

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING **Tuesday, July 12, 2022 at 6:30 PM**

Charleston County Council will hold a public hearing on the matter listed below beginning at 6:30 p.m., Tuesday, July 12, 2022, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). Packet information can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Public comments may be made in person or written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, July 12, 2022. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

- a. ZREZ-03-22-00132: Request to rezone TMS 203-00-00-233 and TMS 203-00-00-232, 4104 Betsy Kerrison Parkway and 3317 Trumpet Road, from Agricultural Residential Zoning District (AGR) to the Storey Farms Planned Development Zoning District (PD-183).

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-03-22-00132: Case History

Planning Commission Meeting: June 13, 2022

Public Hearing: July 12, 2022

PPW Committee: August 18, 2022

1st Reading: August 23, 2022

2nd Reading: September 6, 2022

3rd Reading: October 11, 2022

CASE INFORMATION

Applicant: Bill Eubanks

Owner: Jeremy & Alison Storey

Location: 4104 Betsy Kerrison Parkway and 3317 Trumpet Road (Johns Island area)

Parcel Identification: 203-00-00-232 and 203-00-00-233

Application: Request to rezone TMS 203-00-00-232 and 203-00-00-233 from the Agricultural Residential (AGR) Zoning District to Storey Farms Planned Development (PD-183) Zoning District.

Council District: 8 (Johnson)

Property Size: 2.96 acres

Overview of Requested PD Guidelines:

- Proposed Allowed Land Uses:
 - A. Food Sales
 - B. Food Truck and Food Vendor
 - C. Fire Pit and Oyster Roast Area
 - D. Sale of Alcohol
 - E. Garden/Crop Areas
 - F. Agricultural Processing
 - G. Agricultural Storage
 - H. Accessory Structures
 - I. Education Trail/Petting Zoo
 - J. Single Family Detached Residential (pursuant to AGR Zoning District requirements)
 - K. Roof-mounted Solar Collector
- Special Events will not exceed the five allowed per Sec. 6.7.3 of the ZLDR and will comply with all applicable regulations at the time of permit submittal. No amplified music, outside of permitted Special Events.
- All signage will comply with Art. 9.8 of the ZLDR. Freestanding on-premises signs will comply with agricultural signage requirements of the ZLDR.
- Minimum parking requirements will be provided in compliance with Art. 9.3 of the ZLDR. Parking will be allowed in front of the principal building, which a 4-foot fence will screen.
- Will comply with the AGR Zoning District regulations of the ZLDR in effect at the time of application submittal for all matters not specifically addressed in the PD.
- Proposed Density, Intensity, and Dimensional Standards:

Minimum Setbacks (feet)

Betsy Kerrison Parkway: 75 (also serves as buffer)

Trumpet Road: 20 (also serves as buffer)*

Rear: 30+

Side:	5**
Minimum Lot Size:	30,000 square feet
Minimum Lot Width:	100 feet
Density:	1 Dwelling Unit per Acre
Lot Building Coverage Maximum:	30%
Building Height (feet) Maximum:	35 feet (measure from the base flood elevation)

**proposed setback is less restrictive than the standards for the current AGR zoning, which is 50 ft*
+proposed setback is more restrictive than the standards for the current AGR zoning, which is 15 ft
***proposed setback is less restrictive than the standards for the current AGR zoning, which is 15 ft*

Zoning History: In 1999, the subject parcels were zoned Agriculture General (AG) and became Agricultural Residential (AGR) with the adoption of the Zoning and Land Development Regulations Ordinance in 2001. Prior to this request, there have been no previous rezoning requests for these properties.

Adjacent Zoning: The subject properties contain a farmstand/retail store, petting zoo, and agricultural storage. Surrounding properties in all directions are zoned Agricultural Residential (AGR) and contain residential uses or are undeveloped.

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. Any 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:"

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

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

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

Staff Response: The Comprehensive Plan recommends the Agricultural Residential Future Land Use Designation for these parcels, of which the "byright" uses include residential development, agriculture, and other uses necessary to support the viability of agriculture." The Planned Development proposes uses compatible with those described in the Comprehensive Plan; therefore, this criterion is 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.

Staff Response: Upon obtaining Letters of Coordination from Public Works Stormwater and Public Works Engineering, the applicant will have demonstrated that all applicable agencies will be able to provide the necessary services, facilities, and programs to serve the proposed development.

STAFF RECOMMENDATION:

The approval criteria have been met, therefore staff recommends approval with the following conditions:

1. Obtain letters of coordination from Public Works Stormwater and Public Works Engineering.
2. Remove the following sentence from the page 4 of the PD Guidelines: "Any future Restaurant shall be a maximum of 8,000 square feet," as the PD is not proposing a Restaurant use.

PLANNING COMMISSION MEETING: JUNE 13, 2022

Recommendation: Approval with the staff conditions above and the following additional condition (vote 6-0):

1. Replace all instances of "intent" in the PD-183 document with "shall."

Public Input: Three letters in opposition have been received. Twelve letters were received that stated the application could be supported if changes are made to the proposed PD.

Speakers: The applicant and the property owner spoke in support of the request. Two individuals spoke in opposition of the request.

Notifications: 240 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, and individuals on the Johns Island Interested Parties List on May 27, 2022. Additionally, this request was noticed in the *Post & Courier* on May 27, 2022.

PUBLIC HEARING: JULY 12, 2022

Public Input: No letters were received in support or opposition of this request.

Speakers: The applicant and the property owner spoke in support of the request. One individual made a general comment about the request.

Notifications: 240 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, and individuals on the Johns Island Interested Parties List on June 24, 2022. Additionally, this request was noticed in the *Post & Courier* on June 24, 2022.

PLANNING AND PUBLIC WORKS COMMITTEE MEETING: AUGUST 18, 2022

Recommendation: Approval, (9-0).

FIRST READING: AUGUST 23, 2022

Vote: Approved, 8-0, with the ability to amend up to the third reading; Councilmember Johnson absent.

SECOND READING: SEPTEMBER 6, 2022

Vote: Approved, 9-0, with the ability to amend up to the third reading.

THIRD READING: SEPTEMBER 20, 2022



Charleston County Zoning Map Amendment Request

Planning and Public Works Committee: August 18, 2022

First Reading: August 23, 2022

Second Reading: September 6, 2022

Third Reading: October 11, 2022

ZREZ-03-22-00132

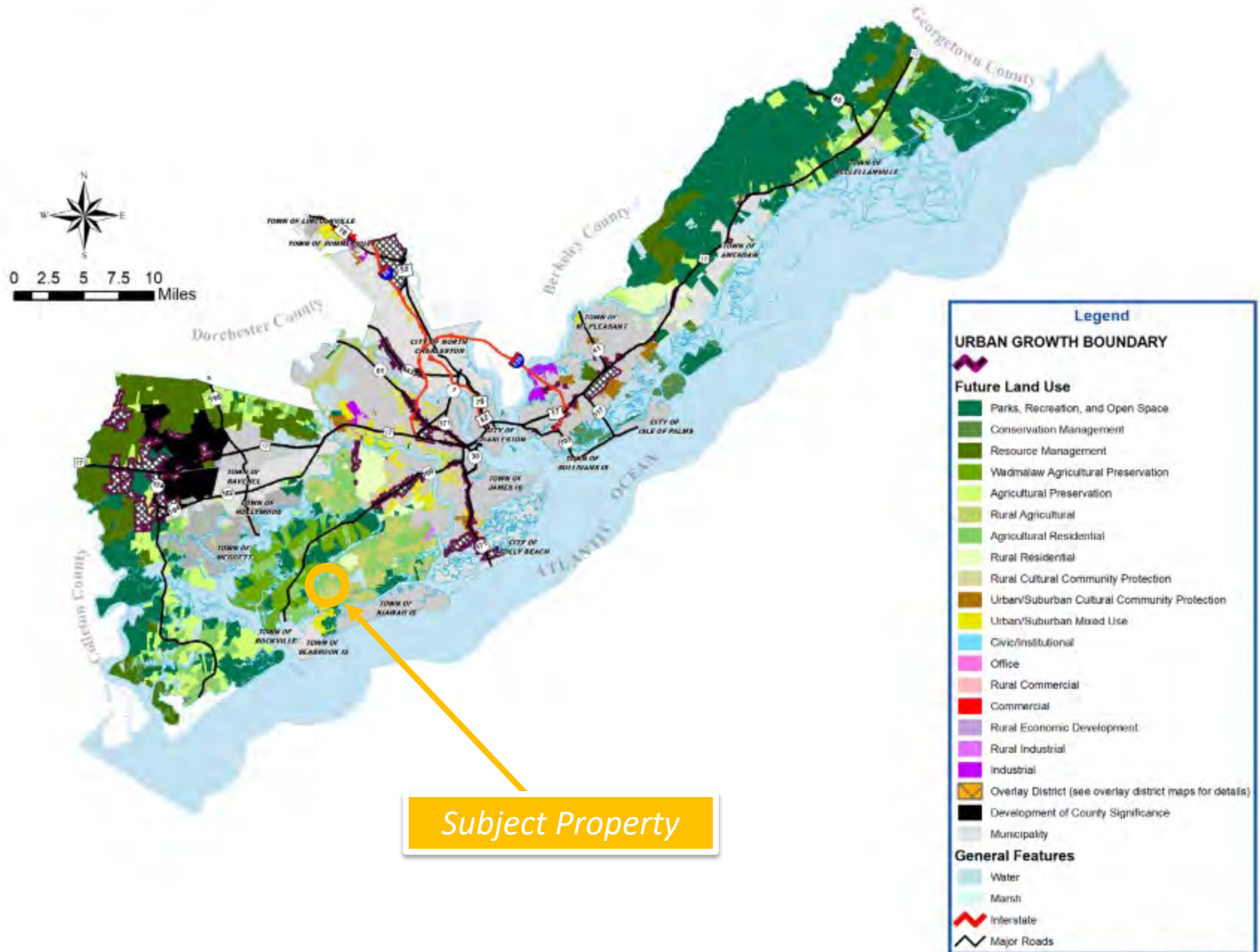
Request to rezone TMS 203-00-00-232 and 203-00-00-233 from the Agricultural Residential (AGR) Zoning District to Storey Farms Planned Development (PD-183) Zoning District.

- Johns Island: 4104 Betsy Kerrison Parkway and 3317 Trumpet Road
- Parcel I.D.: 203-00-00-232 & -233
- Owner: Jeremy & Alison Storey
- Applicant: Bill Eubanks
- Property Size: 2.96 acres
- Council District: 8 - Johnson

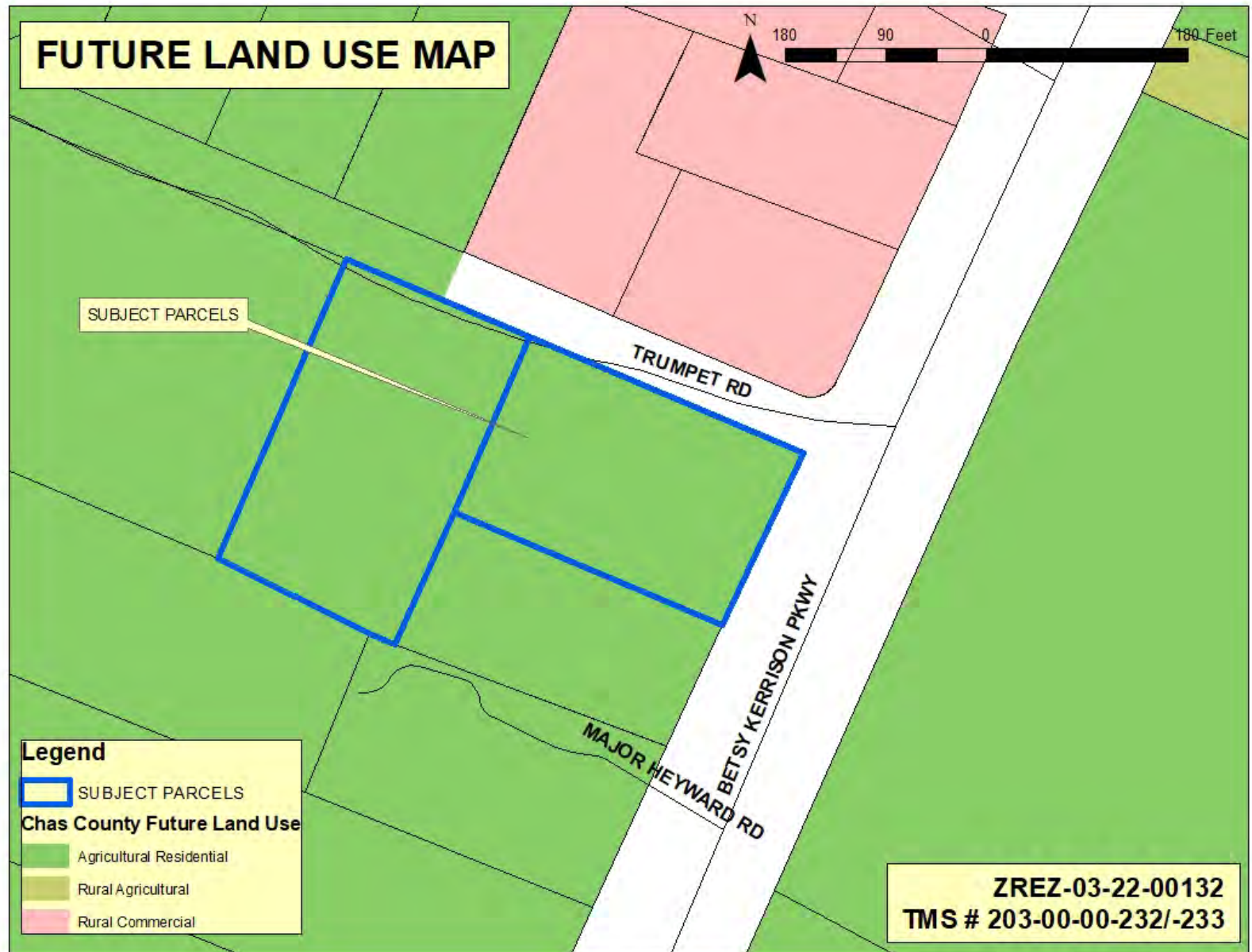
Zoning History

- In 1999, the subject parcels were zoned Agriculture General (AG) and became Agricultural Residential (AGR) with the adoption of the Zoning and Land Development Regulations Ordinance in 2001.
- Prior to this request, there have been no previous rezoning requests for these properties.

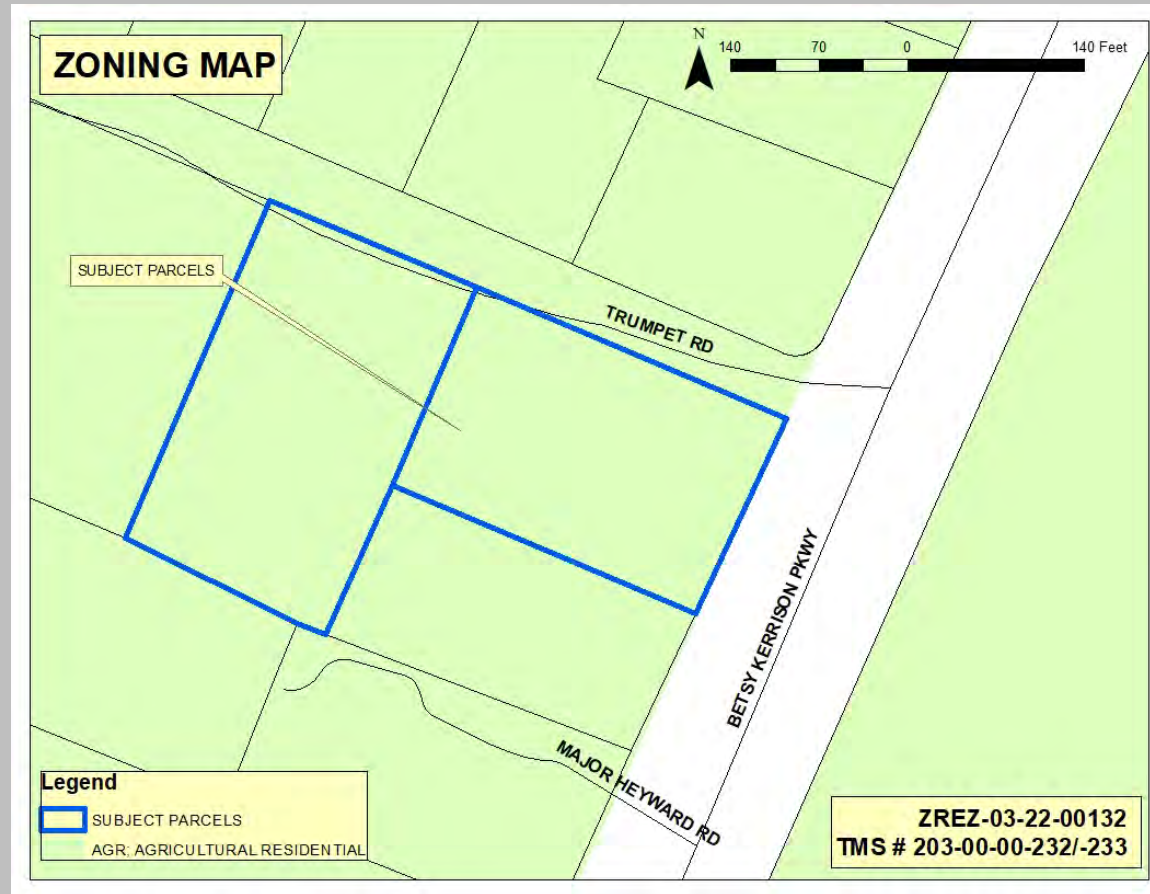
MAP 3.1.1: FUTURE LAND USE



Future Land Use

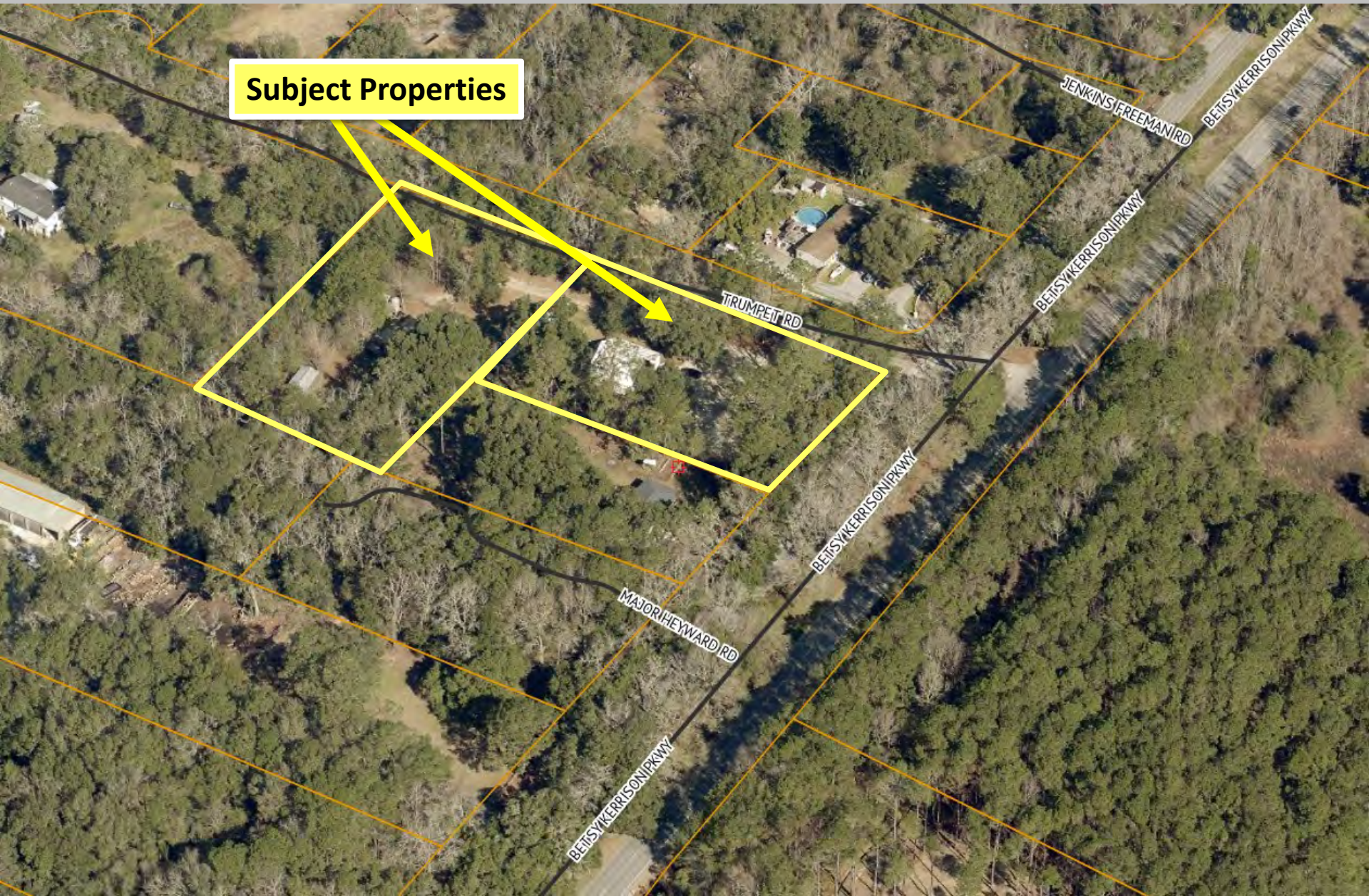


Current Zoning



The subject properties contain a farmstand/retail store, petting zoo, and agricultural storage. Surrounding properties in all directions are zoned Agricultural Residential (AGR) and contain residential uses or are undeveloped.

Aerial View to the North



Aerial View to the South



Site Photos



**1 – Subject Property
TMS 203-00-00-232**



**2 –Subject Property
TMS 203-00-00-233**

Site Photos



**3 – Adjacent Parcel
TMS 203-00-00-065**



**4 – Parcel across Trumpet Rd
TMS 203-00-00-093**

Proposed PD Guidelines:

PD-183, Storey Farms, proposes the following allowed land uses:

- A. Food Sales
- B. Food Truck and Food Vendor
- C. Fire Pit and Oyster Roast Area
- D. Sale of Alcohol
- E. Garden/Crop Areas
- F. Agricultural Processing
- G. Agricultural Storage
- H. Accessory Structures
- I. Education Trail/Petting Zoo
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- All signage will comply with Art. 9.8 of the ZLDR. Freestanding on-premises signs will comply with agricultural signage requirements of the ZLDR.
- Minimum parking requirements will be provided in compliance with Art. 9.3 of the ZLDR. Parking will be allowed in front of the principal building, which a 4-foot fence will screen.
- Will comply with the AGR Zoning District regulations of the ZLDR in effect at the time of application submittal for all matters not specifically addressed in the PD.

Proposed PD Guidelines:

PD-183, Storey Farms, proposes the following standards:

Minimum Setbacks (feet)

Betsy Kerrison Parkway:	75 (also serves as buffer)
Trumpet Road:	20 (also serves as buffer)*
Rear:	30+
Side:	5**
Minimum Lot Size:	30,000 square feet
Minimum Lot Width:	100 feet
Density:	1 Dwelling Unit per Acre
Lot Building Coverage Maximum:	30%
Building Height (feet) Maximum:	35 feet (measured from the base flood elevation)

**proposed setback is less restrictive than the standards for the current AGR zoning, which is 50 ft*

***proposed setback is less restrictive than the standards for the current AGR zoning, which is 15 ft*

+proposed setback is more restrictive than the standards for the current AGR zoning, which is 15 ft

Proposed Site Plan



Note: This plan is conceptual in nature and subject to change.

Job No. 20225150 | 04/05/22

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:”

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

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

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

Staff Response: The Comprehensive Plan recommends the Agricultural Residential Future Land Use Designation for these parcels, of which the “ ‘byright’ uses include residential development, agriculture, and other uses necessary to support the viability of agriculture.” The Planned Development proposes uses compatible with those described in the Comprehensive Plan; therefore, this criterion is met.

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:”

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.

Staff Response: Upon obtaining Letters of Coordination from Public Works Stormwater and Public Works Engineering, the applicant will have demonstrated that all applicable agencies will be able to provide the necessary services, facilities, and programs to serve the proposed development.

Recommendation

Staff Recommendation: The approval criteria have been met; therefore, staff recommends approval with the following conditions:

1. *Obtain Letters of Coordination from Public Works Stormwater and Public Works Engineering*
2. *Remove the following sentence from the page 4 of the PD Guidelines: "Any future Restaurant shall be a maximum of 8,000 square feet," as the PD is not proposing a Restaurant use.*

Planning Commission Recommendation: Approved with staff conditions above and the following additional condition (vote 6-0):

1. *Replace all instances of "intent" in the PD-183 document with "shall."*

Public Input

June 13th Planning Commission Meeting:

- Support Letters: Three letters received
- Twelve letters were received that stated the application could be supported if changes are made to the proposed PD.
- Speakers at the 6/13/22 PC Meeting:
 - The applicant and the property owner spoke in support of the request
 - Two individuals spoke in opposition to the request

July 12th Public Hearing Meeting:

- No additional letters were received in support or opposition to the request.
- Speakers at the 7/12/22 PC Meeting:
 - The applicant and the property owner spoke in support of the request
 - One individual made a general comment about the request.

Notifications

Planning Commission June 13th Meeting

- 240 notification letters were sent to individuals on the North Area Interested Parties List, as well as property owners within 300 feet of the subject parcel on May 27, 2022.
- Additionally, this request was noticed in the Post & Courier on May 27, 2022.

Public Hearing July 12th Meeting

- 240 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, and individuals on the Johns Island Interested Parties List on June 24, 2022.
- Additionally, this request was noticed in the Post & Courier on June 24, 2022.



Charleston County Zoning Map Amendment Request

Public Hearing: July 12, 2022

Planning and Public Works Committee: August 18, 2022

First Reading: August 23, 2022

Second Reading: September 6, 2022

Third Reading: October 11, 2022

STOREY FARMS

PLANNED DEVELOPMENT APPLICATION
JOHNS ISLAND | CHARLESTON COUNTY | SOUTH CAROLINA

TMS 203-00-00-232 | 203-00-00-233

CONTENTS:

Zoning Change Application.....1

Current Approved and Recorded Plat (July 12, 2002)2

Current Recorded Deed (April 2, 2013).....3

Restrictive Covenant Affidavit.....10

Posted Notice Affidavit.....11

Community Outreach and Planned Development Applications Statement.....12

Community Meeting Memo.....13

Storey Farms Planned Development Guidelines & Conceptual Sketch Plan14

ZONING CHANGE APPLICATION

CASE _____ PD _____

PROPERTY INFORMATION

CURRENT DISTRICT AGR REQUESTED DISTRICT PD

PARCEL ID(S) 203-00-00-232 / 203-00-00-233

CITY/AREA OF COUNTY Johns Island

STREET ADDRESS 4104 Betsy Kerrison Parkway, Charleston, SC 29455 ACRES 2.22 AC

DEED RECORDED: BOOK 0321 PAGE 206 DATE 4/2/2013

PLAT RECORDED: BOOK EF PAGE 718 DATE 7/12/2002 APPROVAL # 18827



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

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Bill Eubanks HOME PHONE _____

MAIL ADDRESS 804 Meeting Street, Suite 103 WORK PHONE 843-853-4506

CITY, STATE, ZIP Charleston, SC 29403 CELL PHONE 843-224-8804

EMAIL beubanks@sganwdesign.com

OWNER Jeremy Storey HOME PHONE _____

(IF OTHER THAN APPLICANT)

MAIL ADDRESS 3373 Trumpet Road WORK PHONE _____

CITY, STATE, ZIP Charleston, SC 29455 CELL PHONE 219-309-1428

EMAIL jeremy@storeyfarms.com

REPRESENTATIVE N/A 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 \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that Bill Eubanks 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.

[Signature]
Signature of Owner(s)

3/23/22
Date

[Signature]
Signature of Applicant/ Representative (if other than owner)

3/23/22
Date

Planner's Signature _____

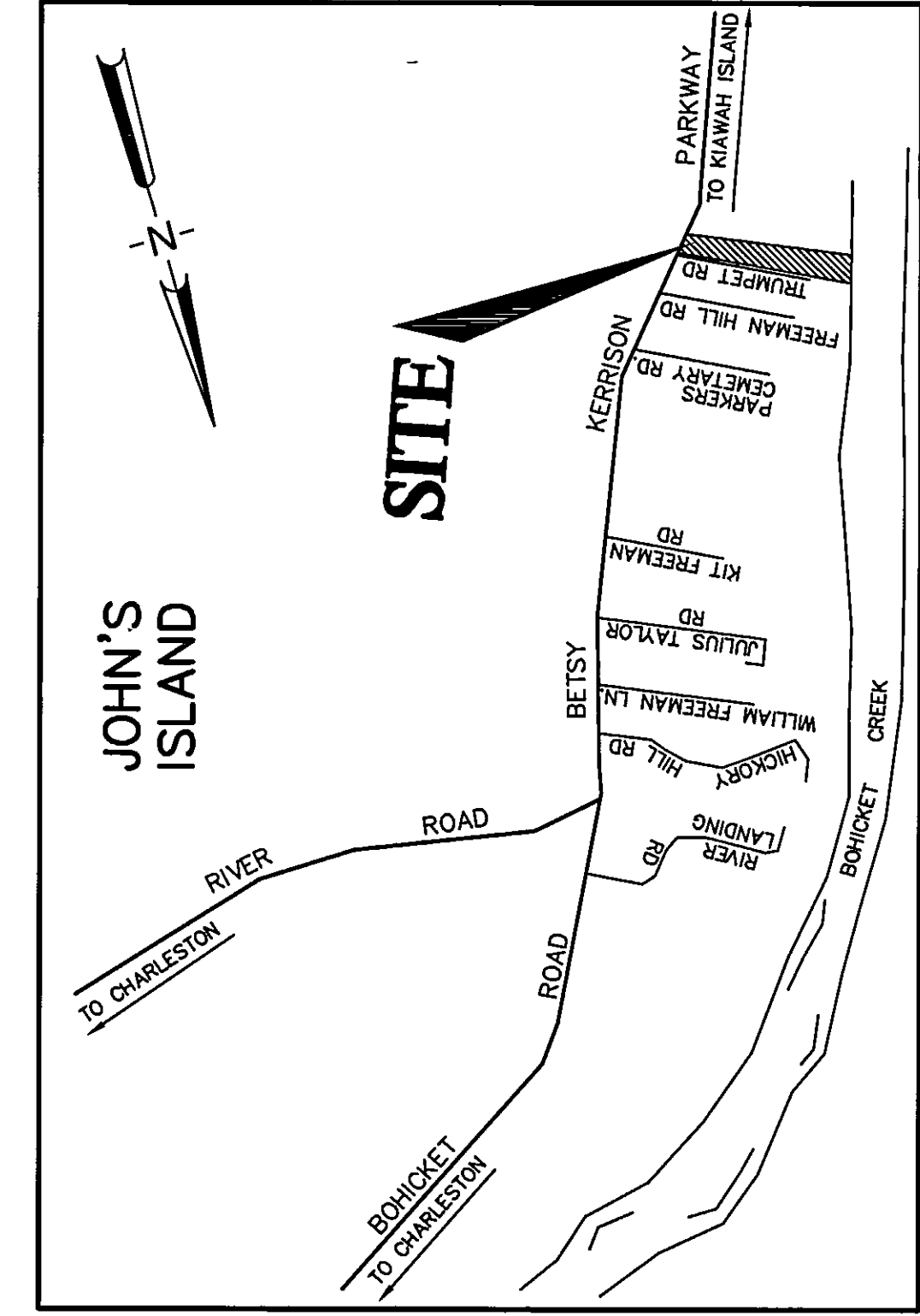
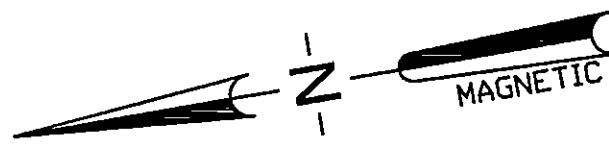
Date _____

Zoning Inspector's Signature _____

Date _____

OFFICE USE ONLY

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

[illegible]

NOTES

- 1) THE PROPERTY IS OWNED BY RAYMOND CAMPBELL
- 2) THE TOTAL AREA IS 18.311 ACRES (797.627 SQ FT)
- 3) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 455413 DATED 08/01/95, THE PROPERTY IS LOCATED WITHIN FLOOD ZONE A3 WITH A BASE FLOOD ELEVATION OF 12 AND FLOOD ZONE A3 WITH A BASE ELEVATION OF 12
- 4) THE LOCATION FOR THE WETLAND AND CRITICAL AREA FOR THIS PLAT WAS TAKEN FROM REFERENCE PLAT NO. 4
- 5) THE PROPERTY'S ADDRESS IS 4106 BETSY KERRISON PARKWAY
- 6) THE TMS NO IS 203-06-00-004
- 7) ANY FURTHER SUBDIVISION OF THE PARCEL OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING & LAND DEVELOPMENT REGULATIONS BEFORE CONSTRUCTION. THE COUNTY ACCEPTS ANY DEDICATION OF ANY ROADS INTO THE COUNTY ROAD SYSTEM. ANY OTHER PARTY OTHER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON ROAD STANDARDS
- 8) IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER DEVELOPER OR ARCHITECT(S) SHOWN ON THE PLAT THAT THE PROPERTY IS LOCATED WITHIN THE COUNTY OF CHARLESTON. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE ROADS COMMON AREAS DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO GARBAGE DISPOSAL PUBLIC WATER PUBLIC SEWAGE FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE
- 9) BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY
- 10) NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT
- 11) THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL
- 12) THE PROPERTY IS ZONED AGR
- 13) EACH LOT WILL HAVE PRIVATE SEPTIC TANK AND WELL

LEGEND

IPF - IRON PIPE FOUND
RF - REBAR FOUND
RS - REBAR SET
PP - POWER POLE

REFERENCES

- 1) REFERENCE PLAT BY HAROLD A. MOORE DATED DECEMBER 4, 1981 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK Q PAGE 152
- 2) REFERENCE PLAT BY F. ELLIOTTE QUINN, III DATED FEBRUARY 1, 1999 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EE PAGE 547
- 3) REFERENCE PLAT BY HAROLD J. LEANOND DATED MARCH 23, 1983, AND REVISED OCTOBER 13, 1983 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK AZ PAGE 27
- 4) REFERENCE IN REFERENCE WETLAND DELINEATION SURVEY BY ANDREW C. GILLETTE DATED JUNE 13, 1997 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EB PAGE 921
- 5) REFERENCE PLAT BY HAROLD A. MOORE DATED DECEMBER 4, 1981 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK Q PAGE 152
- 6) REFERENCE DEEDS RECORDED IN THE CHARLESTON COUNTY RMC OFFICE
a) BOOK X232 PAGE 145
b) BOOK X232 PAGE 146
c) BOOK S28 PAGE 28
d) BOOK H109 PAGE 192

DEDICATION OF INGRESS-EGRESS EASEMENT
I HEREBY DEDICATE THE 50 INGRESS-EGRESS EASEMENT TO THE USE OF THE
OWNERS THEIR HEIRS AND ASSIGNS OF LOTS C THROUGH G THE APPROVAL
OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT
FOR CONTINUED MAINTENANCE OR CONSTRUCT THE INGRESS-EGRESS EASEMENT
SHOWN ON THIS PLAT

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DIEC-DORN PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DIEC-DORN, THE OFFICE OF DORN IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY. WHETHER SHOWN HEREIN OR NOT.

The critical line shown on this plot is valid for three years from the date of
 this signature subject to the cautionary language above


Signature: Wes 300577 Date: 06 18 02

FOR PLANNING AND RMC USE ONLY

Charleston, South Carolina
Office of Register Mesne Conveyance

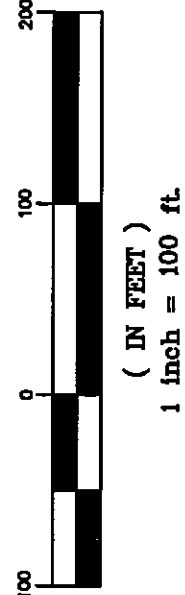
John B. Bland For Jennifer Miller
Director of Planning
Charleston County Planning Commission
18827 JULY 14 2002
Page # 2002

Register Mesne Conveyance



**FORSBERG ENGINEERING
AND SURVEYING, INC.**
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30375
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6780
CIVIL ENGINEERING, SURVEYING
AND LAND PLANNING

GRAFTING SCALE



SUBDIVISION PLAT

LOT 12, HOPKINSON PLANTATION
INTO LOTS A, B, C, D, E, F & G
TMS No 203-00-00-004

LOCATED ON JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE 1" = 100' JUNE 1, 2001

REVISED DECEMBER 20 2001 PER COMMENTS OF CHARLESTON COUNTY PLANNING DEPARTMENT

DANIEL C FORSBERG F E R L S No 8402



BP0321206

Recording requested by
and when recorded return to:

Dodds & Hennessy

1 North Adgers Wharf

Charleston, SC 29401

Asset No. 10441000905

_____ space above this line for Recorder's use only

QUITCLAIM DEED

(Without Covenant, Representation, or Warranty)

STATE OF SOUTH CAROLINA §

§

COUNTY OF CHARLESTON §

RECITALS

WHEREAS, Carolina Federal Savings Bank
(the "Institution"), acquired the Property by that certain Master's Deed dated
January 26, 2012, and recorded in Volume 0232, Page 085 of the records of
Charleston County, South Carolina, on February 6, 2012; and

WHEREAS, the Institution was closed by the Office of the Comptroller of the Currency on
April 27, 2012, and the Federal Deposit Insurance Corporation (the "FDIC") was appointed
as receiver for the Institution (the "Receiver"); and

WHEREAS, as a matter of federal law, 12 U.S.C. § 1821(d)(2)(A)(i), the Receiver succeeded to all of
the right, title, and interest of the Institution in and to, among other things, the Property.

NOW, THEREFORE, the Receiver (hereinafter, "Grantor"), whose address is 1601 Bryan Street,
Dallas, Texas 75201, for and in consideration of THIRTY-NINE THOUSAND NINE HUNDRED
AND NO/100 DOLLARS (\$39,900.00), the
receipt and sufficiency of which are hereby acknowledged, hereby RELEASES, CONVEYS and
QUITCLAIMS to Jeremy Storey and Alison Storey ("Grantee"),
whose address is 5648 W 700 North, Hobart, IN 46342

_____, WITHOUT COVENANT, REPRESENTATION, OR WARRANTY OF ANY
KIND OR NATURE, EXPRESS OR IMPLIED, AND ANY AND ALL WARRANTIES THAT MIGHT
ARISE BY COMMON LAW AND ANY WARRANTIES CREATED BY STATUTE, AS THE SAME

MAY BE HEREAFTER AMENDED OR SUPERSEDED, ARE EXCLUDED, all of Grantor's right, title and interest, if any, in and to that certain real property situated in Charleston County, South Carolina, as described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with any and all improvements thereto and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property"), **subject** however to any and all exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, liens, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Property, whether known or unknown, recorded or unrecorded, as well as standby fees, real estate taxes, and assessments on or against the Property for the current year and prior and subsequent years and subsequent taxes and assessments for prior years becoming due by reason of a change in usage or ownership, or both, of the Property; and any and all zoning, building, and other laws, regulations, and ordinances of municipal and other governmental authorities affecting the Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances"). Grantee, by its acceptance of delivery of this Quitclaim Deed, assumes and agrees to perform any and all obligations of Grantor or the Institution under the Permitted Encumbrances.

FURTHER, GRANTEE, BY ITS ACCEPTANCE OF DELIVERY OF THIS QUITCLAIM DEED, ACKNOWLEDGES AND AGREES THAT (i) GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, (B) ANY INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT OR HOPE TO CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE TITLE, DESCRIPTION, POSSESSION, HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR ANY PART THEREOF, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO, (H) THE EXISTENCE, QUALITY, NATURE, ADEQUACY, OR PHYSICAL CONDITION OF ANY UTILITIES SERVING THE

PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY OR ANY PART THEREOF, OF ANY HAZARDOUS MATERIALS; (ii) GRANTEE HAS FULLY INSPECTED THE PROPERTY AND THAT THE RELEASE AND QUITCLAIM HEREUNDER OF THE PROPERTY IS "AS IS" AND "WITH ALL FAULTS", AND GRANTOR HAS NO OBLIGATION TO ALTER, REPAIR, OR IMPROVE THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO; and (iii) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM, OR COURSE OF DEALING WITH GRANTOR, AND ALL STATUTORY, COMMON LAW, AND CUSTOMARY COVENANTS AND WARRANTIES, IF ANY, OF WHATEVER KIND, CHARACTER, NATURE, PURPOSE, OR EFFECT, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, ARE HEREBY EXPRESSLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVED, DISCLAIMED, AND EXCLUDED FROM THIS QUITCLAIM DEED, NOTWITHSTANDING ANY CUSTOM OR PRACTICE TO THE CONTRARY, OR ANY STATUTORY, COMMON LAW, DECISIONAL, HISTORICAL, OR CUSTOMARY MEANING, IMPLICATION, SIGNIFICANCE, EFFECT, OR USE OF CONTRARY IMPORT OF ANY WORD, TERM, PHRASE OR PROVISION HEREIN.

Further, by its acceptance of delivery of this Quitclaim Deed, Grantee or anyone claiming by, through, or under Grantee, hereby fully releases Grantor, the Institution, and the FDIC in any and all of its various other capacities, and their respective employees, officers, directors, representatives, and agents from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions, or causes of action that it or they may now have or hereafter acquire, whether direct or indirect, known or unknown, suspected or unsuspected, liquidated or contingent, arising from or related to the Property in any manner whatsoever. This covenant releasing Grantor, the Institution, and the FDIC in any and all of its various other capacities shall be a covenant running with the Property and shall be binding upon Grantee, its successors, and assigns.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in the Property, if any, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its heirs, personal representatives, successors and assigns, without covenant, representation, or warranty whatsoever and subject to the Permitted Encumbrances.

The fact that certain encumbrances, limitations, or other matters or conditions may be mentioned, disclaimed, or excepted in any way herein, whether specifically or generally, shall not be a covenant, representation, or warranty of Grantor as to any encumbrances, limitations, or any other matters or

conditions not mentioned, disclaimed, or excepted. Notwithstanding anything herein to the contrary, however, nothing herein shall be construed or deemed as an admission by Grantor or Grantee to any third party of the existence, validity, enforceability, scope, or location of any encumbrances, limitations, or other matters or conditions mentioned, disclaimed, or excepted in any way herein, and nothing shall be construed or deemed as a waiver by Grantor or Grantee of its respective rights, if any, but without obligation, to challenge or enforce the existence, validity, enforceability, scope, or location of same against third parties.

By its acceptance of delivery of this Quitclaim Deed, Grantee hereby assumes the payment of all *ad valorem* taxes, standby fees, and general and special assessments of whatever kind and character affecting the Property which are due, or which may become due, for any tax year or assessment period prior or subsequent to the date of this Quitclaim Deed, including, without limitation, taxes or assessments becoming due by reason of a change in usage or ownership, or both, of the Property or any portion thereof.

IN WITNESS WHEREOF, this Quitclaim Deed is executed on 29 MAR 2013

FEDERAL DEPOSIT INSURANCE CORPORATION,
as Receiver for Carolina Federal Savings Bank

By: Gerald W. Doyle

Name: Gerald W. Doyle

Title: Attorney in Fact ATTORNEY IN FACT

WITNESS #1

Lawrence Quinlan

WITNESS #2

Dirk S. Williams

ACKNOWLEDGMENT

STATE OF FL §

COUNTY OF DUVAL §

This instrument was acknowledged before me on the 29 day of MAR, 2013, by Gerald W. Doyle, Attorney in Fact of the Federal Deposit Insurance Corporation, as Receiver for Carolina Federal Savings Bank on behalf of said entity.

Notary Public, State of FL
Mark A. Haines

Quitclaim Deed (Cash) - Page 4

For use with "fdicformresalescontract_QCD_recorp_040411_final.doc"

04APR11MJH

fdicqcdK_qcd_REC_040411.doc

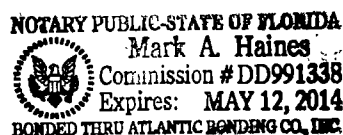


EXHIBIT "A" to Quitclaim Deed

[Legal Description of the Property]

All that certain piece, parcel or lot of land, situate on Johns Island, being a part of what has been known as Hopkinson Plantation now shown as New Lots "A", "B" and "G" on a plat entitled, "SUBDIVISION PLAT LOT 12, HOPKINSON PLANTATION INTO LOTS A, B, C,D, E, F & G TMS No 203-00-00-004 LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, SOUTH CAROLINA," dated June 1, 2001 and revised December 20, 2001, prepared by Forsberg Engineering and Surveying, Inc. and recorded July 12, 2002 in Plat Book EF at Page 718 in the RMC Office for Charleston County; said lots having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

TMS #203-00-00-233, -232 and -004

STATE OF SOUTH CAROLINA]
COUNTY OF CHARLESTON]

AFFIDAVIT

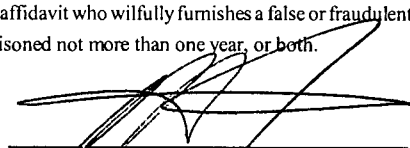
Date of Transfer of Title

(Closing Date) March 28, 2013

RMC Bk 0321 Pg 206 : pg 6 *

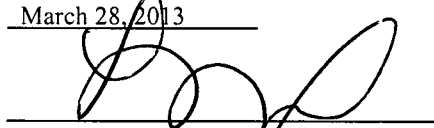
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred **BY** Federal Desposit Insurance Corporation as Receiver for Carolina Federal Savings Bank **TO** Jeremy Storey and Alison Storey **ON** March 28, 2013.
3. Check one of the following: ***The DEED is***
 - (a)___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b)___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) xx EXEMPT from the deed recording fee because (exemptions 1-12) (If exempt, please skip item 4-6, and go to item 7 of this affidavit.) item #3
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a)___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$___
 - (b)___ The fee is computed on the fair market value of the realty which is \$_____.
 - (c)___ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$_____
5. Check YES___ or NO xx to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$_____
6. The DEED Recording Fee is computed based on the following:
 - (a) \$_____ the amount listed in item 4 above.
 - LESS (b) \$_____ the amount listed in item 5 above (no amount place zero).
 - TOTAL (c) \$_____ Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: LEGAL REP
8. Check if property other than Real Property is being transferred on this Deed.
9. _____ DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of _____ Deceased CASE NUMBER _____
Personally appeared before me the undersigned attorney who, being duly sworn, certified that s/he is licensed to practice law in the State of South Carolina; that s/he has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


William J. Hennessy, Jr.

(Grantor, Grantee, or Legal Representative connected with this transaction)

Sworn to before me this
March 28, 2013


Notary Public for South Carolina
My Commission Expires 4-30-20

RECORDER'S PAGE

NOTE: This page **MUST** remain
with the original document



Filed By:

DODDS & HENNESSY, L.L.P.
ATTORNEYS AT LAW
P.O. BOX 298
CHARLESTON SC 29402

RECORDED

Date: April 2, 2013

Time: 3:57:50 PM

Book

0321

Page

206

DocType

Q/Claim

Charlie Lybrand, Register
Charleston County, SC

MAKER:

FEDERAL DEPOSIT INS ETC

of Pages: 7

RECIPIENT:

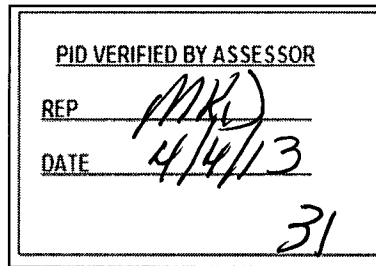
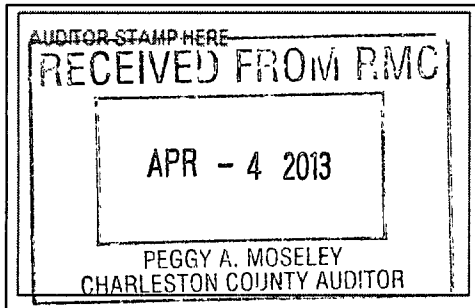
STOREY JEREMY AL

Note:

Recording Fee	\$ 10.00
State Fee	<EXEMPT>
County Fee	<EXEMPT>
Extra Pages	\$ 2.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 12.00

Original Book:

Original Page:



DRAWER: Drawer 4
CLERK: LRR



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Page



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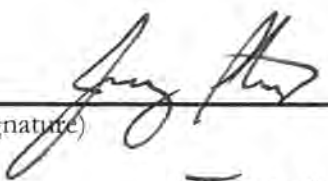


Joel H. Evans, AICP, PLA
Zoning & Planning Director

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

RESTRICTIVE COVENANTS AFFIDAVIT

I, Jeremy Storey, have researched the restrictive covenants applicable to Parcel Identification Number/s (PID #) 203-00-00-232 and 203-00-00-233 located at (address/es) 4104 Betsy Kerrison Parkway, and have found that either there are no restrictive covenants applicable to the subject property/properties or that the proposed application is not contrary to, does not conflict with, and is not prohibited by any of the restrictive covenants, as specified in South Carolina Code of Laws, Section 6-29-1145.

 3/23/22
(Signature) (Date)
JEREMY STOREY
(Print Name)

Explanation:

Effective July 1, 2007, South Carolina Code of Laws Section 6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits an activity for which a permit is being sought.
(Section 6-29-1145 is copied on the back of this page)

For Staff Use Only:

Received by _____ Date _____ Application Number _____

08/04/17



Joel H. Evans, PLA, AICP
Zoning/Planning Director

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

POSTED NOTICE AFFIDAVIT

This Affidavit must be filled out and signed by all owner(s) of the subject parcel(s)

I, Jeremy Storey, have reviewed §3.1.6(B)(2), Posted Notice on
[Print Name(s)]

the back of this affidavit and understand that a sign(s) will be posted on

Parcel Identification Number(s)

203-00-00-232 and 203-00-00-233, located at (address)

4104 Betsy Kerrison Parkway, at least 15 calendar days prior to the

public hearing date for which my request is scheduled.

I also understand that once the notice has been posted, the owner(s) of the subject property are responsible for notifying the Zoning/Planning Department in writing if the Posted Notice is removed or damaged prior to the public hearing, meeting or date of action that is the subject of the notice. Failure to notify the Zoning/Planning Department in writing of removed or damaged Posted Notice may result in rescheduling of the public hearing and a delay in decision from the decision-making body.

[Signature]
[Property Owner(s) Signature(s)]

3/23/22
[Date]

JEREMY STOREY
[Print Name(s)]

Alison Storey

For Staff Use Only:

Received by _____

Date _____

Application Number _____

Eric Meyer
Chairman



843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

MEMORANDUM

TO: Planned Development Applicants

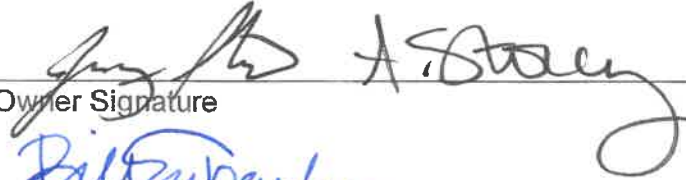
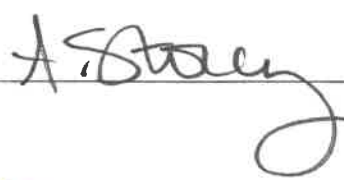

FROM: Eric Meyer, Chairman, Charleston County Planning Commission

DATE: March 14, 2011

SUBJECT: Community Outreach and Planned Development Applications

We highly recommend that applicants for zoning change requests to the Planned Development (PD) Zoning District work with the community to inform them of the request, in order to potentially gain their support for such projects.

Your signature below indicates that you have read and understood this recommendation.

		3/23/22
Owner Signature		Date
		3/23/22
Applicant Signature (If other than the owner)		Date

Reference Zoning Change Request

PD

May 12, 2022

Emily Pigott, Planner II
Charleston County Zoning & Planning
Lonnie Hamilton Building
4045 Bridge View Drive
North Charleston, SC 29405

RE: Storey Farms PD

Emily,

We reached out to make public presentations of the plan to the following groups on Johns Island and the surrounding communities:

Johns Island Community Association
Nancy Bright, Chair

Seabrook POA
Ray Hoover, Board President

Johns Island Task Force
John Zlogar, Chair

Kiawah Island Community Association
Dave Morley, Board Chair

Johns Island Council
Peter Rubino, Vice Chair

As a result of these requests, Anne Tyler Howell and I met with John Zlogar of the Johns Island Task Force on February 8th and presented the project. We received comments from him and, as appropriate, comments were addressed or incorporated into the document.

Anne Tyler Howell and Joseph O'Callaghan met with the Johns Island Council on April 7th, at 7:00PM at the Berkeley Electric Building to present the project. Jeremy Storey attended as well and answered community questions. The Council members provided comments and were addressed or incorporated into the document.

We did not receive responses from the other groups.

Regards,



William T. Eubanks, FASLA, LEED AP
Principal | Director of P+LA
SGA|NW, a GF design company

STOREY FARMS

PLANNED DEVELOPMENT GUIDELINES

JOHNS ISLAND | CHARLESTON COUNTY | SOUTH CAROLINA

TMS 203-00-00-232 | 203-00-00-233

DATE: MAY 12, 2022

APPLICANT:

JEREMY STOREY
STOREY FARMS
4104 BETSY KERRISON PARKWAY
CHARLESTON, SC 29455

LANDSCAPE ARCHITECTS:

SGA | NW, a GF design company
804 MEETING STREET, SUITE 103
CHARLESTON, SC 29403

CONTACT:

WILLIAM T. EUBANKS, FASLA, LEED AP
DIRECTOR, PLANNING & LANDSCAPE
ARCHITECTURE
beubanks@sganwdesign.com
(843) 853-4506



SECTION 1 | OVERVIEW



CONTEXT MAP | JOHNS ISLAND
NOT TO SCALE



1.1 STATEMENT OF OBJECTIVES

This proposed Planned Development (PD) is comprised of two parcels totaling approximately 2.22-acres (the Site) to the west of the intersection of Trumpet Road and Betsy Kerrison Parkway in Charleston County to be known as Storey Farms. The PD is also referred to in this document as the “Project” and is surrounded by a mix of agricultural and residential uses. The Site is located outside of the Urban Growth Boundary established by Charleston County. The Project will primarily comprise agricultural and agriculturally-oriented commercial uses, with single-family residential that complies with the existing AGR zoning as an allowed land use.

A Conceptual Master Plan (the “Conceptual Plan”) is included as part of this PD on Page 12. The Conceptual Plan provides a general depiction of the Land Use Areas, including desired buffer yards and setbacks. The final site layout will be determined by preliminary and final plats approved in accordance with the Land Development Regulations. The Planned Development is being proposed to provide a development pattern that is in harmony with the applicable goals and strategies of the Comprehensive Plan, as outlined in Chapter 3.1, by creatively offering blended uses of rural agricultural, rural commercial, and agricultural residential uses.

The objective of this PD is to preserve the rural character of the Site while allowing for the growth of a local business and providing greater public access to local agricultural goods. This Project is intended to provide a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for uses permitted under AGR zoning by allowing for the addition of agriculturally-oriented commercial uses. These additional uses would expand public access to the Site and provide for possible future employment opportunities, while maintaining the Site's existing agricultural uses and the rural character of its surroundings. This is achieved through an adaptive site layout that offers flexibility to accommodate changes in agricultural operations. This planning approach also results in an economical usage of the existing utilities and streets and intends to have minimal additional impact on County services such as schools and other public facilities.

1.2 INTENT AND RESULTS

The Project is intended to be developed to emulate the rural character of Johns Island while offering a mixture of agricultural and rural commercial uses that will offer residents access to local food sources. The Project meets the intent and results of Article 4.25.3 of the ZLDR as follows:

- A. A maximum choice in the types of environments 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 PD is consistent with the historic land uses of Johns Island and align with the future land uses outlined in Chapter 3.1 of the Charleston County Comprehensive Plan by combining agricultural, rural commercial, and agricultural residential uses on the parcels. The intention is to support local and sustainable agriculture, enable local business growth, and increase public access to local foodways.
- B. A greater freedom in selecting the means to provide access, light, open space and design amenities. The PD will provide greater public access to agricultural amenities in order to draw a greater connection between the foods we eat and the land on which it is grown.
- C. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements. The PD intends to foster the traditional rural character of the land and maintaining the visual identity of the bordering scenic road, Betsy Kerrison Parkway.
- D. A development pattern in harmony with the applicable goals and strategies of the Comprehensive Plan. The Comprehensive Plan calls for rural agriculture, rural commercial, and agricultural residential as future land uses for this Site and the surrounding areas. This PD is consistent with that development pattern.
- E. The permanent preservation of common open space, recreation areas and facilities. This PD intends to maintain the agricultural uses that currently exist on the Site and to preserve the rural character of the surrounding area.
- F. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities. The PD intends to have minimal additional impact on the networks of utilities, streets, schools, and other public facilities beyond the existing uses.

- G. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities. The PD, by allowing for greater flexibility in the uses of the land, will offer increased public access to the agricultural and related commercial uses. It also provides for greater flexibility in agricultural practices as environmental and market conditions change over time.
- H. 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 PD provides appropriate vehicular access, including emergency access, and offers safe pedestrian internal circulation. The Project takes advantage of the natural features of the site, including existing Grand Trees.

The development guidelines set forth in this PD are established pursuant to CHAPTER 4 | BASE ZONING DISTRICTS, ARTICLE 4.25 PD, PLANNED DEVELOPMENT ZONING DISTRICT of the Zoning and Land Development Regulations Ordinance (ZLDR) of Charleston County, last updated October 26, 2021 (the "Zoning Ordinance"), governing Planned Developments. To the extent that any of the guidelines, terms, conditions, or regulations of this PD conflict with any of the guidelines, terms, conditions, or regulations of the Zoning Ordinance and the Land Development Regulations, the guidelines, terms, conditions, or regulations of this PD shall control development of the Site. Issues not addressed in this PD shall comply with the AGR Zoning District requirements in effect at the time of subsequent development application submittal.

1.3 SITE INFORMATION

The Site is currently shown on Charleston County Tax Map Nos. 203-00-00-232 and 203-00-00-233. The land included in the Site will be rezoned as a Planned Development (PD) in accordance with the guidelines set forth in these Planned Development Guidelines. The land is broken down as follows:

Total Site:	2.22 AC
Parcel 203-00-00-232:	1.19 AC
Parcel 203-00-00-233:	1.03 AC
Highland Area:	2.22 AC
Wetland Area:	0.00 AC
Land Below Critical Line:	0.00 AC

SECTION 2 | LAND USE AREAS

2.1 ALLOWED LAND USES

The following are approved land uses within the Project:

USES ALLOWED BY RIGHT (see descriptions below in 2.1.1)

- A. Food Sales
- B. Food Truck and Food Vendor
- C. Fire Pit and Oyster Roast Area
- D. Sale of Alcohol
- E. Garden/Crop Areas
- F. Agricultural Processing
- G. Agricultural Storage
- H. Accessory Structures
- I. Education Trail/Petting Zoo
- J. Single Family Detached Residential (pursuant to AGR zoning district requirements)
- K. Roof-mounted Solar Collector

These Land Uses are generally depicted in the Conceptual Plan, subject to Preliminary and Final Plats as approved in accordance with the Land Development Regulations. Allowed Land Uses are further described in Sections 2.1.1 and 2.1.2.

2.1.1 ALLOWED LAND USES DESCRIPTIONS

The Allowed Land Uses primarily consist of an agriculturally-oriented commercial area and supporting agricultural uses that promote public access to local agricultural products. The commercial areas may include structures and facilities related to the sale of local food sources including the Food Sales building that currently exists on the site. In addition to the sale of local produce, the business may also include the sale of meats, baked goods, and other home processed food products produced by the Owner and other local food producers.

Other agriculturally-oriented commercial uses are allowed for the growth of the business and to promote sustainable food production. These uses shall include Food Truck and Food Vendor; and a Fire Pit and Oyster Roast Area. A maximum of one (1) Food Truck or Food Vendor would be allowed on-site at a given time. Any future Restaurant shall be a maximum of 8,000 s.f. The Fire Pit and Oyster Roast Area is intended to service the food commercial area as an amenity for guests and an area for roasting oysters.

Alcohol is not currently served or sold on the premises; however, if in the future that should change with the commercial uses, the Sale of Alcohol would be an allowed use by-right for on-site and off-site consumption. The business would follow all licensing and regulatory processes as required by the State of South Carolina.

Additionally, other supporting agricultural uses are provided for the purposes of local agricultural activities, including vegetable, fruit, and grain production, as well as poultry (broilers and/or eggs) and pasture-raised pork. These uses shall include structures and facilities directly related to farming:

Garden and Crop Areas, Agricultural Processing and Agricultural Storage, Accessory Structures, and an Educational Trail with Petting Zoo as a public educational feature.

The Agricultural Processing facility is intended for the preparation for sale of eggs and meats produced by the Owner with limited processing, done in compliance with South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Department of Agriculture (USDA) regulations. The processing facility will be for the use of the Owner only and is not intended to be open to the public. The Agricultural Storage similarly supports food production by providing for storage of farming equipment and supplies for the properties within the PD, or other properties utilized by the owner.

The Garden/Crop Area is intended as demonstration gardens to offer education on growing crops and farming practices. Similarly, the Petting Zoo and Education Trail are intended to offer interactive lessons to the public on the animals found on the farm and general farming practices. Animals found in the Petting Zoo will be a limited number representative of those raised on the surrounding farm and may include: chicken, ducks, turkey, quail, goats, and pigs (on a rotating basis). Petting Zoo animals will be limited to 50 or less chickens and other fowl, and 20 or less other animals. This area may also be used for other educational activities including classes and demonstrations from guest local farmers.

It is expected that a maximum of six (6) employees will be on site per shift and that operating hours would be from 7:00am – 7:00pm daily for all commercial uses. Other vendors such as food truck owners and other food vendors will be allowed to work from the site during business operating hours only.

Accessory Structures (such as sheds, storage areas, etc.) as allowed in the AGR zoning district are allowed pursuant to the applicable requirements of the ZLDR.

The commercial area will be connected to the adjacent uses by natural paths to keep with the rural nature of the setting (shown as trails on the Conceptual Plan). It will also include the Primary Parking Area to provide access to the existing Food Sales building and planned supporting uses. The Primary Parking Area shown on the Conceptual Plan will serve as a common parking area for all commercial structures and utilize common ingress and egress points from Trumpet Road. Further information on the Site's off-street parking can be found in Section 4.3.

Single family residential is not intended as a primary land use; however should the agricultural and/or commercial uses change or cease to exist, Single Family Detached Residential will be an allowed land use. Residential dwellings shall comply with the density, dimensional and lot standards set forth in the AGR zoning district requirements in place at the time of the development application submittal.

Additionally, Roof-mounted solar panels shall be allowed as an accessory use. Owner(s) may sell electricity back to Dominion Energy South Carolina, as allowed by law.

2.1.2 SPECIAL EVENT USE

The Project shall not host special events in excess of five (5) permitted events per lot per calendar year, as allowed under Sec. 6.7.3 of the ZLDR. Any special event would comply with all relevant regulations in place at the time of the permit application submittal, including but not limited to, amplified music, traffic control, and coordination with Fire, Police, and Emergency Medical Services.

No amplified music shall be permitted outside of special events. All music and all loud noise that is above seventy (70) db(A) shall cease no later than 11:00 p.m. Distances shall be measured from the site of the Special Event activity on the Subject Property to the nearest property line of a Lot containing a residential use. Noise levels shall be measured anywhere within the boundary line of the nearest residentially occupied property. All outdoor Special Event activities will be subject to the County's livability and/or noise ordinance. Traffic control plans shall be provided at the time of a special permit application.

2.2 DEVELOPMENT SCHEDULE

Over the life of the Project, the shape, size, and configuration of different Land Use may undergo minor modifications in accordance with Article 4.25.10 of the ZLDR. These modifications, as determined by the Owner, include changes to the location and configuration of various Land Use Areas if minimum requirements are met per this PD. The Planning Director shall have final determination regarding compliance of these modifications with the PD.

The ongoing development of the Project needs to maintain flexibility in order to accommodate changes in agricultural business operations. Due to this need for flexibility, the exact locations of various Land Use Areas, the locations and sizes of parcels for any specific Allowed Land Uses within the Land Use Areas, and the preliminary planning concepts for the Land Use Areas as indicated on the Conceptual Plan are preliminary and subject to minor modifications. The Planning Director shall have final determination regarding compliance of these modifications with the PD.

2.3 DIMENSIONAL AND LOT STANDARDS

Setbacks, Building Heights, Maximum Building Coverage Requirements, and Minimum Lot Requirements for Principal and Accessory Structures shall be according to the following chart and accompanying notes.

MINIMUM SETBACKS (FEET)

BETSY KERRISON PARKWAY:	75 (also serves as buffer)
TRUMPET ROAD:	20 (also serves as buffer)
REAR:	30
SIDE:	5
MINIMUM LOT SIZE:	30,000 Square Feet
MINIMUM LOT WIDTH:	100 Feet

DENSITY:	1 Dwelling Unit per Acre
LOT BUILDING COVERAGE	
MAXIMUM:	30%
BUILDING HEIGHT (FEET)	
MAXIMUM:	35 Feet (Measured from the Base Flood Elevation)

2.4 COMPLIANCE WITH THE CHARLESTON COUNTY (ZLDR)

The Storey Farms PD shall comply with the AGR zoning district regulations of the Charleston County ZLDR in effect at the time of subsequent development application for all matters that are not specifically addressed in these Planned Development Guidelines. The Storey Farms PD agrees to proceed with proposed development in accordance with the provisions of the Charleston County ZLDR, applicable provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the PD. The Zoning and Planning Director is authorized to approve minor modifications to the PD Development Plan, as defined in Sec. 4.25.10 of the ZLDR. Any major modifications to the PD Development Plan will require an amendment to the plan, as defined in Sec. 4.25.10 of the ZLDR. Tree variances may be granted in accordance with this Article and all other sections of this Ordinance. The Storey Farms PD complies with the approval criteria contained in Section 4.25.8(J) as follows:

- A. The Storey Farms PD Development Plan complies with the standards contained in Article 4.25 of the ZLDR, except for setbacks which vary from the current zoning; a variation addressed in the State of South Carolina enabling legislation for Planned Developments.
- B. The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents as the Comprehensive Plan identifies the site and surrounding areas for rural agricultural, rural commercial, and agricultural residential uses; and the project site is outside the Urban Growth Boundary.
- C. The development is in compliance with applicable permits and approvals. At the time of development, public support services and facilities may be made available as reflected by the coordination letters found in the Appendix.
- D. This Project shall obtain variances for tree removal or any encroachment into the protected area of Grand Trees. If needed, the Project shall seek approval from County Council for changes to the Planned Development, as defined in Article 9.2 of the ZLDR.
- E. All variance applications for trees, setbacks, buffers, height, and maximum lot/building coverage for individual lots shall be processed pursuant to Article 3.10 of the ZLDR.

2.5 CULTURAL RESOURCES DESKTOP REVIEW

A Cultural Resources Desktop Review was prepared by Passarella & Associates, Inc., dated April 12, 2021. The entire report is included as an Appendix. The findings are based upon the publicly available information provided by the South Carolina ArchSite Public View Map. Currently, no cultural resources are recorded within the direct footprint of the project tract.

One resource was found located within 300 feet of the Project site. However, per the Public View Map, this resource was determined to be ineligible for listing in the National Register of Historic Places (NRHP). The nearest resources identified as eligible for listing in the NRHP is Mt. Hebron Presbyterian Church, which is located approximately 0.2± mile north-northeast of the Site.

SECTION 3 | EXISTING CONDITIONS



EXISTING CONDITIONS | AERIAL PHOTOGRAPH

3.1 EXISTING ZONING AND SITE CONDITIONS

The Site is bounded by Betsy Kerrison Parkway, Trumpet Road, and by agricultural and residential uses. The Site is a combination of crop growing areas and agricultural commercial uses. The Site is currently zoned AGR in Charleston County.

3.2 IMPACT ASSESSMENT AND ANALYSIS

The Project currently has direct access to Trumpet Road, an unpaved private road maintained by the fronting lot owners. A legal opinion letter prepared by Buist, Byars & Taylor, dated April, 12, 2022, on the Property's legal access to Trumpet Road is included in the Appendix, along with the referenced recorded plats. It is the intent of this PD that the existing access point from Trumpet will remain and no other access points will be necessary.

Utilities will be provided by various entities including Berkeley Electric Cooperative (electrical), and St. John's Water Company, Inc. (water). The site is currently serviced by a septic system. Any improvements to the existing septic system that may be required to service the proposed uses shall be compliant with all South Carolina Department of Health and Environmental Control (SCDHEC)

permitting and regulatory requirements at the time of development. There is limited anticipated additional impact on Charleston County services such as schools, waste disposal, fire protection, and police services. Coordination letters from the applicable entities can be found in the Appendix.

3.3 TRAFFIC STUDY

A study over a seven-day period of December 15-22, 2021, was conducted to calculate the estimated number of trips generated daily. The study found a weekday average of 29.4 trips generated per day, and a weekend average of 45.5 trips per day.

A traffic study may be required by Public Works Engineering at the time of the proposed initial development and/or subsequent phases.

3.4 PRELIMINARY THREATENED AND ENDANGERED SPECIES DETERMINATION

Based on current land uses and observations made over time, no known endangered or threatened species are known to exist on the subject parcels.

3.4 WETLANDS

An U.S. Army Corps of Engineers (COE) Wetland Approved Jurisdictional Determination (AJD) letter was prepared by Passarella & Associates, Inc., dated May 5, 2021. The entire letter is included as an Appendix. Based on the findings, the Site does not contain wetlands or other aquatic features. The Approved Jurisdictional Determination (AJD) letter from the U.S. Army Corps of Engineers, dated June 3, 2021, is included in the Appendix as well. Development occurring after the expiration of the COE AJD dated June 3, 2021, will require issuance of current determination and approval by all applicable jurisdictional agencies.

3.5 STORMWATER

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 Project 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 comply 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 activities within the development including but not limited to farming and urban agriculture activities. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan.

The maintenance of all stormwater devices, structures, and facilities will be the responsibility of the Owner. A Covenant for Permanent Maintenance of Stormwater Facilities shall be established by responsible party and recorded at the Registrar of Deeds office.

3.6 TREE PROTECTION

The Project will comply with Charleston County ZLDR Article 9.2, Tree Protection and Preservation. The intent of this PD is to have minimal impact to the existing trees as much as possible. Existing Grand trees are shown on the Conceptual Plan.

SECTION 4 | OTHER REQUIREMENTS

4.1 BUFFER YARDS

Required Buffers will not be disturbed except for signs, utilities, storm drainage connections, driveways, sidewalks, pedestrian or bicycle paths, screening walls, fences, required landscaping, landscaping maintenance and replacement.

The existing vegetation shall be preserved wherever practical to provide better buffers and improved tree canopy. A buffer yard shall be required as follows:

Betsy Kerrison Parkway Buffer: A 75' Type I landscaped buffer shall be required along Betsy Kerrison Parkway, inclusive of existing utility easements. The buffer yard is shown in the Conceptual Plan on page 12. The buffer shall comply with the ZLDR.

Trumpet Road Buffer: The Owner shall maintain a 20' natural buffer along the frontage of Trumpet Road.

4.2 AREAS DESIGNATED FOR FUTURE USE

All areas designated for future expansion, or those not intended for immediate improvement or development, will remain in a natural state until such time as development permits are approved.

4.3 SIGNAGE

All signage will follow all applicable regulations found in ARTICLE 9.8 SIGNS of the Charleston County ZLDR. Freestanding on-premises signs would comply with the Agricultural dimensional standards as outlined in Table 9.8.2 of the ZLDR.

4.4 PARKING

Off-street Parking shall be provided in accordance with the standards set forth in ARTICLE 9.3 of the ZLDR, including standards for ADA parking. Parking will be allowed in the front of the building. A 4-foot fence shall be included along the edge of the parking area for screening.

4.5 RESOURCE AREAS

This Project shall protect any resources determined significant by the Planning Director including, but not limited to agricultural soils and active farmland, buffer areas between active farmland and existing/planned future non-farm development, wetlands, mature trees, land adjacent to preserved farmland on neighboring properties, scenic views, water access and shoreline buffers, and habitat of species designated as of federal, state and local concern. In addition, this Project shall comply with all provisions of ARTICLE 9.2, Tree Protection and Preservation, of the ZLDR. Water access and some grand trees will be protected. Some grand trees may be removed, as allowed by BZA.

4.6 ARCHITECTURE

The development shall follow the guidelines found in ARTICLE 9.5 ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS of the Charleston County ZLDR.

1. Roof-mounted solar panels shall be allowed as an accessory use. Owner(s) may sell electricity back to Dominion Energy South Carolina, as allowed by law.
2. Agricultural and commercial structures will be built following a Lowcountry agricultural vernacular in architectural style and materiality.

EXISTING MARKET BUILDING (FOR ILLUSTRATIVE PURPOSES ONLY)



CONCEPTUAL SITE PLAN



APPENDICES

CULTURAL RESOURCES DESKTOP REVIEW

COE WETLAND JURISDICTIONAL DETERMINATION LETTER

TRUMPET ROAD OPINION LETTER

COORDINATION LETTERS

1. BERKELEY ELECTRIC COOPERATIVE
2. CHARLESTON COUNTY EMERGENCY MEDICAL SERVICES
3. CHARLESTON COUNTY SHERIFF'S OFFICE
4. CHARLESTON COUNTY PUBLIC WORKS – STORMWATER
5. CHARLESTON COUNTY PUBLIC WORKS – TRANSPORTATION
6. SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT)
7. ST. JOHN'S FIRE DISTRICT
8. ST. JOHN'S WATER COMPANY, INC.
9. UNITED STATES POSTAL SERVICE



PASSARELLA & ASSOCIATES INC

May 5, 2021

Mr. Jeremy Storey
Storey Farms
3373 Trumpet Road
Johns Island, South Carolina 29455

RE: Cultural Resources Desktop Review
Storey Farms
Project No. SC-21SFF3466

Dear Mr. Storey:

Per your request, this letter documents the desktop cultural resources review for the 2.24± acre Storey Farms property (Property) located in Charleston County, South Carolina. The Property is located to the west of the intersection of Trumpet Road and Betsy Kerrison Parkway in Johns Island, South Carolina. The Property site is comprised of two parcels, Charleston County TMS Nos. 203-00-00-232 and 203-00-00-233, and consists primarily of developed and maintained land.

This assessment included a desktop review of the South Carolina ArchSite Public View Map to identify the potential presence of historic or cultural resources on-site or within the immediate vicinity. One resource (Site No. 1466) is located within 300 feet of the Project site (Figure 1). Per the Public View Map, Site No. 1466, Freeman House, was determined to be ineligible for listing in the National Register of Historic Places (NRHP). The nearest resources identified as eligible for listing in the NRHP is Site No. 1468, Mt. Hebron Presbyterian Church, which is located approximately 0.2± mile north-northeast of the Property (Figure 1).

The results of the review found no previously identified cultural or historic resources within the Property. One resource, identified as not eligible for listing in the NRHP, is located within 300 feet of the Property. These findings are based upon the publicly available information provided by the SC ArchSite Public View Map.

Should you have any questions regarding this information, please do not hesitate to contact me.

Sincerely,

PASSARELLA & ASSOCIATES, INC.

Sydni Redmond
Ecologist

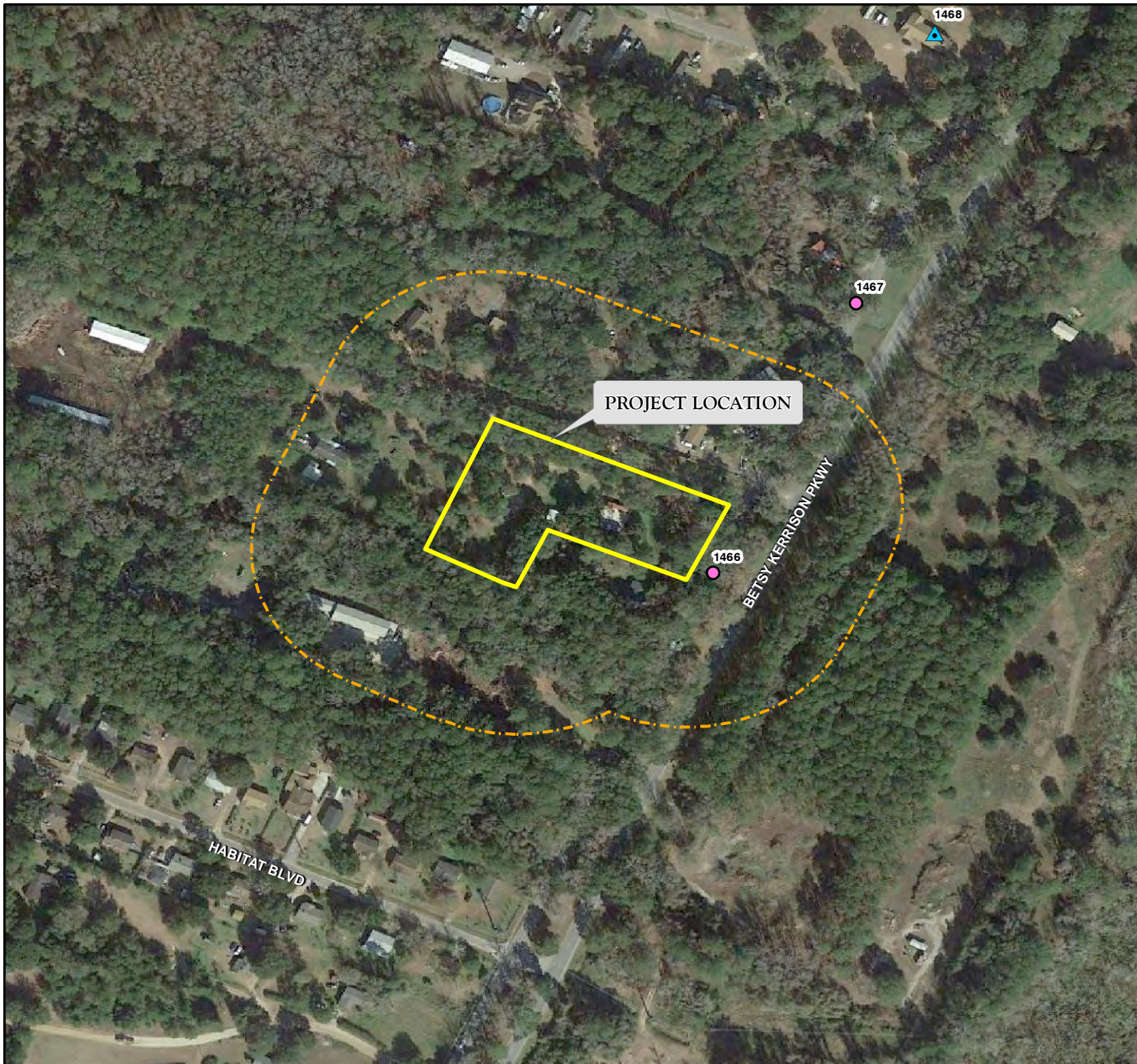
SR/ab

Enclosure

cc: Bill Eubanks, w/ enclosure

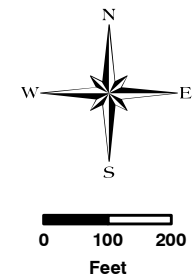
Offices in South Carolina and Florida

J:\SOUTH CAROLINA\2021\SC-2\ISSF3466\GIS\2021\CULTURAL_RESOURCE\LETTER\FIGURE\FIGURE_1_AERIAL_WITH_SC_ARCHSITES_AND_300_FT_RADIUS.MXD



LEGEND

- STOREY FARMS
- 300 FOOT BUFFER
- HISTORIC STRUCTURE ELIGIBLE
- HISTORIC STRUCTURE NOT ELIGIBLE



NOTES:

AERIAL PHOTOGRAPH WAS ACQUIRED FROM GOOGLE EARTH AND THE U.S. GEOLOGICAL SURVEY WITH A FLIGHT DATE OF JANUARY 2019.

PROPERTY BOUNDARY ESTIMATED FROM THE CHARLESTON COUNTY GIS WEBSITE.

ARCHAEOLOGICAL SITES PER PUBLIC VIEWER MAP AT WWW.SCARCHSITE.ORG WHICH IS MAINTAINED BY THE SOUTH CAROLINA INSTITUTE OF ARCHAEOLOGY AND ANTHROPOLOGY AND ACCESSED MARCH 31, 2021.

FIGURE 1. AERIAL WITH SC ARCHSITES AND 300 FOOT RADIUS STOREY FARMS

DRAWN BY	DATE
T.S.	3/31/21
REVIEWED BY	DATE
S.R.	3/31/21
REVISED	DATE





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

June 3, 2021

Regulatory Division

Ms. Sydni Redmond
Passarella & Associates, Inc.
363 Wando Place Drive Suite 200
Mount Pleasant, South Carolina 29464
SydniR@passarella.net

Dear Ms. Redmond:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2021-00831) received in our office on May 6, 2021, for a 2.24-acre site located at 3373 Trumpet Road, Johns Island, Charleston County, South Carolina (Latitude: 32.630845°, Longitude: -80.151105°). 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 map entitled "Figure 8, Aerial With Data Points and Photo Station Locations" and dated March 31, 2021 prepared by you. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, and Wetland Determination Data Form(s), we conclude the site, as shown on the referenced map, does not contain any aquatic resources, including aquatic resources that would be 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 agencies 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-2021-00831. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Carl A.L. Johnson, Project Manager, at 843-494-0348, or by email at Carl.A.Johnson@usace.army.mil.

Sincerely,



Carl A.L. Johnson
Project Manager

Attachments:

Approved Jurisdictional Determination Form

Notification of Appeal Options

Figure 8, Aerial With Data Points and Photo Station Locations

Copies Furnished:

Mr. Jeremy Storey
Storey Farms
3373 Trumpet Road
Johns Island, South Carolina 29455

SCDHEC – Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201
WQCWetlands@dhec.sc.gov

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): 03-JUNE-2021

ORM Number: SAC-2021-00831

Associated JDs: N/A

Review Area Location¹:

State/Territory: SC City: Johns Island County: Charleston County

Center Coordinates of Review Area: Latitude 32.630845 Longitude -80.151105

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: Based on infrared and aerial photos, there does not appear to be any aquatic resources in the review area.
- ☐ 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
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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.



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

N/A	N/A	N/A	N/A
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D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12))⁴:

Exclusion Name	Exclusion Size	Exclusion ⁵	Rationale for Exclusion Determination
N/A	N/A	N/A	N/A

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: Request for Corps Jurisdictional Determination, May 5, 2021
This information is sufficient for purposes of this AJD.
Rationale: N/A
- ☐ Data sheets prepared by the Corps: N/A
- ☒ Photographs: Three onsite photos taken April 2021
- ☐ 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: Figure 4, Soil Map 3/31/21
- ☐ USFWS NWI maps: N/A
- ☒ USGS topographic maps: Figure 3, Quad Sheet (Wadmalaw Island) 3/31/21

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): N/A

C. Additional comments to support AJD: 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.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant:	File Number:	Date:
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the Division Engineer, South Atlantic Division, 60 Forsyth St, SW, Atlanta, GA 30308-8801. This form must be received by the Division Engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is **not appealable**. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact the Corps biologist who signed the letter to which this notification is attached. The name and telephone number of this person is given at the end of the letter.

If you only have questions regarding the appeal process you may also contact: Mr. Philip A. Shannin
Administrative Appeal Review Officer
CESAD-PDS-O
60 Forsyth Street Southwest, Floor M9
Atlanta, Georgia 30303-8803

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

J:\SOUTH CAROLINA\2021\SC-2\ISFF3466\GIS\2021\COE_JD_REQUEST\FIGURE\FIGURE_8_AERIAL_WITH_DATA_POINTS_AND_PS_LOCATION.MXD

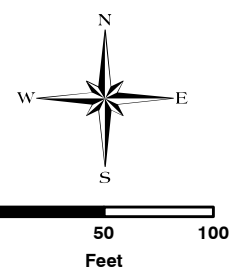


COE JURISDICTIONAL DETERMINATION INFORMATION

PROJECT NAME: STOREY FARMS
APPLICANT: STOREY FARMS
3373 TRUMPET ROAD
JOHNS ISLAND, SOUTH CAROLINA 29455
COUNTY: CHARLESTON COUNTY
STATE: SOUTH CAROLINA
DATE: MARCH 31, 2021

LEGEND

- STOREY FARMS
- COE DATA POINT
- PHOTO STATION
- PHOTO STATION DIRECTION



PROJECT ACREAGE TABLE

TYPE	ACREAGE	% OF TOTAL
UPLAND	2.24 Ac.±	100.0%
TOTAL	2.24 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPH WAS ACQUIRED FROM GOOGLE EARTH AND THE U.S. GEOLOGICAL SURVEY WITH A FLIGHT DATE OF JANUARY 2019.

PROPERTY BOUNDARY ESTIMATED FROM THE CHARLESTON COUNTY GIS WEBSITE.

EXISTING LAND USE (ELU) LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

FIGURE 8. AERIAL WITH DATA POINTS AND PHOTO STATION LOCATIONS
STOREY FARMS

DRAWN BY	DATE
T.S.	3/31/21
REVIEWED BY	DATE
S.R.	3/31/21
REVISED	DATE



Dated: April 12, 2022

Mr. William T. Eubanks
SGA Narmour Wright Design
804 Meeting Street, Suite 103
Charleston, SC 29403

Re: Storey Farms
TMS Numbers 203-00-00-232 and 203-00-00-233
Legal Opinion – Property Access to Trumpet Road

Dear Mr. Eubanks,

Our firm was asked to provide an opinion as to whether that property in Johns Island, Charleston County, South Carolina, bearing TMS Numbers 203-00-00-232 and 203-00-00-233 (the “**Property**”) has legal access to Trumpet Road. Based upon our review of the below documents and subject to the qualifications and assumptions set forth herein, it is our opinion that the Property has legal access to Trumpet Road, arising from the dedication in the 1981 Plat (as hereinafter defined), the dedication in the 1979 Plat (as hereinafter defined), and the Property owner’s sole upkeep and maintenance of Trumpet Road.

Documents Reviewed

In connection with delivering this opinion, we have reviewed the following documents (the “**Documents**”):

1. “Subdivision Plat, Lot 12, Hopkinson Plantation into Lots A, B, C, D, E, F & G TMS No 203-00-00-004, Located on Johns Island, Charleston County, South Carolina” by Forsberg Engineering and Surveying, Inc., dated June 1, 2001 and recorded in the Charleston County Register of Deeds at Plat Book EF, Page 718 on July 12, 2002 (the “**2002 Plat**”).
2. “Map of Lot No. 11 Hopkinson Plantation on Johns Island in Charleston Co. S.C., Owned by Heirs of Cyrus Wilkinson, Surveyed and Subdivided Dec. 4, 1981” by Harold A. Moore dated December 1981 and recorded in the Charleston County Register of Deeds at Plat Book Q, Page 152 (the “**1981 Plat**”).
3. “A Survey of Lot 11 of Tin Can No. 2, Hopkinson Plantation, Owned by Francis Engles” dated October 10, 1978 and recorded in the Charleston County Register of Deeds at Plat Book AM, Page 040 on January 3, 1979 (the “**1979 Plat**”).
4. Quitclaim Deed dated March 28, 2013, and recorded in the Charleston County Register of Deeds at Book 0321, Page 206 on April 2, 2013, (the “**2013 Deed**”).
5. Master’s Deed dated February 3, 2012, and recorded in the Charleston County Register of Deeds at Book 0232, Page 085 on February 6, 2012 (the “**2012 Deed**”).
6. Deed dated April 4, 1997, and recorded in the Charleston County Register of Deeds at Book G282, Page 155 on April 7, 1997 (the “**1997 Deed**”).
7. Deed dated October 1, 2001, and recorded in the Charleston County Register of Deeds at Book

Z383, Page 019 on October 3, 2001 (the “**2001 Deed**”).

The 2002 Plat, 1981 Plat, and 1979 Plat are collectively referred to as the “**Plats**.” The 2013 Deed, 2012 Deed, 1997 Deed, and 2001 Deed are collectively referred to as the “**Deeds**.”

As to certain matters of fact, we have relied upon statements and representations of the Property owner, agents of the Property owner, and of public officials and agencies, which have not been independently established, verified or confirmed by us. As to factual matters which form the basis for certain legal opinions set forth in this opinion, the words “our knowledge” signify that, in the course of our review of the Documents and communication with the Property owner and his agents, no factors have come to our attention that would give us actual knowledge or actual notice that any such opinions or other matters are not accurate and complete.

For purposes of this opinion, except for the documents specifically referenced herein as being reviewed by us, we have not made an independent review of any other agreements, contracts, instruments, writs, orders, judgments, or decrees that may have been executed by or that may now be binding upon the Property owner or that may affect the Property, nor have we undertaken to review any other files of the Property owner or to discuss any other matters with the Property owner or his agents. Further, because we have not undertaken any investigation to determine the existence of other documents or facts, unless expressly so stated herein, no inference as to any knowledge thereof should be implied from the fact of our representation of any party or otherwise.

Coverage

The opinions set forth herein are limited to matters governed by the law of the State of South Carolina (sometimes referred to herein as the “**State**”), and no opinion is expressed herein as to the law of any other jurisdiction.

Assumptions

In rendering the opinions set forth below, we have assumed, without independent verification, among other things:

- (i) Each of the parties to the Documents has duly and validly executed and delivered each such instrument, document, and agreement;
- (ii) Each party to the Documents, whether individually or on behalf of any entity, including heirs to a decedent, is duly authorized to do so;
- (iii) Each natural person executing any Document is legally competent to do so;
- (iv) All signatures on the Documents reviewed by us are genuine;
- (v) All photostatic copies conform to the original document, and all public records reviewed are accurate and complete;
- (vi) All applicable recorded Documents have been duly filed, indexed and recorded among the appropriate official records, with all fees, charges, and taxes having been paid;
- (vii) All Documents fully state the agreement between the parties with respect to the matters they cover and have not been amended, modified or supplemented, and no other agreements, understandings or course of dealing by or between the parties modify, amend, supplement, terminate or rescind the agreements between the parties;
- (viii) There has been no mutual mistake of fact or misrepresentation, fraud, or deceit by any of the parties of the Documents, or by and other person or entity in connection with the execution, delivery, or performance under the Documents; and
- (ix) The accuracy and completeness of all recitals, representations, warranties, descriptions of collateral, schedules and exhibits contained in the Documents.

Opinion

Based solely on our review of the Documents and subject to the foregoing and such other qualifications, exceptions, limitations and assumptions set forth below, it is our opinion that, to the best of our knowledge, the Property owner has legal access to Trumpet Road, affirmatively arising from the dedication in the 1981 Plat, the dedication in the 1979 Plat, and the Property owner's sole upkeep and maintenance of Trumpet Road.

South Carolina law allows for easements to specific parties to be created by dedication in a subdivision plat. See *Outlaw v. Moise*, 222 S.C. 24 (1952). Additionally, South Carolina law allows for the easements to the public created by dedication in a subdivision plat. See *Outlaw*. Any dedication to the public is considered complete upon actual or implied acceptance by the public and the acceptance must be made within a reasonable time. See *Chafee v. City of Aiken*, 57 S.C. 507 (1900). Acceptance of the dedication to the public may be evidenced by general public use. See *Chafee* and *Outlaw*.

The 1979 Plat contains the following dedication: "I (we) do hereby dedicate this 50' road right-of-way to the use of the public forever." The referenced 50' road right-of-way is now commonly known as Trumpet Road. The dedication is duly signed by Francis C. Engles, owner of the land upon which Trumpet Road now sits. Trumpet Road has been used by the Property owner, as well as the predecessor in title to the Property owner, since the time of its dedication to the public in 1979. The dedication to the public was, to the best of our knowledge, both properly made in the 1979 Plat and accepted within a reasonable time by the general public.

In addition to the 1979 Plat, the 1981 Plat contains the following dedication: "I hereby dedicate the 50-foot R/W easement shown on this plat to the use of the lot owners fronting thereon, and I, my heirs and assigns guarantee maintenance of this R/W which may not be changed, either in size or location, without the express written consent of Charleston County Council." This dedication is duly signed by James Freeman, authorized signor for the heirs of Cyrus Wilkinson by Court Order. The 50-foot R/W easement referenced in the 1981 Plat dedication is now commonly known as Trumpet Road and the Property is one of the lots fronting thereon. The dedication was, to the best of our knowledge, properly made in the 1981 Plat, and includes the Property owner as a lot owner to which the dedication was made.

Upon information and belief, the Property owner solely maintains Trumpet Road. To the best of our knowledge, no owners of land surrounding the Property have objected to the Property owner's maintenance, use or access of Trumpet Road.

The Plats and Deeds, to the best of our knowledge, do not negate, modify, or limit the Property owner's access to Trumpet Road and, based upon a limited search, no other documents appearing in the public record appear to modify or limit access.

To the best of our knowledge, the 1979 Plat dedication was properly made and accepted, the 1981 Plat dedication was properly made and included the Property as a benefitted lot, the Property owner solely maintains the right-of-way without objection from surrounding landowners, and the Plats and Deeds do not negate, modify, or limit the conclusions from the dedications and use. Therefore, it is our opinion that the Property owner has legal access to Trumpet Road.

Qualifications

The foregoing opinions are further limited by the following assumptions, limitations, and qualifications:

1. We express no opinion as to any other document that may be referred to or otherwise incorporated by reference into any Document. Furthermore, we express no opinion as to the enforceability of any provision relating to the construction of the Documents to the extent such Documents contain provisions that may be inconsistent.
2. We express no opinion regarding title to, the location of any property (whether real or personal, tangible or intangible).
3. We express no opinion as to the condition or previous, present or future use of any property. Furthermore, we express no opinion as to the effect of or compliance with any federal, state or local law, rule or regulation relating to environment, health and safety, building and construction, land use, land sales, subdivision and zoning.
4. We express no opinion as to the findings of the Court in the Court Order for the Heirs of Cyrus Wilkinson.
5. We express no opinion as to any recent, current, or developing case law in the area of easement law in South Carolina.
6. We express no opinion as to any modification, termination or limitation of access afforded the Property in documents not reviewed by our firm.
7. Our firm did not perform a full title search and, to the extent any additional information would be discovered thereby, we reserve the right to modify or rescind our opinion.

The legal opinions expressed herein are an expression of professional judgment and not a guaranty of any result.

This opinion letter is delivered to you and is solely for your use in connection with the Planned Development Guidelines for Storey Farms. Without our prior written consent, it may not be used or relied upon by any other person, firm or entity or quoted for any other purpose. This opinion letter is given as of the date of this letter based upon existing facts, law and without the benefit of a full title search. We are under no obligation, and do not undertake any obligation, to update or revise the opinions set forth herein for any reason including, without limitation, facts or laws subsequently becoming known to us that cause such opinions to be inaccurate or incomplete.

Very truly yours,

Buist, Byars, and Taylor, LLC



Ian N. Bowers

Its: Associate Attorney

DEDICATION - I (WE) DO HEREBY DEDICATE THIS 50' ROAD RIGHT-OF-WAY TO THE USE OF THE PUBLIC FOREVER. THE OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS, GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS RECORDED INTO A PUBLIC MAINTENANCE SYSTEM. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CARLESTON TO ACCEPT THE RIGHT-OF-WAY FOR MAINTENANCE OR CONSTRUCTION.

Francis C. Ingles

APPROVED FINAL 42-1

For B. Davis

Wm. Lloyd Garrison

Charles E. Taylor, Southern California

Register Mesne Conveyance

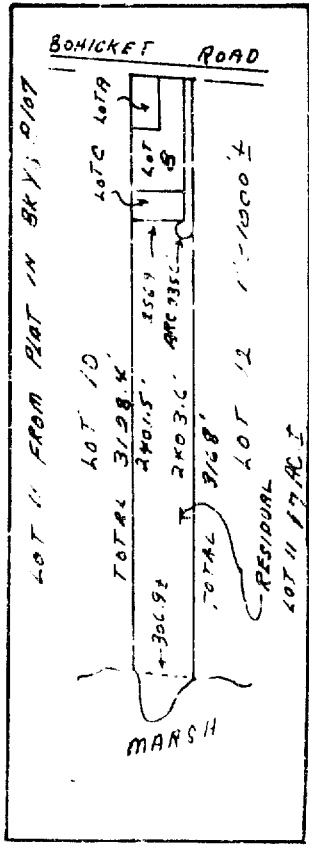
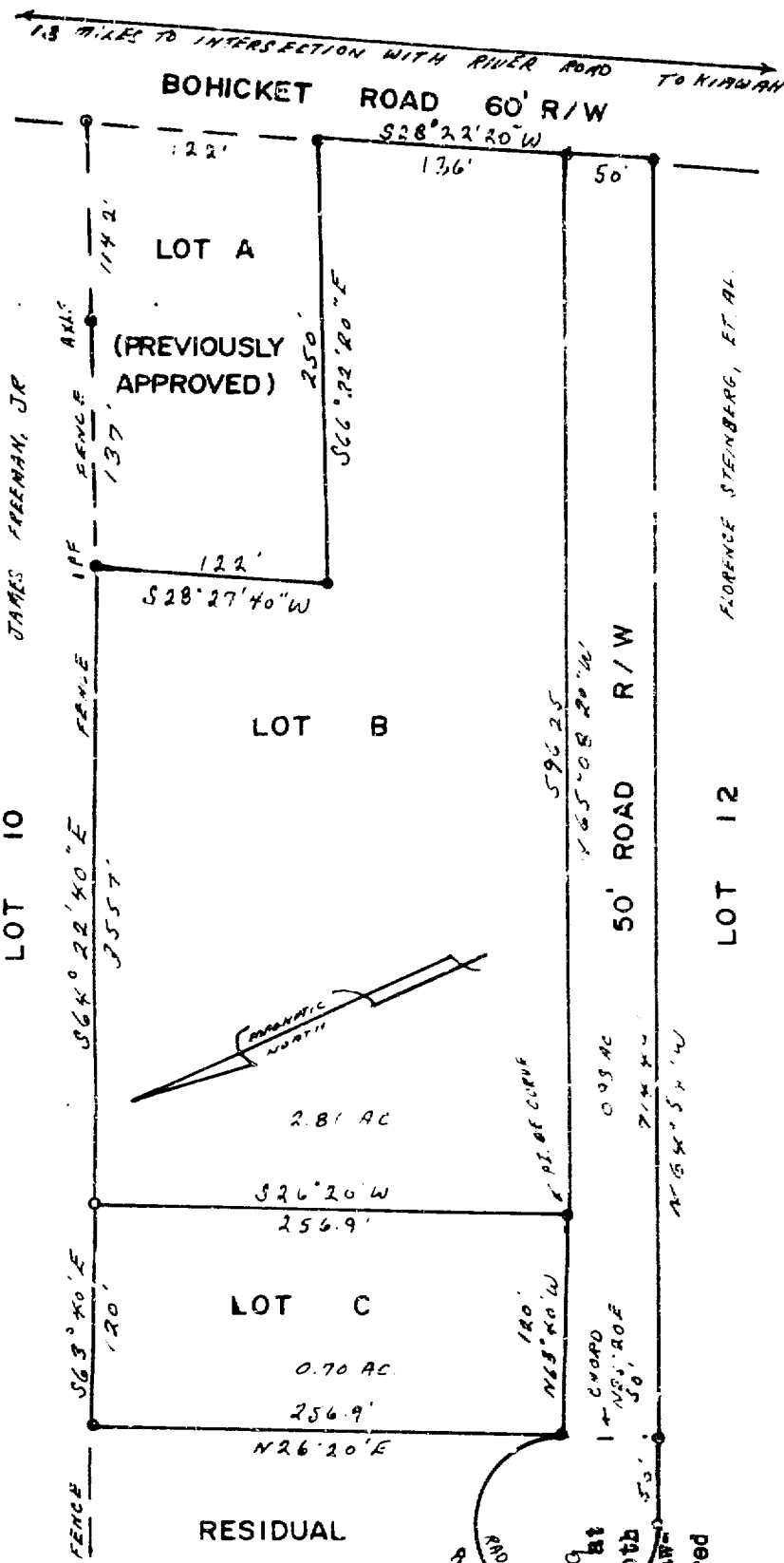
415 Flat recorded this 3 day of Jan 19th 19th at
o'clock in Flat Book A Page 10, and tracing cloth
 copy filed in File 4 Drawer 4 Folder 58, Draw-
 ing No. 1. Original plat (a 64th print) delivered
 to Chas. W. Planning Board

SOUTH CAROLINA
CHARLESTON COUNTY, JOHNSTON ISLAND Conveyance

A SURVEY OF LOT 11 OF TIN CAN NO.2, HOPKINSON PLANTATION,
OWNED BY FRANCIS ENGLS.

$100 = 100$

OCT. 10, 1978



REF PLAT 3K. Y PAGE 107.

644? Hand - 45 Folly Rd. CHAS. S.C. 29407

LOT #	ACRES
D	.70
E	.70
F	.69
G	.69
H	4.36
I	2.69
J	32.60
K	42.53
14.86 Total	

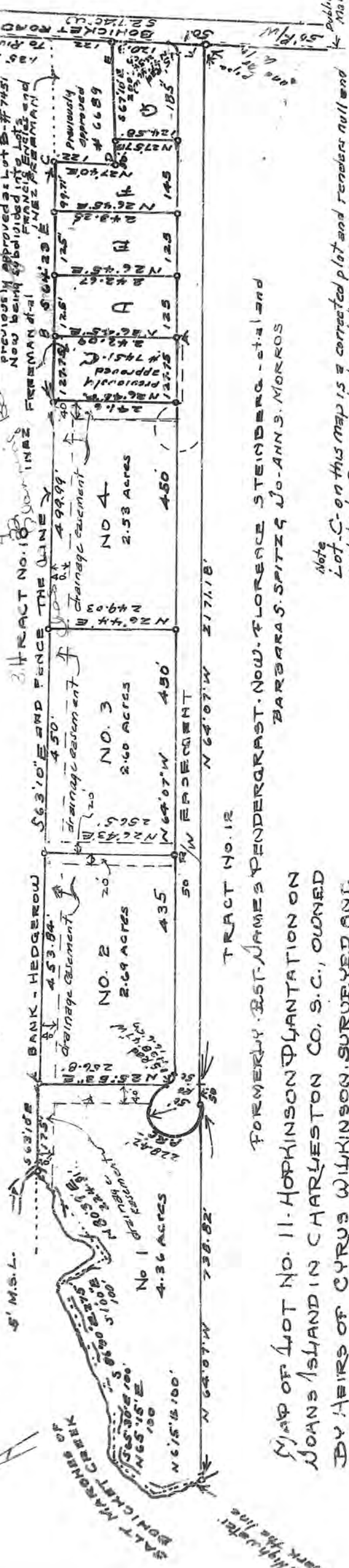
I hereby dedicate the 50 foot R/W easement shown on this plat to the use of the various (names) hereon, and I, my heirs and assigns, guarantee maintenance of this R/W which may not be changed, either in size or location, without the express written consent of Charleston County Council. Approval of this plat in no way obligates the County of Charleston to accept this R/W for continued maintenance.

Authorized signature for the heirs of Cyrus Wilkinson by
Court Order

July Freeman

LOT 1 DOES NOT MEET MINIMUM HEALTH DEPARTMENT REQUIREMENTS AND IS NOT APPROVED AS A BUILDING LOT.

JAMES FREEMAN



TRACT NO. 12
FORMERLY, EST. JAMES PENDERGRAST, NOW, FLORENCE STEINBERG, et al and
BARBARA S. SPITZIG JO-ANN S. MORROS

MAP OF LOT NO. 11, HOPKINSON PLANTATION ON
MOANS ISLAND IN CHARLESTON CO. S.C., OWNED
BY HEIRS OF CYRUS WILKINSON, SURVEYED AND
SUBDIVIDED DEC 4, 1981, SCALE 1"=200 FEET

Harold A. Moore REC SUR 359

I, Harold A. Moore, a registered surveyor of the State of South Carolina hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, all necessary markers have been installed and the precision is 1:3350

Note
Pipes at all corners unless otherwise designated
Note: All drainage Easements 40 Feet wide

Note
Lot C on this map is a corrected plot and renders null and void Lot C recorded in plat book Y-117 page 148

Note
Harold A. Moore, a registered surveyor of the State of South Carolina hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, all necessary markers have been installed and the precision is 1:3350

Reference Book Y-Page 107


TM3-203-00-003

APPROVED FINAL PLAT
Eugene K. Borden
CHARLESTON COUNTY COUNCIL
February 16, 1982
#9242





Berkeley Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative 

www.berkeleyelectric.coop

Post Office Box 1234, Moncks Corner, SC 29461

December 2, 2021

SGA NarmourWright Design
C/o: Anne Tyler Howell
804 Meeting Street, Suite 103
Charleston, SC 29403

**Re: Power Availability for Storey Farms Commercial Development Located off Betsy Kerrison Parkway
Charleston County, SC
TMS 203-00-00-232 & TMS 203-00-00-233**

Dear Anne:

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, Manager of Construction and Maintenance
Scott Bennett, Johns Island District Line Superintendent
Charles Tyrrell, Johns Island District Planning Supervisor
William Howe, Johns Island District Service Planner
Anne Tyler Howell, SGA NarmourWright Design (emailed copy)
Bill Eubanks, SGA NarmourWright Design (emailed copy)
File



EMERGENCY MEDICAL SERVICES

843.202.6700
Fax: 843.202.6712
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite C204
North Charleston, SC 29405-7464

January 24, 2022

Letter of Coordination
RE: 3388 Trumpet Road, Johns Island

Dear Mrs. Tayler,

This is a letter to acknowledge that EMS is in receipt of information about the proposed zoning changes at 3388 Trumpet Road, Johns Island.

We have reviewed the information you provided regarding the proposed rezoning. It does not appear this would impact our operations or response to the area.

Please contact me by email at cfehr@charlestoncounty.org with any questions.

We wish you the best of success with your project.

Respectfully,

Carl Fehr

Carl Fehr
Division Chief



County of Charleston, South Carolina

Sheriff Kristin R. Graziano

December 23, 2021

SGA Narmour Wright Design
ATTN: Ms. Anne Tyler Howell
804 Meeting Street, Suite 103
Charleston, SC 29403
athowell@sgawdesign.com

re: Letter of Coordination

Ms. Howell,

The Charleston County Sheriff's Office acknowledges your intention to develop property located in the area of 3388 Trumpet Road (Storey Farms), Johns Island, South Carolina. This location is currently under the jurisdiction of this agency.

Please understand that *all* law enforcement matters will need to be reported to this agency. This can be accomplished by calling the **Charleston County Consolidated Dispatch Center** at **843-743-7200** or dialing **911 for emergencies**. Additional information can be accessed on our agency website at www.ccsso.charlestoncounty.org.

If you have any questions, feel free to contact this office via telephone or by email.

Regards,

Master Deputy Monique A. Martinez

Master Deputy Monique A. Martinez
Bureau of Community Engagement
Charleston County Sheriff's Office
(843) 529-5324
mmartinez@charlestoncounty.org

From: [Fleming, Juleigh B.](#)
To: [Anne Tyler Howell](#)
Cc: [Grooms, Robert W.](#)
Subject: RE: Letter of Coordination for Charleston County Planned Development, TMS 203-00-00-232 & 203-00-00-233
Date: Thursday, November 4, 2021 9:25:08 AM
Attachments: [image007.png](#)
[image008.png](#)
[image014.png](#)
[Coordination Letter_SCDOT rev 10.13.21.pdf](#)

Good morning, Anne;

I apologize for the delayed response.

After reviewing the attached preliminary plan, our office has no objection to the proposed project. The existing driveway (Trumpet Rd) appears to accommodate the proposed commercial use and no work is proposed in SCDOT right of way. Trumpet Road is a local road that is not maintained by SCDOT therefore access to Trumpet Road will not require any permissions from our agency. Since no work will be completed in SCDOT right of way, you are not required to apply for an encroachment permit.

If you choose to reconstruct/improve Trumpet Road at Betsy Kerrison Pkwy you would be required to acquire an encroachment permit. This would be achieved by submitting an encroachment permit through our online EPPS program.

Please let me know if you have any questions.

Thank you!



From: Anne Tyler Howell <athowell@sganwdesign.com>
Sent: Wednesday, October 13, 2021 12:08 PM
To: Fleming, Juleigh B. <FlemingJB@scdot.org>
Cc: Grooms, Robert W. <GroomsRW@scdot.org>
Subject: RE: Letter of Coordination for Charleston County Planned Development, TMS 203-00-00-232 & 203-00-00-233

*** This is an EXTERNAL email. Please do not click on a link or open any

ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:
DEBRA LEHMAN, Chair
LEROY BLAKE, Vice-Chair
ROBERT E. WRIGHT
ISIAH WHITE
MARY JONES
WILLIAM THOMAE
FRANK J. BROCCOLO
STEPHEN ROLANDO
ERIC P. BRITTON

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



RYAN KUNITZER, Fire Chief

12/2/2021

Bill Eubanks
SGA | NarmourWright Design

Mr. Eubanks,

The St. John's Fire District is in receipt of your request for a letter of coordination for project labeled "Storey Farms" located at TMS 203-00-00-232 and 203-00-00-23, Johns Island, SC 29455 and acknowledges your organization is involved in the planning of this parcel. Any emergency needs at the site shall be addressed by dialing 911.

The site plan is preliminarily approved based on provided documents. Appropriate codes regarding fire apparatus access and fire department locations are based on the 2018 International Fire Code and final approval by the Fire District.

While this letter serves as an acknowledgement of the proposed development only, further site plan review and onsite inspection will be required as final plans are further developed. Additionally, applicable code compliance will be based on the type and use of the structure, including the location of fire hydrants and fire department access points. Inspections of the facility area will be required during construction and annually after the certificate of occupancy is approved. A final report will be provided for your reference after each inspection.

Regards,

Chris Wilhoit
Chief Fire Marshal
St. Johns Fire District
843-559-919

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

Board Members
Thomas Legare, Jr., Chair
Cindy Floyd, Vice Chair
Robert M. Lee, Sec/Treas
Cheryl Glover
Isaac Robinson
Becky J. Dennis
Glenda Miller
Tommy West
Richard Thomas

Original: May 10, 2021
Updated: December 2, 2021

Mr. Bill Eubanks
SGA Narmour Wright Design
804 Meeting Street, Suite 103
Charleston, SC 29403

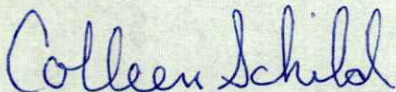
Re: Storey Farms
TMS numbers 203-00-00-232 & 233
Letter of Coordination/Water Availability and Willingness to Serve Letter

Dear Mr. Eubanks:

This letter confirms that TMS numbers 203-00-00-232 & 233 are within the water service area of St. John's Water Company (SJWC). SJWC does have water available from an existing 24-inch water line located on Betsy Kerrison Parkway which is within 50 feet of the property. Our system is SC DHEC approved and we have the capacity and willingness to provide potable water service to TMS numbers 203-00-00-232 & 233 for approximately 21 equivalent residential units for the development of Storey Farms including the construction of the following: farm store, food truck, restaurant, bakery, smokehouse, butcher shop, agricultural production facility, and two residential dwellings.

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

Sincerely,



Colleen Schild
Assistant Manager/Engineer



May 11, 2021

SGA/Narmour Wright Design
803 Meeting St, Ste 103
Charleston, SC 29403



Ref: Proof Of coordination

This letter is proof of coordination between SGA/Narmour Wright Design and the United States Postal Service; South Carolina District, Growth Management, for the property located at (Agriculture site) crossroads of Trumpet Rd and Betsy Kerrison Hwy, Johns Island SC 29455.

Please provide a plat when available so we can discuss Centralized delivery (CBU) location.

If you require anything further, please use the contact information below.

Respectfully,

A large, stylized handwritten signature of Eric Sigmon, written in black ink.

Eric Sigmon
USPS; GSC District
Growth Management Coordinator
eric.r.sigmon@usps.gov
C-803-662-5436
O-(803) 926-6258



PUBLIC INPUT

From: [C. McK](#)
To: [CCPC](#)
Subject: Case: ZREZ-03-22-00132
Date: Tuesday, June 07, 2022 8:02:01 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Storey Farms
Case: ZREZ-03-22-00132

The Storey farmstand is a great fit for the area. However, I would like to see the PD revised. Do they really intend to build 29,000 sq ft building and an 8,000 sf restaurant? If so, this does not blend well with the local area. Additionally, 30 days of special events could potentially affect the character of the residential area.

Cyndy McKinley

From: [Scott Wallinger](#)
To: [CCPC](#)
Subject: Rezoning Request Comment: Storey Farms Case ZREZ-03-22-00132
Date: Tuesday, June 07, 2022 10:37:45 AM

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I understand the current use of this parcel does not conform to its zoning and the owner seeks a Planned Development that would allow that use. I lived on Seabrook Island for 14 years and I support the intent of the proposed change. However, the PD should be narrowly written to conform to its current use and not in a way that would permit the current or a future owner to change to broader commercial or other uses of the property that would be inconsistent with the generally undeveloped nature of that section of the Betsy Kerrison Parkway. A signature attribute of coastal Johns Island and the approaches to Kiawah and Seabrook islands is the traditional semirural ambience. Zoning changes that could lead to an appearance akin to Myrtle Beach should be avoided by all means!

R. Scott Wallinger

600 Quay Circle – Unit 615
Charleston, SC 29412

Email scott@scottwallinger.com
Phone 843-818-4523
Mobile 843-729-4718

From: [Chris Murray](#)
To: [CCPC](#)
Subject: Rezoning Request Comments ZREZ-03-22-00132
Date: Monday, June 06, 2022 1:16:18 PM

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Re: Storey Farms Case: ZREZ-03-22-00132

Hi,

I am writing in opposition of the request to rezone two parcels on Betsy Kerrison Parkway totaling 2.22 acres from AGR (1 house per acre) to Planned Development (PD)

Storey Farms currently has a farm market on this site which is part of our community. The applicant should consider withdrawing the application and reworking the PD document to make it consistent with their stated objective to "preserve the rural character of the Site".

Thanks,
Christopher Murray
2114 Mimolette Lane
Johns Island
SC 29455

From: [Rebecca Ruttiger](#)
To: [CCPC](#)
Subject: Rezoning Request Comments
Date: Monday, June 06, 2022 10:01:01 AM

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I have reviewed the most recent rezoning requests for the following...see my comments regarding each...

Mary Ann Point Road
Case: ZREZ-04-22-00133

Outside Urban Growth Boundary. Disapprove. There's a reason this was set to keep the rural character of the island. It would be irresponsible to rezone this property. We need to focus on improving infrastructure and keep development on the already agreed upon areas.

Andell West
Case: ZREZ-05-22-00135

Disapprove. I agree that the rezoning goes with the land and not the developer so that it needs to be zoned differently to ensure the reasons for rezoning are upheld no matter the owner. I don't totally agree with rezoning anything as isn't this marshland or very close to it? I worry about the effects of any more development on the natural ecosystem in that area.

Storey Farms
Case: ZREZ-03-22-00132

Disapprove as currently written. While I want to support local business the current farmers market setup fits the area and is not intrusive. Any rezoning should be done very specifically with definite property intentions disclosed.

Thank you for reviewing my comments and helping to keep John's Island a rural and pleasurable place to live.

Keep in mind...this is a delicate Sea Island not intended for the amount of development already approved. We need to keep our farms now more than ever to ensure local food is available to our area. And Not Everyone Can Live Everywhere! Instead of making the island fit for everyone, keep its special character and so sorry but it won't be the right fit for everyone.

Sent from my iPhone
Rebecca Ruttiger
Cape Rd
John's Island Resident

From: [Lorraine Leary](#)
To: [CCPS](#)
Subject: Rezoning Request Comments
Date: Tuesday, June 07, 2022 8:56:05 AM

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I urge you to consider my recommendations for the following on Johns Island.

Sincerely,
Lorraine Leary
3015 High Hammock Rd.
Johns Island, SC 29455
843-991-5662

- Upzone an 8 acre parcel on **Mary Ann Point Road** from AG-8 (1 house per 8 acres) to AGR (1 house per acre). Recommendation: **Disapprove.**
- Upzone a 21 acre parcel on **Kiawah Island Parkway** adjacent to Freshfields, known as Andell West, from R-4 (4 houses per acre) to CC (16 houses per acre). This property was recently used for PGA parking. Recommendation: **Rezone to a Planned Development (PD) instead.**
- Rezone two parcels on **Betsy Kerrison Parkway** totaling 2.22 acres from AGR (1 house per acre) to Planned Development (PD). Storey Farms currently has a farm market on this site. Recommendation: **Disapprove if the PD document is not changed.**

From: [LAPP DUANE](#)
To: [CCPC](#)
Subject: Rezoning Request Comments
Date: Monday, June 06, 2022 3:26:44 PM

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Please vote no on the reasoning request for Mary Ann Point as it is outside the urban growth area. Please consider changing the zoning on the Land adjacent to Freshfields to PD, mainly because the zoning stays with the land and plans can change with new owners. Also, even though Storey Farm is a welcome addition to Johns Island the plans for rezoning land near them need to be more specific and great care needs to be taken with what goes in that space. PD is not the best choice for that area.

Thank you for your consideration,
Pam Lapp
Johns Island

Sent from my iPad

From: [Mary Walker](#)
To: [CCPC](#)
Subject: Rezoning Request Comments
Date: Monday, June 06, 2022 11:40:25 AM

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Disapprove rezoning on Mary Ann Point Rd

Disapprove rezoning on Betsy Kerrison at Holly Farms property.

Mary Walker
4588 Retreat Dr
Johns Island, S C 29456

Sent from my iPhone

From: [Ted Smith](#)
To: [CCPC](#)
Subject: Rezoning Request Comments
Date: Monday, June 06, 2022 4:22:52 PM

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I agree with the county recommendations on the 3 rezoning requests.

- **Mary Ann Point Road** from AG-8 (1 house per 8 acres) to AGR (1 house per acre). Recommendation: **Disapprove**.
- Upzone a 21 acre parcel on **Kiawah Island Parkway** adjacent to Freshfields, known as Andell West, from R-4 (4 houses per acre) to CC (16 houses per acre). This property was recently used for PGA parking. Recommendation: **Rezone to a Planned Development (PD) instead**.
- Rezone two parcels on **Betsy Kerrison Parkway** totaling 2.22 acres from AGR (1 house per acre) to Planned Development (PD). Storey Farms currently has a farm market on this site. Recommendation: **Disapprove if the PD document is not changed**.

From: [Pamela Cisneros](#)
To: [CCPC](#)
Subject: Rezoning Request Comments
Date: Monday, June 06, 2022 9:16:49 AM

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Hello,

I am writing to encourage you to vote as follows on the listed rezoning requests:

- Upzone an 8 acre parcel on **Mary Ann Point Road** from AG-8 to AGR:
- **PLEASE Disapprove.**
- Upzone a 21 acre parcel on **Kiawah Island Parkway** adjacent to Freshfields from R-4 to CC:
- **PLEASE Rezone to a Planned Development (PD) instead.**
- Rezone two parcels on **Betsy Kerrison Parkway** totaling 2.22 acres from AGR (1 house per acre) to Planned Development (PD).
- **PLEASE: Disapprove if the PD document is not changed.**

Thank you for your consideration in this important matter.

Thanks!

Pamela~
[843-259-1123](tel:843-259-1123)
PamelaCisneros.com

From: [James B. Stanton](#)
To: [CCPC](#)
Cc: [Christina Stanton](#)
Subject: STANTON COMMENTS-Rezoning Requests
Date: Thursday, June 09, 2022 8:18:29 AM

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Hello --

My wife and I are Johns Island residents and would like to add our comments to be considered in the upcoming Charleston Planning Commission meeting:

Case: ZREZ-04-22-00133

We disapprove. If all AG-8 property were up-zoned on Johns Island, over 7,000 additional homes could be built. Approving this up-zoning would set a precedent for this to occur.

Case: ZREZ-05-22-00135

We disapprove. We believe that our community would be better served with a Planned Development (PD) rezoning. This would give the community input in the process, and potentially create housing and storage facilities for the hundreds of workers who commute on and off Johns Island each day.

Case: ZREZ-03-22-00132

We approve, but only with significant changes to the PD document. If the document is not changed, we disapprove. Storey Farms is one of the rural businesses that make our island unique, and is built in a manner that recognizes the landscape with pervious surfaces and grand trees. The current rezone plan is vague, and could allow for any number of businesses that would not maintain the rural character. IF there is a specific plan for the site, such as a brewery or other type of business that would add character to the site and improve the community then we would approve. However, given the way the document is written there could be drive through restaurants and chain stores. We ask for more specificity in the plan from the owners.

We thank you for considering our point of view, and appreciate the work that you do to keep our community thriving.

Best,
James & Christina Stanton
3309 Cottage Plantation Rd.
Johns Island, SC 29455

--

James B. Stanton
james.b.stanton@gmail.com

From: [Glenda Miller](#)
To: [CCPC](#)
Subject: Storey Farms, Case ZREZ-03-22-00132
Date: Wednesday, June 08, 2022 11:07:17 AM

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Dear Commissioners,

Storey Farms, Case ZREZ-03-22-00132, should not be approved. The applicant should present a revised PD more consistent with preserving the rural character of Johns Island.

Thank you for the opportunity to comment and for your time and service.

Sincerely,
Glenda

Glenda L. Miller
3377 Cottage Plantation Road
Johns Island, SC 29455
843.259-1396
glenda72miller@comcast.net

From: johnsislandtf@gmail.com
To: [CCPC](#)
Cc: [Joel Evans](#); [Andrea Melocik](#); [Emily Pigott](#); cmfloydlaw@aol.com
Subject: Rezoning Request Comments regarding ZREZ-03-22-00132, Storey Farms
Date: Thursday, June 09, 2022 12:01:09 PM
Attachments: [JITF - Storey Farms.pdf](#)

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Please find attached a letter recommending approval of the subject PD **only if significant changes are made to the PD document.**

Regards,

John Zlogar
Chair, Johns Island Task Force



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

9 June 2022

Reference: ZREZ-03-22-00132, Storey Farms, TMS 203-00-00-232 and 203-00-00-233

Dear Commissioners:

The Johns Island Task Force recommends approval of rezoning the referenced parcels from AGR to PD only if there are significant changes to the PD document. **If the PD document is not changed accordingly, we recommend disapproval.**

We believe local, rural business such as Storey Farms are part of what makes Johns Island so unique. If one drives by Storey Farms today you will see a small business constructed in the Johns Island vernacular with lots of pervious surfaces and grand trees.

If the parcels are to be rezoned, any changes to the property must maintain its rural character. Unfortunately, the proposed PD document is much too vague, open-ended, and expansive to assure this would happen.

Two examples of this are:

- Up to 29,000 sq-ft of commercial buildings (30% lot coverage) are permitted. As a comparison, this is the size of about three CVS drug stores. The PD document should be revised to limit the total building footprint to 6,000 sq-ft.
- An 8,000 sq-ft restaurant is permitted. As a comparison, the average McDonald's is about 4,000 sq-ft and the average Appleby's is about 6,000 sq-ft. The PD document also does not exclude fast-food restaurants. The PD document should be revised to include the square footage of the restaurant in the total building footprint limit and to exclude fast food restaurants.

These are just two examples of the needed changes. **The complete list is attached.**

We met with the applicant's representatives on February 15th of this year and subsequently sent them a list of issues with the PD document. Unfortunately, most of those issues were not addressed in the latest proposed PD document.

The applicant should withdraw the application and rework the PD document to make it consistent with their stated objective to "preserve the rural character of the Site". Otherwise, we request that you disapprove the rezoning.

Thank you for your consideration.

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.*

Attachment: Recommended Changes to the Planned Development Document

General:

- a) Phases such as “it is the intent”, “it is expected”, or “does not plan to” are used throughout. These do not place any meaningful restrictions on the Site.
 - **Recommend** these phrases should be replaced with “shall” or “shall not”.

Section 2.1.1 ALLOWED LAND USES AND DESCRIPTIONS

- a) **Size of restaurant.** An 8,000 sq-ft restaurant is way too large for this rural site. As a comparison, the average McDonald's is about 4,000 sq-ft and the average Appleby's is about 6,000 sq-ft.
 - **Recommend** the restaurant square-footage be included into the total permitted square-footage in Section 2.3.
- b) **Type restaurants:** The PD document is silent on what type of restaurant could be built. A fast-food restaurant with a drive-thru would not be consistent with the rural character of the Site.
 - **Recommend** exclude fast-food restaurants and drive-thrus.
- c) **The sale of alcohol by right:** The sale of alcohol is not permitted in AGR zoning and it is a special exception, not by right, only in intense commercial zoning districts.
 - **Recommend** make the sale of alcohol a special exception that must go before the BZA.
- d) **Single family residential:** It is unclear if the commercial activities and the residential activities can exist on the property at the same time.
 - **Recommend** explicitly stating that these uses are mutually exclusive.

Section 2.1.2 SPECIAL EVENT USE

- a) **Number of events:** Five events per year per lot, for a total of ten events per year is proposed. In accordance with ZLDR 6.7.3, each event can last up to three consecutive days. This would basically allow weekend-long events, with music, most summer weekends.
 - **Recommend** permit the total number of special events for the SITE to be five per year lasting no more than two consecutive days each.
- b) **Events per lot:** Not sure how the special events limitation would work with 5 events “per lot”. How does one regulate the events when some events will occur on one lot and other events would occur on the other lot?
 - **Recommend** reword so that the number of events is for the Site.

Section 2.3 DIMENSIONAL AND LOT STANDARDS

- a) **Minimum setbacks:** To meet the stated objective to “preserve the rural character of the Site”, the setbacks should correspond to the rural settings.
 - **Recommend** setbacks be consistent with AGR zoning. Specifically, define the Trumpet Road setback as 50 ft and side setback as 15 feet.
- b) **Lot building coverage:** The only limit on the size of the commercial buildings is the 30% lot coverage, which corresponds to up to 29,000 sq-ft of commercial buildings. As a comparison, this is the size of about three CVS drug stores. This is much too intense development for this rural site.
 - **Recommend** limiting the footprint of all buildings to 6,000 sq-ft, which appears to be about twice the footprint of the buildings currently onsite.

Section 3.2 IMPACT ASSESSMENT AND ANALYSIS

- a) **Access to Site:** For safety reasons, there should be no access directly to Betsy Kerrison Parkway from the Site.
 - **Recommend** change wording to “There shall be no access to the Project from Betsy Kerrison Parkway. The only access shall be from Trumpet Road.”

Section 3.3 TRAFFIC STUDY

- a) **Trips generated per day:** How do the quoted numbers reflect an 8,000 sq-ft restaurant and special events with up to 500 participants?
 - **Recommend** redo the traffic study based upon a revised PD document.

Section 4.1 BUFFER YARDS

- a) **Multi-use path:** Along Betsy Kerrison there is currently a pedestrian path separated from the road by a planting strip. This path should be continued in the Project.
 - **Recommend** adding “Along Betsy Kerrison Parkway there shall be a six-foot pedestrian path separated from the road by a six-foot planting strip that connects to the paths on the adjacent properties.”

Section 4.4 PARKING

- a) **Pervious surfaces:** Stormwater management is a critical issue on Johns Island. To minimize the impact on surrounding parcels and to maintain the rural character of the site, the parking and other areas should be pervious.
- **Recommend** adding "Except where required by ADA requirements, all parking surfaces, walkways, patios, and outdoor seating areas shall be pervious."

Section 4.5 RESOURCE AREAS

- a) **Removal of grand trees:** Live oaks and other grand trees are critical to the character of the rural portions of Johns Island. A Project whose objective is to "preserve the rural character of the Site" should not remove any of these trees.
- **Recommend** that no grand trees be permitted to be removed.

From: [Bill Baker](#)
To: [CCPC](#)
Subject: Comments regarding ZREZ-03-22-00132, Storey Farms
Date: Thursday, June 09, 2022 4:43:08 PM

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I want to comment on the rezoning request by Storey Farms on Johns Island.

I live and own three lots just off of Betsy Kerrison Parkway. The address of my properties are 3316, 3320 and 3326 Hopkinson Plantation Road, Johns Island, SC 29455

I have read and agree completely with the arguments made by the Johns Island Task Force regarding this matter. Rezoning to a PD would be OK if the language and restrictions were made as outlined by the letter written the Johns Island Task Force.

My biggest concern is the size and scope of the project in a predominantly residential area. In addition, the number of events and size and scope of those events are a real concern given the ingress and egress from the property.

I would like to see the language and restrictions tightened up considerably before I would approve this change.

Thank you,

William Baker
3320 Hopkinson Plantation Rd, Johns Island, SC 29455
804-901-3127

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From: [Brooke Wood](#)
To: [CCPC](#)
Subject: Case: ZREZ-03-22-00132
Date: Thursday, June 09, 2022 7:28:56 PM

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Regarding case **ZREZ-03-22-00132** and the associated lot off of Betsy Kerrison Pkwy, the proposed use of the land as a planned development that allows 30% commercial building lot coverage, special events, alcohol sales, etc is not an appropriate use of this land. Any planned development should specifically limit the use, design, construction, etc to that which are in keeping with the rural nature of the area. Green space, smaller building(s), minimal traffic impact businesses (no fast food restaurants with drive through, for example) and no 3-day long special events 10 times per year should be stipulated. I do not support the current proposed planned development. If the PD cannot be highly specific, appropriate to the area, and designed to avoid negative impact to the surrounding community, then the current zoning should stand without any approved changes.

Thank you,

Brooke Wood

Sent from my iPhone

From: [Mary Bull](#)
To: [CCPC](#)
Subject: Storey Farms
Date: Friday, June 10, 2022 10:19:29 AM

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Storey Farms

Case: ZREZ-03-22-00132

This request is to rezone two parcels on Betsy Kerrison Parkway totaling 2.22 acres from AGR (1 house per acre) to Planned Development (PD). Storey Farms currently has a farm market on this site.

Staff recommends approval of a PD. We agree but there needs to be significant changes to the PD document. With all changes and clarity made to the PD we recommend approval

We believe local, rural business like Storey Farms are part of what makes Johns Island so unique. If you drive by Storey Farms today you will see a small business constructed in the Johns Island vernacular with lots of pervious surfaces and grand trees.

Since the current uses of the parcels, including food sales, are not permitted in AGR, the owner has chosen to pursue a PD which could allow these uses.

Some Specific issues we recommended changed with the replies from Mr. Eubanks showing the changes made.

1.2 "It also allows for future agricultural residential uses" What does this mean? What are the zoning limits for residential? **THE RESIDENTIAL USES ARE CONSISTENT WITH AGR ZONING. THIS WOULD ALLOW ONE HOME ON EACH OF THE TWO LOTS. NOTHING MORE.**

1.2.A. Change intends to keep to SHALL **IN THIS CASE, INTEND IS APPROPRIATE.**

2.1.C. Be more specific about the restaurant, no big name brand, i.e. McDonald's and no drive thru. We would expect a small family business. **RESTAURANTS HAVE BEEN REMOVED FROM THE LIST OF ALLOWED USES.**

2.1.K. Single Family Detached Residential. Is this new? Or is this the existing homes? Are you asking to build more? Be very very clear about this. **THE RESIDENTIAL USES ARE CONSISTENT WITH AGR ZONING. THIS WOULD ALLOW ONE HOME ON EACH OF THE TWO LOTS. NOTHING MORE.**

2.1.1 The paragraph on single family residential, you allow for site development into residential housing. This is not what the community is looking for and should not be included as an option if things change. This will be a sticking point for members of the council and the overall community. Most do not want to see residential housing developed along Betsy Kerrison. **THE RESIDENTIAL USES ARE CONSISTENT WITH AGR ZONING. THIS WOULD ALLOW ONE HOME ON EACH OF THE TWO LOTS. NOTHING MORE.**

2.1.2. "does not plan" should be changed to "shall not" **THE TEXT WAS CHANGED TO "SHALL NOT"**

2.2. Land Use areas may undergo modifications?? What does this mean? Do you have a plan or not? In this section, make sure you know what you are planning to do and spell it out clearly. Not make it unknown and questionable. **THIS ALLOWS FLEXIBILITY FOR ALLOWED LAND USES TO CHANGE OVER TIME. IT DOES NOT ALLOW NEW LAND USES. FOR EXAMPLE, IF THE SHAPE AND SIZE OF THE OYSTER PIT AREA CHANGED, THAT IS ALLOWED. THERE IS A PROCESS IN PLACE FOR MINOR CHANGES AND WE'VE ADDED LANGUAGE THAT REFERENCES THAT PROCESS.**

2.3. Check the setback requirements, some might not be right. You also mention "Minimum Lot Size: 30,000 Square Feet, and Minimum Lot Width: 100 Feet. Also Density: 1 Dwelling Unit per Acre. What is this for? I thought you were just doing commercial agricultural development. What do lot sizes have to do with it? **THIS IS A REQUIREMENT OF THE COUNTY AND REFLECTS THE CURRENT AGR ZONING, WHICH IS A USE CURRENTLY ALLOWED.**

2.4. You include items about lots again. "...maximum lot/building coverage for individual lots shall be..." What is this? Looks like development language again. **THIS IS A REQUIREMENT OF THE COUNTY AND REFLECTS THE CURRENT AGR ZONING.**

4.1. Clean up all the "...intent of the PD.." It is either in the PD or not, be clear about what you are asking for. **"SHALL" WAS ADDED TO THE LANGUAGE AS NEEDED.**

4.4. Clean and be clear about the parking location and must consider ADA requirements. **PARKING MUST MEET THE REQUIREMENTS OF 9.3 BUT WE HAVE ADDED A PHRASE THAT THIS INCLUDES ADA PARKING, WHICH IS ACTUALLY A FEDERAL REQUIREMENT.**

The following members were in attendance for this vote.

Chris Cannon
Sam Brownlee
John Kozma
Rich Jenkins
Debbie Batzer
Christina Gammons White
Henry Chavis
Thomas Legare
Nancy Harold
James Owens
Mary Bull

If these reads ok let me know and I will send it via email

Regards,

Mary Bull

Mary Bull
Secretary
Johns Island Council

From: [MaryJo Manning](#)
To: [Jenny C. Honeycutt](#); [CCPC](#)
Subject: Re Zoning proposals ZREZ-03-22-00132 and ZREZ 05-22-00135
Date: Friday, June 10, 2022 1:23:01 PM

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I wish to associate myself with remarks by other citizens calling into question the current proposals to rezone the two properties listed above.

I am very familiar with these two properties and so I feel that I can comment on their potential for either benefit or harm depending on how they are finalized.

First, ZREZ-03-22-00132, the Storey Farms properties, involves a change from AGR to PD. The folks at Storey Farms have worked hard to build a local business and it has not been an easy undertaking, especially given the current zoning. I think it is very appropriate for them to be allowed the flexibility to grow their farm market business at that location, which I understand to be their intention. However, reading the proposed language for the PD, it is too general and open ended and hence would allow development far apart from what is contemplated and what would be appropriate for this area. Every effort must be made by the Council to preserve and protect the rural character of this part of Johns Island. Consequently I urge the Council to see that the PD is revised to tighten the scope of permissible uses. As is always the case, what may be contemplated or proposed today may not be what can end up happening.

Second, ZREZ-05-22-00135, the Andell West property, proposes rezoning of 21 acres purportedly for a new grocery store and limited housing. This is part of an 82 acre tract the developer tried to have annexed away from the country for a large scale and dense housing and commercial development. That approach did not succeed and now he is before the county seeking a rezoning for the stated purpose of building a replacement grocery store and some residential. It is my hope that the County will look at the history of this property and the open ended nature of the proposed zoning change, and share my skepticism. As with the Storey Farms proposal, what development is proposed today may not remain the case if the zoning grant is more permissive. It also is my hope that the Council will adhere to its Comprehensive Plan as well as the Fresh Fields Planned Development standards, since the current proposal is at odds with both these plans.

In addition, the grant of development authority for this property sets the table for the remaining 60 acres owned by this developer as well as for several hundred acres nearby. There has been no consideration of the many, foreseeable impacts that development of this area will have, as it will literally and figuratively open floodgates. For example, this area is essentially a dead end, with Betsy Kerrison being the only road between Fresh Fields and the juncture with Bohicket and River Roads. There is already a history of accidents causing major, multi hour traffic jams extending traffic all the way back past the Kiawah and Seabrook entry gates and causing a total bottleneck for ingress and egress. Current development of Seafields and growth at Bohicket Marina on Seabrook Island Parkway will add more traffic. Flooding is a factor generally on the islands and those of us who lived through Hugo, Gracie and other major storms are perhaps even more acutely aware of the risks. It is even more important here

as the Andell tract is part of a fragile ecosystem and will require thoughtful and serious ecological study.

Accordingly, I hope the Council will reject this application, or grant a very specific authority such as through a PD crafted to the grocery store use being proposed and after a comprehensive study of overall development impacts in this area of the islands.

Thank you very much for consideration of my thoughts.

Mary Jo Manning
1 Tesoro Drive
Seabrook Island, SC 29455
mjmanning70@gmail.com
843.556.2666