in January of 2019, so I have seen so much change and growth in the Kiawah and Seabrook corner of the County for over 20 years.

Moreover since the Pandemic of 2020-21, we have seen exponential growth on both Islands in the form of both permanent residents and vacationers permanently changing the community dynamics. Moreover the single biggest drawback to living here full time is the lack of access to quality medical care nearby, forcing both residents and emergency cases to commute through Johns and/or James Island to access medical care. In addition to that those communities have seen exponential growth thus adding to the traffic as well as access issue for those community residents. My wife and I, could think of no better way to improve access to both communities as well as recruit quality medical professionals than to have satellite or permanent offices out by Kiawah and Seabrook.

We have both reviewed the proposal for Island Park Place and truly believe and support the creation of this medical park which will back stop the needs of not just primary care but also subspecialties that our residents need. In addition, the creation of Seafields which we understand will soon be breaking ground will require close proximity of normal and specialty healthcare needs. We as well as numerous other friends who have moved to the Island in recent years all see this the same way and hope that the planning commission will also.

If you would like to discuss this with me directly I would truly embrace further conversation and can be reached at guysansone@icloud.com or 646 642 6263. We look forward to hearing from you and truly hope you too will support this project.

Sincerely,

Guy and Kerry Sansone

129 Ocean Course Drive

Kiawah Island, 29455

From: Support Island Park Place <wordpress@ippsupport.com>

Date: August 14, 2023 at 3:30:27 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Rhonda Rubcic's Survey Submission"

Reply-To: Rrubcic@aol.com

From: Rhonda Rubcic <Rrubcic@aol.com>

Health Care Survey Submitted on August 14, 2023 7:30 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa, Other Rheumatologists and Urgent Care

Comments:

We think this medical center is a great idea, and desperately needed. We hope that it gets approved!

Sender information:

ip address: 2603:9001:55f0:9280:45c2:59a2:4fbb:7632

Browser: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/115.0.0.0 Safari/537.36

Name: Rhonda Rubcic

Email: Rrubcic@aol.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: August 14, 2023 at 1:30:49 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Greg Cooper's Survey Submission"

Reply-To: gcooper@icloud.com

From: Greg Cooper <gcooper@icloud.com>

Health Care Survey Submitted on August 14, 2023 5:30 pm

Health Care Services selected:

Cardiology, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, ENT, Evaluation & Management, Radiology, Oncology, Ophthalmology, Trauma, Vascular, Preventative Care, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

Sender information:

ip address: 2603:3008:8ae:100:984e:38a2:27f5:3553

Browser: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.5.2 Safari/605.1.15

Name: Greg Cooper

Email: gcooper@icloud.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: August 26, 2023 at 4:33:43 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Elaine Mansfield's Survey Submission"

Reply-To: emansfield148@gmail.com

From: Elaine Mansfield <emansfield148@gmail.com>

Health Care Survey Submitted on August 26, 2023 8:33 pm

Health Care Services selected:

Cardiology, Gynecology, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, ENT, Neurology, Pulmonology, Radiology, Gastroenterology, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Urology, Vascular, Cancer Specialists,

Nutritionist

Comments:

Sender information:

ip address: 2601:741:c200:cf0:60bc:6543:f7e1:8343

Browser: Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/116.0.0.0 Mobile Safari/537.36

Name: Elaine Mansfield

Email: emansfield148@gmail.com

Begin forwarded message:

From: Support Island Park Place <wordpress@ippsupport.com>

Date: August 26, 2023 at 1:10:00 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Dave's Survey Submission"

Reply-To: dillar9706@gmail.com

From: Dave <dillar9706@gmail.com>

Health Care Survey Submitted on August 26, 2023 5:09 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Medical Spa

Comments:

Physical therapy services most importantly

Sender information:

ip address: 2601:741:c201:1420:481b:189:30cc:959a

Browser: Mozilla/5.0 (iPad; CPU OS 12_5_7 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.2 Mobile/15E148 Safari/604.1

Name: Dave

Email: dillar9706@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: December 11, 2023 at 9:56:59 PM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Chris Benson's Survey Submission"

Reply-To: cbou27@gmail.com

From: Chris Benson <cbou27@gmail.com>

Health Care Survey Submitted on December 12, 2023 2:56 am

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

I support this project...there's a need for access to great healthcare services for those living on Johns Island, Kiawah and Seabrook. This project will serve the need

Sender information:

ip address: 2600:1700:6e15:c900:a837:8b87:b2fe:33c7

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_7_2 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.6 Mobile/15E148 Safari/604.1

Name: Chris Benson

Email: cbou27@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: December 12, 2023 at 9:21:33 AM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Amanda Campbell's Survey Submission"

Reply-To: amanda7746@bellsouth.net

From: Amanda Campbell <amanda7746@bellsouth.net>

Health Care Survey Submitted on December 12, 2023 2:21 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

The population of Johns Island, Kiawah and Seabrook include a very large number of Seniors and many others will eventually be part of that number. This development can only improve convenient access to Quality Health Care and many other advantages.

Sender information:

ip address: 2600:1700:5b50:5440:e9bb:24b3:8a2a:3022

Browser: Mozilla/5.0 (iPad; CPU OS 17_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) GSA/291.0.582931352 Mobile/15E148 Safari/604.1

Name: Amanda Campbell

Email: amanda7746@bellsouth.net

From: Support Island Park Place <wordpress@ippsupport.com>

Date: December 28, 2023 at 4:07:23 PM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Todd M Fox's Survey Submission"

Reply-To: toddfox16@gmail.com

From: Todd M Fox <toddfox16@gmail.com>

Health Care Survey Submitted on December 28, 2023 9:07 pm

Health Care Services selected:

Physical Therapy/Rehab, Psychiatry, Evaluation & Management, Orthopedics, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Medical Spa, Other Hyperbaric oxygen therapy

Comments:

I want to stay healthy and active as I age.

Sender information:

ip address: 96.83.154.233

Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/120.0.0.0 Safari/537.36 Edg/120.0.0.0

Name: Todd M Fox

Email: toddfox16@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: July 14, 2023 at 12:23:25 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "J Mahon's Survey Submission"

Reply-To: castromahon4853@yahoo.com

From: J Mahon <castromahon4853@yahoo.com>

Health Care Survey Submitted on July 14, 2023 4:23 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

Our John's Island community is in great need of this facility. Looking forward to the completion of this project executed by South Atlantic Development Enterprise, Inc.

Sender information:

ip address: 12.146.228.226

Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:109.0) Gecko/20100101 Firefox/115.0

Name: J Mahon

Email: castromahon4853@yahoo.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: July 17, 2023 at 8:44:53 AM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Todd Campbell's Survey Submission"

Reply-To: ironsilverlead@gmail.com

From: Todd Campbell <ironsilverlead@gmail.com>

Health Care Survey Submitted on July 17, 2023 12:44 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Lab, Physical Therapy/Rehab, Dermatology, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

I am a Business Owner that 80% of my business is on Kiawah or Seabrook Island. There are 7-8 times throughout the year I have scheduled doctors appointments. Four of the appointments are with an Orthopedic Doctor. I either travel to Mt. Pleasant or West Ashley for appointments. When I have an appointment I usually will lose a half or full days work. It's not that the appointment takes all day. It's the travel time involved driving back to the Islands. The morning time travel from West Ashley to Kiawah Island can take 1hr - 2hrs depending on if school is in session. If there was a central location of specialty Doctors I would be able to make my Appt on the island & keep a full days work. If I take a day off it's not to go to the doctor. I am 100% for this development. I would cut down the already congested road in and out of Kiawah & Seabrook Island.

Sender information:

ip address: 195.181.171.41

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 15_6_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.1 Mobile/15E148 Safari/604.1

Name: Todd Campbell

Email: ironsilverlead@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: July 28, 2023 at 11:03:35 AM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Tracy Hull's Survey Submission"

Reply-To: hulls@mac.com

From: Tracy Hull <hulls@mac.com>

Health Care Survey Submitted on July 28, 2023 3:03 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Lab, Physical Therapy/Rehab, Psychiatry, Evaluation & Management, Radiology, Oncology, Ophthalmology, Orthopedics, Urology, Vascular, Cancer Specialists, Mental Health

Comments:

We need more medical doctors and services. We already have spas that provide all types of wellness treatments.

Sender information:

ip address: 73.88.64.42

Browser: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.6 Safari/605.1.15

Name: Tracy Hull

Email: hulls@mac.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: July 29, 2023 at 5:41:45 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Joie Maria Larson's Survey Submission"

Reply-To: joiemaria70@gmail.com

From: Joie Maria Larson <joiemaria70@gmail.com>

Health Care Survey Submitted on July 29, 2023 9:41 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa, Other Pet Care, Nail spa

Comments:

Sender information:

ip address: 2601:741:c280:3ed0:c1af:a948:aeaf:8ef3

Browser: Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/115.0.0.0 Mobile Safari/537.36

Name: Joie Maria Larson

Email: joiemaria70@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: August 2, 2023 at 1:37:20 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "A J Capelli's Survey Submission"

Reply-To: acapelli35@hotmail.com

From: A J Capelli <acapelli35@hotmail.com>

Health Care Survey Submitted on August 2, 2023 5:37 pm

Health Care Services selected:

Cardiology, Pain Management, Lab, Physical Therapy/Rehab, Dermatology, Podiatry, ENT, Radiology, Urology, Dentistry

Comments:

Where is the the Health & Wellness Village closest to Kiawah located?

Sender information:

ip address: 2601:741:c201:78b0:617e:dd69:aa0:af4d
Browser: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/115.0.0.0 Safari/537.36
Name: A J Capelli
Email: acapelli35@hotmail.com

From: Support Island Park Place <wordpress@ippsupport.com>
Date: August 28, 2023 at 1:18:50 PM EDT
To: letters@ippsupport.com
Subject: Support Island Park Place "Debbie Vaughan's Survey Submission"
Reply-To: debbiecvaughan@gmail.com

From: Debbie Vaughan <debbiecvaughan@gmail.com>
Health Care Survey Submitted on August 28, 2023 5:18 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

We are in need of almost all of these services.

Sender information:

ip address: 2601:741:c281:6b0:cda8:f383:e6e4:8ae6
Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.6 Mobile/15E148 Safari/604.1
Name: Debbie Vaughan
Email: debbiecvaughan@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>
Date: October 6, 2023 at 10:28:20 AM EDT
To: letters@ippsupport.com
Subject: Support Island Park Place "D Ross's Survey Submission"
Reply-To: rdross83@gmail.com

From: D Ross <rdross83@gmail.com>
Health Care Survey Submitted on October 6, 2023 2:28 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa, Other Chiropractic Care

Comments:

Sender information:

ip address: 2600:387:f:6812::9
Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.6 Mobile/15E148 Safari/604.1
Name: D Ross
Email: rdross83@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>
Date: October 6, 2023 at 12:11:04 PM EDT
To: letters@ippsupport.com
Subject: Support Island Park Place "Karen Icklan's Survey Submission"
Reply-To: kicklan@gmail.com

From: Karen Icklan <kicklan@gmail.com>
Health Care Survey Submitted on October 6, 2023 4:11 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

Sender information:

ip address: 99.196.131.61

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_6_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.6 Mobile/15E148 Safari/604.1

Name: Karen Icklan

Email: kicklan@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: October 6, 2023 at 4:04:25 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Jill Dickerson's Survey Submission"

Reply-To: jill.dickerson@vibrantkids.us

From: Jill Dickerson <jill.dickerson@vibrantkids.us>

Health Care Survey Submitted on October 6, 2023 8:04 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa, Other HBOT, Vitamin infusion-eg Myers cocktail, vitamin C, glutathione

Comments:

I'm an independent integrated pediatrician. Would love a place for complex patients to receive biomedical care

Sender information:

ip address: 2600:1700:4170:60c0:4d03:dcf0:34fc:3884

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_6_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.6 Mobile/15E148 Safari/604.1

Name: Jill Dickerson

Email: jill.dickerson@vibrantkids.us

From: Support Island Park Place <wordpress@ippsupport.com>

Date: October 9, 2023 at 8:16:23 AM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Ashley Murray's Survey Submission"

Reply-To: abrannonmurray@gmail.com

From: Ashley Murray <abrannonmurray@gmail.com>

Health Care Survey Submitted on October 9, 2023 12:16 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa, Other

Comments:

I am in support of any health and wellness affiliated businesses that could be possibly located on John's Island. I experienced a situation where I was in need of immediate medical attention while working past the second gate on Kiawah Island. My injury was serious and the only choice that I had was to seek medical attention in the city which was an hour ride away. I was able to obtain treatment for my injury which happened about 8 years ago. In my opinion I think it is something that is needed for the good of all residents on John's Island to be given a choice of whether or not to stay on John's Island while seeking wellness and health assistance. I have recently moved to John's Island to reside and feel the community is lacking in certain areas.

Sender information:

ip address: 2607:fb90:eeab:48d3:9925:4f9e:cb3d:5532

Browser: Mozilla/5.0 (Linux; Android 10; K) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/117.0.0.0 Mobile Safari/537.36

Name: Ashley Murray

Email: abrannonmurray@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: October 14, 2023 at 2:42:48 PM EDT

To: letters@ippsupport.com

Subject: Support Island Park Place "Jennifer Passantino's Survey Submission"

Reply-To: jenniferpassantino@hotmail.com

From: Jennifer Passantino <jenniferpassantino@hotmail.com>

Health Care Survey Submitted on October 14, 2023 6:42 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Radiology, Gastroenterology, Spine, General Surgery, Ophthalmology, Orthopedics, Urology, Vascular, Dentistry, Preventative Care, Mental Health

Comments:

Pelvic floor therapists. Pediatrician. Urgent Care.

Sender information:

ip address: 2601:741:c201:590:d0cb:b285:9e80:8a94

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_6_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.6 Mobile/15E148 Safari/604.1

Name: Jennifer Passantino

Email: jenniferpasantino@hotmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: November 8, 2023 at 12:01:33 PM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Julie Gibbes's Survey Submission"

Reply-To: julie2932@gmail.com

From: Julie Gibbes <julie2932@gmail.com>

Health Care Survey Submitted on November 8, 2023 5:01 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

I have friends and family in the Johns Island area who have expressed their interest in this unique opportunity for the community. With there being only two access points to the Johns Island area, I do feel there is a need for these types of health care options to provide the quality and healthy lifestyle associated with this community.

Sender information:

ip address: 2603:3008:200:8e00:99af:6ad1:74a4:26fc

Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/118.0.0.0 Safari/537.36

Name: Julie Gibbes

Email: julie2932@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: November 8, 2023 at 7:10:43 PM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Victor jaramillo's Survey Submission"

Reply-To: Vickk_10@icloud.com

From: Victor jaramillo <Vickk_10@icloud.com>

Health Care Survey Submitted on November 9, 2023 12:10 am

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

Sender information:

ip address: 2600:387:15:161d::6

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) CriOS/119.0.6045.109 Mobile/15E148 Safari/604.1

Name: Victor jaramillo

Email: Vickk_10@icloud.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: November 10, 2023 at 8:39:52 AM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Zack Phillips's Survey Submission"

Reply-To: phillipszack31@gmail.com

From: Zack Phillips <phillipszack31@gmail.com>

Health Care Survey Submitted on November 10, 2023 1:39 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

I'm a land owner in the area, born and raised in Charleston. I think The Island Park Place would be a great convince to the people of this corner of Charleston. Especially

those who are disappointed in the lack of infrastructure, making the roads congested around the clock.

Sender information:

ip address: 2607:fb90:eeb9:907b:2ccb:6cfc:70e2:6c5a

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_1_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Name: Zack Phillips

Email: phillipszack31@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: November 11, 2023 at 12:58:01 PM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Linda Hines's Survey Submission"

Reply-To: rhines11@cinci.rr.com

From: Linda Hines <rhines11@cinci.rr.com>

Health Care Survey Submitted on November 11, 2023 5:58 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

I support Island Park Place Health And Wellness Village. I would welcome this facility close to home for all my health needs . Also looking toward the future for my adult children to have access for all of their health needs . This facility would only add to the convenience and needs of our community.

Sender information:

ip address: 184.54.168.190

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 15_6_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.1 Mobile/15E148 Safari/604.1

Name: Linda Hines

Email: rhines11@cinci.rr.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: November 11, 2023 at 2:14:38 PM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Sophia Kalisperis's Survey Submission"

Reply-To: sokalisperis1127@gmail.com

From: Sophia Kalisperis <sokalisperis1127@gmail.com>

Health Care Survey Submitted on November 11, 2023 7:14 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

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Sender information:

ip address: 2600:387:15:1617::8

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_6_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.6 Mobile/15E148 Safari/604.1

Name: Sophia Kalisperis

Email: sokalisperis1127@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: November 30, 2023 at 3:41:23 PM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Tim Hill's Survey Submission"

Reply-To: hillpartners@msn.com

From: Tim Hill <hillpartners@msn.com>

Health Care Survey Submitted on November 30, 2023 8:41 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa, Other Optometry, Chiropractic, Sports Medicine, Internist, Orthopedist, Homeopathic Practicioners, Audiologist

Comments:

--

Sender information:

ip address: 2601:741:c200:5550:b044:c63f:cbdf:2780

Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/119.0.0.0 Safari/537.36 Edg/119.0.0.0

Name: Tim Hill

Email: hillpartners@msn.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: November 11, 2023 at 2:14:55 PM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Nick Kalisperis's Survey Submission"

Reply-To: nkalisperis72@gmail.com

From: Nick Kalisperis <nkalisperis72@gmail.com>

Health Care Survey Submitted on November 11, 2023 7:14 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments: --

Sender information:

ip address: 2600:387:15:1617::8

Browser: Mozilla/5.0 (iPhone; CPU iPhone OS 16_6_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.6 Mobile/15E148 Safari/604.1

Name: Nick Kalisperis

Email: nkalisperis72@gmail.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: December 5, 2023 at 10:24:52 AM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Eric Waehner's Survey Submission"

Reply-To: eric.waehner@yahoo.com

From: Eric Waehner <eric.waehner@yahoo.com>

Health Care Survey Submitted on December 5, 2023 3:24 pm

Health Care Services selected:

Cardiology, Physical Therapy/Rehab, Psychiatry, Evaluation & Management, Trauma

Comments:

Ok to travel off Island for non-urgent care. Do believe Seabrook/Kiawah end of Johns Island needs access to urgent care related to cardiology/stroke with access to rapid transit to tertiary care if required

Sender information:

ip address: 73.217.135.12

Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/120.0.0.0 Safari/537.36

Name: Eric Waehner

Email: eric.waehner@yahoo.com

From: Support Island Park Place <wordpress@ippsupport.com>

Date: December 6, 2023 at 10:24:00 AM EST

To: letters@ippsupport.com

Subject: Support Island Park Place "Tracy Blewer's Survey Submission"

Reply-To: tracyblewer@aol.com

From: Tracy Blewer <tracyblewer@aol.com>

Health Care Survey Submitted on December 6, 2023 3:23 pm

Health Care Services selected:

Cardiology, Gynecology, Pain Management, Cosmetic Procedures, Lab, Physical Therapy/Rehab, Dermatology, Miscellaneous Services, Podiatry, Endocrinology, Nephrology, Psychiatry, ENT, Neurology, Pulmonology, Evaluation & Management, Neurosurgery, Radiology, Gastroenterology, Obstetrics, Spine, General Surgery, Oncology, Thoracic Surgery, Ophthalmology, Orthopedics, Trauma, Urology, Vascular, Dentistry, Cancer Specialists, Preventative Care, Mental Health, Nutritionist, Healthy Eateries, Village Lofts, Medical Spa

Comments:

This would be a huge benefit to all of the residence of Johns Island. As a Native to the islands, I believe that less homes and more facilities such as this would be best for the area.

--

Sender information:

ip address: 108.77.241.225

Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/119.0.0.0 Safari/537.36
Name: Tracy Blewer
Email: tracyblewer@aol.com

From: Ronald J. Fazio <ronaldfazio@me.com>
Health Care Survey Submitted on December 6, 2023 4:54 pm

Health Care Services selected:

Pain Management, Lab, Miscellaneous Services, Podiatry, Pulmonology, Spine, Orthopedics, Trauma, Dentistry, Healthy Eateries, Medical Spa

Comments:

These facilities are essential for the aging portion of the community. Time spent in traffic to secure these services elsewhere is too much.

Sender information:

ip address: 2603:3008:211:3080:91aa:42a0:dbc3:6df8

Browser: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.1 Safari/605.1.15

Name: Ronald J. Fazio

Email: ronalfazio@me.com

Petition for Island Park Place Health and Wellness Village

We, the undersigned residents and advocates for health and wellness, wholeheartedly express our support for the Island Park Place Health and Wellness Village located on Betsy Kerrison Parkway, Johns Island, SC. We believe that this innovative facility will play a crucial role in enhancing the well-being of our community and fostering a healthier and more vibrant environment for all residents.

The strategic location of Island Park Place Health and Wellness Village on Betsy Kerrison Parkway is of paramount importance. Its central position ensures convenient access for all community residents, allowing them to benefit from a wide range of innovative and integrative health modalities, procedures, and treatments within minutes. This accessibility is particularly significant in promoting preventive healthcare, early intervention, and overall community wellness.

Here are some key reasons why we support the establishment of Island Park Place Health and Wellness Village:

Comprehensive Health Services: Island Park Place Health and Wellness Village aims to provide a comprehensive array of health services, including innovative modalities and integrative treatments. This holistic approach is essential for addressing the diverse health needs of our community members.

Convenient Location: The strategic placement of the facility on Betsy Kerrison Parkway ensures that residents from all corners of Johns Island can easily access the health and wellness services provided. This convenience is crucial for encouraging regular health check-ups and preventive care.

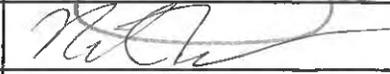
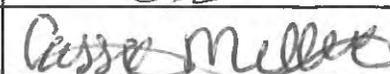
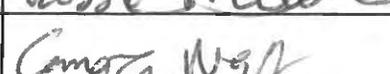
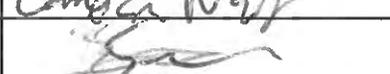
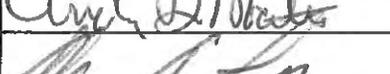
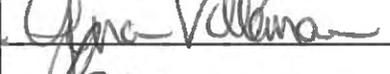
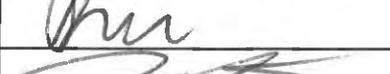
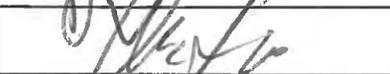
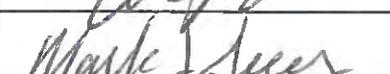
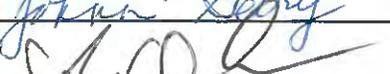
Community Empowerment: By establishing a hub for health and wellness, the Village contributes to the empowerment of our community. Residents will have the opportunity to take charge of their well-being and engage in proactive health management.

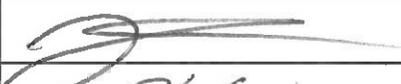
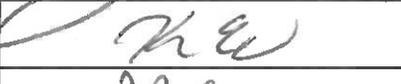
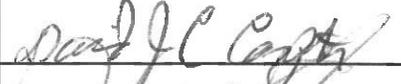
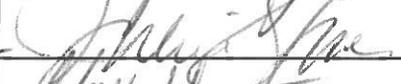
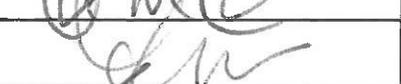
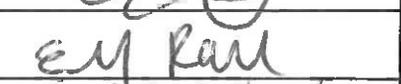
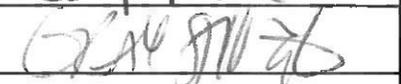
Job Creation: The development of Island Park Place Health and Wellness Village will not only benefit the community's health but also contribute to local economic growth by generating job opportunities and fostering collaboration with local businesses.

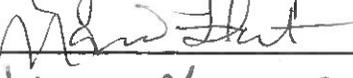
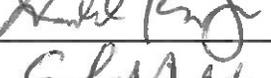
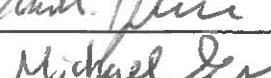
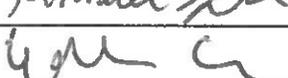
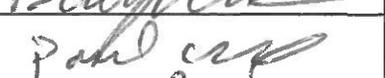
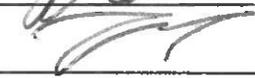
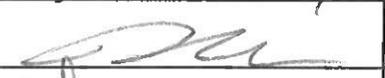
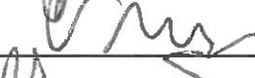
Enhanced Quality of Life: Access to diverse health modalities and treatments contributes to an enhanced quality of life for residents. The Village's focus on integrative health practices aligns with the growing interest in holistic well-being.

We, the undersigned, hereby express our full support for the Island Park Place Health and Wellness Village and urge all of those that are relevant to consider the positive impact this facility will have on the health and vitality of our community.

Thank you for your attention to this matter. We look forward to the successful establishment of the Island Park Place Health and Wellness Village and the positive transformation it will bring to our community.

Name of Eligible Voter	Signature of Eligible Voter	Street Address of Eligible Voter	Date Signed
TREYOR SMITH		5111 CORAL REEF DR	11/25/23
Nathan Sucher		1992 Shede tree Dr	11/25/23
Cassandra Miller		3014 Rev. Ridge Dr.	11/27/23
Camron West		3014 Rev. Ridge Dr.	11/27/23
JEAN MC MANA		2135 Providence Ln.	11/27/23
Denise D. Martin		3092 Bohicket Rd	11/28/23
Andrew D. Martin		3092 Bohicket Rd	11/28/23
Alan A. Liddy		918 Sedat Villa Dr	11/28/23
Erna Villenman		1652 St Johns Painsville	12/1/23
San Paul		2100 Gulliver D	12/1/23
Michael Squatito		3939 G.F.I Blvd	12/1/23
Alicia Squatito		3939 G.F.I Blvd	12/1/23
Nathalie Aguilar		2800 Thunder Trl	12/1/23
Daniel Harper		3326 Tubard Rd	12/1/23
Walter Jarrovi		1058 Mossy rock	12/2/23
MARK J. SEERY		2821 Sugarberg LN	12/3/23
Joann Seery		2821 Sugarberg Lane	12/3/23
Rebekah Carter		5024 Coral Reef Dr	12/3/23
HEATHER CRANDON		2031 Cedar Spruce Ln	12/3/23

Name of Eligible Voter	Signature of Eligible Voter	Street Address of Eligible Voter	Date Signed
JASON WARNER		5072 CRAWFORD WAY SE	11/25/23
Kimberly Eddy		3503 Singletary Ct	11/25/23
David J P Coates		2250 River Rd.	11/25/23
Julius Stoddard		2713 Bohicket	11/25/23
Matthew Harrison		1310 Segar St	11/25/23
Taylor Harrison		1310 Segar St	11/25/23
Justin Hartwell		1624 Fishbone Dr	11/25/23
Lionel Hartwell		1624 Fishbone Dr	11/25/23
Jennifer Ware		2609 Hatch Dr.	11.25.23
Tyler Ware		2609 Hatch Dr.	11.25.23
Dou Loyd		5370 RORLESS DR	11.26.23
Tina Volkman		3410 ALCOA DR	11.26.23
Rick Nugent		229 Lois Allen Pl	11/26/23
Erin Rawl		6228 Pearnee Pl	11/26/23
Gray Stafford		6050 Josie Ridge	11/26/23
Kimberly Bradford		1206 Krawcheck St	11/26/23
Chris Hostetler		2611 Colonel Hamilton Dr	11/26/23
Chapman		5010 Sterling Rd	11/26/23
CAROLINE SMITH		5111 CORAL REEF DR	11/26/23

Name of Eligible Voter	Signature of Eligible Voter	Street Address of Eligible Voter	Date Signed
JAMES Hart		2230 River Road	11/24/2023
Don Thompson		2124 River Road	11/24/2023
Margaret Thompson		2124 River Road	11/24/2023
Maria Hart		2230 River Road	11/24/23
Karen Thompson		1932 Planters Drive	11/24/23
Donald Thompson		1579 Pixley St	11/24/23
Erica Gilly		2885 Aldred Rd	11/24/23
Kailie Greer		4044 Oxeye Loop	11/24/23
Mike Greer		4044 Oxeye Loop	11/24/23
Colby Elsey		3325 Dunwick Dr	11/24/23
Bradley Yarbrough		1592 Saint Johns Dr	11/24/23
Paul _____		1592 Saint John	11/24/23
Kaley de la Cruz		1519 Innkeeper Ln	11-24-23
Nick Ungard			11-24
Jessie Cumber			11/24/23
Laura Edwards		579 Two Mile Run	11/25/23
Cara Maness		2048 Parish House Cir	11/25/23
Brie Scialos		2411 Kemway Rd	11/25/23
Louise Moore		2411 Kemway Rd	11/25/23

Name of Eligible Voter	Signature of Eligible Voter	Street Address of Eligible Voter	Date Signed
Edwin W. Naylor	<i>Edwin W. Naylor</i>	178 Governors Dr. KI	11/25/23
Mary J. Naylor	<i>Mary J. Naylor</i>	178 Governors Dr., KI	11/25/23
JAMES A JESSEE	<i>James A. Jesse</i>	3 AVOCET LN	11/30/23
Kimberly B Jesse	<i>Kimberly B. Jesse</i>	3 AVOCET Lane	11/30/23
REBECCA MOHR	<i>Rebecca Mohr</i>	2258 Shad Dr.	12-4-23
Mr. Sherrill	<i>Mary M. Sherrill</i>	2091 Shoreline Dr. - JT	12-8-23
Mr. Sherrill	<i>John A. Sherrill</i>	2736 Shoreline Dr. - M.S.I.	12-9-23
Ms. Denise Sherrill	<i>Denise Sherrill</i>	2236 Shoreline Dr. JT	12/10/23
Misty Nelson	<i>Misty Nelson</i>	2007 Shoreline Dr. JT	12-10-23

Island Park Place Health and Wellness Center Cassique Support Petition

On behalf of the Cassique residents who have signed this document below, we are expressing our strong support for the Island Park Place Health and Wellness Center on Betsy Kerrison Parkway that will be considered by the Charleston County council in December 2024. We feel it will improve access to health care services, reduce the need to travel on overburdened roads for necessary treatments, and provide needed retail and housing options for our end of Johns Island. The reasons behind our support are below:

- **This will improve access to health care for Cassique and Kiawah residents.**
 - Traffic getting on and off Johns Island is a mess. To go to a doctor's appointment in West Ashley, Charleston, or Mount Pleasant takes at least an hour each way, and sometimes much longer depending on time of day. There is no credible plan to improve the roads on and off of Johns Island, yet new housing developments and other commercial developments continue to be approved. This will only make the problem of getting to and from medical services of all kinds more difficult from our end of the island.
- **Many non-hospital, non-emergency services are needed near Kiawah.**
 - Many of the residents in Cassique have multiple medical services that they need on a regular basis. With no availability of Lab Services, Women's Health Services, Dermatology, Primary Care, Allergists, Orthopedics and many other specialties near Cassique, we are spending hours per week or month traveling for services that could be closer to home if the project is approved.
- **This new development is being led by a resident of Cassique, Jim Galowski, specifically because of his frustration with living here with limited access to medical services for him and his family.**
 - Jim and his family have been coming here for over 20 years, therefore you have a developer who is very motivated to accomplish the stated goal of using these facilities to enhance the medical services available to help everyone in Cassique and the rest of Johns Island.
- **The development will also add some limited health oriented retail and possible dining options.**
 - We need both of these to grow at this end of the island for everyone who lives here most of the year. Dining options are currently limited and overcrowded. This is all about being able to live a comfortable life without the frustration (and risk) of braving the traffic due to underdeveloped road systems. We are in favor of adding additional choices for dining that don't require a trip off of Johns Island.
- **This will provide some limited housing for staffing on Kiawah.**

- We need housing at this end of the island if we are going to have enough staff to take care of the growing population. Talk to any business owner here, and you will hear how hard it is to get dependable staff because of the difficulty commuting with traffic. With no new roads, the only way to solve this is to develop some suitable housing closer to us.
- **Once the development is done, it may actual LOWER traffic going into West Ashley or Charleston.**
 - Many people who are currently going to appointments off island would be able to handle their medical needs locally. This will take people off of the roads and bridges past Betsy Kerrison or moving against the normal traffic flows which get so clogged up. Many people don't have a choice of whether they go to their medical providers or not, so making it more convenient should reduce traffic and frustration. We all know how hard it can be to get certain medical appointments. If you have major a medical issue and need multiple tests or appointments that can't be scheduled the same day, it can wipe out an entire day for each appointment if the timing is not right. Again - this may actually lower the total traffic burden.
- **Protecting "Grand Trees" is not a reasonable reason to oppose this in our view.**
 - Across Johns Island, major developments are being built that are clear cutting thousands of trees. This development should not be singled out for tree impact versus all of the other developments that are under way (including a new 18 hole golf course for Kiawah resort and the Orange Hill golf course for Kiawah Partners).
- **Several changes and improvements have been made to the original proposal.**
 - The project has agreed to a 75' tree curtain along Betsy Kerrison to separate it from the road. It will be much less visible than the new Seafields Community or many of the housing developments along Main Road and River Road. In addition, they have agreed to height restrictions equal to home building roofline restrictions and over 7 acres of open spaces with all Grade "A" and "B" trees preserved.

In summary - We believe that the Island Park Place Health and Wellness Village will improve the quality of life for residents of Cassique and the larger Kiawah community by providing better access to critical health services and reducing traffic and travel burdens associated with required healthcare for our residents.

Residents in Support of this petition:

	<u>Name</u>	<u>Address</u>
1.	Brian and Diane Rickson	26 Old Cedar Lane
2.	Ed Taul	4625 ESTUARY LANE
3.	Dave and Carrie Gabriel	158 Nicholas Contact Cir.
4.	Benny Gordon, Heidi Gordon	99 Salthouse Lane
5.	Joe and Jean Pesch	477 Cotton Hall, Johns Island
6.	Mark Anderson	200 Chinaberry Lane, Johns Island
7.	Paula Joyce	11 Ocean Green, Johns Island
8.	Mark Van Fossen	6004 Green Dolphin Way, TI
9.	Kim and Jim Jensen	3 Avocet Lane, Kiawah Island
10.	Jim and Karen Anderson	7 Summer Islands Lane
11.	Brian or Kathleen Goves	37 Lemoyne Lane
12.	Ken Kaminsky	1 Atlantic Beach Court
13.	Jennie or Sandy Swit	Lemoyne Lane
14.	Phil and Len Vogel	61 Lemoyne Lane
15.	Billy Goodmay	328 Catbrier Court
16.	Brad and Jan Eden	107 Raynor Lane
17.	Dave Paxon	503 Bufflehead Dr.
18.	Stu Parter	47 River Marsh Ln.
19.	Eileen Fiore	87 Trailing Vine Way
20.	Sean Simon	92 Trailing Vine Way

Residents in Support of this petition:

	Name	Address
(a)	1. ED SIMON	416 ESTUARY LANE Johns Island SC.
(RTS)	2. RUSSELL SHEPARD	160 Nicholas Cortland Johns Island SC
(S)	3. Bobby & Sheila Patch	22 Arrowhead Krawah IS
	4. TAM & BARBARA McDUFFIE	47 LEMOYNE LAKE, JOHN'S ISLAND
(S)	5. John and Sally Walters	81 Trailing Vine way
(S)	6. Mark PARRY	88 Trailing vine way
KP	7. Kim Parry	436 ESTUARY LN
JP	8. JOHN PARRY	16 BOFFLEHEAD
JWS	9. DAVID G. BROWN	46 Lemoyme Lane
(P)	10. Jim & Ann Marie Gauswski	222 BEAUTY BERRY CT
JMM	11. JOE TIBBETTS	239 QUEEN'S COMARE LN, JOHN'S ISLAND, SC
DM	12. Oajmond	430 Estuary Lane Johns Island
(P)	13. David Di Antonio	424 Estuary Lane
(P)	14. ERIC PAWELS	76 Lemoyme Ln.
(P)	15. Candace Pawms	76 Lemoyme Ln.
	16. Tom Malon	66 Lemoyme (Malonian)
	17. Regal Malon	66 Lemoyme (Malonian)
	18. Michael & Kelly Mullen	Estuary Ln.
	19. Michael Cole	11 Little Rabbit Lane
	20. Mark Botton	67 FLETCHER HALL

Residents in Support of this petition:

<u>Name</u>	<u>Address</u>
1. Tom Cooper	93 Salt House Lane
2. Michael York	132 Babcat Lane
3. Charlie Williams	45 Lemoyne
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
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16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____