

ZONING MAP
AMENDMENT REQUEST
ZREZ-05-18-00080

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING: ZONING MAP AMENDMENT REQUEST **Tuesday, October 9, 2018 at 6:30 PM**

Charleston County Council will hold a public hearing on Tuesday, October 9, 2018 at 6:30 pm in County Council Chambers (located on the second floor of Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405) on the following Zoning Map Amendment request:

ZREZ-05-18-00080: Request to rezone property located at 1029 Orleans Road, West Ashley (TMS: 351-05-00-032) from the Single-Family Residential 4 Zoning District (R-4) to the Planned Development Zoning District (PD-163, Orleans Road) to allow for a Communications Tower (property size: 0.15 acres).

More information may be obtained on-line at the Charleston County Web Site (www.charlestoncounty.org) or by contacting the Charleston County Planning Department at (843) 202-7200. 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

Post & Courier

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Kristen L. Salisbury
Clerk of Council

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING: ZONING MAP AMENDMENT REQUEST **Tuesday, August 21, 2018 at 6:00 PM**

Charleston County Council will hold a public hearing on Tuesday, August 21, 2018 at 6:00 pm in County Council Chambers (located on the second floor of Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405) on the following Zoning Map Amendment request:

ZREZ-05-18-00080: Request to rezone property located at 1029 Orleans Road, West Ashley (TMS: 351-05-00-032) from the Single-Family Residential 4 Zoning District (R-4) to the Planned Development Zoning District (PD-163, Orleans Road) to allow for a Communications Tower (property size: 0.15 acres).

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Kristen L. Salisbury
Clerk of Council

HELLMAN YATES & TISDALE

ATTORNEYS AND COUNSELORS AT LAW

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

February 13, 2019

VIA E-MAIL

Joel Evans
Director, Charleston County Zoning & Planning
4045 Bridge View Drive,
North Charleston, SC 29405
(843) 202-7200

Re: ZREZ-05-18-00080 (PD-163, Orleans Road)

Dear Joel,

We would respectfully request that ZREZ-05-18-00080 (PD-163, Orleans Road) be placed on the Charleston County Planning & Public Works Committee agenda for February 21, 2019.

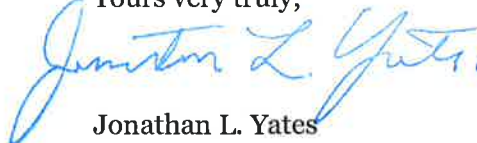
We thank you and your staff for all of the time and consideration that has been afforded to this application thus far and we very much appreciate the incredible work by the Charleston County Planning staff.

If you have any questions or require further clarification on this request, please do not hesitate to call me at (843) 414-9754 or (843) 813-0103.

Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

cc: J. Elliott Summey
Charleston County Council Chairman

The Honorable Teddie E. Pryor, Sr.
Chairman of Charleston County Public Works and Safety Committee

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November 16, 2018

VIA E-MAIL

Joel Evans
Director
Charleston County Zoning & Planning
4045 Bridge View Drive,
North Charleston, SC 29405
(843) 202-7200

Re: ZREZ-05-18-00080 (PD-163, Orleans Road)

Dear Joel,

I apologize profusely for any inconvenience, but we would respectfully request that ZREZ-05-18-00080 (PD-163, Orleans Road) not be placed on the Charleston County Planning & Public Works Committee agenda for November 27, 2018.

Again, our apologies, but unfortunately the Thanksgiving holiday has impeded our ability to meet with all the necessary parties prior to this application appearing before the Charleston County Planning & Public Works Committee.


We thank you and your staff for all of the time and consideration that has been afforded to this application thus far and we very much appreciate the incredible work by the Charleston County Planning staff. We wish you all a happy and safe Thanksgiving holiday.

If you have any questions or require further clarification on this request, please do not hesitate to call me at (843) 414-9754 or (843) 813-0103.

Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,


Jonathan L. Yates

November 16, 2018

Page 2

cc: The Honorable A. Victor Rawl
Charleston County Council Chairman

The Honorable Teddie E. Pryor, Sr.
Chairman of Charleston County Public Works and Safety Committee

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November 13, 2018

VIA E-MAIL

Joel Evans
Director
Charleston County Zoning & Planning
4045 Bridge View Drive,
North Charleston, SC 29405
(843) 202-7200

Re: ZREZ-05-18-00080 (PD-163, Orleans Road)

Dear Joel,

We would respectfully request that ZREZ-05-18-00080 (PD-163, Orleans Road) be placed on the Charleston County Planning & Public Works Committee agenda for November 27, 2018.

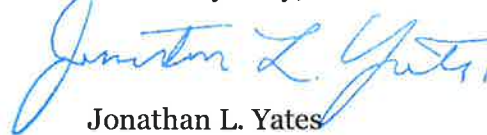
We thank you and your staff for all of the time and consideration that has been afforded to this application thus far and we very much appreciate the incredible work by the Charleston County Planning staff.

If you have any questions or require further clarification on this request, please do not hesitate to call me at (843) 414-9754 or (843) 813-0103.

Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

cc: The Honorable A. Victor Rawl
Charleston County Council Chairman

The Honorable Teddie E. Pryor, Sr.
Chairman of Charleston County Public Works and Safety Committee

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October 16, 2018

VIA FEDERAL EXPRESS

Joel Evans
Director
Charleston County Planning & Zoning
4045 Bridge View Drive,
North Charleston, SC 29405
(843) 202-7200

Re: ZREZ-05-18-00080 (PD-163, Orleans Road)

Dear Mr. Evans,

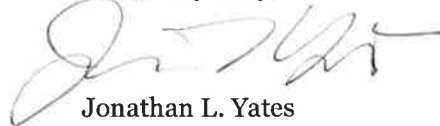
We would respectfully request that ZREZ-05-18-00080 (PD-163, Orleans Road) be deferred from the Charleston County Planning & Public Works Committee agenda for October 18, 2018 and be placed on a future agenda of the Charleston County Planning & Public Works Committee. We are making this request in order to allow more time for community outreach on this application prior to it being heard by the Committee.

We thank you and your staff for all of the time and consideration that has been afforded to this application thus far and we very much appreciate the incredible work by the Charleston County Planning staff.

If you have any questions or require any clarification on this request, please do not hesitate to call me at (843) 414-9754 or (843) 813-0103.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

cc: The Honorable A. Victor Rawl
Charleston County Council Chairman

The Honorable Teddie E. Pryor, Sr.
Chairman of Charleston County Public Works & Safety Committee

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105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401

August 20, 2018

The Honorable A. Victor Rawl
Chairman of Charleston County Council
4045 Bridge View Drive,
North Charleston, SC 29405
(843) 202-7200

Re: Zoning Map Amendment Request ZREZ-05-18-00080

Dear Chairman Rawl,

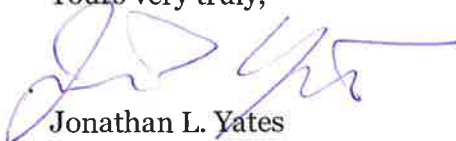
As applicant for Zoning Map Amendment Request: ZREZ-05-18-00080, we would respectfully request that this item be deferred from the Charleston County Council Public Hearing Agenda for August 21st, 2018 and be placed on the Agenda for September 11, 2018. We thank you very much for your time on this matter and very much appreciate this deferral. We would like to have this time in order to address an issue that arose late last week.

Should you have any questions, please do not hesitate to contact me. I can be reached at 843-414-9754.

Thank you so much for all of your consideration.

With kindest regards, I am

Yours very truly,



Jonathan L. Yates

JLY: jlc
Enclosure

CC: Joel Evans
Director
Charleston County Zoning and Planning

**ZONING MAP AMENDMENT REQUEST: ZREZ-05-18-00080
(PD-163, Orleans Road)
CASE HISTORY**

**Public Hearing: October 9, 2018
Planning and Public Works Committee: February 21, 2019
First Reading: February 26, 2019
Second Reading: March 12, 2019
Third Reading: March 21, 2019**

CASE INFORMATION

Location: 1029 Orleans Road (St. Andrews)

Parcel Identification: 351-05-00-032

Council District: 7

Property Size: 0.15 acres

Application:

The applicant is requesting to rezone the subject property from the Single Family Residential 4 (R-4) Zoning District to PD-163, Orleans Road, Zoning District, to allow for a communications tower.

Zoning History:

Prior to this request, Zoning amendment request ZREZ 03-18-00078 was submitted for a similar type Planned Development. This application was withdrawn by the applicant before the scheduled Planning Commission meeting.

Parcel Information and Area Description:

The subject property is zoned R-4 and is currently undeveloped. Adjacent properties to the north and east are in unincorporated Charleston County, are zoned either R-4 or Mixed Style Residential 12 (M-12), and are either undeveloped or contain single-family dwellings or multi-family dwellings. Adjacent properties to the south and west are either in the City of Charleston or in unincorporated Charleston County. Those in the City of Charleston are zoned Single Family Residential (SR-1) or General Business (GB) and contain either single dwellings or retail uses. Those in the County are zoned either R-4 or Residential Office (OR) and contain single-family dwellings or a professional office.

Overview of PD-163, Orleans Road:

The applicant is requesting to rezone to PD-163 to allow for a communications tower with associated equipment buildings, structures and parking. Specifically, the requested PD-163 guidelines include the following:

- Allowed land uses are limited to a maximum of one communications tower with required lighting and lightning rod, and associated equipment buildings, structures and power supply.
- Maximum height of the communications tower, with associated lighting and lightning rod, is 140 feet.
- Maximum height of the associated equipment buildings and structures is 30 feet.
- A 10-foot buffer and 15-foot setback is required to Orleans Rd, and a 10-foot buffer and setback is required to the side and rear boundaries.
- Access to the site will be from Orleans Road.
- Buildings or structures shall comply with the Architectural Design Guidelines of ZLDR Article 9.6.
- One parking space is proposed, with parking to comply with ZLDR Article 9.3.
- Signage required by the Federal Communications Commission is proposed, and any future signage shall comply with ZLDR Article 9.11.
- Any future lighting shall comply with Federal Aviation Administration requirements and ZLDR Article 9.6.

- A tree survey has been completed and at this stage, no Grand Trees are identified for removal. Any future Grand Tree removals will be subject to approval by the Board of Zoning Appeals.
- The Communications Tower shall comply with ZLDR Sections 6.4.5.F.14 and 6.4.5.G.

Further to the above, the applicant has provided the following commentary on the design of the Planned Development:

“Presently, there exists a severe wireless infrastructure deficit along Orleans Road/ Tobias Gadsden Boulevard from Sam Rittenberg Boulevard to Paul Cantrell Boulevard. This deficit is a result of the incredible demands on the existing wireless infrastructure in the area. Due to this location being near the terminus of I-526, U.S. 17, Sam Rittenberg Boulevard, and Paul Cantrell Boulevard, this part of the County is one of the most heavily trafficked areas in Charleston County, in addition to being densely populated by commercial and residential uses. In order to solve this deficit, it is necessary to place a wireless communication facility somewhere along Orleans Road between the former Citadel Mall property and Savage Road. Unfortunately, after an exhaustive and extensive real estate search of the targeted area, there were no available properties properly zoned for a wireless communication facility, which lead to the selection of this vacant piece of property. From a wireless network perspective, the property in question presents the ideal location for the proposed facility.

The proposed facility is unlike any other previously placed in unincorporated Charleston County. The proposed facility will be a stealth facility where all the antenna and equipment are contained within the pole and the overall height of the pole will be less than almost all other wireless facilities presently operating in unincorporated Charleston County. The standard wireless facility in Charleston County would have 40 to 50 feet of exposed equipment; however, all of the equipment for the proposed facility would be fully contained inside the stealth pole. This presents a much cleaner silhouette and visually appealing appearance.”

Municipalities Notified/Response: The City of Charleston, City of North Charleston, and the Town of James Island were notified of the request but have not responded.

Public Input: No public input has been received at this stage.

STAFF RECOMMENDATION

According to Section §4.23.9 E (9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

- A. The PD Development Plan complies with the standards contained in this Article;
Applicant response: “Adequate wireless infrastructure is vital to the citizens of Charleston County as over 50% of the homes in the United States are wireless only and no longer utilize a landline telephone. In addition, over 80% of the 911 calls to the Charleston County Consolidated Dispatch originate from a wireless device. The proposed development plan meets all standards contained in Article 4.23 of the ZLDR.”

Staff response: The proposed PD guidelines comply with the majority of the requirements of this Article. Although the applicant states, “...the facility will be surrounded by an incredible landscape package that meets the maximum volume of planting possible to ensure the long term health of the plants,...” the proposed setbacks, land use buffers, and right-of-way buffer do not comply with the ZLDR. In addition, the requirements of ZLDR Section 6.5.4.F.4, Communications Towers Zoning Permit Submittal Requirements, are not met. These requirements state, “The tower must be located no closer to a residential structure than a distance equal to 1 ½ feet for each 1 foot in height of the proposed tower plus 50 feet as measured from the center of the proposed tower. At a minimum, there must be a 150-foot distance between the proposed tower and a residential structure.” This would require the proposed tower to be at least 260’ from the closest residence. The proposed tower is 54’11” from the closest residential structure; however, it should be noted that the applicant has submitted a fall zone letter stating “The tower will be designed to collapse in the event of failure

to within a 23' radius circle centered on the tower.”

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

Applicant response: “The proposed development plan is consistent with the intent of the Comprehensive Plan and all other relevant adopted policy documents, by providing necessary infrastructure to the community as specified by the Comprehensive Plan in the Community Facilities Strategies of the Comprehensive Plan. The Charleston County Comprehensive Plan presently recommends the Urban/ Suburban Mixed Use future land use designation of this property. The proposed use is fully compliant with this designation as Urban/ Suburban Mixed Use encourages mixed-use development consisting of retail, service, employment, civic, industrial, housing and linkages, public transport. The purpose of the proposed facility is to provide the wireless infrastructure necessary to properly service the uses envisioned by this designation.”

Staff response: The Charleston County Comprehensive Plan recommends the Urban/Suburban Mixed Use future land use for the subject site. This future land use designation “...encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public open spaces and linkages to public transit...” The requested PD guidelines allow for a communications tower with associated equipment buildings and structures that are not consistent with the mostly residential development on surrounding properties that front Orleans Road; however, the proposed Planned Development provides infrastructure to the community in a manner consistent with the residential character of the surrounding neighborhood.

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

Applicant response: “Please see Exhibit “3” for Coordination Letters, which assure the necessary public services, facilities, and programs will serve the proposed development at the time the property is developed. The unmanned facility will only require the provision of power and telecommunications services and does not require any other services from the county and any other agency.”

Staff response: The applicant has submitted letters of coordination from applicable agencies to demonstrate that there are adequate public services, facilities, and programs to serve the proposed development.

Because the requested PD is not completely consistent with the *Comprehensive Plan* and the *Charleston County Zoning and Land Development Regulations Ordinance* (ZLDR), Staff recommends disapproval. If, however, the Planning Commission decides to recommend approval, staff suggests the following conditions of approval:

- Sec. I, Overview:
 - Point A: Amend the formatting to remove reference point number 3 from occurring twice:
“~~34~~. All matters not addressed in the Planned Development Guidelines shall comply with the R-4 Zoning District requirements of the ZLDR in effect at the time of subsequent development application submittal.”
- Sec. XV, Communications Tower Zoning Requirements:
 - Point E: Delete Point E.
- Appendices:
 - A receipt from the United States Army Corps of Engineers (USACOE) for a jurisdictional wetlands determination application, or, correspondence from the USACOE that a jurisdictional wetlands determination is not warranted for this Planned Development, must be submitted at least 18 days prior to the public hearing for which it is scheduled (this date is by close of business August 3, 2018 for the August 21, 2018 public hearing).

PLANNING COMMISSION MEETING: JULY 9, 2018

Recommendation: Approval with conditions (vote: 8-0, 1 absent).

- Sec. I, Overview:
 - Point A: Amend the formatting to remove reference point number 3 from occurring twice:

“34. All matters not addressed in the Planned Development Guidelines shall comply with the R-4 Zoning District requirements of the ZLDR in effect at the time of subsequent development application submittal.”
- Sec. XV, Communications Tower Zoning Requirements:
 - Point E: Delete Point E.
- Appendices:
 - A receipt from the United States Army Corps of Engineers (USACOE) for a jurisdictional wetlands determination application, or, correspondence from the USACOE that a jurisdictional wetlands determination is not warranted for this Planned Development, must be submitted at least 18 days prior to the public hearing for which it is scheduled (this date is by close of business August 3, 2018 for the August 21, 2018 public hearing). **(Note: the applicant submitted the USACE letter of receipt on July 10, 2018; therefore, this condition has been met.)**

Speakers: 2 people spoke in support of the application and no one spoke in opposition to the application.

Notifications:

173 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, and individuals on the St Andrews area Interested Parties List on June 22, 2018. Additionally, this request was noticed in the *Post & Courier* on June 22, 2018.

PUBLIC HEARING: AUGUST 21, 2018

Notifications:

173 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, and individuals on the St Andrews area Interested Parties List on August 3, 2018. Additionally, this request was noticed in the *Post & Courier* on August 3, 2018 and a notification sign was posted on the property on August 3, 2018.

On August 20, 2018, the applicant submitted a request to postpone the August 21st public hearing to September 11th. Chair Rawl approved this request.

PUBLIC HEARING: SEPTEMBER 11, 2018

Notifications:

173 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, and individuals on the St Andrews area Interested Parties List on August 24, 2018. Additionally, this request was noticed in the *Post & Courier* on August 24, 2018 and a notification sign was posted on the property on August 24, 2018.

The Public Hearing was postponed as County Offices were closed due to Hurricane Florence.

PUBLIC HEARING: OCTOBER 9, 2018

Speakers: 3 people spoke in support of the application and 2 people spoke in opposition to the application.

Notifications:

173 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel, and individuals on the St Andrews area Interested Parties List on September 21, 2018. Additionally, this request was noticed in the *Post & Courier* on September 21, 2018 and a notification sign was posted on the property on September 21, 2018.

PLANNING AND PUBLIC WORKS COMMITTEE: OCTOBER 18, 2018

On October 16, 2018 the applicant submitted a request to defer consideration of the application from the October 18, 2018 Planning and Public Works Committee meeting to a future Planning and Public Works Committee meeting date, in order to allow for more time to work with the community. This request was accepted.

PLANNING AND PUBLIC WORKS COMMITTEE: NOVEMBER 27, 2018

On November 13, 2018 the applicant submitted a request to have the application heard at the November 27, 2018 Planning and Public Works Committee meeting, and this request was accepted. However, on November 16, 2018, the applicant submitted a request to defer consideration of the application from the November 27, 2018 Planning and Public Works Committee meeting to a future Planning and Public Works Committee meeting date, in order to allow for more time to work with the community. This request was accepted.

PLANNING AND PUBLIC WORKS COMMITTEE: FEBRUARY 21, 2019

Notifications:

181 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews area Interested Parties List on February 15, 2019.

On February 13, 2019, the applicant submitted a request to put the application on the February 21, 2019 Planning and Public Works Committee Meeting agenda. Chairman Pryor approved this request.



Charleston County
Zoning Map Amendment Request
ZREZ-05-18-00080

Public Hearing – October 9, 2018

Planning and Public Works Committee – February 21, 2019

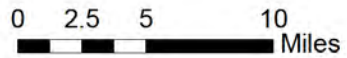
ZREZ-05-18-00080

- St Andrews Area: 1029 Orleans Road
- Parcel I.D.: 351-05-00-032
- Request to rezone from the Single Family Residential 4 (R-4) Zoning District to PD-163, Orleans Road, Zoning District to allow for a communications tower
- Applicant: Jonathan L. Yates
105 Broad Street, Charleston, SC, 29401
- Owner: Daniel Brown and Annabelle Brown
1776 Turkey Pen Road, Charleston, SC, 29407
- Acreage: 0.15 acres
- Council District: 7

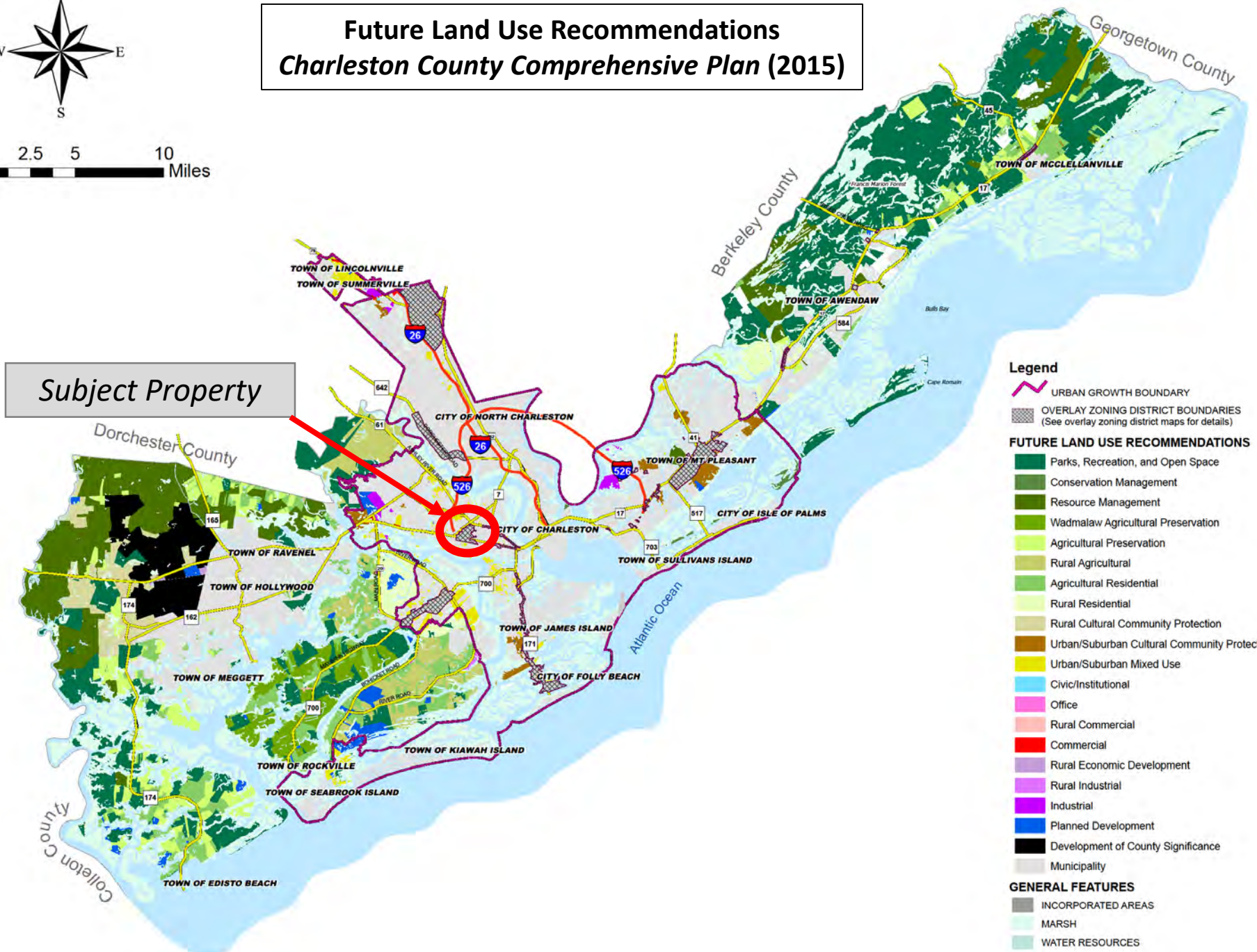
Zoning and Application History

- Prior to this request, Zoning amendment request ZREZ 03-18-00078 was submitted for a similar type Planned Development. This application was withdrawn by the applicant before the scheduled Planning Commission meeting.
- On August 20, 2018, the applicant submitted a request to postpone the public hearing to September 11th. This request was granted.
- The September 11th Public Hearing was postponed as County Offices were closed due to Hurricane Florence.
- On October 16 the applicant submitted a request to defer consideration of the application from the October 18 Planning and Public Works Committee meeting. This was accepted.
- On November 13, 2018 the applicant submitted a request to have the application heard at the November 27, 2018 Planning and Public Works Committee meeting, and this request was accepted. However, on November 16, 2018, the applicant submitted a request to defer consideration of the application from the November 27, 2018 Planning and Public Works Committee meeting to a future Planning and Public Works Committee meeting date, in order to allow for more time to work with the community. This request was accepted.
- On February 13, 2019, the applicant submitted a request to put the application on the February 21, 2019 Planning and Public Works Committee meeting agenda. This request was accepted.

Future Land Use Recommendations Charleston County Comprehensive Plan (2015)



Subject Property



Legend

- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES (See overlay zoning district maps for details)

FUTURE LAND USE RECOMMENDATIONS

- Parks, Recreation, and Open Space
- Conservation Management
- Resource Management
- Wadmalaw Agricultural Preservation
- Agricultural Preservation
- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Rural Cultural Community Protection
- Urban/Suburban Cultural Community Protection
- Urban/Suburban Mixed Use
- Civic/Institutional
- Office
- Rural Commercial
- Commercial
- Rural Economic Development
- Rural Industrial
- Industrial
- Planned Development
- Development of County Significance
- Municipality


GENERAL FEATURES

- INCORPORATED AREAS
- MARSH
- WATER RESOURCES

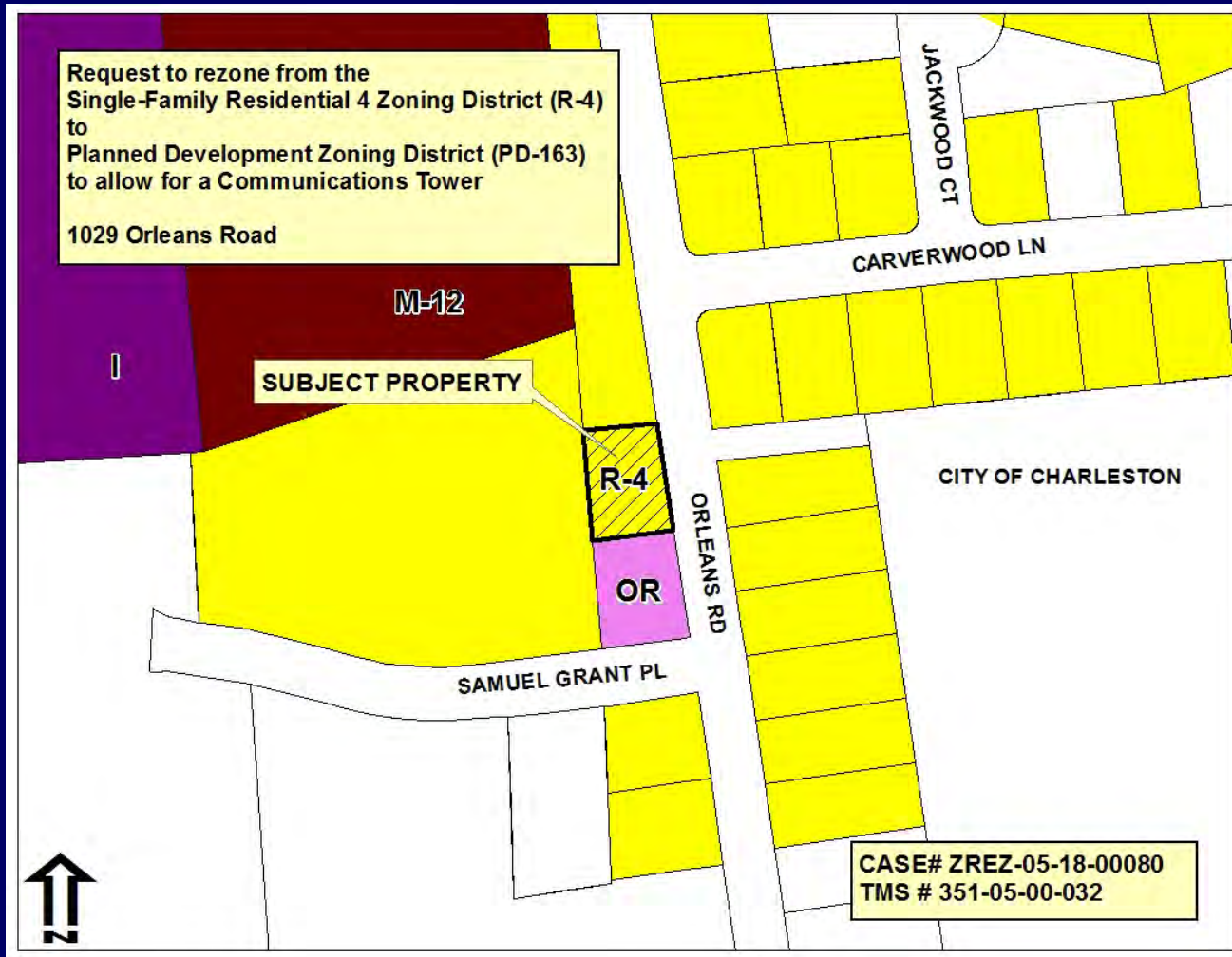
**Future Land Use Recommendations: St Andrews
Charleston County Comprehensive Plan 2015**



SUBJECT PROPERTY

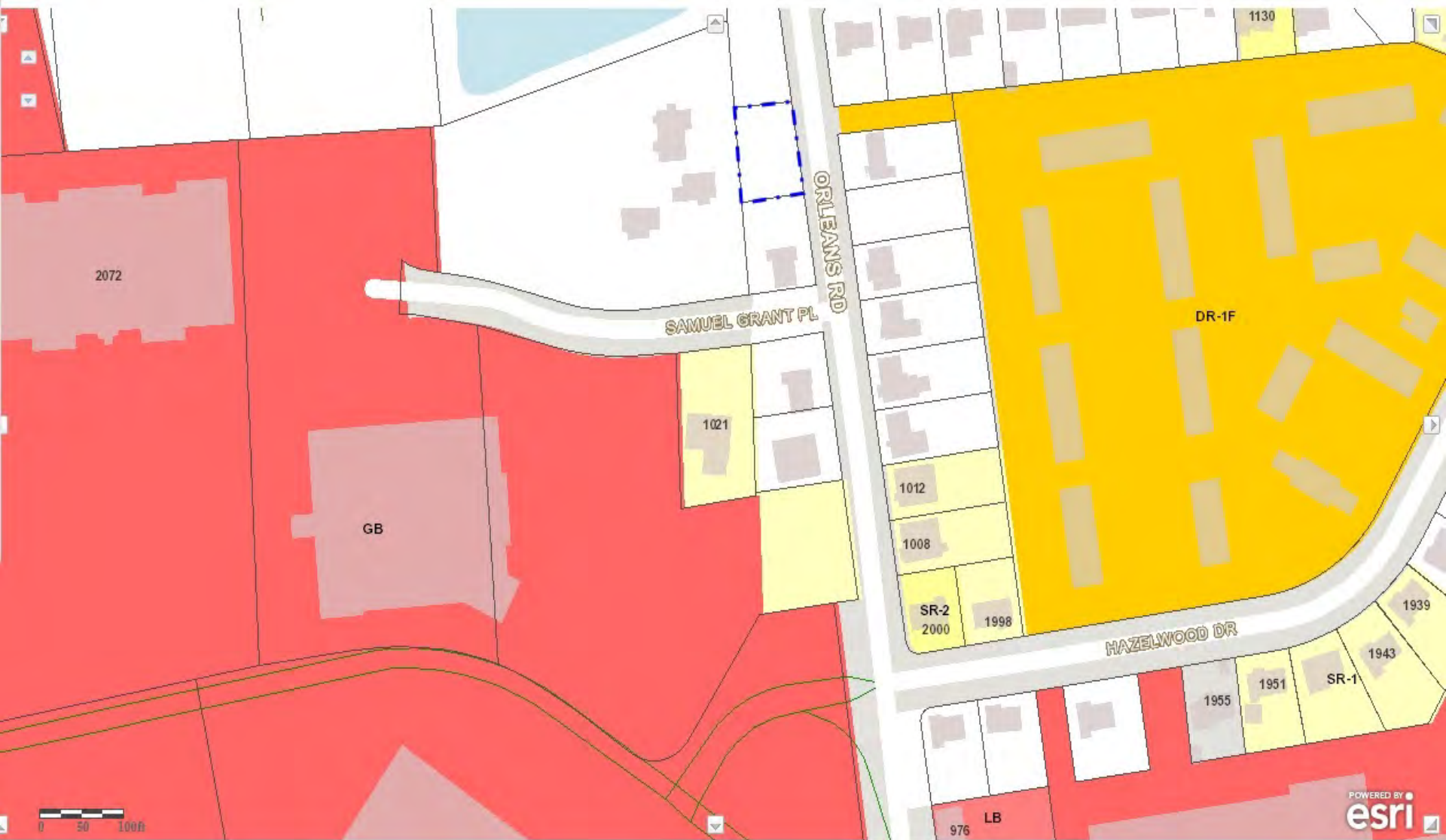
 Urban/Suburban Mixed Use

Area Description



The subject property is zoned R-4 and is currently undeveloped. Adjacent properties to the north and east are in unincorporated Charleston County, are zoned either R-4 or Mixed Style Residential 12 (M-12), and are either undeveloped or contain single-family dwellings or multi-family dwellings. Adjacent properties to the south and west are either in the City of Charleston or in unincorporated Charleston County. Those in the City of Charleston are zoned Single Family Residential (SR-1) or General Business (GB) and contain either single dwellings or retail uses. Those in the County are zoned either R-4 or Residential Office (OR) and contain single-family dwellings or a professional office.

City of Charleston Zoning



Aerial View to the North

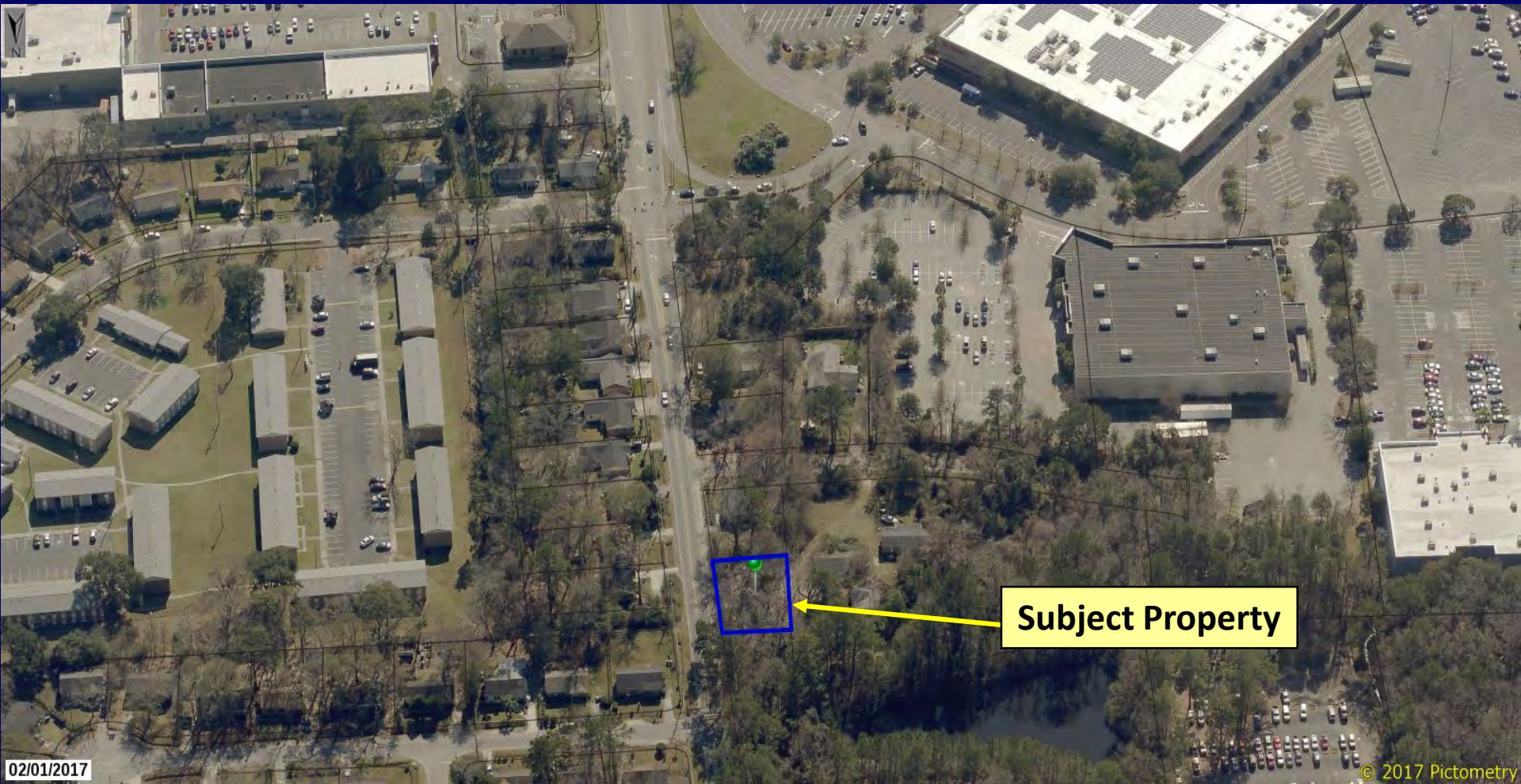


Subject Property

01/2017

© 2017 Pictomet

Aerial View to the South



02/01/2017

© 2017 Pictometry

ZREZ-05-18-00080



1 – Subject Property

2 – Adjacent Property



ZREZ-05-18-00080



3 – Adjacent Property

4 – Adjacent property



PD-163 Requested Guidelines

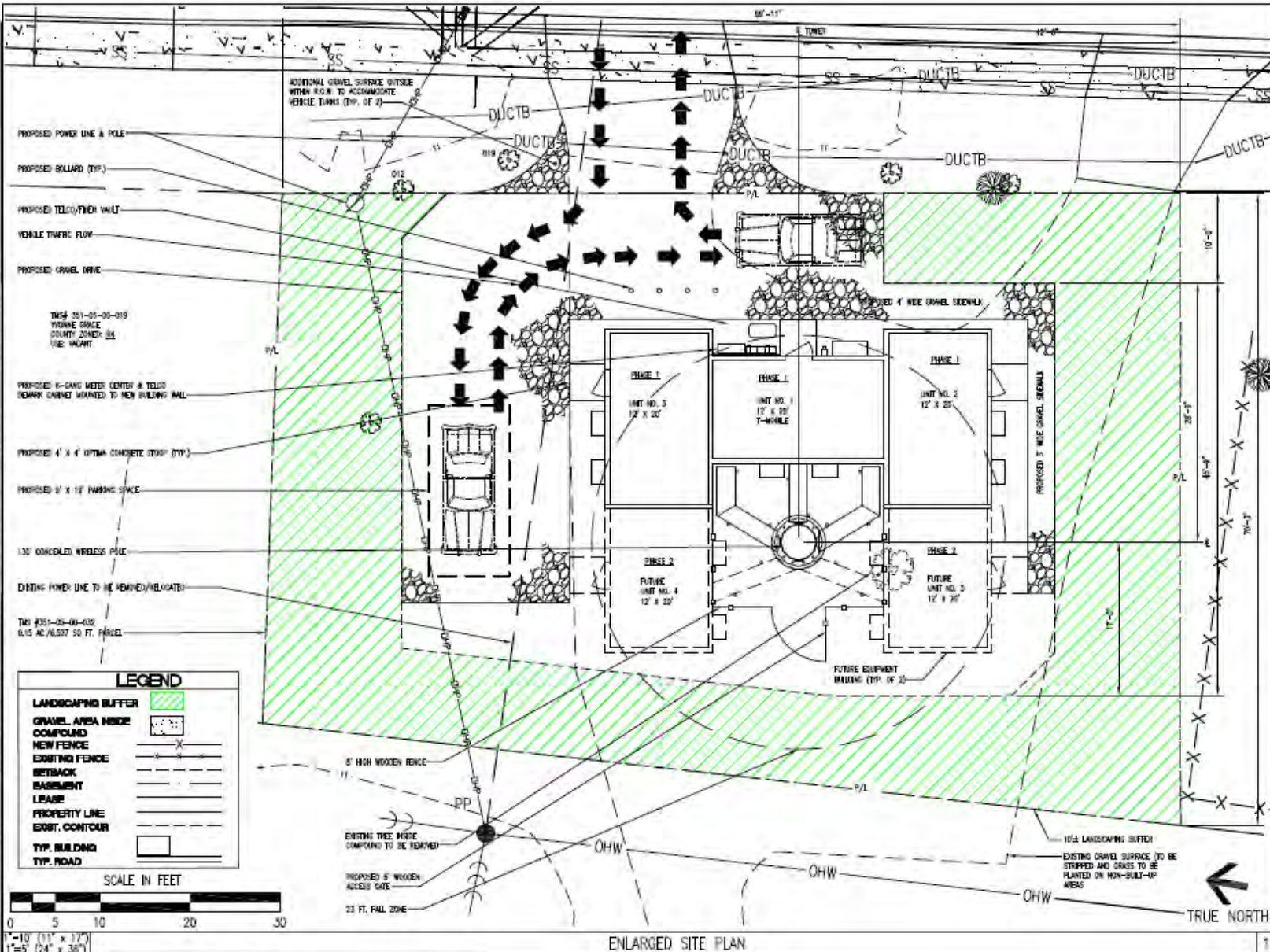
- Allowed land uses are limited to a maximum of one communications tower with required lighting and lightning rod, and associated equipment buildings, structures and power supply.
- Maximum height of the communications tower, with associated lighting and lightning rod, is 140 feet.
- Maximum height of the associated equipment buildings and structures is 30 feet.
- A 10-foot buffer and 15-foot setback is required to Orleans Rd, and a 10-foot buffer and setback is required to the side and rear boundaries.
- Access to the site will be from Orleans Road.
- Buildings or structures shall comply with the Architectural Design Guidelines of ZLDR Article 9.6.
- One parking space is proposed, with parking to comply with ZLDR Article 9.3.
- Signage required by the Federal Communications Commission is proposed, and any future signage shall comply with ZLDR Article 9.11.
- Any future lighting shall comply with Federal Aviation Administration requirements and ZLDR Article 9.6.
- A tree survey has been completed and at this stage, no Grand Trees are identified for removal. Any future Grand Tree removals will be subject to approval by the Board of Zoning Appeals.
- The Communications Tower shall comply with ZLDR Sections 6.4.5.F.14 and 6.4.5.G.

PD-163 Requested Guidelines continued

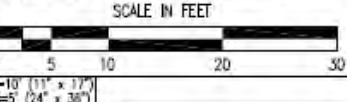
- Further to the above guidelines, the applicant has provided the following commentary on the design of the Planned Development:
 - Presently there exists a severe wireless infrastructure deficit along Orleans Road and Tobias Gadsen Boulevard from Sam Rittenberg Boulevard to Paul Cantrell Boulevard.
 - In order to solve this deficit, it is necessary to place a wireless communication facility somewhere along Orleans Road.
 - The proposed facility will be a stealth facility where all the antenna and equipment are contained within the pole.

Proposed Sketch Plan

03-27-18 ATEIS 11.37.35 7/Drawings - 2017/Optima Towers IV, LLC/SC-2008-A - Orleans Rd/_F201 - Rev 5 - 2018-03-27/A.dwg



LEGEND	
LANDSCAPING BUFFER	
GRAVEL AREA INSIDE COMPOUND	
NEW FENCE	
EXISTING FENCE	
SETBACK	
EASEMENT	
LEASE	
PROPERTY LINE	
EXIST. CONTOUR	
TYP. BUILDING	
TYP. ROAD	



OPTIMA Towers IV
 OPTIMA TOWERS IV, LLC
 101 BAYVIEW BLVD
 WILMINGTON, SC 29404

THIS SKETCH PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A CONTRACT. THE CLIENT'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED HEREIN. THE CLIENT'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED HEREIN. THE CLIENT'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED HEREIN.

BC
 architects
 engineers

501 COLUMBIA HWY. SUITE 200
 FAYETTEVILLE, NC 28404-2808
 TEL: (704) 477-2800
 FAX: (704) 477-2800

SET REVISION		
NO.	DESCRIPTION	DATE
1	CLAYTON CHANGED	11-28-17
2	REVISION CHANGED	12-01-18
3	CLAYTON CHANGED	12-01-18
4	NEW MEET AREA	11-30-18
5	CLAYTON CHANGED	11-30-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412



DRAWN BY:	AUT
CHECKED BY:	388
DATE DRAWN:	11-28-17
SUBMISSION:	ZONING

SHEET TITLE: ENLARGED SITE PLAN	
SHEET NUMBER: A-1	REV. # 5

ENLARGED SITE PLAN

Approval Criteria

According to Section §4.23.9 E (9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

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

Applicant response: "Adequate wireless infrastructure is vital to the citizens of Charleston County as over 50% of the homes in the United States are wireless only and no longer utilize a landline telephone. In addition, over 80% of the 911 calls to the Charleston County Consolidated Dispatch originate from a wireless device. The proposed development plan meets all standards contained in Article 4.23 of the ZLDR."

Staff response: The proposed PD guidelines comply with the majority of the requirements of this Article. Although the applicant states, "...the facility will be surrounded by an incredible landscape package that meets the maximum volume of planting possible to ensure the long term health of the plants,..." the proposed setbacks, land use buffers, and right-of-way buffer do not comply with the ZLDR. In addition, the requirements of ZLDR Section 6.5.4.F.4, Communications Towers Zoning Permit Submittal Requirements, are not met. These requirements state, "The tower must be located no closer to a residential structure than a distance equal to 1 ½ feet for each 1 foot in height of the proposed tower plus 50 feet as measured from the center of the proposed tower. At a minimum, there must be a 150-foot distance between the proposed tower and a residential structure." This would require the proposed tower to be at least 260' from the closest residence. The proposed tower is 54'11" from the closest residential structure; however, it should be noted that the applicant has submitted a fall zoned letter stating, "The tower will be designed to collapse in the event of failure to within a 23' radius circle centered on the tower."

Approval Criteria continued

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

Applicant response: "The proposed development plan is consistent with the intent of the Comprehensive Plan and all other relevant adopted policy documents, by providing necessary infrastructure to the community as specified by the Comprehensive Plan in the Community Facilities Strategies of the Comprehensive Plan. The Charleston County Comprehensive Plan presently recommends the Urban/Suburban Mixed Use future land use designation of this property. The proposed use is fully compliant with this designation as Urban/ Suburban Mixed Use encourages mixed-use development consisting of retail, service, employment, civic, industrial, housing and linkages, public transport. The purpose of the proposed facility is to provide the wireless infrastructure necessary to properly service the uses envisioned by this designation."

Staff response: The Charleston County Comprehensive Plan recommends the Urban/Suburban Mixed Use future land use for the subject site. This future land use designation "...encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public open spaces and linkages to public transit..." The requested PD guidelines allow for a communications tower with associated equipment buildings and structures that are not consistent with the mostly residential development on surrounding properties that front Orleans Road; however, the proposed Planned Development provides infrastructure to the community in a manner consistent with the residential character of the surrounding neighborhood.

Approval Criteria continued

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

Applicant response: "Please see Exhibit "3" for Coordination Letters, which assure the necessary public services, facilities, and programs will serve the proposed development at the time the property is developed. The unmanned facility will only require the provision of power and telecommunications services and does not require any other services from the county and any other agency."

Staff response: The applicant has submitted letters of coordination from applicable agencies to demonstrate that there are adequate public services, facilities, and programs to serve the proposed development.

Recommendation

- The requested PD is not completely consistent with the Comprehensive Plan and the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)

STAFF RECOMMENDATION:

Disapproval

PLANNING COMMISSION RECOMMENDATION:

Approval with conditions (vote: 8-0, 1 absent)

Recommended Conditions of Approval

- Sec. I. Overview:
 - Point A: Amend the formatting to remove reference point number 3 from occurring twice:
 - “~~34~~. All matters not addressed in the Planned Development Guidelines shall comply with the R-4 Zoning District requirements of the ZLDR in effect at the time of subsequent development application submittal.”
- Sec. XV. Communication Tower Zoning Requirements:
 - Point E: Delete Point E.
- Appendices:
 - A receipt from the United States Army Corps of Engineers (USACE) for a jurisdictional wetlands determination application, or, correspondence from the USACE that a jurisdictional wetlands determination is not warranted for this Planned Development, must be submitted at least 18 days prior to the public hearing for which it is scheduled (this date is by close of business August 3, 2018 for the August 21, 2018 public hearing). **(Note: the applicant submitted the USACE letter of receipt on July 10, 2018; therefore, this condition has been met.)**

Notifications

- Planning Commission, July 9, 2018
 - 173 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews area Interested Parties List on June 22, 2018.
 - Ad ran in the *Post & Courier* on June 22, 2018.
- Public Hearing, August 21, 2018, September 11, 2018, and October 9, 2018
 - 173 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews area Interested Parties List on August 3, 2018, August 24, 2018, and September 21, 2018.
 - Ad ran in the *Post & Courier* on August 3, 2018, August 24, 2018, and September 21, 2018.
 - Notification sign posted on the property on August 3, 2018, August 24, 2018, and September 21, 2018.
- Planning and Public Works Committee, February 21, 2019
 - 181 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews area Interested Parties List on February 15, 2019.



Charleston County
Zoning Map Amendment Request
ZREZ-05-18-00080

Public Hearing – October 9, 2018

Planning and Public Works Committee – February 21, 2019

ZONING CHANGE APPLICATION

CASE ZRE 2-05-00080 PD 163



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

PROPERTY INFORMATION

CURRENT DISTRICT R-4 REQUESTED DISTRICT PD
PARCEL ID(S) 351-05-00-032
CITY/AREA OF COUNTY Charleston
STREET ADDRESS 1029 Orleans Road ACRES .15
DEED RECORDED: BOOK 525 PAGE 348 DATE _____
PLAT RECORDED: BOOK P PAGE 4 DATE _____ APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Jonathan L. Yates HOME PHONE _____
MAIL ADDRESS 105 Broad Street, 3rd Floor WORK PHONE (843) 414-9754
CITY, STATE, ZIP Charleston, SC 29401 CELL PHONE _____
EMAIL jic@hellmanyates.com

OWNER Daniel Brown & Annabelle Brown HOME PHONE _____
(IF OTHER THAN APPLICANT)
MAIL ADDRESS 1776 Turkey Pen Road WORK PHONE _____
CITY, STATE, ZIP Charleston, SC 29407 CELL PHONE _____
EMAIL _____

REPRESENTATIVE Keith Powell HOME PHONE (843) 324-9745
(IF OTHER THAN APPLICANT)
MAIL ADDRESS PO Box 2041 WORK PHONE _____
CITY, STATE, ZIP Mount Pleasant, SC 29465 CELL PHONE _____
EMAIL keith.powell2@comcast.net

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 Jonathan L. Yates 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 of Owner(s) [Signature] Date 3/30/18
Signature of Applicant/ Representative (if other than owner) [Signature] Date 3/30/2018
Planner's Signature [Signature] Date 5/24/18
Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received \$301.50 Cash ? Check? # 5910 Invoice Number TRC-134702-24-05-2018

PD GUIDELINES

Planned Development Guideline Specifications

1029 Orleans Road
Charleston, SC

TMS# 351-05-00-032

Property:
1029 Orleans Road
Charleston, SC

HELLMAN YATES & TISDALE
ATTORNEYS & COUNSELORS AT LAW

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401

Table of Contents

<u>Section</u>	<u>Page</u>
I. Overview	1
II. Proposed Uses	5
III. Compliance with Charleston County Zoning and Land Development Regulations (“ZLDR”)	6
IV. Architectural Guidelines	7
V. Areas Designated for Future Use	7
VI. Dimensional Standards	7
VII. Lighting Plan	8
VIII. Parking Criteria	9
IX. Tree Protection/ Natural Resources	9
X. Screening and Buffering	9
XI. Fences and Walls	9
XII. Signs	9
XIII. Historic and Archaeological Survey	10
XIV. Letters of Coordination	10
XV. Communications Tower Zoning Requirements	10
XVI. Development Schedule	11
XVII. Stormwater and Drainage	12

**PLANNED DEVELOPMENT GUIDELINE SPECIFICATIONS FOR ORLEANS ROAD
PUD**

**PURSUANT TO THE ZONING AND LAND DEVELOPMENT REGULATIONS OF
CHARLESTON COUNTY, SOUTH CAROLINA (“ZLDR”)**

I. OVERVIEW

A. PURPOSE

1. This is an application for the property located at 1029 Orleans Road, Charleston, South Carolina, bearing Tax Map number 351-05-00-032 from R4 to Planned Development (“PD”) pursuant to the ZLDR. The property is presently vacant.
2. The primary focus of the rezoning is to allow for the placement of one communication tower including required lighting and lightning rod, and associated equipment, structures, power supply, and parking. The units/ structures shown on the sketch plans are for storage of equipment for each associated carrier. The maximum height of the communications tower, including any required lighting and lightning rod, will be 140 feet. The maximum height of associated equipment units and structures will be 30 feet.
3. Presently, there exists a severe wireless infrastructure deficit along Orleans Road/ Tobias Gadsden Boulevard from Sam Rittenberg Boulevard to Paul Cantrell Boulevard. This deficit is a result of the incredible demands on the existing wireless infrastructure in the area. Due to this location being near the terminus of I-526, U.S. 17, Sam Rittenberg Boulevard, and Paul Cantrell Boulevard, this part of the County is one of the most heavily trafficked areas in Charleston County, in addition to being densely populated by commercial and residential uses. In order to solve this deficit, it is necessary to place a wireless communication facility somewhere along Orleans Road between the former Citadel Mall property and Savage Road. Unfortunately, after an exhaustive and extensive real estate search of the targeted area, there were no available properties properly zoned for a wireless communication facility, which lead to the selection of this vacant piece of property. From a wireless network perspective, the property in question presents the ideal location for the proposed facility.

The proposed facility is unlike any other previously placed in unincorporated Charleston County. The proposed facility will be a stealth facility where all the antenna and equipment are contained within the pole and the overall height of the pole will be less than almost all other wireless facilities presently operating in unincorporated Charleston County. The standard wireless facility in Charleston County would have 40 to 50 feet of exposed equipment; however, all of the equipment for the proposed facility would be fully contained inside the stealth pole. This presents a much cleaner silhouette and visually appealing appearance. The standard wireless facility in Charleston County would have its ground equipment placed behind an 8 foot chained linked fence with three strands of

barbed wire on top; however the proposed facility will place all of the ground equipment in an architecturally designed building incorporating the Lowcountry vernacular. In addition, the facility will be surrounded by an incredible landscape package that meets the maximum volume of planting possible to ensure the long term health of the plants. This will be the most expensive wireless facility ever placed in unincorporated Charleston County and it would be very similar to one presently being deployed in Rivertowne Country Club in Mount Pleasant. The overarching goal of the Planned Development is to produce a wireless communication facility that is unlike any other in unincorporated Charleston County and to be the most sensitive to the surrounding residential area.

The Charleston County Comprehensive Plan presently recommends the Urban/ Suburban Mixed Use future land use designation of this property. The proposed facility absolutely is fully compliant with this designation as Urban/ Suburban Mixed Use encourages mixed use development consisting of retail, service, employment, civic, industrial, housing and linkages, public transport. The purpose of the proposed facility is to provide the wireless infrastructure necessary to properly service the uses envisioned by this designation.

Adequate wireless infrastructure is vital to the citizens of Charleston County as over 50% of the homes in the United States are wireless only and no longer utilize a landline telephone, In addition, over 80% of the 911 calls to the Charleston County Consolidated Dispatch originate from a wireless device. The residents and businesses in this part of Charleston County deserve the same wireless infrastructure that is presently available to the residents and businesses in Mount Pleasant, Summerville, and North Charleston.

- This rezoning meets the objectives, intent, and results of ZLDR Section 4.23.4 as follows:
 - a. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standard of this Ordinance that were designated primarily for development on individual lots;

This development would not be possible under strict application standards of this Ordinance as the property would be required to be zoned for other more intensive uses.

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

Due to the unique nature of the permitted use, there is greater freedom allowed through the rezoning to PD.

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

Due to the small size of the parcel being rezoned and its strategic location, it presents a perfect location for a wireless infrastructure platform. The proposed development will encompass quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements.

- d. Development pattern in harmony with the applicable goals and strategies of the Comprehensive Plan;

The development pattern is in harmony with the applicable goals and strategies of the Comprehensive Plan as it provides for effective communications to the surrounding area and important access to 911 First Responders: Fire; Police; and EMS.

- e. The permanent preservation of common open space, recreation areas and facilities;

The area immediately surrounding the communications use will remain as open space with planted landscaping.

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

The type of communications tower permitted will provide effective wireless infrastructure to serve the surrounding area.

- 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; and

By limiting uses as opposed to more intensive zoning districts, the property can be designed specifically for the allowed use with special setbacks and other requirements that will benefit not only adjacent properties, but also the surrounding vicinity.

- 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 purpose of this development is to provide enhanced wireless infrastructure and effective access to emergency first responders in the Orleans Road area, which will aid in pedestrian and vehicle traffic safety. The proposed development presents 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 by providing effective wireless communications to the surrounding area.

- 3. All matters not addressed in the Planned Development Guidelines shall comply with the R-4 Zoning District requirements of the ZLDR in effect at the time of Subsequent development application submittal.

B. OWNERSHIP/OPERATION

- 1. The communications tower facility will be owned and managed by Optima Towers IV, LLC, or its designees, successors, or assignees.

C. SITE INFORMATION

- 1. The total property consists of 6,527 square feet.
- 2. The entire site is high land., with 0.00 acres of wetlands. At the time of the proposed Planned Development application, the property is vacant.
- 3. Pictures of the subject property are attached hereto as Exhibit “1” and incorporated herein by reference.

D. LOCATION

1. The subject property is located at 1029 Orleans Road, Charleston, South Carolina, being shown on the tax map of the County of Charleston as tax map number 351-05-00-032. The closest residential structure is 54' 11" from the proposed facility and is located outside of the 23-foot fall zone of the proposed concealed monopole tower.

E. IMPACT ANALYSIS

1. The proposed development plan for this parcel is for an unmanned concealed wireless telecommunications facility not to exceed 140 feet in height, which includes any required lighting and lightning rod. There will be no water or sewer improvements to this site. After construction is completed, the property will only have one visitor four to six times a year for maintenance, which will have one vehicle accommodated with the allotted parking space. The development will have minimal to no impact on existing public facilities and services.
2. The Letter of Coordination has been received from SCDOT and is included in Exhibit "3", listed as the Letters of Coordination, and the development will comply with all SCDOT requirements.
3. The proposed development plan will not have any impact on the access to adjacent properties or their owners as they presently have no legal access over the subject property.

II. PROPOSED USES

A. PERMITTED USES

1. Allow by right for the placement of a maximum of one communication tower, with a maximum height of 140 feet, which includes all required lighting and lightning rod.
2. Allow by right for associated equipment, structures, and power supply for users of the communication tower, with a maximum height of 30 feet for the equipment structures
3. Allow by right for the communication tower to be utilized by governmental, commercial, and non-commercial providers.
4. Allow by right for facilities and structures for government, commercial, and non-commercial entities, communication infrastructure, support technologies, and related uses, with a maximum height of 30 feet for the equipment structures.

III. COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS (“ZLDR”)

- A. Development of the subject property will comply with processes included in the ZLDR that are not mentioned in the PD stipulations. All matters not addressed in the Planned Development shall comply with the R-4 Zoning District requirements of the ZLDR in effect at the time of subsequent development application submittal.
- B. The development will proceed in accordance with the applicable provisions of these zoning regulations, and the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the proposed PD District.
- C. The provisions of Article 3.10, Variances, of the ZLDR shall not apply to the proposed planned development and all major changes to the planned development must be approved by Charleston County Council. Tree variances may be granted in accordance with this Article and all other sections of the ZLDR.
- D. Development of the subject property complies with the approval criteria found in Article 4.23.9(e)(9) of the ZLDR as stated below:

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

In order to solve a severe wireless infrastructure deficit, it is necessary to place a wireless communication facility along Orleans Road between the former Citadel Mall property and Savage Road. From a wireless network perspective, this property presents the ideal location for the proposed facility to solve the deficit in this area. The proposed facility is unlike any previously placed in unincorporated Charleston County and will be the most expensive wireless facility ever placed in unincorporated Charleston County. Adequate wireless infrastructure is vital to the citizens of Charleston County as over 50% of the homes in the United States are wireless only and no longer utilize a landline telephone. In addition, over 80% of the 911 calls to the Charleston County Consolidated Dispatch originate from a wireless device. The proposed development plan meets all standards contained in Article 4.23 of the ZLDR.

- b. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and
The proposed development plan is consistent with the intent of the Comprehensive Plan and all other relevant adopted policy documents, by providing necessary infrastructure to the community as specified by the Comprehensive Plan in the Community Facilities Strategies of the Comprehensive Plan. The Charleston County Comprehensive Plan presently recommends the Urban/ Suburban Mixed Use future land use designation of this property. The proposed use is fully

compliant with this designation as Urban/ Suburban Mixed Use encourages mixed use development consisting of retail, service, employment, civic, industrial, housing and linkages, public transport. The purpose of the proposed facility is to provide the wireless infrastructure necessary to properly service the uses envisioned by this designation.

- 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.

Please see Exhibit “3” for Coordination Letters, which assure the necessary public services, facilities, and programs will serve the proposed development at the time the property is developed. The unmanned facility will only require the provision of power and telecommunications services and does not require any other services from the county and any other agency.

IV. ARCHITECTURAL GUIDELINES

A. The Architectural Design Guidelines of Article 9.6, Architectural and Landscape Design Standards, of the ZLDR in effect at the time of subsequent development application submittal shall apply to the Planned Development.

V. AREAS DESIGNATED FOR FUTURE USE

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

VI. DIMENSIONAL STANDARDS

A. The maximum heights for the development are 140 feet for the communications tower, which includes any required lighting and the lightning rod, 30 feet for the equipment buildings and structures, and 8 feet for the fence at the rear of the communications tower and equipment buildings.

B. Maximum lot coverage shall be seventy-five (75) percent of the lot.

C. Compliance with the buffer and setback standards of the ZLDR is not possible on site, therefore, we have provided are own standards as follows:

Setback Standards		
	Equipment Buildings/Structures	Communications Tower Pole
Minimum Front Setback	15 feet	25 feet
Minimum Side Setback	10 feet	25 feet
Minimum Rear Setback	10 feet	25 feet
Minimum Setback from Nearest Residential Structure	-	50 feet
Minimum OCRM Critical Line Setback	15 feet	15 feet
Minimum OCRM Critical Line Buffer	35 feet	35 feet

D. Buffer Depth and Landscaping Standards:

Land Use Buffer Standards	
Minimum Buffer Depth (feet from property line)	10 feet
Minimum Land Use Buffer Landscaping (Plants per 100 linear feet)	
Canopy Trees	2
Understory Trees	3
Shrubs	25

Right-of Way Buffer Standards	
Minimum Buffer Depth (feet from right-of-way)	10 feet
Minimum Buffer Landscaping (Plants per 100 linear feet)	
Canopy Trees	2
Understory Trees (at least 50% evergreen)	3
Shrubs	25

E. All permitted encroachments in the required buffers and setbacks are shown on Sheets A-0 and L-2 of Exhibit 2, and include the required driveway and associated vehicle maneuvering area.

VII. LIGHTING PLAN

- A. At this time, no site lighting is proposed or required by the Federal Aviation Administration, but any future site lighting will comply with the Federal Aviation Administration and with the lighting standards of Article 9.6, Architectural and Landscape Design Standards, of the ZLDR in effect at the time of subsequent development application submittal.

VIII. PARKING CRITERIA

- A. The proposed development will comply with the parking standards of Section 9.3.2, Off-Street Parking Schedule, of the ZLDR in effect at the time of subsequent development application submittal.
- B. One (1) parking space will be provided on site. Parking is limited to service vehicles. This use will occur on an infrequent basis.
- C. No sidewalk is proposed as part of this Planned Development.

IX. TREE PROTECTION/ NATURAL RESOURCES

- A. Every effort will be made to preserve Grand Trees on the site, but if removal of trees is required, this will be done in compliance with tree protection and preservation standards of Article 9.4, Tree Protection and Preservation, of the ZLDR in effect at the time of subsequent development application submittal.

X. SCREENING AND BUFFERING

- A. The subject property enjoys a mature vegetation of primarily pine trees. The current planned additional improvements will have no adverse impact on the natural buffering that exists around the perimeter of the subject property and additional trees will be added around the perimeter of the property as shown on Sheet L-2 Exhibit “2”. The proposed development will not substantially detract from the aesthetics and neighborhood character or impair the use of neighboring properties. The development shall complete the site plan review process.
- B. All permitted encroachments in the required buffers and setbacks are shown on Sheets A-0 and L-2 of Exhibit “2”, and include the required driveway and associated vehicle maneuvering area.

XI. FENCES AND WALLS

- A. The concealed monopole will be enclosed with a wooden fence with a maximum height of eight (8) feet tall placed on the back of the property, as shown on Sheet A-3 of Exhibit “2”.

XII. SIGNS

- A. No signage is proposed on site except for those signs for site identification and emergency contact which may be required by the Federal Communications Commission or any other public safety or regulatory agency, as shown on Sheet A-4

of Exhibit “2”. If additional signage is proposed, any future signage will comply with the signage standards of Article 9.11, Signs, of the ZLDR in effect at the time of subsequent development application submittal.

XIII. HISTORIC AND ARCHAEOLOGICAL SURVEY

- A.** The subject property does not contain any historic and cultural sites, structures, or landscape. Please see map from the South Carolina Department of Archives and History, attached hereto as Exhibit “9” and incorporated herein by reference.

XIV. LETTERS OF COORDINATION

- A.** The required letters of coordination are attached hereto as Exhibit “3” and incorporated herein by reference.

XV. COMMUNICATIONS TOWER ZONING REQUIREMENTS

- A.** The Fall Zone is shown on Sheet A-0 on Exhibit “2”. The Fall Zone area is within the property boundaries of this Planned Development.
- B.** At the time of Site Plan Review application, any communications tower or related facility proposed on the site in accordance with this PD will be exempt from the requirements of Sections 6.4.5 Communications Towers of the ZLDR in effect or adopted in the future.

Notwithstanding the above, at the time of Site Plan Review application, the following apply:

1. **Section 6.4.5.F.14 of the ZLDR:** A statement of financial responsibility shall be submitted for each tower over 100 feet and a performance bond for the amount of anticipated removal costs shall be posted for each tower over 150 feet. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.
2. **Section 6.4.5.G, Retention of Expert Assistance and Reimbursement by Applicant of the ZLDR:**
 - a.** The County may hire any consultant/ or expert necessary to assist the County in reviewing and evaluating the application, including the construction and modification of the site, once permitted, and any requests for recertification.
 - b.** For towers proposed to be 100 feet or higher, the applicant shall deposit with the County fund sufficient to reimburse the County for all reasonable costs of the consultant and expert evaluation and consultant to the County in connection with the review of any application including the construction and modification of the site, once permitted. The initial deposit shall be \$5,000.00. The application will not be processed until the receipt of this initial deposit. The County will maintain a separate account for all such funds. The County’s consultant/ experts shall invoice the County for all its

services in reviewing the application, including the construction and modification the site, once permitted. If at any time during the process, this account balance is less than \$1,000.00, the applicant shall immediately, upon notification by the County, replenish said account so that it has a balance of at least \$5,000.00. Such additional account funds shall be deposited with the County before any further action or consideration is taken on the application. In the event that the amount held in the account by the County is more than the amount of the actual invoicing at the conclusion of the project, the remaining balance shall be promptly refunded to the applicant. The applicant shall not be entitled to receive any interest earnings of unused funds.

- c. The total amount of the funds needed as set forth in subsection 2 of this Section may vary with the scope and complexity of the project, the completeness of the application and other information as may be needed to complete the necessary review, analysis and inspection of any construction or modification.
 - d. Additional fees may be required if additional hearings before the board of Zoning Appeals are caused by or requested by the applicant.
- C. If the communications tower on the subject property is not used for communications purposed for more than 120 days (with no new application on file for any communication user), it is presumed to be out of service, and the owner of such tower must notify the County and remove the tower within 50 days. Towers which are not maintained by the owner according to the County Building Code shall be removed by the owner within 60 days. To assure the removal of tower which do not meet requirements for continued use or proper maintenance, a statement of financial responsibility shall be submitted for each tower over 100 feet and a performance bond for the amount of the anticipated removal costs shall be posted for each tower over 150 feet. Removal costs shall be charged to the tower owner. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.
- D. Compliance with Section 6.4.5.F.4 of the ZLDR in effect at the time of PD submittal, regarding the minimum distance required between a communications tower and a residential structure cannot be achieved. In this regard, the minimum distance from a residential structure is 50’.
- E. Prior to the issuance of a Building Permit, a statement of financial responsibility in accordance with Section 6.4.5.F.14 shall be provided.

XVI. DEVELOPMENT SCHEDULE

- A. Construction will commence as soon as practicable upon receipt of all necessary permits.
- B. Development will occur in two phases as provided on Sheet A-1 in Exhibit “2”.

- C. Phase one of the development will consist of the concealed monopole and carrier units 1,2, and 3 construction. Phase two of the development will consist of carrier units 4 and 5 and will be carrier driven and will commence upon the arrival of carriers.

XVII. STORMWATER AND DRAINAGE

- A. The planned development shall comply with all Charleston County Stormwater Ordinances and SC DHEC regulatory requirements. For site locations within sensitive drainage basins prone to flooding additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater Permit approval and issuance. 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.
- B. Applicant shall comply with Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater permits. Utilization of approved and permitted Low Impact Design elements is encouraged with a comprehensive site Master Drainage Plan.

Exhibit 1
Subject Property Photos











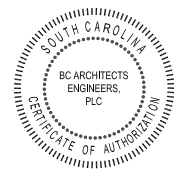


Exhibit 2
Site Plans and Drawings

SITE NAME:
ORLEANS ROAD
SITE NUMBER:
SC-2008-A

T-Mobile
SOUTH, LLC
SITE ID: 8CH0288B

OPIMA Towers IV
PROJECT DESCRIPTION:
PROPOSED 130' CONCEALED WIRELESS FACILITY

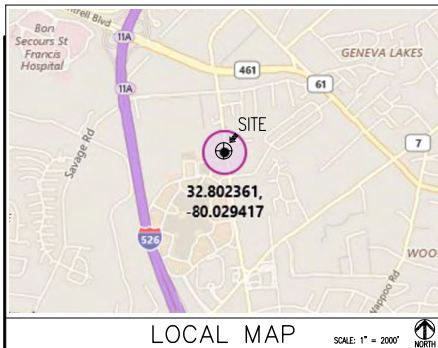


OPIMA Towers IV
OPIMA TOWERS IV, LLC
P.O. BOX 2041
MT. PLEASANT, SC 29545

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF OPIMA TOWERS IV, LLC AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR MODIFICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM OPIMA TOWERS IV, LLC. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH OPIMA TOWERS IV, LLC WITHOUT PREJUDICE AND USUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



VICINITY MAP SCALE: 1" = 30 MILES NORTH



LOCAL MAP SCALE: 1" = 2000' NORTH

DIRECTIONS TO SITE:
DEPART ANN EDWARDS LN TOWARD HOUSTON NORTHQUIT BLVD 246 FT. TURN RIGHT ONTO HOUSTON NORTHQUIT BLVD 0.2 MI. TURN LEFT ONTO US-17 S/OVINGE CROSS BLVD 3.1 MI. TAKE RAMP RIGHT FOR I-26 TOWARD COLUMBIA/NORTH CHARLESTON. TAKE RAMP RIGHT 0.2 MI. BEAR RIGHT ONTO SC-7 4.5 MI. TURN RIGHT ONTO ORLEANS RD 0.5 MI. ARRIVE AT SITE ON THE LEFT.



DIG ALERT:
CALL SOUTH CAROLINA 811 FOR UNDERGROUND UTILITIES PRIOR TO DIGGING-811 OR (888) 721-7877
EMERGENCY:
CALL 911

APPROVAL	SIGNATURE	PHONE NUMBER	DATE
OWNER'S AGENT APPROVAL			
CONSTRUCTION COORDINATOR			
APPROVAL			

SUBMISSION REVISION		BY	DATE	SET NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	AGT	11-29-17	5	LANDSCAPING CHANGES, ETC.	AGT	03-28-18
2	REVIEW CHANGES	AGT	02-01-18	6			
3	CLIENT CHANGES	AGT	02-06-18	7			
4	ADDED AERIAL IMAGE SHEET	AGT	02-20-18	8			

ARCHITECTURAL AND ENGINEERING FIRM:
BC ARCHITECTS ENGINEERS, PLC
5841 COLUMBIA PKWY, SUITE 200
FALLS CHURCH, VA 22041-2808
TEL: (703) 671-8000 CONTACT: CHRIS MORIN
FAX: (703) 671-8300 ENGINEER

SURVEYOR:
MORGAN S. SHULSE
1213 SHOWN WEST LANE
WINDO, SC 29682
TEL: (843) 286-1907 CONTACT:

UTILITIES:
POWER COMPANY:
COMPANY NAME: SCEG
CONTACT: HANOVER THOMAS
TEL: (843) 576-8704 (C)
EMAIL: mhthomas@sconga.com

TELEPHONE COMPANY:
COMPANY NAME: AT&T
CONTACT: HOWARD SPROULAND
TEL: (706) 813-8800
EMAIL: h57769@att.com
CONSULTING TEAM

SITE NAME:
ORLEANS ROAD
PARCEL OWNERS:
DANIEL AND ANNIELLE BROWN
1775 TURKEY PEN ROAD
CHARLESTON, SC 29407
SITE NUMBERS:
SC-2008-A
CONTACT: DAVID BROWN
TEL: (843) 795-2484

SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412

APPLICANT BUILDING INFO:
OPIMA TOWERS IV, LLC
P.O. BOX 2041
MT. PLEASANT, SC 29545
ATTN: KEITH POWELL
TEL: (843) 324-8145

PROJECT DESCRIPTION:
AN UNMANNED RADIO TELECOMMUNICATIONS FACILITY
CONSISTING OF A PROPOSED 130' CONCEALED WIRELESS MONOPOLE IN A NEW FENCED COMPOUND
ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROJECT DATA:
COUNTY: CHARLESTON COUNTY
JURISDICTION: 351-05-00-032
DEED REFERENCE: 08 P02L, PG 248
ZONING: PROPOSED FUL-FORMED DEVELOPMENT
FAP#: 2017-ASD-11998-0E
GEOGRAPHIC COORDINATES:
LATITUDE: N 32° 49' 08.25" (NAD 83)
LONGITUDE: W 80° 01' 06.42" (NAD 83)
GROUND ELEVATION: 10.4' ANSL (NAD 88)
CODE COMPLIANCE:
80C 2015 W/ SC MODIFICATIONS
NEC 2014

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION
1	SURVEY
A-0	SITE PLAN
A-0A	SITE PLAN SHOWING IMPERVIOUS & PERVIOUS AREAS
A-0B	SITE PLAN ON AERIAL PHOTO
A-1	ENLARGED SITE PLAN
A-2	TOWER ELEVATION
A-3	FENCE & GATE DETAILS
A-4	SHRUBS
A-5	PAVING PLAN
E-1	UTILITY PLAN
L-1	EXISTING TREE PLAN
L-2	PROPOSED LANDSCAPING PLAN
L-3	LANDSCAPING DETAILS & NOTES

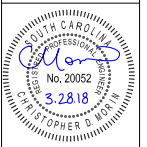
PROJECT SUMMARY

ISSUED FOR ZONING

BC architects engineers
5841 COLUMBIA PKWY, SUITE 200
FALLS CHURCH, VA 22041-2808
TEL: (703) 671-8000
FAX: (703) 671-8300

NO.	DESCRIPTION	BY	DATE
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2	REVIEW CHANGES	ACT	02-01-18
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4	NEW SHEET ADDED	ACT	02-20-18
5	CLIENT CHANGES	ACT	03-28-18

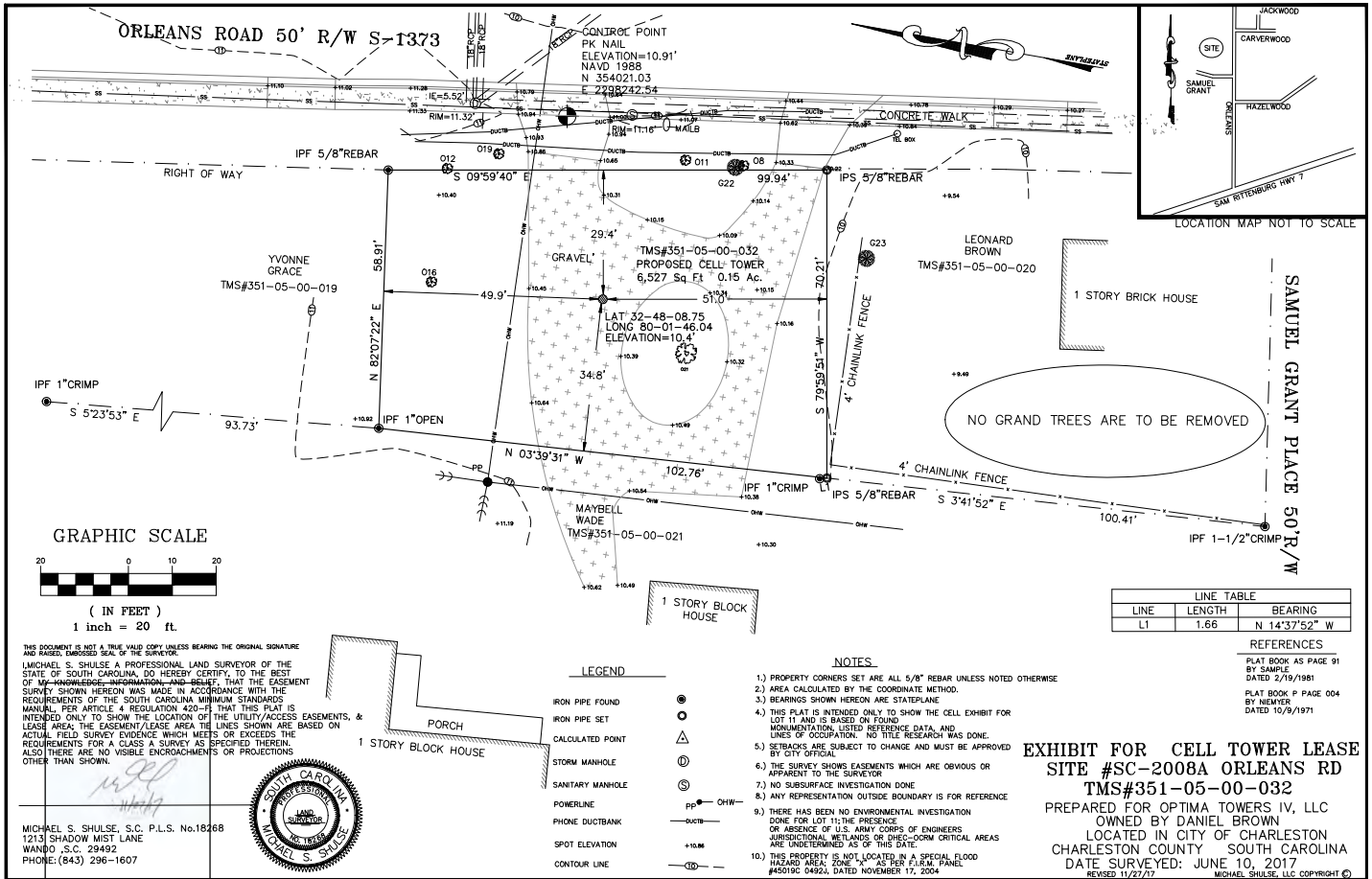
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ORLEANS ROAD
SITE NUMBER:
SC-2008-A
SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412



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CHECKED BY: DMS
DATE DRAWN: 11-29-17
SUBMISSION: ZONING

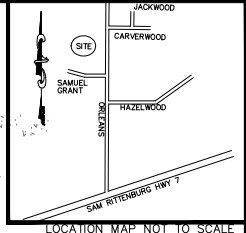
SHEET TITLE:
VICINITY MAP AND GENERAL INFORMATION

SHEET NUMBER:	REV. #
T-1	5



ORLEANS ROAD 50' R/W S-1373

CONTROL POINT
PK NAIL
ELEVATION=10.91'
NAVD 1988
N 354021.03
E 2288242.54



RIGHT OF WAY

YVONNE GRACE
TMS#351-05-00-019

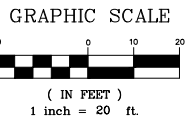
TMS#351-05-00-032
PROPOSED CELL TOWER
6,527 Sq Ft 0.15 Ac.
LAT 32-48-08.75
LONG 80-01-46.04
ELEVATION=10.4'

LEONARD BROWN
TMS#351-05-00-020

1 STORY BRICK HOUSE

NO GRAND TREES ARE TO BE REMOVED

SAMUEL GRANT PLACE 50' R/W



LINE TABLE		
LINE	LENGTH	BEARING
L1	1.66	N 14°37'52" W

THIS DOCUMENT IS NOT A TRUE VALID COPY UNLESS BEARING THE ORIGINAL SIGNATURE AND RAISED, EMBOSSED SEAL OF THE SURVEYOR.
MICHAEL S. SHULSE A PROFESSIONAL LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE EASEMENT SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA MINIMUM STANDARDS MANUAL, PER ARTICLE 4 REGULATION 400-F THAT THIS PLAT IS INTENDED ONLY TO SHOW THE LOCATION OF THE UTILITY/ACCESS EASEMENTS, & LEASE AREA THE EASEMENT/LEASE AREA THE LINES SHOWN ARE BASED ON ACTUAL FIELD SURVEY EVIDENCE WHICH MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



MICHAEL S. SHULSE, S.C. P.L.S. No.18268
12131 SHADOW MIST LANE
WANDO, S.C. 29492
PHONE: (843) 296-1607

LEGEND

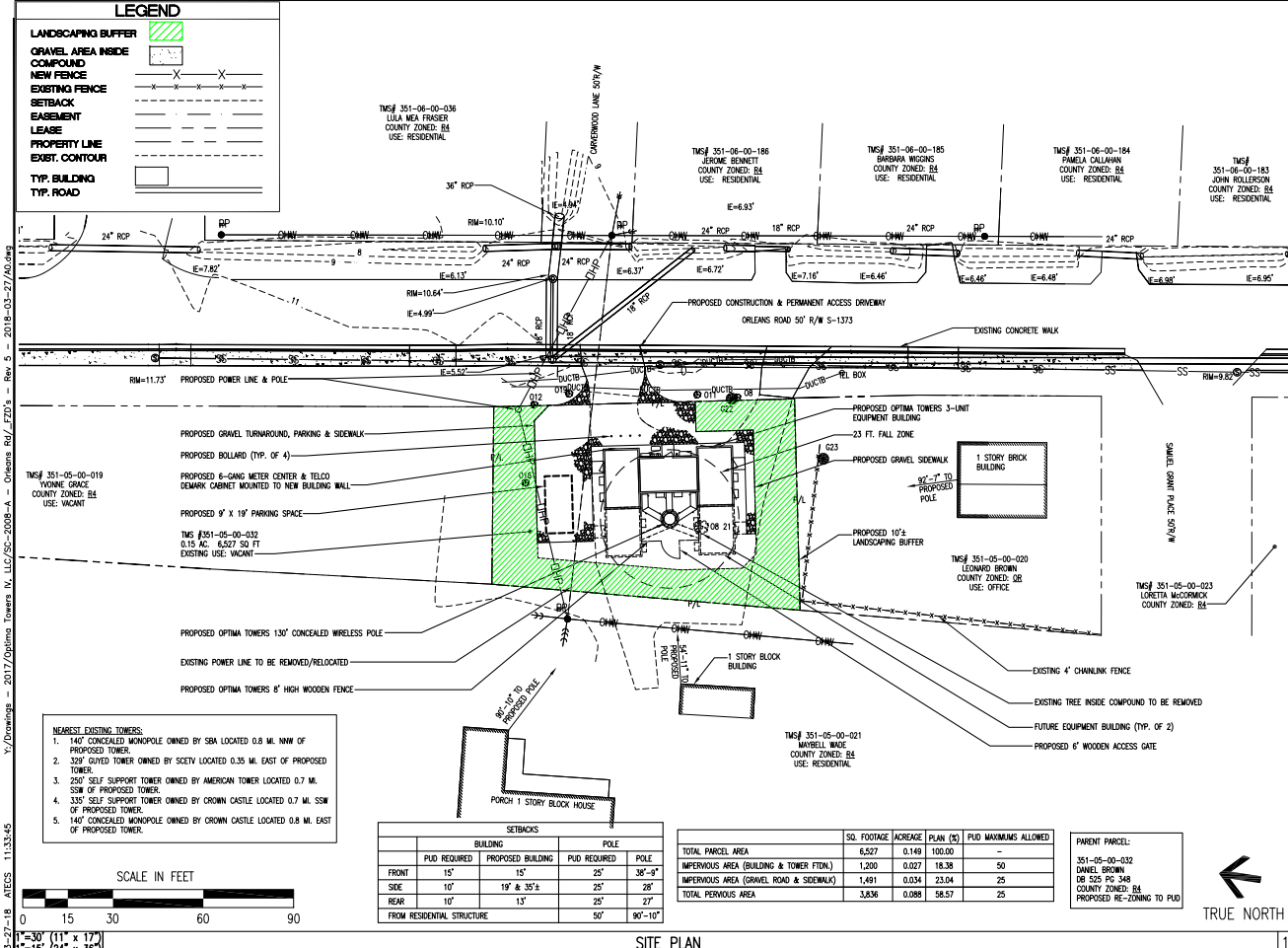
- IRON PIPE FOUND
- IRON PIPE SET
- △ CALCULATED POINT
- ⊙ STORM MANHOLE
- ⊕ SANITARY MANHOLE
- POWERLINE
- PHONE DUCTBANK
- SPOT ELEVATION
- CONTOUR LINE

NOTES

- 1.) PROPERTY CORNERS SET ARE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
- 2.) AREA CALCULATED BY THE COORDINATE METHOD.
- 3.) BEARINGS SHOWN HEREON ARE STATEPLANE
- 4.) THIS PLAT IS INTENDED ONLY TO SHOW THE CELL EXHIBIT FOR LOT 11 AND IS BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION. NO TITLE RESEARCH WAS DONE.
- 5.) SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED BY CITY OFFICIAL.
- 6.) THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR
- 7.) NO SUBSURFACE INVESTIGATION DONE
- 8.) ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE
- 9.) THERE HAS BEEN NO ENVIRONMENTAL INVESTIGATION DONE FOR LOT 11; THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS OR DHEC-DCRM CRITICAL AREAS ARE UNDETERMINED AS OF THIS DATE.
- 10.) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "X" AS PER FIRM PANEL #45019C 04924, DATED NOVEMBER 17, 2004

REFERENCES
PLAT BOOK AS PAGE 91 BY SAMPL, DATED 2/19/1981
PLAT BOOK P PAGE 004 BY NEMER, DATED 10/9/1971

EXHIBIT FOR CELL TOWER LEASE
SITE #SC-2008A ORLEANS RD
TMS#351-05-00-032
PREPARED FOR OPTIMA TOWERS IV, LLC
OWNED BY DANIEL BROWN
LOCATED IN CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA
DATE SURVEYED: JUNE 10, 2017
REVISED 11/27/17 MICHAEL SHULSE, LLC COPYRIGHT ©



LEGEND

LANDSCAPING BUFFER	[Symbol]
GRAVEL AREA INSIDE COMPOUND	[Symbol]
NEW FENCE	[Symbol]
EXISTING FENCE	[Symbol]
SETBACK	[Symbol]
EASEMENT	[Symbol]
LEASE	[Symbol]
PROPERTY LINE	[Symbol]
EXIST. CONTOUR	[Symbol]
TYP. BUILDING	[Symbol]
TYP. ROAD	[Symbol]

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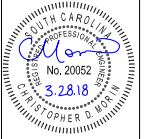


OPIMA TOWERS IV, LLC
 P.O. BOX 2941
 MT. PLEASANT, SC 29445



5841 COLUMBIA AVE, SUITE 200
 FALMOUTH, VA 22031-2888
 TEL: (703) 671-4000
 FAX: (703) 671-4000

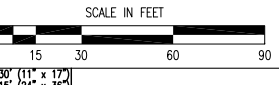
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 2 CLIENT CHANGES ACT 02-01-18
 3 CLIENT CHANGES ACT 02-08-18
 4 NEW SHEET ADDED ACT 02-20-18
 5 CLIENT CHANGES ACT 03-29-18



SITE NAME:
ORLEANS ROAD
 SITE NUMBER:
SC-2008-A
 SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412

DRAWN BY: ACT
 CHECKED BY: DMS
 DATE DRAWN: 11-28-17
 SUBMISSION: ZONING
 SHEET TITLE:
SITE PLAN
 SHEET NUMBER: **A-0** REV. # **5**

- NEAREST EXISTING TOWERS:**
- 140' CONCEALED MONOPOLE OWNED BY SBA LOCATED 0.8 MI. NNW OF PROPOSED TOWER.
 - 330' CAVED TOWER OWNED BY SISEV LOCATED 0.35 MI. EAST OF PROPOSED TOWER.
 - 250' SELF-SUPPORT TOWER OWNED BY AMERICAN TOWER LOCATED 0.7 MI. SSW OF PROPOSED TOWER.
 - 335' SELF-SUPPORT TOWER OWNED BY CROWN CASTLE LOCATED 0.7 MI. SSW OF PROPOSED TOWER.
 - 140' CONCEALED MONOPOLE OWNED BY CROWN CASTLE LOCATED 0.8 MI. EAST OF PROPOSED TOWER.



SETBACKS

	BUILDING		POLE	
	PLD REQUIRED	PROPOSED BUILDING	PLD REQUIRED	POLE
FRONT	15'	15'	25'	36'-0"
SIDE	10'	19' & 30'	25'	28'
REAR	10'	13'	25'	27'
FROM RESIDENTIAL STRUCTURE			50'	90'-10"

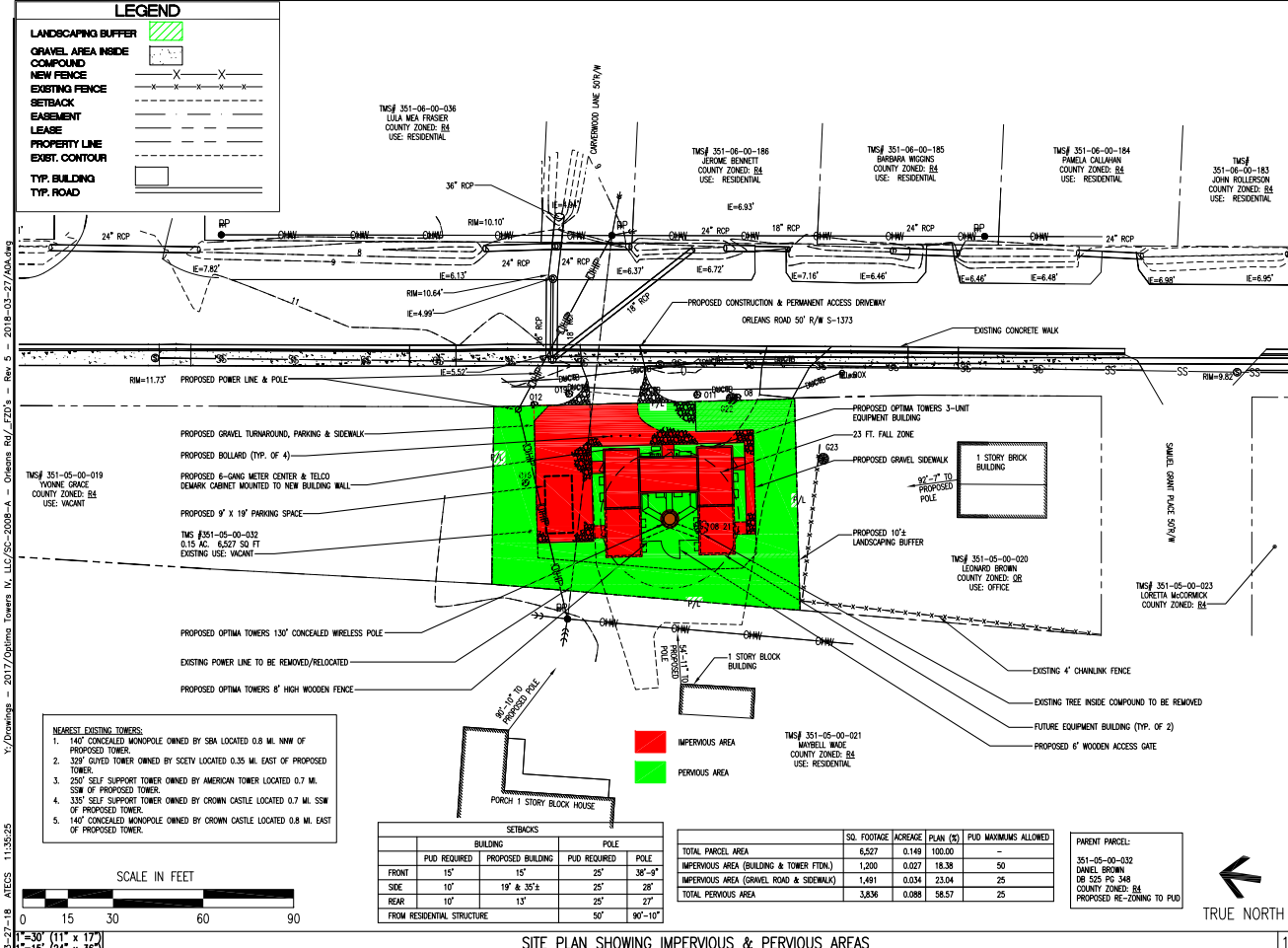
	SQ. FOOTAGE	ACREAGE	PLAN (%)	PLD MAXIMUMS ALLOWED
TOTAL PARCEL AREA	6,527	0.149	100.00	-
IMPERVIOUS AREA (BUILDING & TOWER FTDN)	1,200	0.027	18.38	50
IMPERVIOUS AREA (GRAVEL ROAD & SIDEWALK)	1,491	0.034	23.04	25
TOTAL PERVIOUS AREA	3,836	0.088	58.57	25

PARENT PARCEL:
 351-05-00-032
 DANIEL BROWN
 DB 525 PG 348
 COUNTY ZONED: B4
 PROPOSED RE-ZONING TO PLD

SITE PLAN



COUNTY ZONING



OPTIMA Towers IV
 OPTIMA TOWERS IV, LLC
 P.O. BOX 2941
 MT. PLEASANT, SC 29445

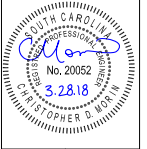
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BC
 architects
 engineers
 5641 COLUMBIA AVE, SUITE 200
 FAYETTESVILLE, NC 28531-2888
 TEL: (703) 671-4000
 FAX: (703) 671-4000

SET REVISION

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
2	OWNER CHANGES	ACT	02-01-18
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5	CLIENT CHANGES	ACT	03-29-18

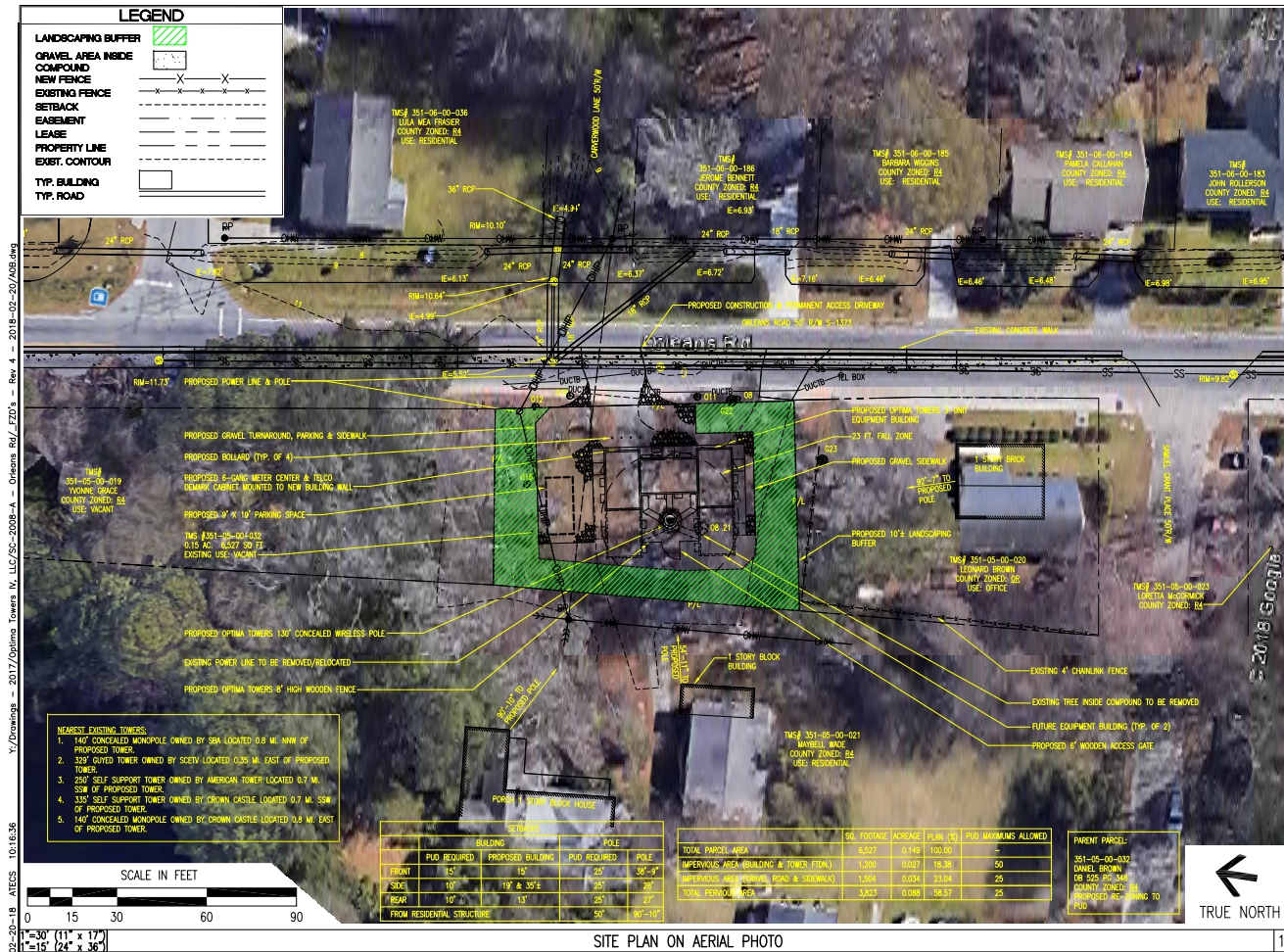
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ORLEANS ROAD
 SITE NUMBER:
SC-2008-A
 SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412



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CHECKED BY:	DMS
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING

SHEET TITLE:
IMPERVIOUS & PERVIOUS PLAN
 SHEET NUMBER: **A-OA** REV. # **5**

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OPTIMA Towers IV
 OPTIMA TOWERS IV, LLC
 P.O. BOX 2941
 MT. PLEASANT, SC 29545

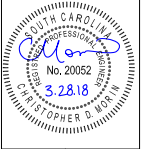
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BC
 architects
 engineers
 5841 COLUMBIA AVE, SUITE 200
 FALCON CREEK, VA 22041-2888
 TEL: (703) 671-6000
 FAX: (703) 671-6000

SET REVISION

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
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3	CLIENT CHANGES	ACT	02-28-18
4	NEW SHEET ADDED	ACT	02-28-18
5	CLIENT CHANGES	ACT	03-29-18

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ORLEANS ROAD
 SITE NUMBER:
SC-2008-A
 SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412

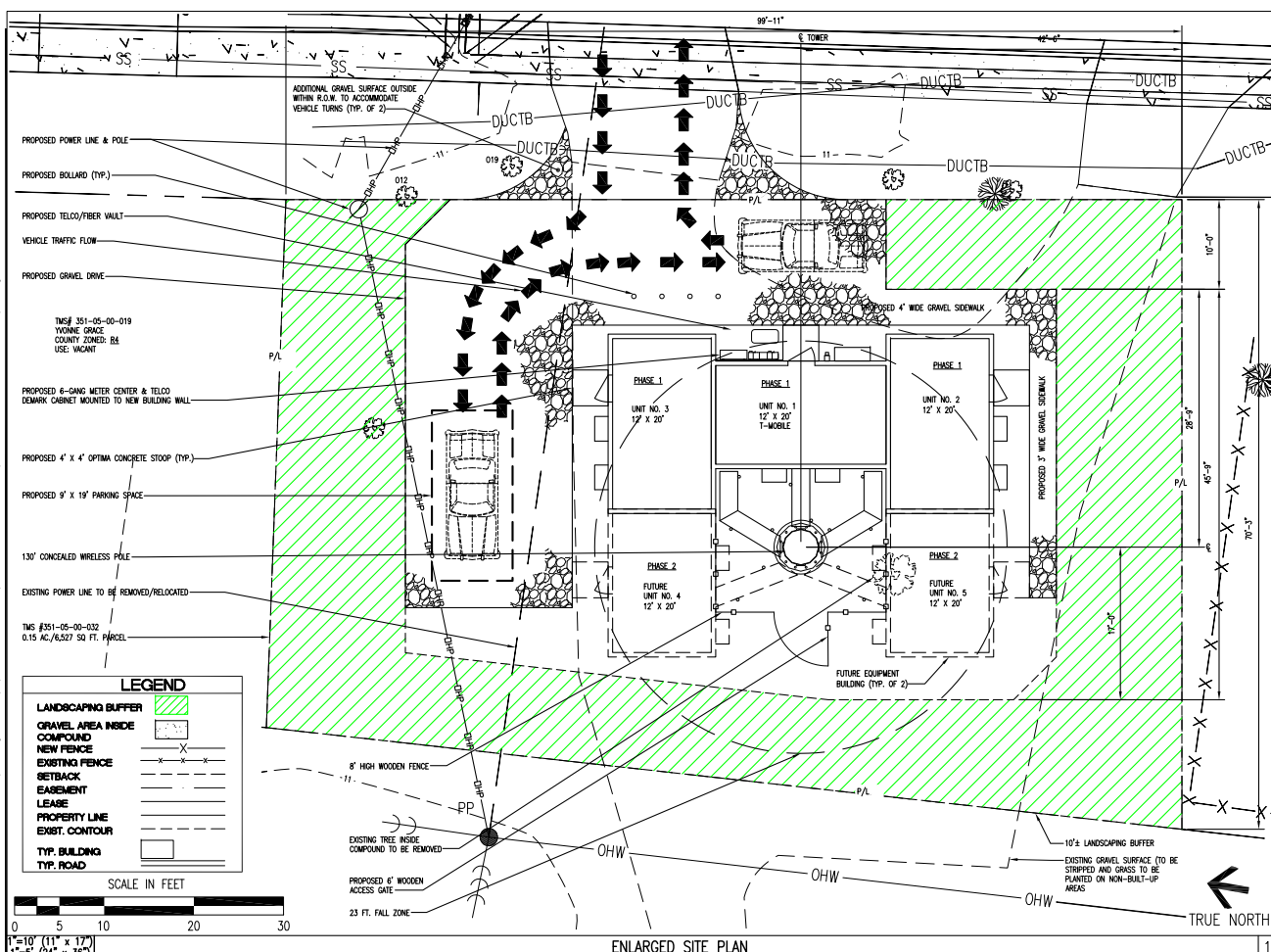


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DATE DRAWN:	11-29-17
SUBMISSION:	ZONING

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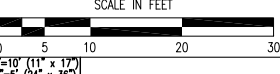
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03-27-18 ATCCS 11.37.35 1/2 Drawings - 2017/Opima Towers IV, LLC/SC-2008-A - Orleans Rd./ZD's - Rev 5 - 2018-03-27/A1.dwg



LEGEND

LANDSCAPING BUFFER	
GRAVEL AREA INSIDE COMPOUND	
NEW FENCE	
EXISTING FENCE	
SETBACK	
EASEMENT	
LEASE	
PROPERTY LINE	
EXIST. CONTOUR	
TYP. BUILDING	
TYP. ROAD	



OPIMA Towers IV
 OPIMA TOWERS IV, LLC
 P.O. BOX 2041
 MT. PLEASANT, SC 29545

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BC
 architects
 engineers

5841 COLUMBIA HALL, SUITE 200
 FALLEN CHURCH, VA 22041-2088
 TEL: (703) 471-4000
 FAX: (703) 471-4000

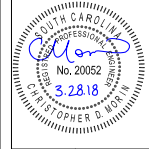
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SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

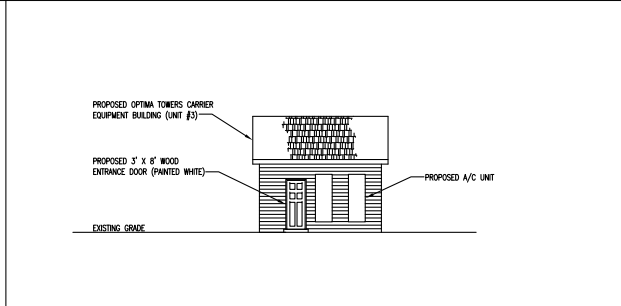
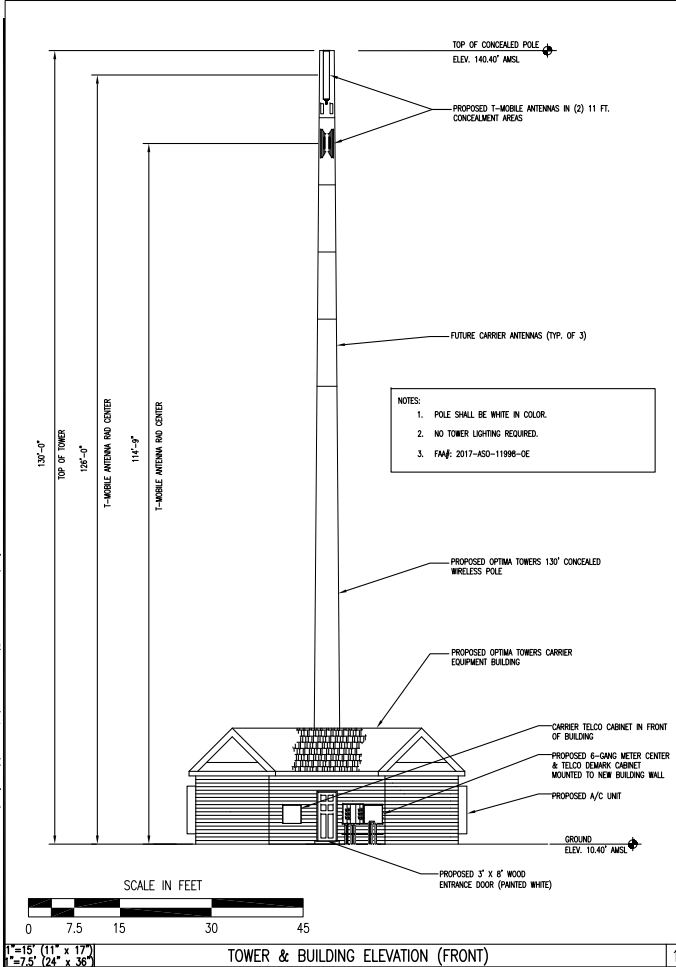
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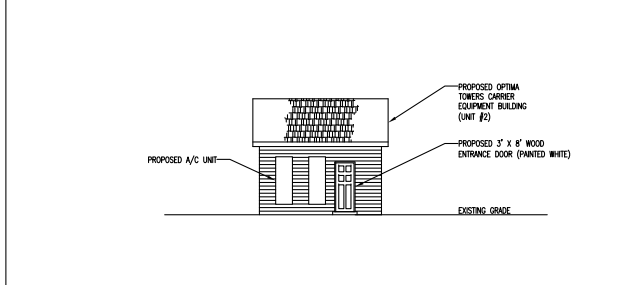
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DATE DRAWN:	11-29-17
SUBMISSION:	ZONING

ENLARGED SITE PLAN

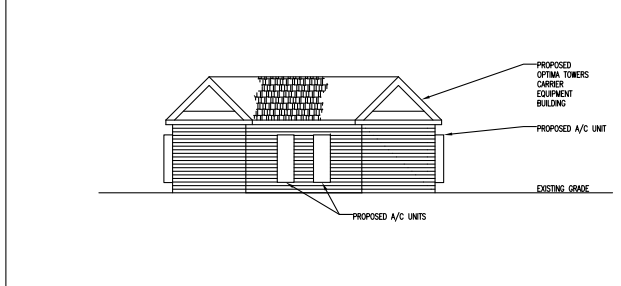
SHEET NUMBER: **A-1** REV. # **5**



1"=15' (11" x 17")
1"=7.5' (24" x 36") BUILDING ELEVATION (RIGHT) 2



1"=15' (11" x 17")
1"=7.5' (24" x 36") BUILDING ELEVATION (LEFT) 3



1"=15' (11" x 17")
1"=7.5' (24" x 36") BUILDING ELEVATION (REAR) 4



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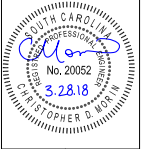
SET REVISION

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
2	CLIENT CHANGES	ACT	02-01-18
3	CLIENT CHANGES	ACT	02-26-18
4	NEW SHEET ADDED	ACT	02-26-18
5	CLIENT CHANGES	ACT	03-29-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412



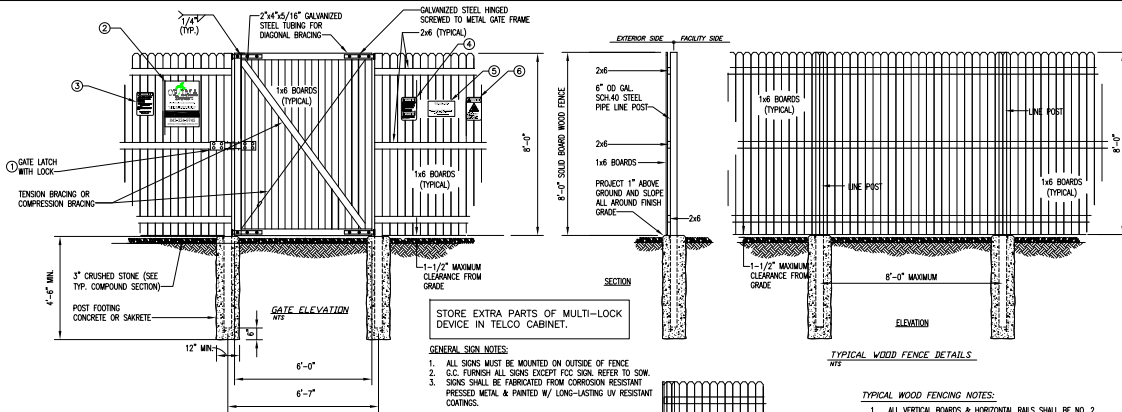
DRAWN BY:	ACT
CHECKED BY:	SMC
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING

SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER:	REV. #
A-2	5

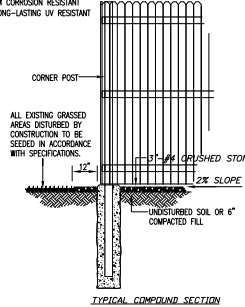
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11-17-17 ATECS 11:21:38

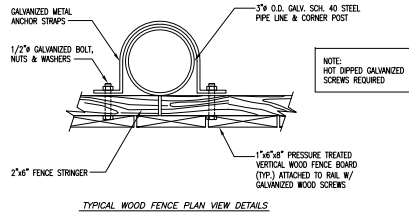


STORE EXTRA PARTS OF MULTI-LOCK DEVICE IN TELCO CABINET.

- GENERAL SIGN NOTES:**
1. ALL SIGNS MUST BE MOUNTED ON OUTSIDE OF FENCE
 2. G.C. FINISH ALL SIGNS EXCEPT FOR SIGN REFER TO SIGN
 3. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED W/ LONG-LASTING UV RESISTANT COATINGS.



TYPICAL COMPOUND SECTION



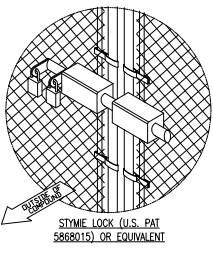
TYPICAL WOOD FENCE PLAN VIEW DETAILS
1-1/2" x 1'-0"

TYPICAL WOOD FENCING NOTES:

1. ALL VERTICAL BOARDS & HORIZONTAL RAILS SHALL BE NO. 2 PINE OR A PRESSURE TREATED LUMBER.
2. GATE POSTS SHALL BE 6" GALV. SCH. 40 PIPE PER ASTM F1083
3. CORNER POSTS SHALL BE 6" GALV. SCH. 40 PIPE
4. LINE POSTS SHALL BE 3" O.D. GALV. SCH. 40 PIPE
5. ALL HARDWARE TO BE HOT DIP GALVANIZED.
6. PROVIDE STIFFENERS AT JOINTS AS NECESSARY.

KEYED NOTES:

- ① STYME LOCK (O.F.C.I.). LOCATE LOCK ON GATE SO THAT IT DOES NOT EXCEED 4'-0" FROM GROUND ELEVATION G.C. PROVIDE MASTER LOCK #175 W/ COMBO SET PER DIRECTION OF CM
- ② 18" x 24" OPTIMA TOWERS SIGN W/ CONTACT INFO.
- ③ 12" x 8" RF EXPOSURE INFORMATION SIGN.
- ④ 12" x 8" RF EXPOSURE CAUTION SIGN 10-8.
- ⑤ 12" x 8" DANGER NO TRESPASSING/AUTHORIZED PERSONNEL ONLY SIGN.
- ⑥ 12" x 8" YELLOW RF EXPOSURE CAUTION SIGN.



STYME LOCK (U.S. PAT. 5868015) OR EQUIVALENT



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P.O. BOX 2041
MT. PLEASANT, SC 29545

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3841 COLUMBIA AVE, SUITE 200
FALLS CHURCH, VA 22034-2888
TEL: (703) 671-4000
FAX: (703) 671-4000

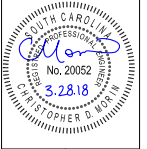
SET REVISION

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
2	CLIENT CHANGES	ACT	02-01-18
3	CLIENT CHANGES	ACT	02-08-18
4	NEW SHEET ADDED	ACT	02-20-18
5	CLIENT CHANGES	ACT	03-29-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412



DRAWN BY:	ACT
CHECKED BY:	SHS
DATE DRAWN:	11-28-17
SUBMISSION:	ZONING

SHEET TITLE:
FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

SHEET NUMBER:	REV. #
A-3	5

N.T.S.

FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

1

11-17-17-17-ATESS 09:52:10 1/2/Drawings - 2017/Optima Towers IV, LLC/SC-2008-A - Orleans Rd./ZED's - Rev. 2017-11-15/16.dwg

PROPERTY OF OPTIMA TOWERS VI
AUTHORIZED PERSONNEL ONLY

IN CASE OF EMERGENCY, OR PRIOR TO PERFORMING
MAINTENANCE ON THIS SITE, CALL
AND REFERENCE CELL SITE
NUMBER _____

AUTHORIZED PERSONNEL SIGN
WHITE/GREEN BACKGROUND
BLUE/WHITE LETTERING
MOUNTING LOCATION: ALL 4 SIDES OF FENCE
QUANTITY: 4




SITE NAME AND # TO BE LOCATED HERE.

FCC ID#: TO BE INCLUDED ALONG WITH FCC
ANTENNA TRANSMITTING INFORMATION

PLEASE CONTACT:

843-324-9745
optimatowerleasing@optimasc.net

OPTIMA TOWERS SIGN WITH CONTACT INFORMATION
WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE
QUANTITY: 1



IN CASE OF EMERGENCY
CALL: (877)611-5868

SITE DESIGNATION: 8CHO288B

EMERGENCY SIGN
(RED METAL SIGN W/ WHITE LETTERING)

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

ON THE OUTSIDE FACE OF THIS BUILDING
 BEHIND THIS PANEL
 ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET
FROM THESE ANTENNAS

CONTACT CARRIER AT
AND FOLLOW THEIR INSTRUCTIONS PRIOR TO PERFORMING ANY
MAINTENANCE OR REPAIRS CLOSER THAN 3 FEET FROM THE
ANTENNAS.

THIS IS OPTIMA TOWERS VI
SITE _____

RF EXPOSURE INFORMATION SIGN
WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

INFORMATION

CARRIER OPERATES TELECOMMUNICATION ANTENNAS AT THIS
LOCATION. PLEASE AT LEAST 3 FEET FROM ANY ANTENNA
AND OBEY ALL POSTED SIGNS.

CONTACT THE OWNER(S) OF THE ANTENNAS BEFORE
WORKING CLOSER THAN 3 FEET FROM THE ANTENNAS.

CONTACT CARRIER AT XXX-XXX-XXXX PRIOR TO
PERFORMING ANY MAINTENANCE OR REPAIRS NEAR
ANTENNAS.

THIS IS SITE # _____
CONTACT THE MANAGEMENT OFFICE IF THIS
DOOR/HATCH/GATE IS FOUND UNLOCKED.

INFORMACION

EN ESTA PROPIEDAD SE USAN ANTENAS DE
TELECOMUNICACIONES OPERANDO POR CARRIER. FAVOR
MANTENER UNA DISTANCIA DE 3'.

RF EXPOSURE CAUTION SIGN 10-6
WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2


THE AUTHORIZATION FOR THE RADIO EQUIPMENT AT
THIS FACILITY IS LOCATED AT THE CONTROL POINT:

OPTIMA TOWERS IV, LLC
P.O. BOX 2041
MT. PLEASANT, SC 29465
(843) 324-9745 OFFICE

AUTHORIZATION FOR RADIO EQUIPMENT SIGN
WHITE BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: SHELTER DOOR
QUANTITY: 1 PER CABINET DOOR

- SIGNAGE NOTES:
- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
 - SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOC RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
 - ADDITIONAL E911 ADDRESS AND FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
 - CARRIER SITE NUMBER AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET WITH PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AD PLACEMENT UNTIL THE ADHESIVE SETS.

CAUTION



ON THIS TOWER:
RADIO FREQUENCY FIELDS NEAR SOME
ANTENNAS MAY EXCEED FCC RULES
FOR HUMAN EXPOSURE.
PERSONNEL CLIMBING THIS TOWER
SHOULD BE TRAINED FOR WORKING IN
RADIO FREQUENCY ENVIRONMENTS
AND USE A PERSONAL RF MONITOR IF
WORKING NEAR ACTIVE ANTENNAS.

RF EXPOSURE CAUTION SIGN
WHITE/YELLOW BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2



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P.O. BOX 2041
MT. PLEASANT, SC 29465

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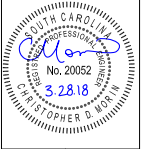
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NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
2	CLIENT CHANGES	ACT	02-01-18
3	CLIENT CHANGES	ACT	02-08-18
4	NEW SHEET ADDED	ACT	02-20-18
5	CLIENT CHANGES	ACT	03-29-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412



DRAWN BY:	ACT
CHECKED BY:	SMC
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING
SHEET TITLE:	

SIGNAGE

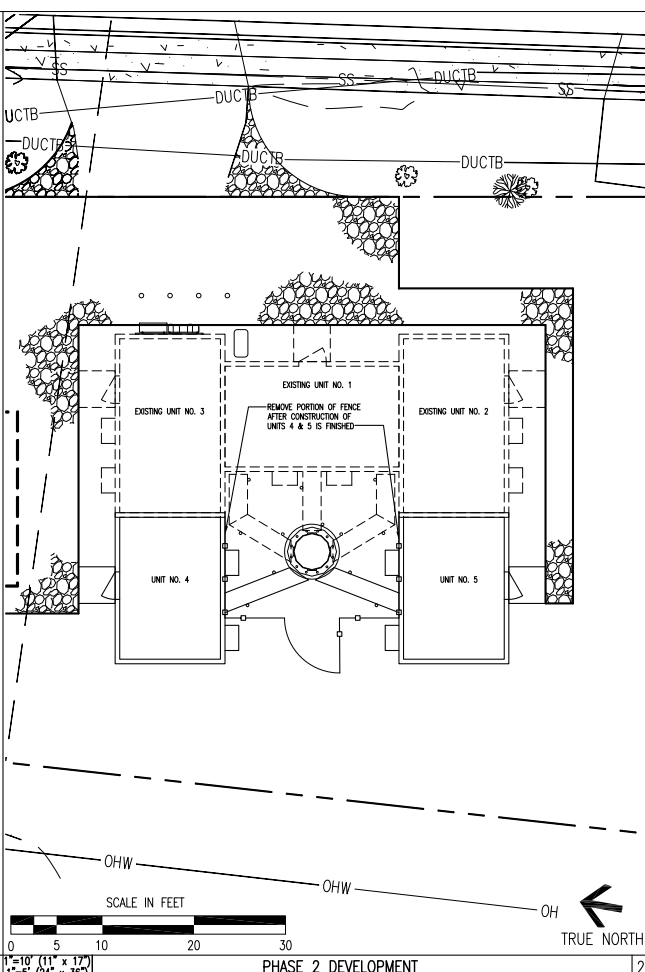
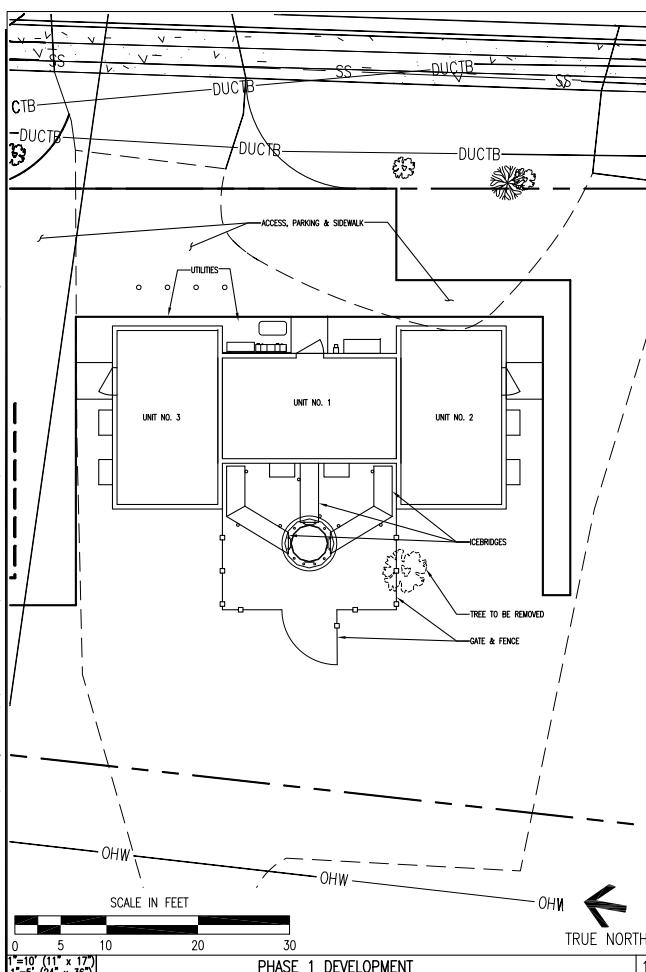
SHEET NUMBER:	REV. #
A-4	5

N.T.S.

SIGNAGE

DATE PLOTTED

03-27-18 ATECS 11:40:30 1/2 Drawings - 2017/Opima Towers IV, LLC/SC-2008-A - Orleans Rd./ZD's - Rev 5 - 2018-03-27/AS/wg



OPIMA
 Towers IV
 P.O. BOX 2941
 MT. PLEASANT, SC 29455

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BC
 architects
 engineers
 5841 COLUMBIA AVE, SUITE 200
 FALCON CREEK, VA 22041-2088
 TEL: (703) 471-4000
 FAX: (703) 471-4000

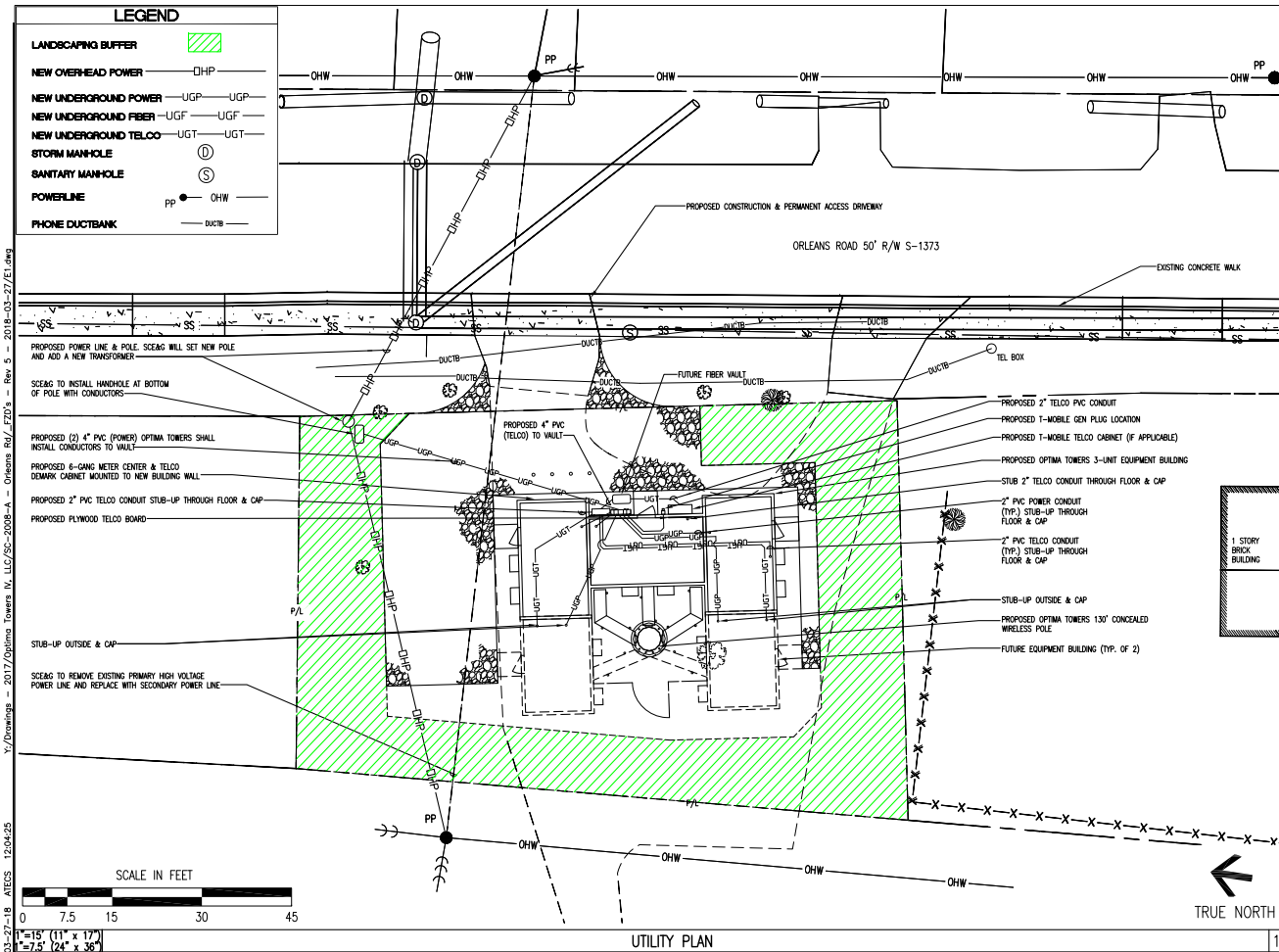
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NO.	DESCRIPTION	BY DATE
1	CLIENT CHANGES	ACT 11-29-17
2	REVISION CHANGES	ACT 02-01-18
3	CLIENT CHANGES	ACT 02-06-18
4	NEW SHEET ADDED	ACT 02-20-18
5	CLIENT CHANGES	ACT 03-29-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412

CHECKED BY:	ACT
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING
SHEET TITLE:	
PHASING PLAN	
SHEET NUMBER:	REV. #
A-5	5



OPTIMA Towers IV
 OPTIMA TOWERS IV, LLC
 P.O. BOX 2041
 WET FLORIAN, SC 29445

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BC
 architects
 engineers

3841 COLUMBIA AVE, SUITE 200
 FALCON CREEK, VA 22041-2088
 TEL: (703) 471-4000
 FAX: (703) 471-4000

SET REVISION

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
2	SEWER CHANGES	ACT	02-01-18
3	CLIENT CHANGES	ACT	02-26-18
4	NEW SHEET ADDED	ACT	02-26-18
5	CLIENT CHANGES	ACT	03-29-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412

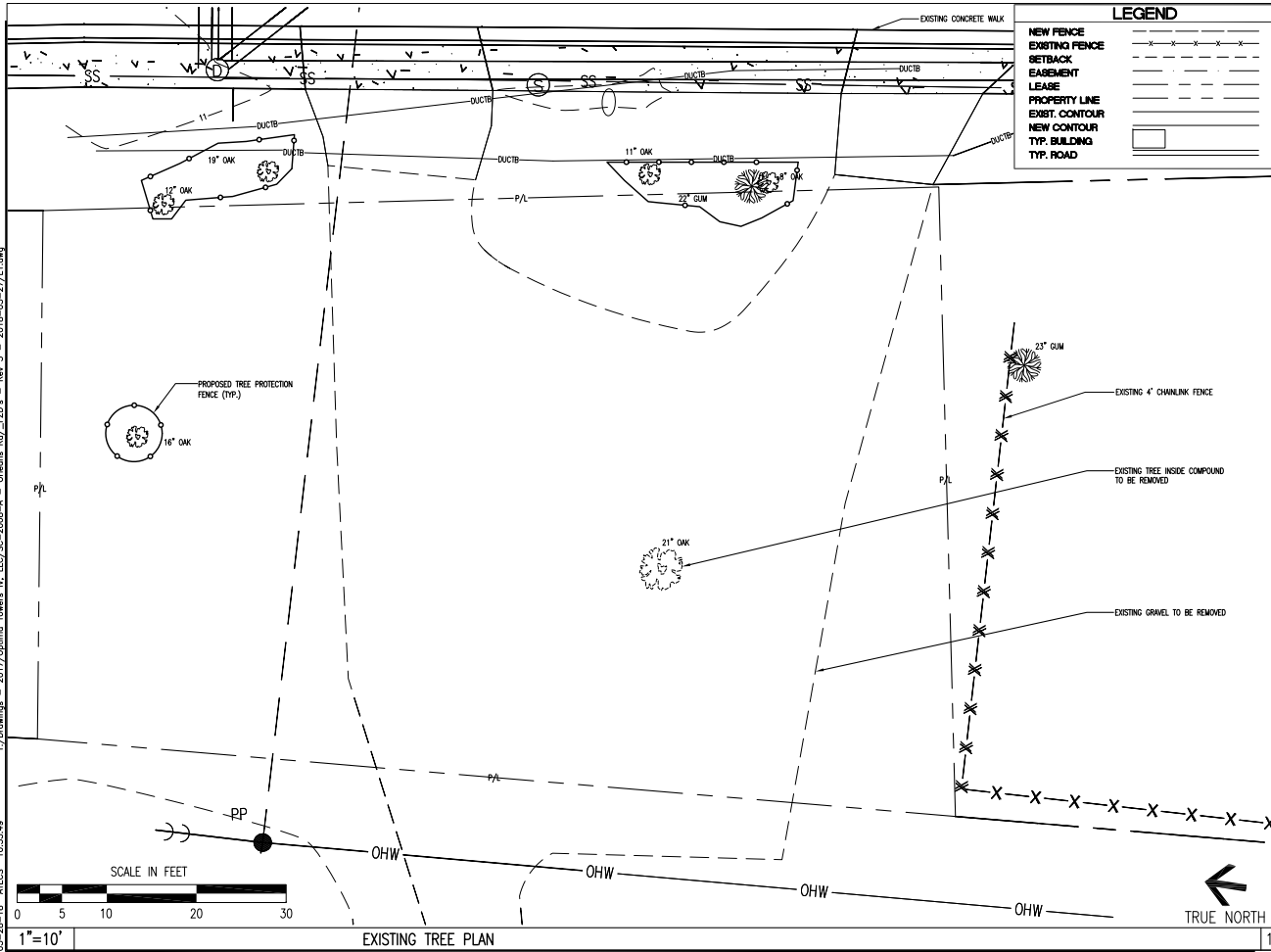
SEAL: SOUTH CAROLINA PROFESSIONAL ENGINEER
 No. 20052
 3.28.18
 CHRISTOPHER B. MOHN

DRAWN BY: ACT
 CHECKED BY: SMC
 DATE DRAWN: 11-29-17
 SUBMISSION: ZONING
 SHEET TITLE:
UTILITY PLAN

SHEET NUMBER: **E-1** REV. # **5**

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 03-27-18 ATECS 12:04:25

03-28-18 ATECS 10:33:49 Y:\Drawings - 2017\Optima Towers IV, LLC\SC-2008-A - Orleans_BA_FFD' - Rev. 5 - 2018-03-27\1.dwg



LEGEND

NEW FENCE	---
EXISTING FENCE	---
SETBACK	---
EASEMENT	---
LEASE	---
PROPERTY LINE	---
EXIST. CONTOUR	---
NEW CONTOUR	---
EXT. BUILDING	---
TYP. ROAD	---



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SET REVISION

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
2	OWNER CHANGES	ACT	02-01-18
3	CLIENT CHANGES	ACT	02-08-18
4	NEW SHEET ADDED	ACT	02-20-18
5	CLIENT CHANGES	ACT	03-29-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

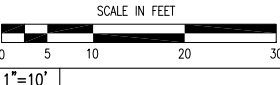
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1029 ORLEANS ROAD
CHARLESTON, SC 29412



DRAWN BY:	ACT
CHECKED BY:	DMS
DATE DRAWN:	11-28-17
SUBMISSION:	ZONING

SHEET TITLE:
EXISTING TREE PLAN

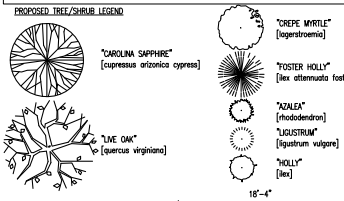
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L-1	5



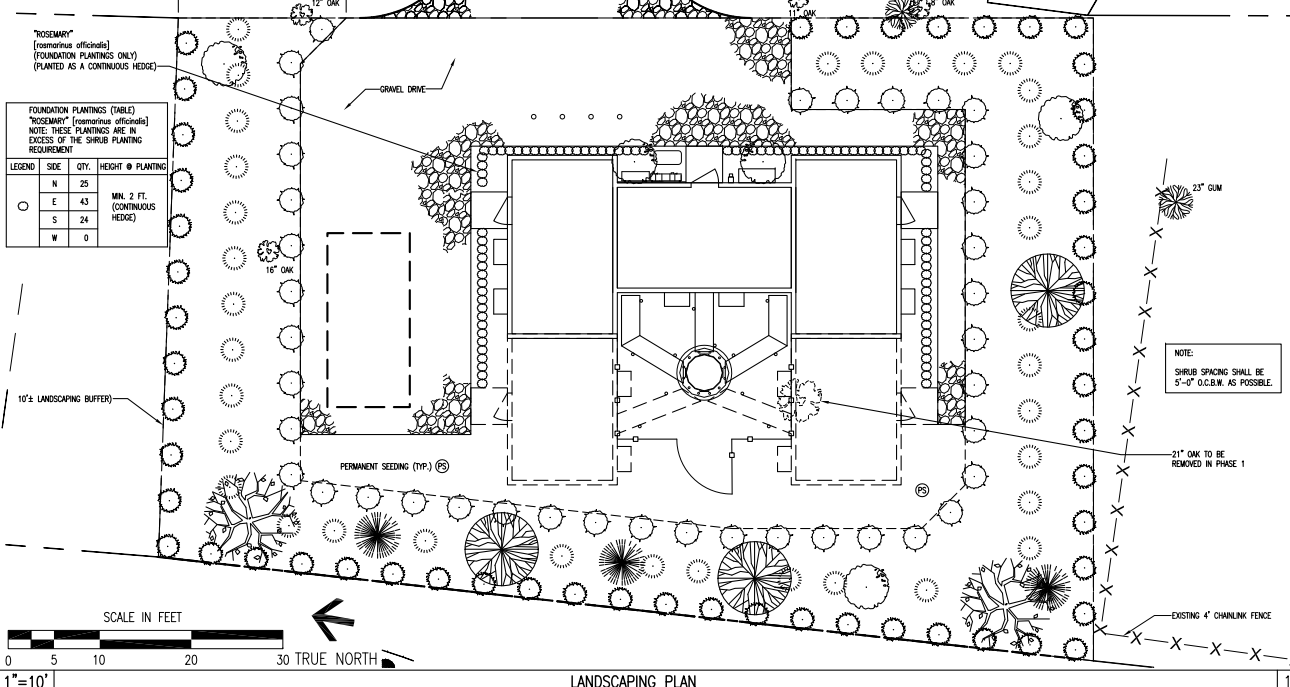
EXISTING TREE PLAN



NOTE:
THIS LANDSCAPE PLAN HAS BEEN REVIEWED AND APPROVED BY THE OWNER/RESPONSIBLE AGENT WHO UNDERSTANDS THAT ANY CHANGES, SUBSTITUTIONS, OR DELETIONS MAY REQUIRE REVIEW AND APPROVAL BY THE RESPONSIBLE REVIEWING AUTHORITY.



SIDE	FENCE LENGTH PER SIDE (FT.)	QUANTITY REQUIRED PER 100-FT	PLANTING REQUIRED	EXISTING		PROPOSED					
				QTY.	COMMON NAME	SCIENTIFIC NAME	TYPE	HEIGHT @ PLANTING	HEIGHT @ MATURITY	APPROX. SPACING	
N	58a	-	1 CANOPY	(1) 16" OAK	1	CREPE MYRTLE	logstroemia	DECIDUOUS	20-25 FT.	8-10 FT.	REFER TO PLAN
			12 SHRUBS		11	AZALEA	rhododendron	EVERGREEN	3-5 FT.		
E	51b	2 CANOPY TREES 3 UNDERSTORY TREES	1 CANOPY	(1) 22" GUM (1) 19" OAK (1) 12" OAK	2	CREPE MYRTLE	logstroemia	DECIDUOUS	20-25 FT.	8-10 FT.	REFER TO PLAN
			2 UNDERSTORY	(1) 8" OAK (1) 11" OAK	4	AZALEA	rhododendron	EVERGREEN	3-5 FT.		
S	70a	25 SHRUBS	1 CANOPY		1	CAROLINA SAPPHIRE	cupressus arizonica cypress	EVERGREEN	35-45 FT.	15-20 FT.	REFER TO PLAN
			2 UNDERSTORY		1	CREPE MYRTLE	logstroemia	DECIDUOUS	20-25 FT.	8-10 FT.	
W	101a	25 SHRUBS	1 CANOPY		1	YOSTER HOLLY	ilex alternata fosteri	EVERGREEN	35-45 FT.	15-20 FT.	REFER TO PLAN
			2 UNDERSTORY		2	CAROLINA SAPPHIRE	cupressus arizonica cypress	EVERGREEN	35-45 FT.	15-20 FT.	
			3 UNDERSTORY		1	LIVE OAK	quercus virginiana	DECIDUOUS	50-80 FT.	20-25 FT.	
			25 SHRUBS		20	CREPE MYRTLE	logstroemia	DECIDUOUS	20-25 FT.	8-10 FT.	
					9	AZALEA	rhododendron	EVERGREEN	3-5 FT.		
					14	YOSTER HOLLY	ilex alternata fosteri	EVERGREEN	3-5 FT.		



FOUNDATION PLANTINGS (TABLE)
"ROSEMARY" (rosmarinus officinalis)
NOTE: THESE PLANTINGS ARE IN EXCESS OF THE SHRUB PLANTING REQUIREMENT

LEGEND	SIDE	QTY.	HEIGHT @ PLANTING
○	N	25	MIN. 2 FT. (CONTINUOUS HEDGE)
○	E	43	MIN. 2 FT. (CONTINUOUS HEDGE)
○	S	24	MIN. 2 FT. (CONTINUOUS HEDGE)
○	W	0	



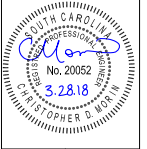
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SET REVISION

NO.	DESCRIPTION	DATE
1	CLIENT CHANGES	ACT 11-29-17
2	REVISION CHANGES	ACT 02-01-18
3	CLIENT CHANGES	ACT 02-08-18
4	NEW SHEET ADDED	ACT 02-20-18
5	CLIENT CHANGES	ACT 03-29-18

SITE NAME:
ORLEANS ROAD
SITE NUMBER:
SC-2008-A
SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412

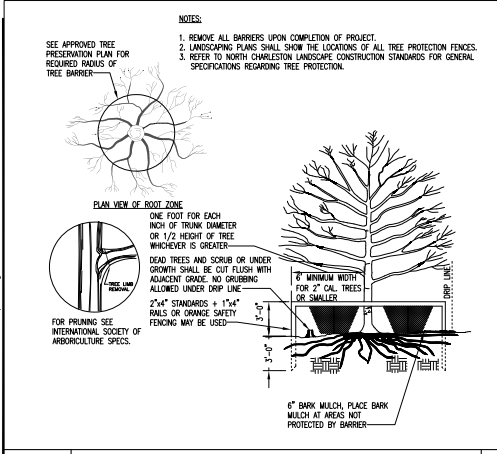


DRAWN BY:	ACT
CHECKED BY:	OMS
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING

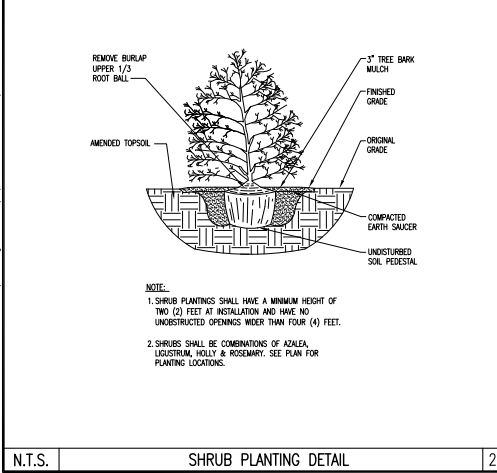
SHEET TITLE:
LANDSCAPING PLAN
SHEET NUMBER: **L-2** REV. # **5**

03-28-18 - ATCS - 1118-54 - 1/2/2018 - 2017 Opima Towers IV, LLC/SC-2008-A - Orleans Rd/ ZD's - Rev. 5 - 2018-03-27/2.dwg

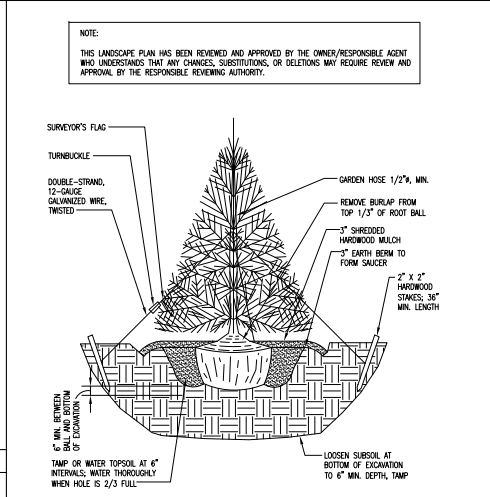
03-28-18 ATCS 1119-46 3/20/2017 2017 Optima Towers IV, LLC/SC-2008-A - Orleans Rd./TSD's - Rev. 5 - 2018-03-27/3.dwg



N.T.S. TREE PROTECTION DETAIL 1



N.T.S. SHRUB PLANTING DETAIL 2



N.T.S. TREE PLANTING DETAIL 3

- GENERAL PLANTING NOTES:**
1. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 2. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
 4. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
 5. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
 6. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
 7. ALL TREES MUST BE GUIDED OR STAKED AS SHOWN.
 8. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
 9. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRUNING THE WORK.
 11. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRINKLING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
 12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 13. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFLATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
 14. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.

N.T.S. NOTES 4

- SEED SELECTION**
- THE USE OF NATIVE SPECIES IS PREFERRED WHEN SELECTING VEGETATION. BASE PLANT SEED SELECTION ON GEOGRAPHICAL LOCATION, THE TYPE OF SOIL, THE SEASON OF THE YEAR IN WHICH THE PLANTING IS TO BE DONE, AND THE NEEDS AND DESIRES OF THE PERMANENT LAND USER. FAILURE TO CAREFULLY FOLLOW AGRONOMIC RECOMMENDATIONS RESULTS IN AN INADEQUATE STAND OF PERMANENT VEGETATION THAT PROVIDES LITTLE OR NO EROSION CONTROL.
- INSTALLATION**
- TOPSOIL**
- APPLY TOPSOIL IF THE SURFACE SOIL OF THE SEEDBED IS NOT ADEQUATE FOR PLANT GROWTH.
- TILLAGE**
- IF THE AREA HAS BEEN RECENTLY PLOWED, NO TILLAGE IS REQUIRED OTHER THAN RAINING OR SURFACE ROUGHENING TO BREAK ANY CRUST THAT HAS FORMED LEAVING A TEXTURED SURFACE. DISK THE SOIL FOR OPTIMAL GERMINATION WHEN THE SOIL IS COMPACTED LESS THAN 8-INCHES. IF THE SOIL IS COMPACTED MORE THAN 8-INCHES, SUB-SOILED AND DISK THE AREA.
- SOIL TESTING**
- SOIL TESTING IS AVAILABLE THROUGH CLEMSON UNIVERSITY COOPERATIVE EXTENSION SERVICE.
- LIME**
- UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE, APPLY 15 TONS OF GROUND COURSE TEXTURED AGRICULTURAL LIMESTONE PER ACRE (70 LBS./1000 FT²).
- FERTILIZER**
- APPLY A MINIMUM OF 1000 POUNDS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (20 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-8 INCHES OF THE SOIL BY GRADING OR OTHER MEANS WHERE CONDITIONS ALLOW. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION.
- SEEDING**
- LOOSEN THE SURFACE OF THE SOIL JUST BEFORE BROADCASTING THE SEED. EVENLY APPLY SEED BY THE MOST CONVENIENT METHOD AVAILABLE FOR THE TYPE OF SEED APPLIED AND THE LOCATION OF THE SEEDING. TYPICAL APPLICATION METHODS INCLUDE BUT ARE NOT LIMITED TO CYCLONE SEEDERS, ROTARY SPREADERS, DROP SPREADERS, BROADCAST SPREADERS, HAND SPREADERS, CULPACKER SEEDER, AND HYDRO-SEEDERS. COVER APPLIED SEED BY RAKING OR DRAGGING A CHAIN OR BRUSH MAT, AND THEN LIGHTLY FROM THE AREA WITH A ROLLER OR CULPACKER. DO NOT ROLL SEED THAT IS APPLIED WITH A HYDRO-SEEDER AND HYDRO-MULCH.
- MULCHING**
- COVER ALL PERMANENT SEEDING AREAS WITH MULCH IMMEDIATELY UPON COMPLETION OF THE SEEDING APPLICATION TO RETAIN SOIL MOISTURE AND REDUCE EROSION DURING ESTABLISHMENT OF VEGETATION. APPLY THE MULCH EVENLY IN SUCH A MANNER THAT IT PROVIDES A MINIMUM OF 75% COVERAGE. TYPICAL MULCH APPLICATIONS INCLUDE STRAW, WOOD FIBER, HYDROMULCHES, BPA AND FOM. USE HYDROMULCHES WITH A MINIMUM BLEND OF 70% WOOD FIBER. THE MOST COMMONLY ACCEPTED MULCH USED IN CONJUNCTION WITH PERMANENT SEEDING IS SMALL GRAIN STRAW. SELECT STRAW THAT IS DRY AND FREE FROM MOLD DAMAGE AND NOXIOUS WEEDS. THE STRAW MAY NEED TO BE ANCHORED WITH NETTING OR ASPHALT CHALKINGS TO PREVENT IT FROM BEING BLOWN OR WASHED AWAY. APPLY STRAW MULCH BY HAND OR MACHINE AT THE RATE 2 TONS PER ACRE (60 POUNDS PER 1000 SQUARE FEET). FREQUENT INSPECTIONS ARE NECESSARY TO CHECK THAT CONDITIONS FOR GROWTH ARE GOOD.
- KEEP PERMANENT SEEDING AREAS ADEQUATELY MOIST, ESPECIALLY LATE IN THE SPECIFIC GROWING SEASON. IRRIGATE THE SEEDING AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS. WATER SEEDING AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE AT WHICH THE SOIL CAN ABSORB WATER TO PREVENT RUNOFF. RUNOFF OF IRRIGATION WATER WASTES WATER AND CAN CAUSE EROSION.**

PERMANENT SEEDING NOTES 5

Optima Towers IV

Optima Towers IV, LLC
P.O. Box 2945
Mt. Pleasant, SC 29568

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AND REQUIREMENTS, IF SPECIFIC, ARE THE PROPERTY OF OPTIMA TOWERS IV, LLC AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL JOB FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR MODIFICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM OPTIMA TOWERS IV, LLC. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH OPTIMA TOWERS IV, LLC WITHOUT PREJUDICE AND VISUAL CONTACT WITH THESE DRAFTS CONSTITUTE FRAUD AND EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BC

architects

engineers

5641 COLUMBIA AVE, SUITE 200
FALLS CHURCH, VA 22031-2888
TEL: (703) 671-4000
FAX: (703) 671-4000

SET REVISION

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
2	CLIENT CHANGES	ACT	02-03-18
3	CLIENT CHANGES	ACT	02-08-18
4	NEW SHEET ADDED	ACT	02-08-18
5	CLIENT CHANGES	ACT	02-28-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412

DRAWN BY:	ACT
CHECKED BY:	DMS
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING

SHEET TITLE:
LANDSCAPING DETAILS & NOTES

SHEET NUMBER:	REV. #
L-3	5

Exhibit 3
Coordination Letters



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107

Regulatory Division

APR 16 2018

Mr. Keith Powell
Optima Towers IV, LLC
PO Box 2041
Mount Pleasant, South Carolina 29465

Dear Mr. Powell:

This letter is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2018-00505) received in our office on April 3, 2018, for a 0.15-acre site located adjacent to Orleans Road, Charleston County, South Carolina (Latitude: 32.8025 °N, Longitude: -80.0294 °W). An AJD is used to indicate that this office 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 pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344).

Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, and Wetland Determination Data Form, this office has determined that the referenced site, does not contain any aquatic resources, including aquatic resources that would be subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

Enclosed is a form describing the basis of jurisdiction for the area(s) in question. It should also be noted that some or all of these areas may be regulated by other state or local government entities. Specifically, you are encouraged to contact the South Carolina Department of Health and Environmental Control, Bureau of Water or the Department of Ocean and Coastal Management, to determine the limits of their jurisdiction.

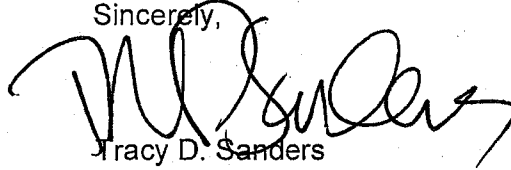
Please be advised that this AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal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

This AJD has been conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence concerning this matter, please refer to file number SAC-2018-00505. A copy of this letter is being forwarded to certain State and/or Federal agencies

for their information. If you have any questions concerning this matter, please contact Jeremy M. Kinney, Project Manager, at (843) 329-8033.

Sincerely,

A handwritten signature in black ink, appearing to read "Tracy D. Sanders". The signature is fluid and cursive, with a large initial "T" and "S".

Tracy D. Sanders
Biologist

Enclosures:

Dry Land Approved Jurisdictional Determination Form
Notification of Appeal Options

Copies Furnished:

Mr. Ted Melchers
Terracon Consultants
1450 Fifth Street West
North Charleston, South Carolina 29405

DRY LAND APPROVED JURISDICTIONAL DETERMINATION FORM¹
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): **APR 16 2018**

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: SAC-2018-00505 SC-2008 Orleans Road

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: **South Carolina** County/parish/borough: **Charleston County** City: **Charleston**
Center coordinates of site (lat/long in degree decimal format): Lat. **32.8025 °**, Long. **-80.0294 °**
Universal Transverse Mercator:

Name of nearest waterbody: **Bulls Creek**
Name of watershed or Hydrologic Unit Code (HUC): **03050202**

- Check if map/diagram of review area is available upon request.
 Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- Office (Desk) Determination. Date: **April 11, 2018**
 Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

SECTION III: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: **Exhibit A, Upland Depiction**
 Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 Office concurs with data sheets/delineation report.
 Office does not concur with data sheets/delineation report.
 Data sheets prepared by the Corps:
 U.S. Geological Survey Hydrologic Atlas:
 USGS NHD data.
 USGS 8 and 12 digit HUC maps.
 U.S. Geological Survey map(s). Cite scale & quad name: **1979 Johns Island, SC-USGS Topographic Map**
 USDA Natural Resources Conservation Service Soil Survey. Citation: **2006 Infrared Aerial / USDA NRCS Soils Data**
 National wetlands inventory map(s). Cite name: **2006 Infrared Aerial / USFWS NWI**
 State/Local wetland inventory map(s):
 FEMA/FIRM maps:
 100-year Floodplain Elevation is:
 Photographs: Aerial (Name & Date): **2016 Aerial / Photo Log Legend**
 or Other (Name & Date): **Project No. EN187107, Date Photos Taken: March 28, 2018, Photos 1-5 of 5.**
 Previous determination(s). File no. and date of response letter:
 Applicable/supporting case law:
 Applicable/supporting scientific literature:
 Other information (please specify):

B. REQUIRED ADDITIONAL COMMENTS TO SUPPORT JD. EXPLAIN RATIONALE FOR DETERMINATION THAT THE REVIEW AREA ONLY INCLUDES DRY LAND: There are no aquatic resources or potential aquatic resources in the 0.15-acre review area that would warrant the application of a wetland delineation, significant nexus analysis, navigability determination, and/or delineation of the ebb and flow of the tides. There are no features that have lateral limits of jurisdiction (e.g., OHWM).

¹ This form is for use only in recording approved JDs involving dry land. It extracts the relevant elements of the longer approved JD form in use since 2007 for aquatic areas and adds no new fields.

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant:	File Number:	Date:
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
	APPROVED JURISDICTIONAL DETERMINATION	D
	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: Jason W. Steele
Administrative Appeals Review Officer
USACE South Atlantic Division
60 Forsyth St, SW
Atlanta, GA 30308-8801
(404) 562-5137

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: _____



25 June 2018

Optima Towers
Attn: Keith Powell
PO Box 2041
Mt. Pleasant, SC 29465

Site: 1029 Orleans Rd Charleston, SC 29412

RE: MATURE HEIGHT AND SPREAD ASSESSMENT FOR BUFFER ZONES (BUFFER C)
ON PROPOSED SITE

Dear Mr. Powell :

On 21 June, 2018 Schneider Tree Care inspected the proposed plantings for the buffer zones at 1029 Orleans Rd Charleston, SC 29412. The purpose of the inspection was to gain a more informed understanding of the mature width and spread of the proposed plantings in relation to the size of the proposed buffer zone for non compatible use. Our inspection consisted of two procedures; a visual cursory site inspection and plan review.

The visual inspection was performed for the purpose of detecting the overall size of buffer zone, neighboring obstacles, and current plant material. The plan review was performed to understand quantity of plant material, proposed planting location, and species mature heights and spreads:

Site Notes:

- Moderate to heavily shaded site with robust canopy over buffer zones
- Neighboring structures and accessory structures near proposed buffer zone to south and east

Plan Notes:

- 42 Azalea spaced 5' on center
 - Mature height of 3-5' and spread up to 36"
- 38 Ligustrum spaced 5' on center
 - Mature height of 4-15' and spread 4-8'
- 39 Holly spaced 5' on center
 - Mature Height of 3-5' and spread of 3-4'
- 6 Crape Myrtle spaced along perimeter on North, South, East, & West sides
 - Mature height of 10-30' and spread of 15-25'
- 2 Foster Holly spaced along perimeter on West and South sides
 - Mature height of 15-25' and spread of 8-12'
- 2 Live Oak on spaced along perimeter on West Side
 - Mature height of 50' and spread of 80'
- 4 Carolina Sapphire spaced along perimeter on West and South Sides
 - Mature height of 35-45' and spread of 10-14'
- Total Linear feet of planting area: 280 linear feet approx.
- Total Square feet of planting area: 2,800 sq.ft. approx.
- Total Square feet of shrubs:
 - Low End: 1,049.54 sq.ft. approx.
 - High End: 2,677.45 sq.ft. approx.
- Total Square feet of Trees canopy coverage:
 - Low End: 11,521.00 sq.ft. approx.
 - High End: 13,565.55 sq.ft. approx.
- Outlined Buffer C Requirements vs Actual Planting
 - Requirements based on Zoning Ordinance (Buffer C)
 - 2 Canopy Trees, 3 Understory Trees, and 25 Shrubs per 100 Ft.
 - 280 Linear Feet Total
 - Requirements 5 Canopy Trees, 8 Understory Trees, 70 Shrubs
 - Actual plant material proposed installed:
 - Canopy Trees (Including Existing Trees to Stay): 9 Trees
 - Understory Trees (Including Existing Trees to Stay): 10 Canopy Trees
 - Shrubs: 119 Shrubs

Conclusions:

- Combination of 4 tiers of plant sizes will create a canopy that is very dense up to 15' with large tree canopy cover for higher site lines
- Required planting counts exceed requirements based on Zoning Ordinance for a Buffer C
- Square footage of planting area and median of high end and low end shrub coverage maintain a healthy distance between plants to encourage vigor, decrease competition, and ensure nutrient availability.
- 5' Spacing on shrubs will allow for full canopy growth and density while maintaining light availability for all shrubs.
- Canopy Tree spread could interfere with neighboring structures and accessory structures at mature height
- Increased plantings will drive nutrient competition for root systems thereby increasing risk of insect and disease infestation and limiting plant materials ability to screen

Please call your arborist, Nathan Ball, with any questions or concerns regarding these findings.

Sincerely,
Nathan B. Ball
Technical Arborist
ISA Certificate #SO-6796A

June 15, 2018

Andrea Pietras
Deputy Director
Charleston County Zoning and Planning
4045 Bridgeview Drive
North Charleston, SC 29405

RE: Site Address: 1029 Wappoo Drive (Optima Towers PUD Application) SC-2008

Ms Pietres,

As the engineering firm of record for this proposed tower site, we feel that we have the maximum amount of landscaping proposed that will survive. Adding more landscaping will be detrimental and could jeopardize survivability of landscaping.

Please contact us if you have any questions or concerns.

Sincerely,



Christopher D. Morin, P.E.
Principal



April 25, 2018

Mr. Keith Powell
Optima Towers IV, LLC
PO Box 2041
Mount Pleasant, SC 29465

RE: SC-2008-A Orleans Road
1029 Orleans Rd. Charleston, SC 29412
Concealed Monopole Design Tower Specification (130' Overall Structure Height)

Mr. Powell,

The 130' concealed wireless structure for the above listed site shall comply with the following design specifications and criteria:

1. EIA/TIA-222 G, Structural Standards for Steel Antenna Towers and Antenna Supporting Structures for Charleston County, SC. In addition, tower and foundation shall meet the requirements outlined in the 2012 IBC with South Carolina modifications.
2. Wind loading shall be designed based on a minimum wind speed of 130 mph, 3-sec gust and a minimum 0.25" of radial ice to design the steel structure. Designer shall contact all local governing officials to determine if minimum standards apply.
3. Foundations shall be designed in accordance with the latest version of ACI and actual geotechnical values based on specific site data. Normal soils assumption shall not be used.
4. Tower and foundation design calculations shall be submitted to engineer for final approval.
5. The tower and foundation shall be designed, manufactured, and constructed to have the capacity to accommodate T-Mobile in the top two concealment sections and three additional concealment sections.
6. The tower will be designed to collapse in the event of failure to within a 23' radius circle centered on the tower.

We appreciate the opportunity to provide our tower specification guidelines for your concealed monopole. Please contact us if you have any questions or concerns.

Sincerely,



Christopher D. Morin, P.E.
Principal



Office of the Sheriff



County of Charleston

Sheriff J. Al Cannon, Jr.

August 31, 2017

Keith Powell – Optima Towers
886 Johnnie Dodds Blvd. Suite 104
Mt. Pleasant, S.C., 29464

re: Letter of Coordination

Mr. Powell,

The Charleston County Sheriff's Office acknowledges your intention to develop property located in the area of 1029 Orleans Road, Charleston, 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,

Sgt. H. M. Phillips

Sergeant Harold M. Phillips
Community Affairs
Charleston County Sheriff's Office
(843) 529-6221
hphillips@charlestoncounty.org

Administrative Office

3691 Leeds Avenue
N. Charleston, SC 29405
~ Sheriff ~
Voice (843) 554-2230
Fax (843) 554-2243

Law Enforcement Division

3691 Leeds Avenue
N. Charleston, SC 29405
~ Patrol ~
Voice (843) 202-1700
Fax (843) 554-2234

Al Cannon Detention Center

3841 Leeds Avenue
N. Charleston, SC 29405
Voice (843) 529-7300
Fax (843) 529-7406

Judicial Center

100 Broad Street, Suite 381
Charleston, SC 29401
Voice (843) 958-2100
Fax (843) 958-2128



June 21, 2017

Mr. Bud Smith
Optima Towers
886 Johnnie Dodds Blvd., Suite 104
Mount Pleasant, SC 29465

Re: Letter of Availability - TMS# 351-05-00-032 – Orleans Road, Chas. SC 29407

Dear Mr. Smith,

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric service to the above referenced project. Service will be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

Any cost associated with providing service will be determined when a finalized/approved plan is submitted to our office. In order to begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer locations.
- 2.) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- 3.) Electric load breakdown by type with riser diagrams.
- 4.) Signed copy of this letter acknowledging its receipt and responsibility for its contents and authorization to begin engineering work with the understanding that SCE&G intends to serve the referenced project.

SCE&G's construction standards and specifications are available upon request. For more information or questions, contact me by phone at (843) 576-8451 or email at pthompson@scana.com.

Sincerely,

Paul D. Thompson
Customer Service Engineering

Acknowledgement of Receipt	
Signature _____	
Title _____	Date _____

St. Andrews Fire Department

Deputy Fire Chief of Operations Brian E. LeGette | (843) 556-8951 | BLeGette@standrewspsd.org



August 11, 2017

Keith Powell
Optima Towers IV, LLC
P.O. Box 2041
Mt. Pleasant, SC 29465

RE. 1029 Orleans Road (TMS#351-05-00-032) – public services coordination

Mr. Powell,

Thank you for your correspondence on August 10, 2017 following our previous conversation. In response to your request I can confirm that the St. Andrews Public Service District Fire Department does provide fire protection services for the area surrounding and including the address of 1029 Orleans Road, Charleston, SC 29407, Charleston County TMS#351-05-00-32. In addition to St. Andrews Fire Department providing fire protection we have an automatic aid agreement with four (4) additional fire department agencies which include the City of Charleston, City of North Charleston, James Island Public Service District, and the St. John's Fire District. This agreement allows for the closest units to automatically respond to an emergency at the time of dispatch without waiting to be requested by another department. This best serves our customers by having continuous, uninterrupted coverage even during times when multiple emergencies are occurring simultaneously.

Charleston County codes and zoning should provide the necessary oversight for any specific requirements regarding the development of this property.

Please don't hesitate to contact me if you have any further questions or concerns.

Sincerely,

Brian E. LeGette

Brian E. LeGette
Deputy Chief of Operations
St. Andrews Fire Department
1775 Ashley River Road
Charleston, SC 29407
843-556-8951 work
843-830-9919 cell



February 16, 2017

Daniel Brown
1776 Turkey Pen Rd.
Charleston, SC 29412

Re: Existing Driveway Access Use for TMS No. 351-05-00-032 located on Orleans Road (S-1373)

Mr. Brown,

This letter is to inform you that the Department has reviewed the request for driveway access use for coordination at the request of Charleston County. The property TMS number 351-05-00-032, an approximately 0.15 Acre site, contains two existing driveways which provide access to a residential lot. Our knowledge of this property is that it is to be developed as a commercial property and that future use will consist of a cell tower site. All pertinent personnel at SCDOT have reviewed the use of the existing driveways and have determined that they do not meet current SCDOT standards; however, a replacement driveway at this location is feasible in concept.

This proposed change in use by the owner(s) will require that the existing driveways be abandoned and removed and a new driveway be installed for access to the SCDOT right of way. This letter does not allow for construction activity to be performed in the SCDOT right of way. To commence construction of an approved driveway the owner will be required to submit an encroachment permit to the SCDOT for review. All encroachment permits must meet the requirements set forth in the current Access and Roadside Management Standards (ARMS) Manual. A copy of the ARMS Manual can be found at: www.scdot.org/doing/trafficengineering.shtml#accessRoadside

Thank you for your cooperation and if you have any questions concerning this issue, please feel free to contact me.

Sincerely,

Steven L. Canaday
Assistant Resident Maintenance Engineer
SCDOT – District 6
(843) 745-7454

cc: File/Charleston Maintenance



CARTA

CHARLESTON AREA REGIONAL TRANSPORTATION AUTHORITY

January 24, 2018

Mr. John Clark
105 Broad Street, Third Floor
Charleston, SC 29401

Re: Letter of Coordination – 1029 Orleans Road, County of Charleston

Dear Mr. Clark:

Thank you for contacting us regarding your client's project located at 1029 Orleans Road, Charleston, SC 29407, also known as Charleston County TMS #351-05-00-032. Currently, there are no bus stops located on this parcel. Therefore, no further approvals are required by CARTA.

Thank you again,

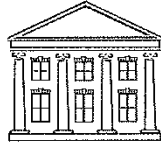


Jeffrey Burns, AICP
Senior Planner

1362 McMillan Avenue - Suite 100, North Charleston, SC 29405

Tel: (843) 529-0400 | Fax: (843) 529-0305

www.ridecarta.com



CHARLESTON
COUNTY
SOUTH CAROLINA

Emergency Medical Services

DAVID ABRAMS, J.D., NREMT-P
Director

843.202.6700
Fax: 843.202.6712
dabrams@charlestoncounty.org
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite B309
North Charleston, SC 29405-7464

DATE: January 22, 2018
TO: John L. Clark, Project Assistant
Hellman Yates & Tisdale, PA
RE: Letter of Acknowledgement & Coordination

Dear Mr. Clark:

This is a letter to acknowledge EMS is in receipt of your event request for construction of a wireless telecommunications facility at 1029 Orleans Road in Charleston for 30-45 days

We do not foresee the need to have a special EMS unit or medical personnel for your project.

All the best,

David Abrams,
Director

Exhibit 4
Conceptual Drawings













Exhibit 5
Memorandum of Community
Meeting

HELLMAN YATES & TISDALE
ATTORNEYS AND COUNSELORS AT LAW

MEMORANDUM

To: Joel Evans, Charleston County Planning

From: Jonathan L. Yates

Date: December 1, 2017

Re: Meeting with Orleans Road Community

Dear Mr. Evans,

In accordance with Chairman Meyer's March 14, 2011, Memorandum regarding community outreach and Planned Development applications, Optima Towers had a meeting with the Orleans Road Community on October 23, 2017 at 6:30pm. The meeting was held at St. Joseph Catholic Church, located at 1695 Raoul Wallenberg Boulevard, Charleston, SC 29407. In attendance at the meeting: were Jonathan L. Yates of Hellman Yates & Tisdale; Keith Powell of Optima Towers; Robert Hill of T-Mobile; and adjacent property owner Jerome Bennett. The group spent above an hour discussing the need for the proposed facility and its benefits to the surrounding community. We would like to thank St. Joseph's Church for their kindness and hospitality.

Exhibit 6
Site Aerial

THESE DRAWINGS AND/OR THE ACCOMPANYING NOTES ARE THE PROPERTY OF OPTIMA TOWERS IV, LLC. NO PART OF THESE DRAWINGS OR NOTES IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OPTIMA TOWERS IV, LLC. THESE DRAWINGS AND/OR SPECIFICATIONS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF OPTIMA TOWERS IV, LLC SHALL CONSTITUTE A BREACH OF THE TERMS AND CONDITIONS OF THESE DRAWINGS.

SET REVISION
NO. DESCRIPTION BY DATE
1. ORIGINAL DRAWING BY BC 02-20-18
2. CLIENT CHANGES BY BC 02-20-18
3. NEW SHEET ADDED BY BC 02-20-18

SITE NAME: ORLEANS ROAD
SITE NUMBER: SC-2008-A
SITE ADDRESS: 1029 ORLEANS ROAD
CHARLESTON, SC 29412



DRAWN BY: AGT
CHECKED BY: DRS
DATE DRAWN: 11-28-17
SUBMISSION: ZONING

SHEET TITLE: SITE PLAN ON AERIAL PHOTO

SHEET NUMBER: A-0B
REV. # 4

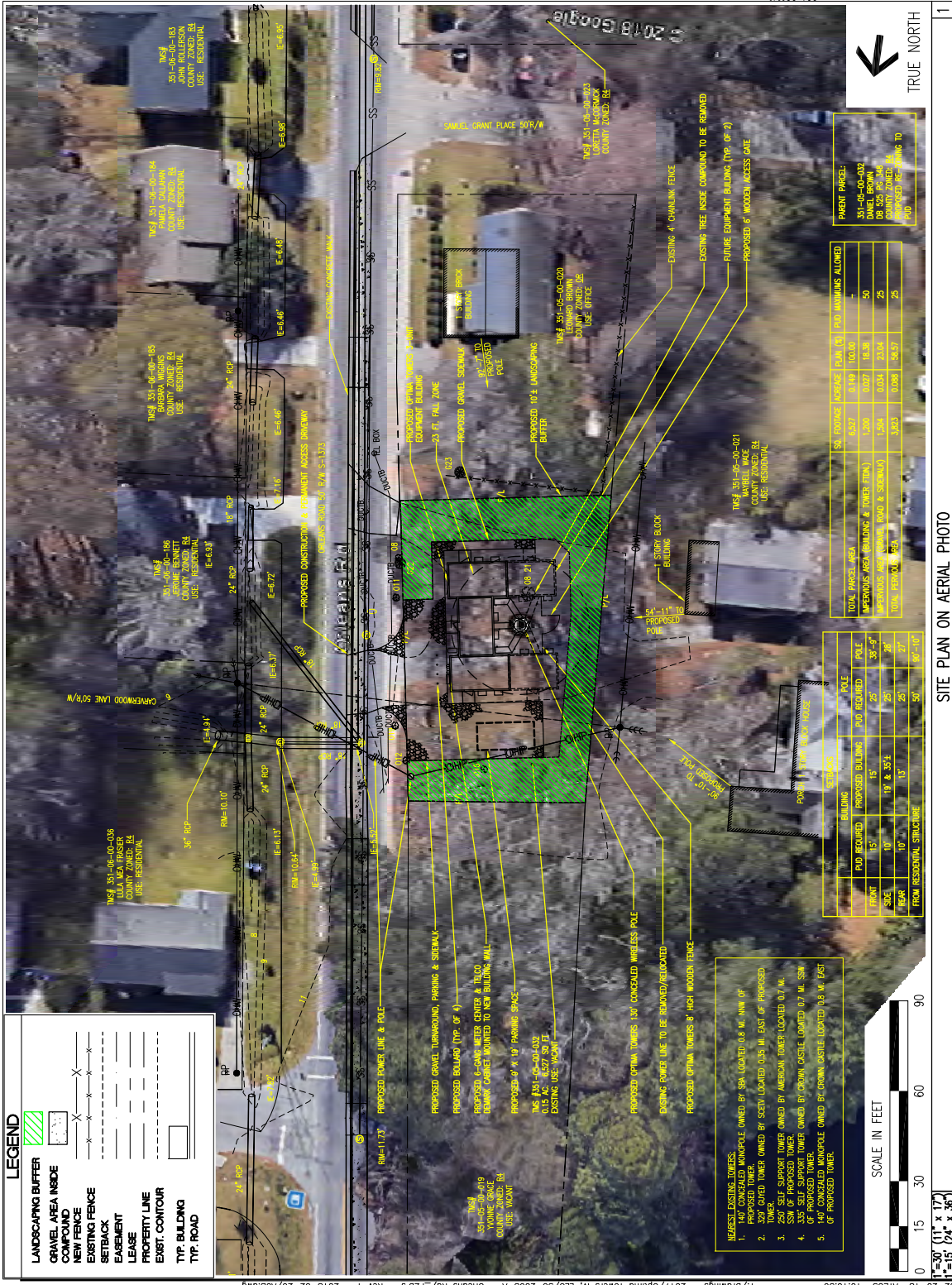
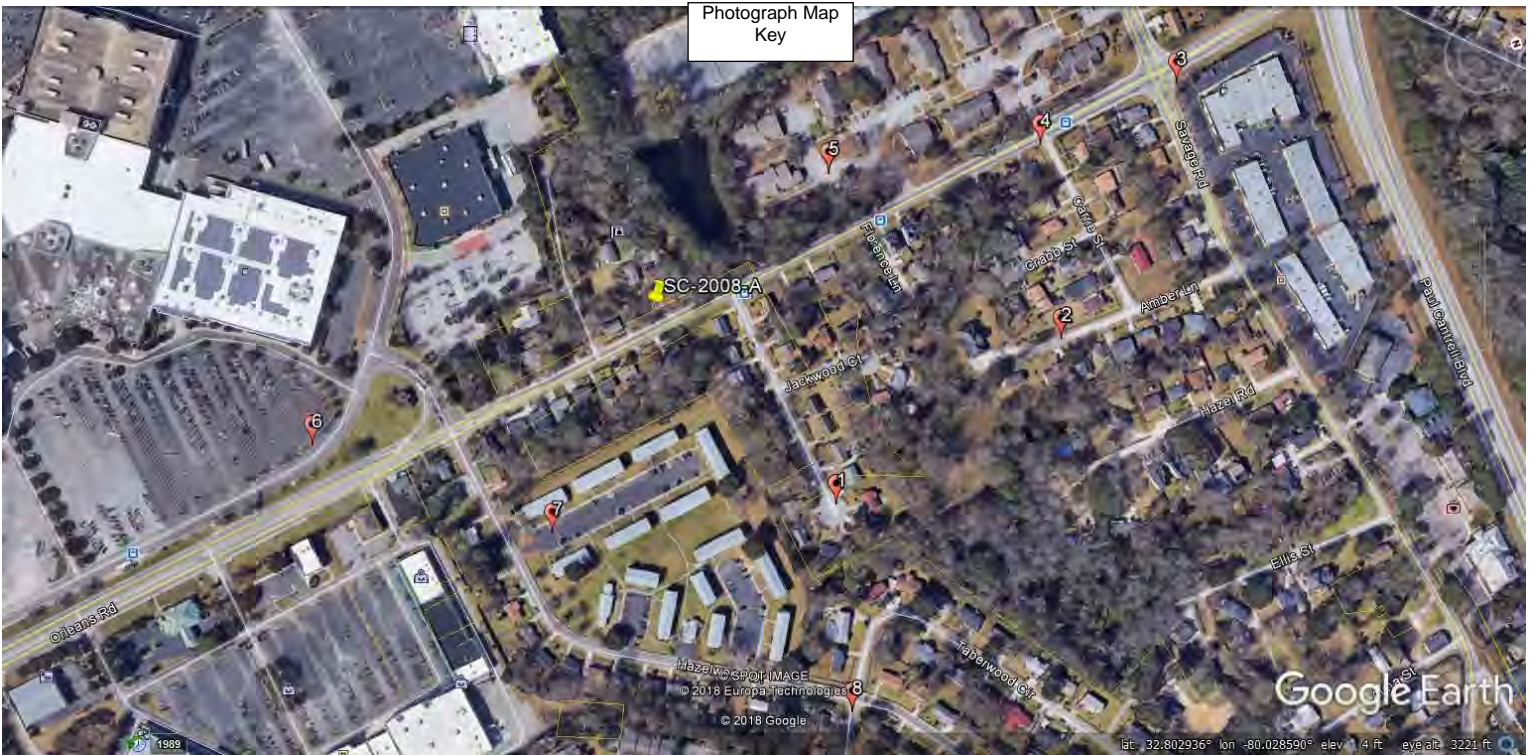


Exhibit 7
Visual Impact &
Photo Simulations

Photograph Map Key





Photograph #1
Carverwood Lane
Approx. 671-ft away
Not Visible



Photograph #2
Amber Lane
Approx. 993-ft away
Not Visible



Photograph #3
Intersection Orleans Rd.
and Savage Rd.
Approx. 1383-ft away
Not Visible



Simulation #4
Orleans Rd
Approx. 1024-ft away
Partially Visible



Simulation #5
Off Willis T. Goodwin St
Approx. 536-ft away
Partially Visible



Simulation #6
Citadel Mall Perimeter Rd
Approx. 890-ft away
Partially Visible



OPPOSITE VIEW OF
Photograph #6
Citadel Mall Perimeter Rd
Approx. 890-ft away
Partially Visible



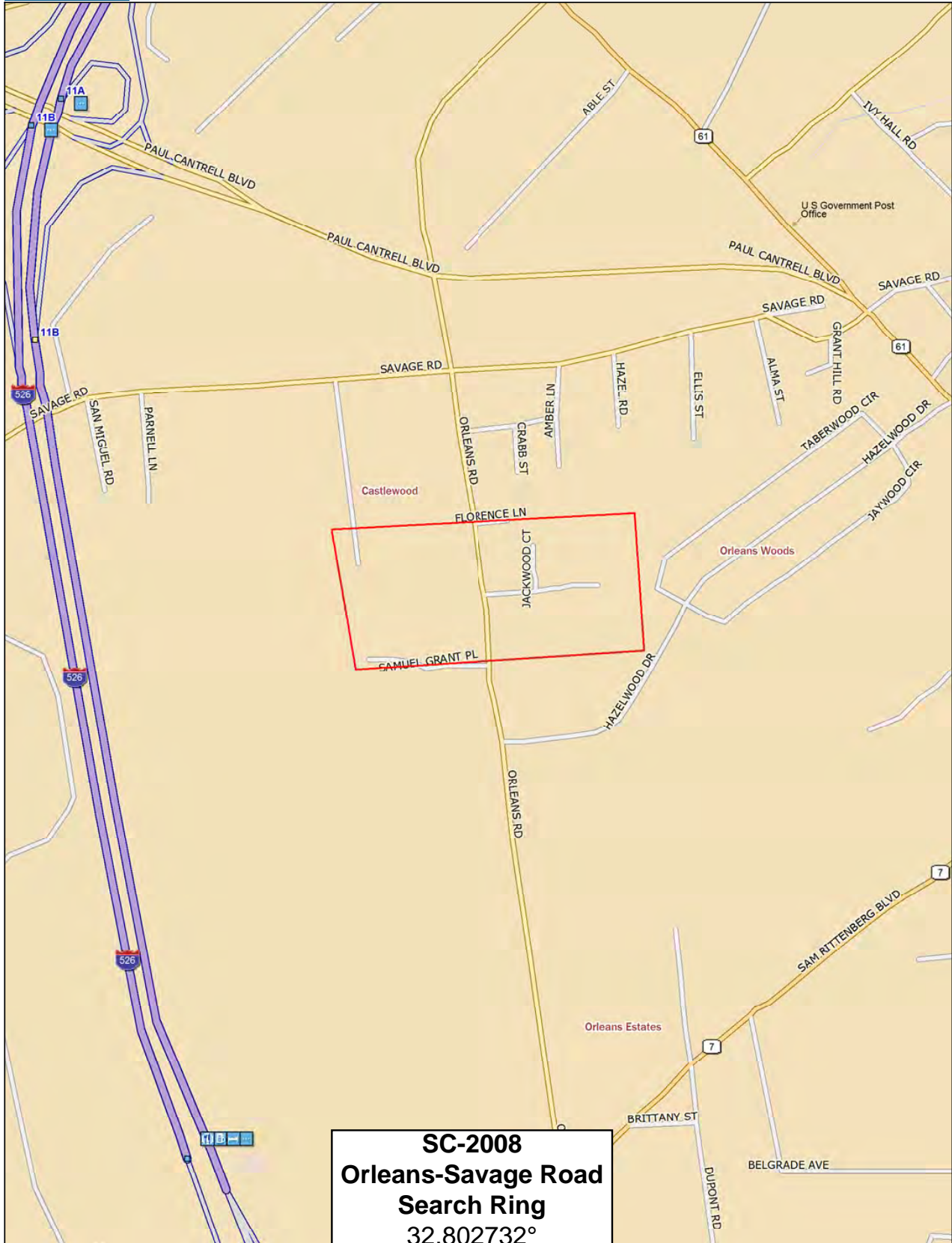
Behind all trees

Photograph #7
Orleans Garden Apts.
Approx. 599-ft away
Partially Visible



Photograph #8
Intersection Hazelwood Dr.
and Jaywood Cir.
Approx. 1097-ft away
Not Visible

Exhibit 8
Search Ring



SC-2008
Orleans-Savage Road
Search Ring
 32.802732°
 -80.029407°
 Radius: IRR 0.3 mi

Data use subject to license.
 © DeLorme. Topo USA® 8.
 www.delorme.com

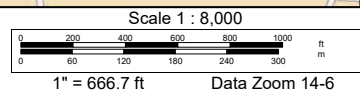


Exhibit 9
South Carolina Historical &
Architectural Survey

Legend Search Layers

SC ArchSite Public Web Map

1029 Orleans Rd, Charl

Legend

- National Register Points
 - ▲
- National Register Polygons
 - ▭
- Historic Structures
 - Not Eligible or Requires Evaluation
 - ▲ Eligible
- Historic Areas
 - ▭ Not Eligible or Requires Evaluation
 - ▭ Significant Resource/Requires Evaluation

Map navigation controls: +, -, Home, Print, Full Screen, Topographic

Powered by DigitalGlobe, Microsoft, CNES/Airbus DS | Esri, HERE, Garmin, IPC

SC ArchSite Public Web Map

1029 Orleans Rd, Charl

Legend

- National Register Points
 - ▲
- National Register Polygons
 - ▭
- Historic Structures
 - Not Eligible or Requires Evaluation
 - ▲ Eligible
- Historic Areas
 - ▭ Not Eligible or Requires Evaluation
 - ▭ Significant Resource/Requires Evaluation

City of Charleston, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

esri

Exhibit 10
Wetlands & Waters Letter



ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

February 23, 2018

Optima Towers IV, LLC
P.O. Box 2041
Mt. Pleasant, SC 29465

Attention: Mr. Keith Powell

**Subject: Wetlands and Waters Statement
Proposed 155-Foot Monopole Telecommunications Structure
Optima Towers – SC-2008-A (Orleans Road)
1029 Orleans Road
Charleston, Charleston County, South Carolina
ECA Project #T1733**

Dear Mr. Powell:

Environmental Corporation of America (ECA) has evaluated the site on which the SC-2008-A (Orleans Rd) telecommunications facility is proposed and has evaluated the project for Federal Communications Commission (FCC) National Environmental Policy Act (NEPA) criteria including the presence of wetlands and waters.

The subject site is located on a residential property within a dirt, gravel, and grass-covered parking/lawn area between Orleans Road and a one-story vacant block residential structure on the parent tract. The project area is largely open with several scattered mature trees and overlies two driveways used to access the parent tract off of Orleans Road.

ECA inspected the project site for surface waters and the presence of the three indicators required for an area to be characterized as a wetland. This assessment included documenting soils, vegetation, and hydrology throughout the project site. Soils observed within the project site generally included dry, dark gray or brown sandy loam near the surface with yellowish brown beneath. No saturation or groundwater was encountered within 12 inches of the ground surface. Vegetation within the project area generally consisted of an herbaceous layer of mostly Bahia grass with several mature water oak trees within the project area and live oaks, sweetgums, mimosa, wax myrtle, Chinese privet, and other scrubby oaks along the perimeters. None of the vegetation observed suggested that wetland conditions were present within the project site or in the immediate adjacent areas.

The nearest surface water to the project site is a small pond located approximately 150 feet to the northwest. Based on our site visit, no surface waters were observed within or adjacent to the project site. In addition, none of the conditions observed during our site visit were indicative of wetlands. Based on

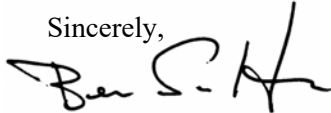
Mr. Keith Powell
Page 2

these findings and the obvious upland nature of the project site, we see no reason to pursue jurisdictional determination from the US Army Corps of Engineers.

We have included a USGS topographic map, an aerial photograph, National Wetlands Inventory mapping, soils mapping, and photographs of the project site as attachments to this letter.

Thank you for the opportunity to be of service. Please contact us with any questions.

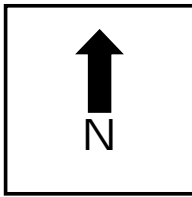
Sincerely,

A handwritten signature in black ink, appearing to read "Ben Salter". The signature is fluid and cursive, with the first name "Ben" being more prominent than the last name "Salter".

Ben Salter, Professional Wetland Scientist (PWS)



Source: USGS Topographic Map, 7.5 Minute Series, Johns Island SC (1958, Photorevised 1979).



Optima Towers IV, LLC - SC-2008-A (Orleans Road)
 1029 Orleans Road
 Charleston, Charleston County, South Carolina
 Figure 1: Site Location Plan





Source: 2017 Google Earth

Optima Towers IV, LLC - SC-2008-A (Orleans Road)

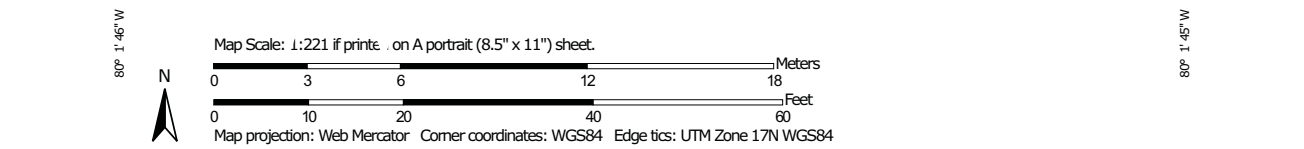
1029 Orleans Road
Charleston, Charleston County, South Carolina

Figure 2: Aerial Photograph







































ECA Proj. # T1733

Soil Map—Charleston County Area, South Carolina

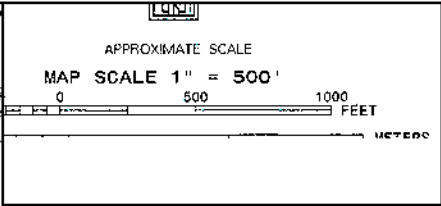
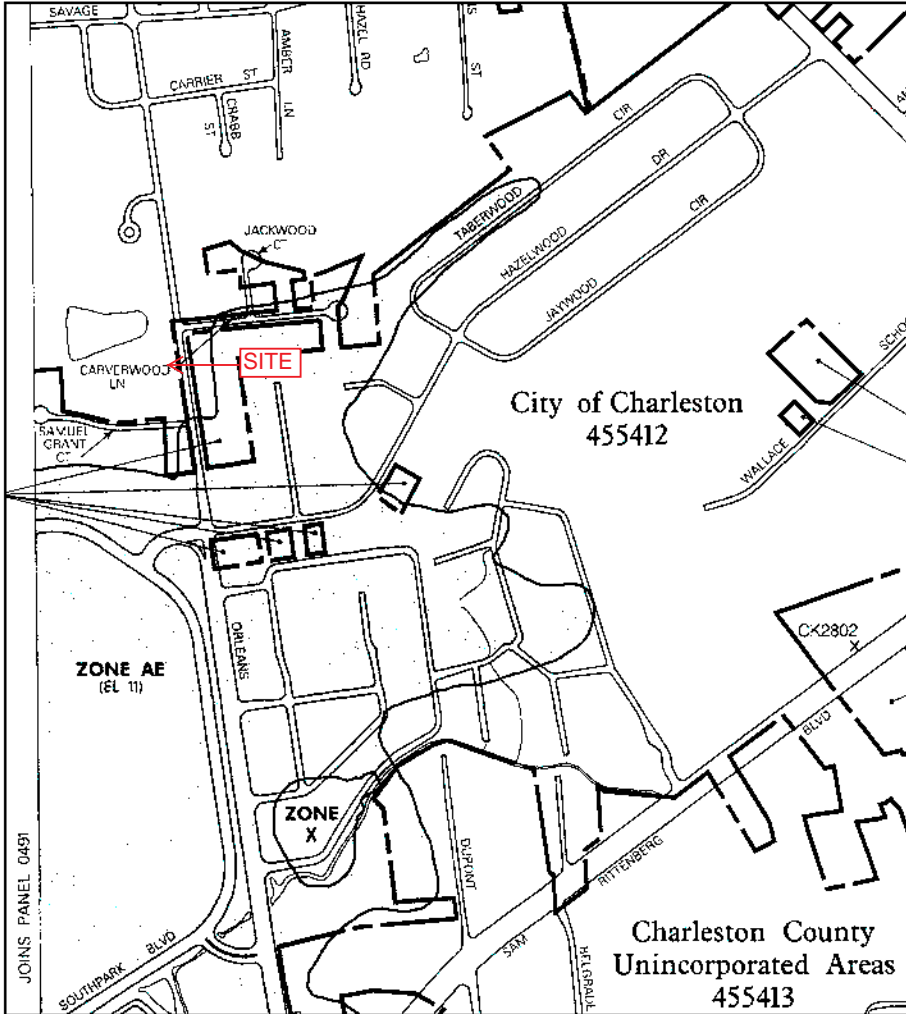


Soil Map—Charleston County Area, South Carolina

MAP LEGEND		MAP INFORMATION	
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>		<p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p> <p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p>	
		<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Charleston County Area, South Carolina Survey Area Data: Version 13, Sep 26, 2016</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Oct 2, 2013—Nov 4, 2013</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>	

Map Unit Legend

Charleston County Area, South Carolina (SC690)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Qu	Quitman loamy sand	0.0	1.0%
St	Stono fine sandy loam	0.3	99.0%
Totals for Area of Interest		0.3	100.0%



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
 CHARLESTON COUNTY,
 SOUTH CAROLINA
 AND INCORPORATED AREAS

PANEL 492 OF 855

SEE MAP INDEX FOR PANELS NOT PRINTED


CONTAINS

COUNTY	NUMBER	PANEL	SHEET
CHARLESTON CO. SC	492	042	2
CHARLESTON CO. SC	45541	543	543

NOTE: See the local floodplain manager, floodplain administrator, or other local official for the most current information on floodplain management. The local official may have information on any changes to the floodplain management program.

MAP NUMBER
 45019C0492J

EFFECTIVE DATE:
 NOVEMBER 17, 2004



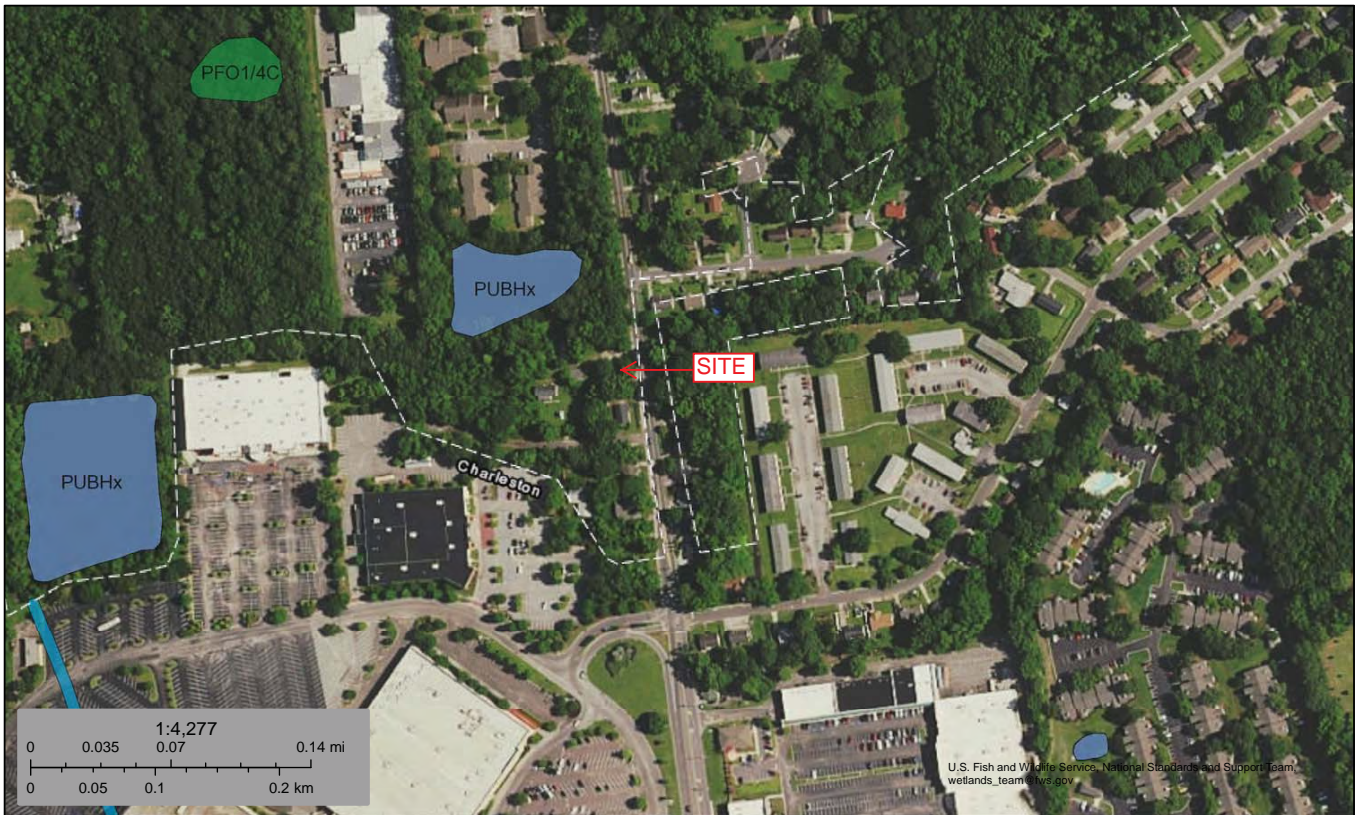
Federal Emergency Management Agency

This is an office copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov.



U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

June 20, 2017

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



A: Southeasterly view of project area



B: Easterly view of project area

Optima Towers IV, LLC - SC-2008-A (Orleans Road)

1029 Orleans Road
Charleston, Charleston County, South Carolina

Photographs



ECA Proj. # T1733



C: Southeasterly view of project area



D: Northwesterly view of project area

Optima Towers IV, LLC - SC-2008-A (Orleans Road)

1029 Orleans Road
Charleston, Charleston County, South Carolina

Photographs



ECA Proj. # T1733



E: Westerly View of Northern Gravel Drive



F: Westerly View of Southern Gravel Drive

Optima Towers IV, LLC - SC-2008-A (Orleans Road)

1029 Orleans Road
Charleston, Charleston County, South Carolina

Photographs



ECA Proj. # T1733

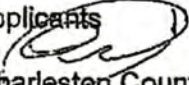
Exhibit 11
Community Meeting
Memorandum from Planning
Commission Chair



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.



Owner Signature



Date



Applicant Signature
(If other than the owner)

3/26/2018

Date

Reference Zoning Change Request

PD

**Documents Requested by
County Council - Examples of
Similar Communications
Towers**

RiverTowne Country Club



5831300236

5400000004

5831400184

5400000088

0340J

5400000067

BRICK KILN PKWY

5400000066

5831300119

5831300109

5400000069

5831000145

5831000228
5831000229

5831000230
5831000184

5831000166
5831000167

5831000168
5831000169

5831000170

5831000138

PALMETTO ISLE DR

5831000141

5831000142

5831000143

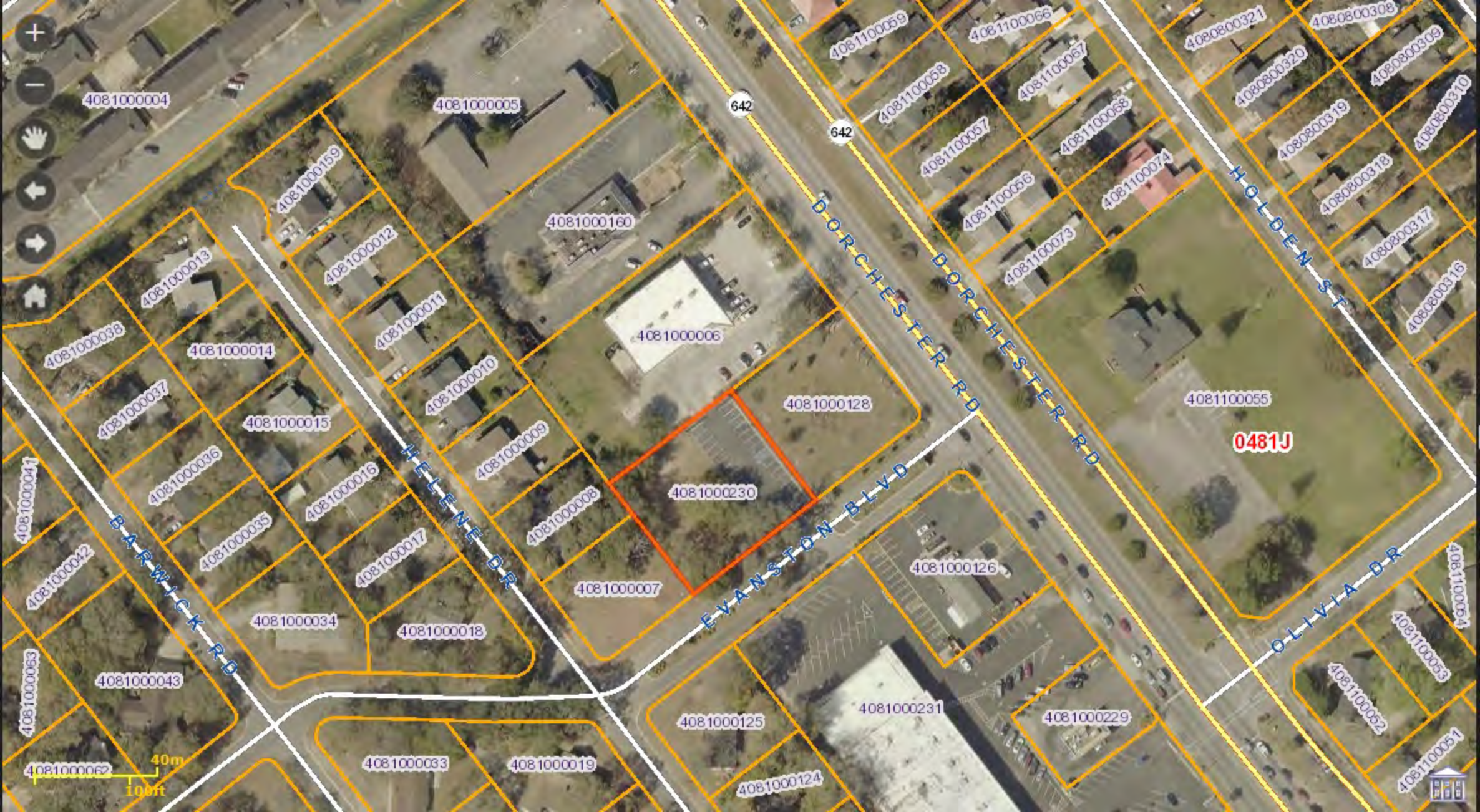
5831000144

5400000071

100m
300ft



Evanston Boulevard







ZLDR TEXT
AMENDMENT REQUEST
ZLDR-10-18-00111

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENTS: ZONING AND LAND DEVELOPMENT REGULATIONS (ZLDR) AMENDMENTS; AND ZONING MAP AMENDMENT

Tuesday, February 12, 2019 at 6:30 PM

Charleston County Council will hold a public hearing on Tuesday, February 12, 2019 at 6:30 pm in County Council Chambers (located on the second floor of Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405) on the following requests:

ZLDR-10-18-00111: Request to amend ZLDR Sections 5.12.9(B) and 5.12.9(C) to prohibit Auto Dealers (New) and allow used car sales if they are limited to properties that are 0.75 acres or less in area (Property size: 0.35 acres) **AMENDED - See Ad on Next Page**

Comprehensive Plan Amendment Request ACP-11-18-00113 and ZLDR Amendment Request ZLDR-11-18-00112: Request to amend the land use designation in the Ashley River Road Corridor Overlay Zoning District for property located at Ashley River Road and Wallace Lane (TMS 85-02-00-021 and 063) from Single Family Residential 4 (R-4) to Community Commercial (CC) (Property size: 1.25 acres). **DEFERRED**

Comprehensive Plan Amendment Request ACP-12-18-00114; ZLDR Amendment Request ZLDR-12-18-00113; and Zoning Map Amendment Request ZREZ-12-18-00099: Request to amend the land use designation in the Maybank Highway Corridor Overlay Zoning District for property located at 3020 Maybank Highway (TMS 279-00-00-029) from Commercial Transition to Planned Development, PD-167, Woodford Restaurant and Bar (Property size: 2.28 acres) **REMOVED**

More information may be obtained on-line at the Charleston County Web Site (www.charlestoncounty.org) or by contacting the Charleston County Planning Department at (843) 202-7200. 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

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENTS; ZONING AND LAND DEVELOPMENT REGULATIONS (ZLDR) AMENDMENTS; AND ZONING MAP AMENDMENT

Tuesday, February 12, 2019 at 6:30 PM

Charleston County Council will hold a public hearing on Tuesday, February 12, 2019 at 6:30 pm in County Council Chambers (located on the second floor of Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405) on the following requests:

ZLDR-10-18-00111: Request to amend ZLDR Sections 5.12.9(B) and 5.12.9(C) to prohibit Auto Dealers (New and Used) on properties greater than 0.75 acres in size and allow Auto Dealers (New and Used) on properties that are 0.75 acres or less in area (Property size: 0.53 acres).

More information may be obtained on-line at the Charleston County Web Site (www.charlestoncounty.org) or by contacting the Charleston County Planning Department at (843) 202-7200. 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

**ZLDR Text Amendment Request:
ZLDR-10-18-00111
Case History**

**Public Hearing: February 12, 2019
Planning and Public Works Committee: February 21, 2019
First Reading: February 26, 2019
Second Reading: March 12, 2019
Third Reading: March 21, 2019**

CASE INFORMATION

Applicant: James Gerow

Owner: QVL LLC

Location: 2517 Ashley River Road, Charleston

Parcel Identification: 355-10-00-049

Council District: 7

Property Size: 0.53 acres

Application History:

The original request by the applicant was to revise the text of the Overlay Zoning District to allow new and used car sales as Special Exception Uses in the Village Commercial Area. At their December 10, 2018 meeting, the Planning Commission deferred the application to the January 14, 2019 meeting to give the applicant time to revise the proposed amendments as recommended by the Planning Commission (allow Special Exception for used car sales only and limit property size).

The applicant subsequently amended the request to revise the text in the Ashley River Road Corridor Overlay Zoning District (ARRC-O), Sections 5.12.9(B) and 5.12.9(C), to allow used car sales as a use requiring Special Exception, if they are limited to properties that are 0.75 acres or less in area.

At the Planning Commission meeting on January 14, 2019, Planning Commission voted to recommend approval of the request, but with another amendment to the text proposed by the applicant. After the Planning Commission meeting, the applicant was advised that the text recommended by the Planning Commission would have to be proposed by them, as Planning Commission can only approve or disapprove text amendment requests, and not approve with conditions or amendments. Therefore, the request, with the Planning Commission amendment, would have to be considered and voted on at the February 11, 2019 Planning Commission meeting.

The request is now to amend text in the ARRC-O Section 5.12.9(B) to prohibit Auto Dealers (New and Used) on property greater than 0.75 acres in area, and amend Section 5.12.9(C) to allow Auto Dealers (New and Used) on property equal to or less than 0.75 acres in area via Special Exception.

Zoning History:

The subject property, TMS 355-10-00-049, whose tenant is requesting the ZLDR text amendment, was zoned Single Family Residential Low Density (RSL) on the original 1970 County Zoning Map, but was subsequently rezoned to Community Commercial as part of the adoption of the 2001 Zoning and Land Development Regulations Ordinance.

The subject site was then included in the ARRC-O when it was adopted on March 24, 2015. The subject site was included in the Village Commercial Area of the overlay and zoned Community Commercial. In accordance with Section 5.12.9, Village Commercial Area (William Kennerty Drive to Church Creek), of the ARRC-O, Auto Dealers (New and Used) are a prohibited use, however, Used Car Sales are a use requiring Special Exception. As there is an inconsistency, the most restrictive standard applies, i.e. Auto Dealers (New and Used) being prohibited. It should be noted that the original intent of the standard was for Auto Dealers, whether being for new or used vehicle sales, to be prohibited in this area of the ARRC-O.

It should be noted that even though the tenant of the subject property, 2517 Ashley River Rd (TMS 355-10-00-049), is proposing the amendment, the amendment will not only affect the subject property, but all Community Commercial Zoned properties that have an area of 0.75 acres or less, within the Village Commercial Area.

Adjacent Zoning:

The subject site currently contains 2 office buildings and a parking lot. Adjacent and adjoining properties to the north are in the County, are zoned Community Commercial in the ARRC-O, and contain undeveloped land, single-family dwellings, a childcare center, a barber shop, an insurance office, and an auto dealer. Adjacent and adjoining properties to the south are in the County and are zoned either Community Commercial in the ARRC-O or Manufactured Housing Park (MHP). Uses include manufactured houses, a childcare center, and a motorcycle parts and accessories retail use. The adjoining lot to the west is zoned Single Family Residential 4 (R-4) and contains a single family dwelling.

Properties to the east and west that are in the City of Charleston are zoned Limited Business (LB) or Single Family Residential and contain single-family dwellings and a private school.

Municipalities Notified/Response: Colleton County, City of Charleston, City of North Charleston, Town of Kiawah Island, Town of James Island, Town of Summerville, Town of Sullivan's Island, Town of Ravenel, Town of Mt Pleasant, Town of Meggett, Town of McClellanville, Town of Lincolnville, Town of Hollywood, City of Isle of Palms, City of Folly Beach, and Town of Seabrook Island were notified of the request but have not responded.

Public Input: Correspondence received is included in this packet.

STAFF RECOMMENDATION

According to Section §3.3.6 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for ZLDR Text Amendments may be approved only if County Council determines that the following criteria are met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Staff Response:

The applicant's letter of intent states that Criteria A, B, and C are met as, *"The proposed amendment corrects an inconsistency in the zoning code. "Auto Dealers (New and Used)" is a prohibited use in 5.12.9(B), and then "Used Car Sales" is a special exception in 5.12.9(C). Allowing used car sales as special exception is not consistent with the preceding paragraph (B), which effectively prohibits used car sales. Remedying this inconsistency will bring clarity to any member of the public that intends to use their property for this particular use."*The applicant's letter of intent also states that, *"By allowing ...car sales in the subject zone as a special*

exception, if they are limited to properties that are 0.75 acres or less in area, this particular land use will only be allowed where the property meets the stringent criteria required for special exceptions. As such, this amendment helps further the Land Use Element Goal of the Comp Plan by promoting economic opportunity where appropriate, while simultaneously respecting private property rights by allowing commercially zoned property owners the right to use their property for commerce.”

The Land Use Element in the Charleston County Comprehensive Plan provides guidance for the location, character, and intensity of land uses, and Overlay Zoning Districts are one tool available to control character and intensity of land uses in an area, as appropriate. In the adoption of the ARRC-O, three separate planning areas were identified, being Light Commercial Area (Ashley Hall Road to Wappoo Road), Commercial Core Area (Wappoo Road to William Kennerty Drive), and Village Commercial Area (William Kennerty Drive to Church Creek). The subject site was included in the Village Commercial Area of the overlay and zoned Community Commercial. Auto Dealers (New and Used) are prohibited in the Light Commercial Area and Village Commercial Area, but are permitted in the Commercial Core Area.

In accordance with Section 5.12.9, Village Commercial Area (William Kennerty Drive to Church Creek), of the ARRC-O, Auto Dealers (New and Used) are a prohibited use, however, Used Car Sales are a use requiring Special Exception. As there is an inconsistency, the most restrictive standard applies, i.e. Auto Dealers (New and Used) being prohibited. It should be noted that the original intent of the standard was for Auto Dealers, whether being for new or used vehicle sales, to be prohibited in this area of the ARRC-O as the Village Commercial Area is intended to be developed with less intense commercial development than the Commercial Core Area. This intent has not changed, and as there is another area within the ARRC-O where Used Car Sales are permitted, staff recommends disapproval of the request.

PLANNING COMMISSION MEETING: DECEMBER 10, 2018

Recommendation: Deferral to the January 14, 2019 Planning Commission Meeting to give the applicant time to revise the proposed amendments as recommended by the Planning Commission (allow Special Exception for used car sales only and limit property size) (Vote: 9-0).

Speakers: 2 people spoke in support of the application and no-one spoke in opposition to the application.

Notifications:

850 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews and ZLDR/Comprehensive Plan Interested Parties Lists on November 21, 2018. Additionally, this request was noticed in the *Post & Courier* on November 23, 2018.

PLANNING COMMISSION MEETING: JANUARY 14, 2019

Recommendation: Approval of the request, with an amendment to the proposed text by the applicant. The request is now to amend text in the ARRC-O Section 5.12.9(B) to prohibit Auto Dealers (New and Used) on property greater than 0.75 acres in area, and amend Section 5.12.9(C) to allow Auto Dealers (New and Used) on property less than 0.75 acres in area via Special Exception (vote: 8-1). The Planning Commission amendment to the text will need to be initiated by the applicant and considered and voted on at the February 11, 2019 Planning Commission Meeting.

Speakers: 1 person spoke in support of the request, and no one spoke in opposition to the request.

Notifications:

850 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews and ZLDR/Comprehensive Plan Interested Parties Lists on December 28, 2018. Additionally, this request was noticed in the *Post & Courier* on December 28, 2018.

PLANNING COMMISSION MEETING: FEBRUARY 11, 2019

Recommendation: Approval (vote: 7-1, with 1 absent).

Speakers: One person spoke in support of the amendment request and no one spoke in opposition to the amendment request.

Notifications:

858 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews and ZLDR/Comprehensive Plan Interested Parties Lists on January 25, 2019. Additionally, this request was noticed in the *Post & Courier* on January 25, 2019.

PUBLIC HEARING: FEBRUARY 12, 2019

Speakers: Two people spoke in support of the application and no one spoke in opposition to the application.

Notifications:

858 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews and ZLDR/Comprehensive Plan Interested Parties Lists on January 25, 2019. Additionally, this request was noticed in the *Post & Courier* on January 25, 2019, and a notification sign was posted on the property on January 25, 2019.



Charleston County
ZLDR Text Amendment Request
ZLDR-10-18-00111

Public Hearing – February 12, 2019

Planning and Public Works Committee – February 21, 2019

ZLDR-10-18-00111

- **St Andrews Area:** 2517 Ashley River Road
- **Parcel I.D.:** 355-10-00-049
- **Applicant:** James Gerow
2517 Ashley River Road, Charleston SC 29414
- **Owner:** QVL LLC
PO Box 2163, Mt Pleasant SC 29465
- **Request:** Revise the text in the Ashley River Road Corridor Overlay Zoning District (ARRC-O), Section 5.12.9(B) to prohibit Auto Dealers (New and Used) on property greater than 0.75 acres in area, and Section 5.12.9(C) to allow Auto Dealers (New and Used) on property less than 0.75 acres in area via Special Exception
- **Property Size:** 0.53 acres
- **Council District:** 7

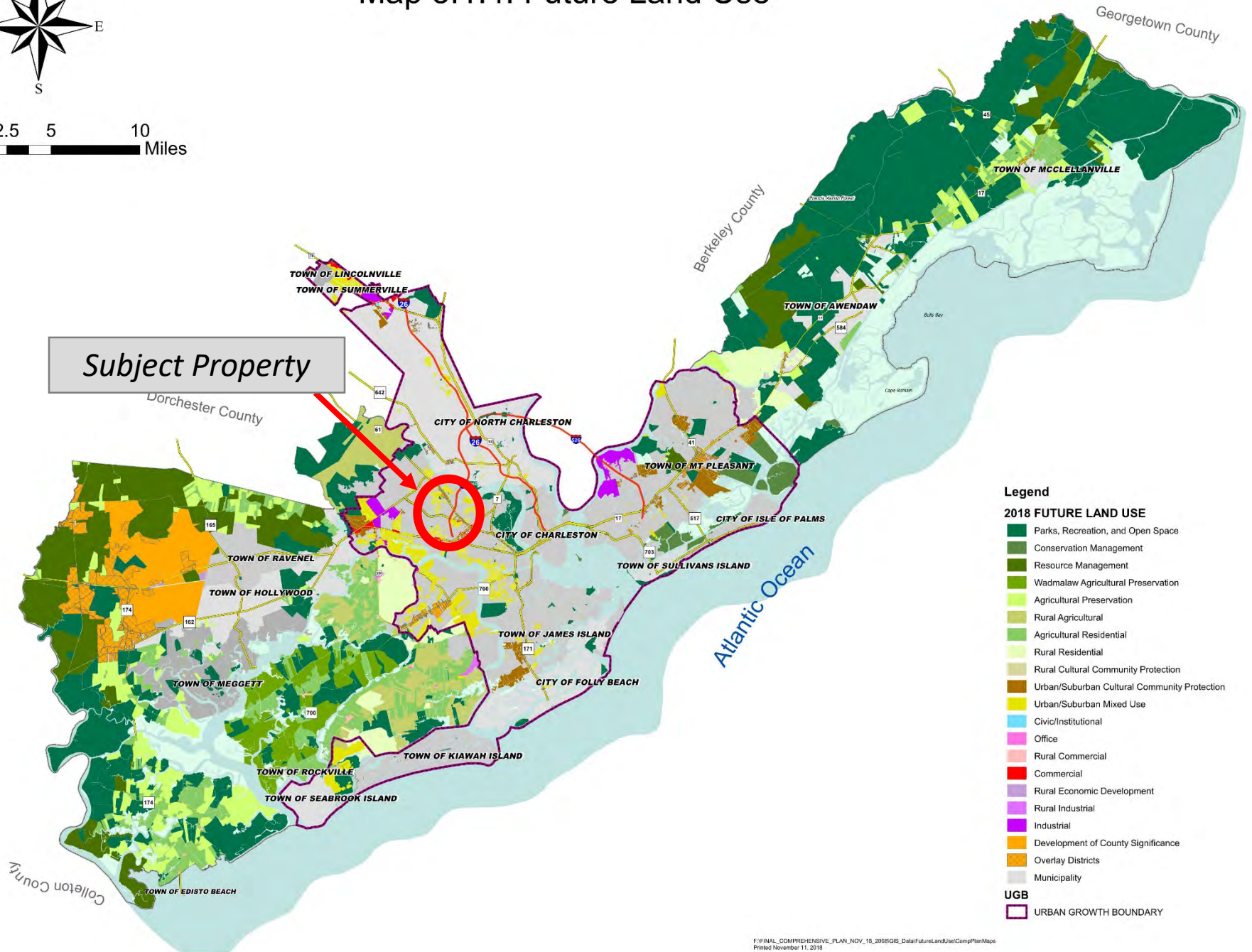
Application History

- The applicant originally submitted an application to revise the text of the Overlay Zoning District to allow new and used car sales as Special Exception Uses in the Village Commercial Area. At their December 10, 2018 meeting, the Planning Commission deferred the application to the January 14, 2019 meeting to give the applicant time to revise the proposed amendments as recommended by the Planning Commission (allow Special Exception for used car sales only and limit property size).
- The applicant subsequently amended the request to revise the text in the Ashley River Road Corridor Overlay Zoning District (ARRC-O), Sections 5.12.9(B) and 5.12.9(C), to allow used car sales as a use requiring Special Exception, if they are limited to properties that are 0.75 acres or less in area.
- At the Planning Commission meeting on January 14, 2019, Planning Commission voted to recommend approval of the request, but with another amendment to the text proposed by the applicant. After the Planning Commission meeting, the applicant was advised that the text recommended by the Planning Commission would have to be proposed by them, as Planning Commission can only approve or disapprove text amendment requests, and not approve with conditions or amendments. Therefore the request, with the Planning Commission amendment, would have to be considered and voted on at the February 11, 2019 Planning Commission meeting.
- The request is now to amend text in the ARRC-O Section 5.12.9(B) to prohibit Auto Dealers (New and Used) on property greater than 0.75 acres in area, and amend Section 5.12.9(C) to allow Auto Dealers (New and Used) on property equal to or less than 0.75 acres in area via Special Exception.

Zoning History

- The subject property, TMS 355-10-00-049, whose tenant is requesting the ZLDR text amendment, was zoned Single Family Residential Low Density (RSL) on the original 1970 County Zoning Map, but was subsequently rezoned to Community Commercial as part of the adoption of the 2001 Zoning and Land Development Regulations Ordinance.
- The subject site was then included in the ARRC-O when it was adopted on March 24, 2015. The subject site was included in the Village Commercial Area of the overlay and zoned Community Commercial.
- In accordance with Section 5.12.9, Village Commercial Area (William Kennerty Drive to Church Creek), of the ARRC-O, Auto Dealers (New and Used) are a prohibited use, however, Used Car Sales are a use requiring Special Exception. As there is an inconsistency, the most restrictive standard applies, i.e. Auto Dealers (New and Used) being prohibited. It should be noted that the original intent of the standard was for Auto Dealers, whether being for new or used vehicle sales, to be prohibited in this area of the ARRC-O.
- Even though the tenant of the subject property, 2517 Ashley River Rd (TMS 355-10-00-049), is proposing the amendment, the amendment will not only affect the subject property, but all Community Commercial zoned properties within the Village Commercial Area that have a property size of 0.75 acres or less.

Map 3.1.4: Future Land Use



Subject Property

- Legend**
- 2018 FUTURE LAND USE**
- Parks, Recreation, and Open Space
 - Conservation Management
 - Resource Management
 - Wadmalaw Agricultural Preservation
 - Agricultural Preservation
 - Rural Agricultural
 - Agricultural Residential
 - Rural Residential
 - Rural Cultural Community Protection
 - Urban/Suburban Cultural Community Protection
 - Urban/Suburban Mixed Use
 - Civic/Institutional
 - Office
 - Rural Commercial
 - Commercial
 - Rural Economic Development
 - Rural Industrial
 - Industrial
 - Development of County Significance
 - Overlay Districts
 - Municipality
- UGB**
- URBAN GROWTH BOUNDARY

Ashley River Road Corridor Overlay Zoning District (Ashley Hall Rd to Church Creek)



Subject Property

Ashley River Road Corridor Overlay Zoning District Boundary Areas

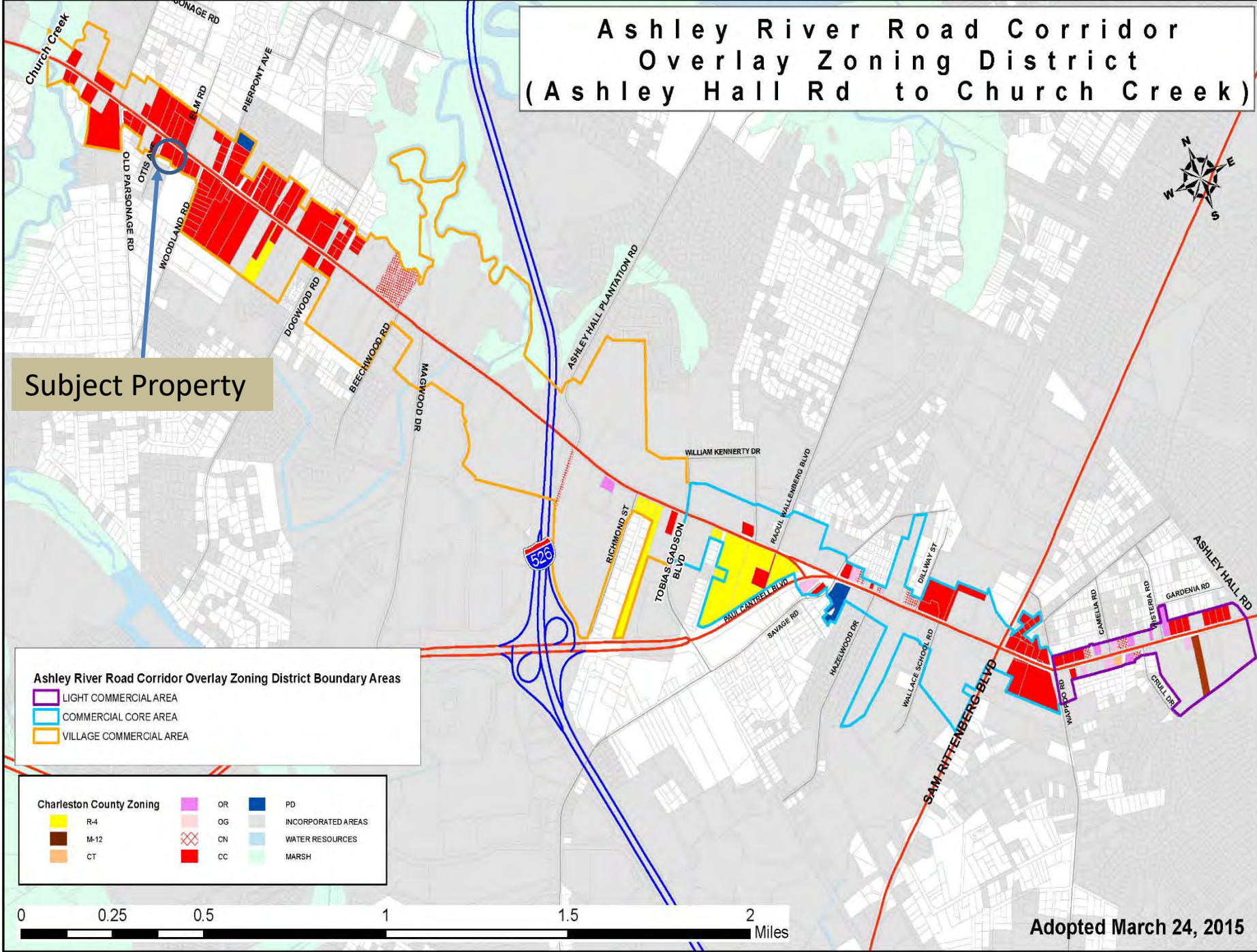
- LIGHT COMMERCIAL AREA
- COMMERCIAL CORE AREA
- VILLAGE COMMERCIAL AREA

Charleston County Zoning

 R-4	 OR	 PD
 M-12	 OG	 INCORPORATED AREAS
 CT	 CN	 WATER RESOURCES
	 CC	 MARSH



Adopted March 24, 2015



Ashley River Road Corridor Overlay Zoning District (William Kennerty Dr to Church Creek) Village Commercial Area



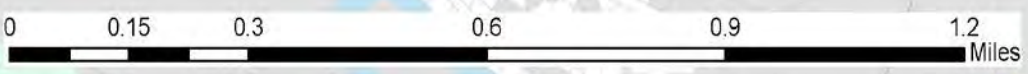
Subject Property

Ashley River Road Corridor Overlay Zoning District Boundary Areas

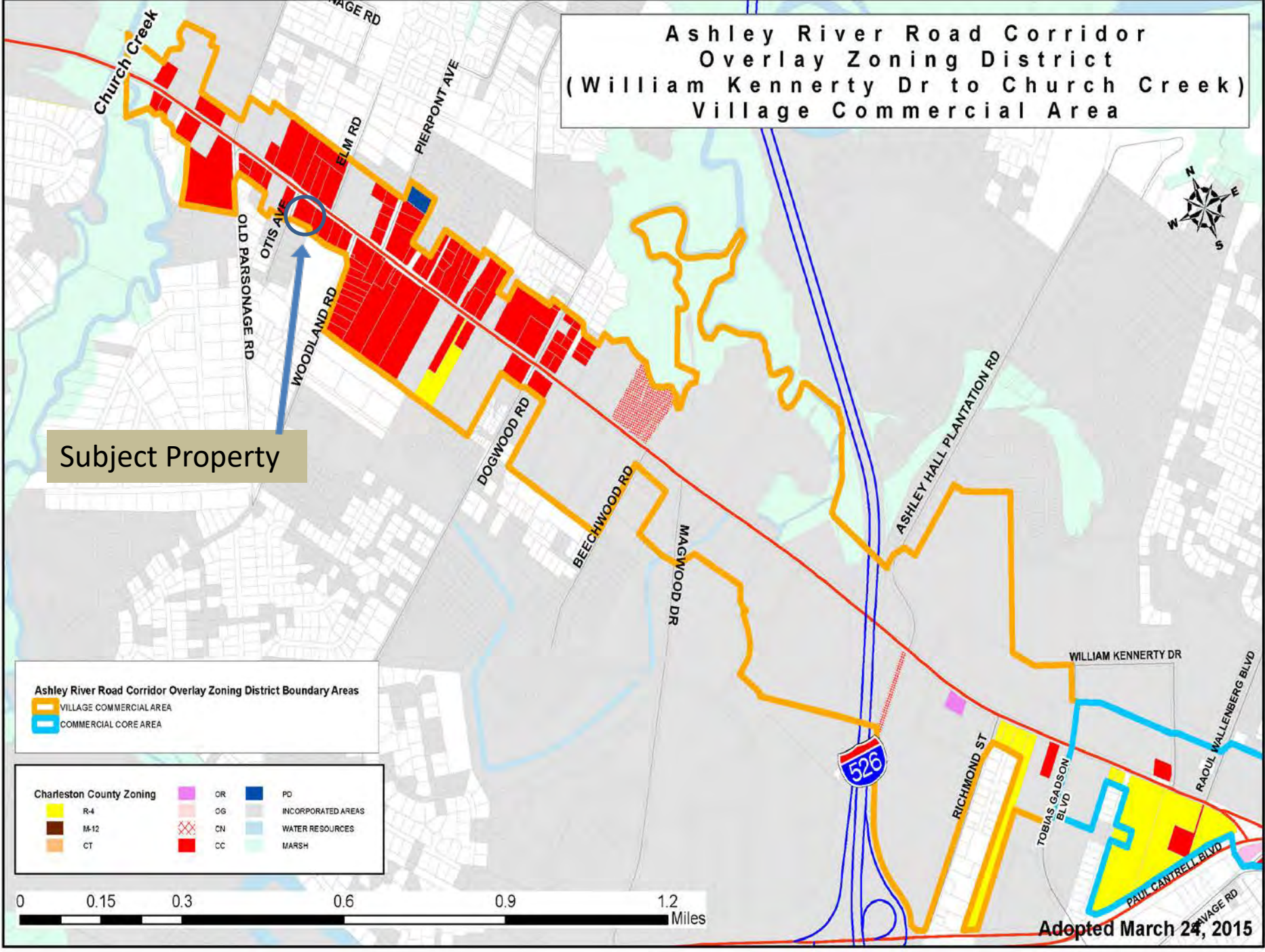
- VILLAGE COMMERCIAL AREA
- COMMERCIAL CORE AREA

Charleston County Zoning

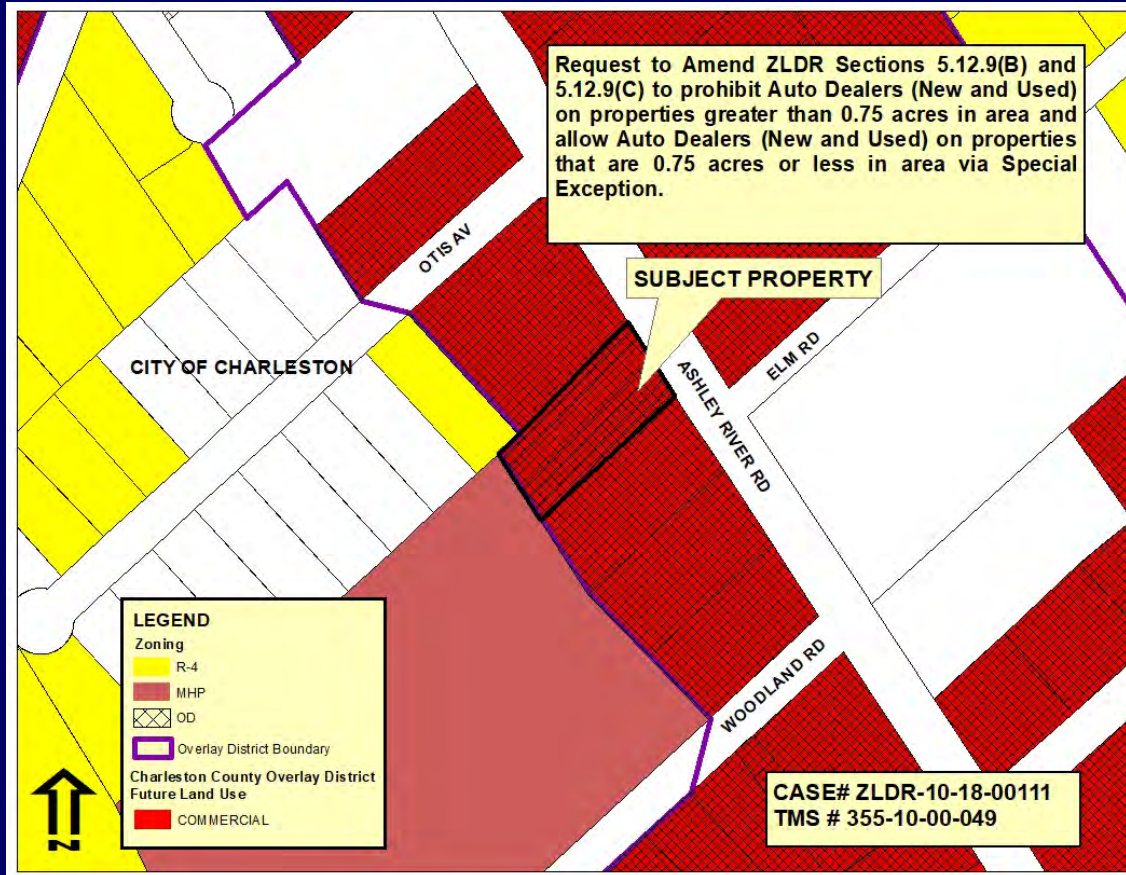
 R-4	 OR	 PD
 M-12	 OG	 INCORPORATED AREAS
 CT	 CN	 WATER RESOURCES
	 CC	 MARSH



Adopted March 24, 2015



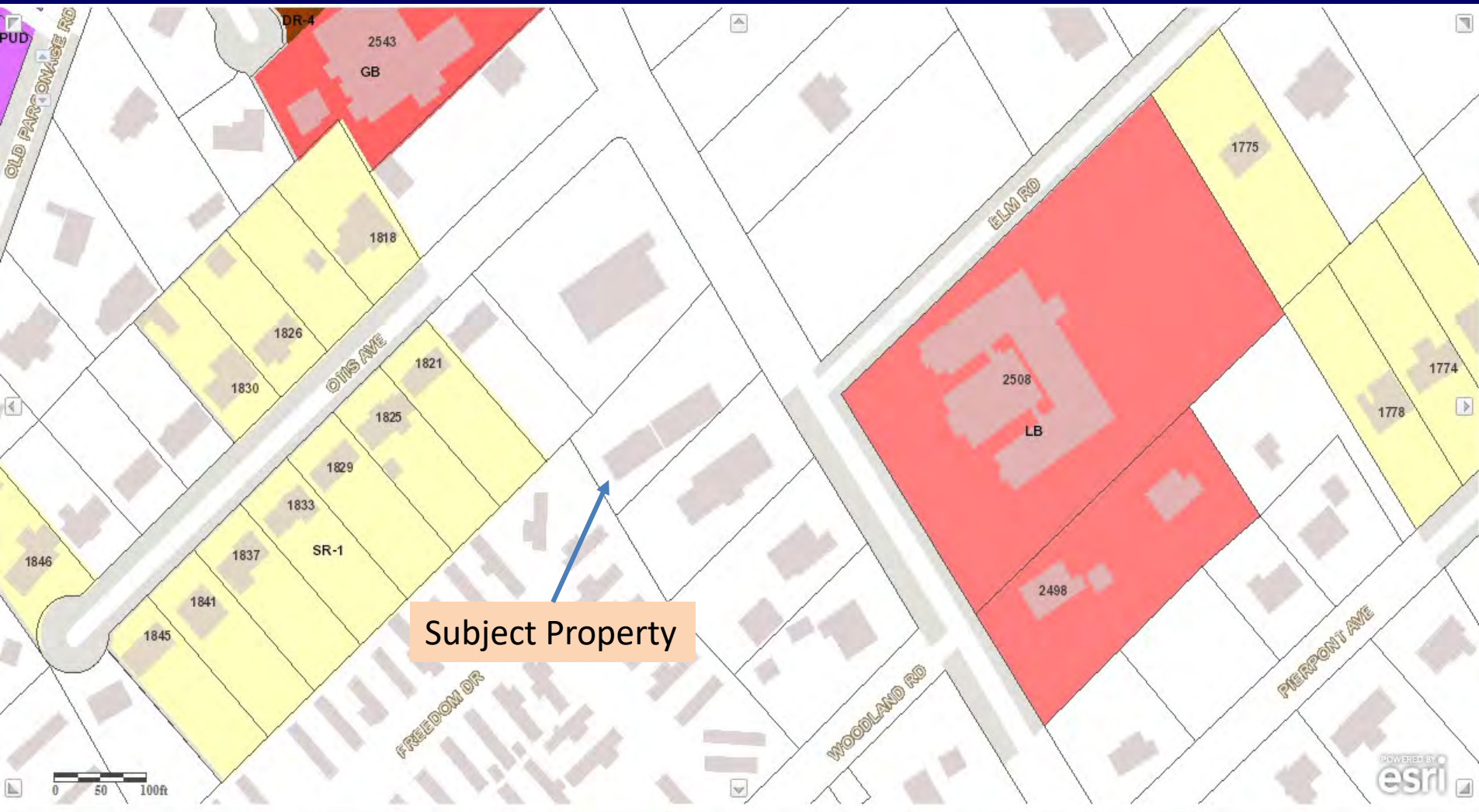
Zoning and Future Land Use



The subject site currently contains 2 office buildings and a parking lot. Adjacent and adjoining properties to the north are in the County, are zoned Community Commercial in the ARRC-O, and contain undeveloped land, single-family dwellings, a childcare center, a barber shop, an insurance office, and an auto dealer. Adjacent and adjoining properties to the south are in the County and are zoned either Community Commercial in the ARRC-O or Manufactured Housing Park (MHP). Uses include manufactured houses, a childcare center, and a motorcycle parts and accessories retail use. The adjoining lot to the west is zoned Single Family Residential 4 (R-4) and contains a single family dwelling.

Properties to the east and west that are in the City of Charleston are zoned Limited Business (LB) or Single Family Residential and contain single-family dwellings and a private school.

City of Charleston Zoning



Subject Parcels to the East



Subject Property

02/01/2017

© 2017 Pictometry

Subject Parcels to the West



02/01/2017

© 2017 Pictometry

Site Photos



1 – Subject Property

2 – Adjoining Property



Site Photos



3 – Adjacent Property



4 – Adjacent Property

Proposed Amendments to ZLDR Text

§5.12.9 Village Commercial Area (William Kennerty Drive to Church Creek)

B. Prohibited uses

Multi-family development not part of a mixed use development; Tow Facilities; Auto Dealers (New and Used) on property greater than 0.75 acres; Exterior Display of Goods; Shooting Ranges; Fire Works Stands (permanent and temporary); Self-Storage Facilities; and Tattoo parlors shall be prohibited uses.

C. Uses Requiring Special Exception

Vehicle Storage; Boat/RV Storage; ~~Used Car Sales~~ Auto Dealers (New and Used) on property equal to or less than 0.75 acres; Bars or Lounges; Consumer Vehicle Repair; Fast Food Restaurants Gasoline Service Stations (with or without convenience stores); Indoor Recreation and Entertainment; Consumer Vehicle Repair; and Liquor, Beer, or Wine Sales (as defined in this Ordinance) require Special Exception approval pursuant to the requirements of this Ordinance.

ZLDR-10-18-00111

ZLDR Text Amendment Application

According to Section §3.3.6 of the Zoning and Land Development Regulations Ordinance (ZLDR), applications for ZLDR Text Amendments may be approved only if County Council determines that the following criteria are met:

- A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;
- B. The proposed amendment is consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and
- C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Staff Response:

The applicant's letter of intent states that Criteria A, B, and C are met as, *"The proposed amendment corrects an inconsistency in the zoning code. "Auto Dealers (New and Used)" is a prohibited use in 5.12.9(B), and then "Used Car Sales" is a special exception in 5.12.9(C). Allowing used car sales as special exception is not consistent with the preceding paragraph (B), which effectively prohibits used car sales. Remediating this inconsistency will bring clarity to any member of the public that intends to use their property for this particular use."* The applicant's letter of intent also states that, *"By allowing...car sales in the subject zone as a special exception, if they are limited to properties that are 0.75 acres or less in area, this particular land use will only be allowed where the property meets the stringent criteria required for special exceptions. As such, this amendment helps further the Land Use Element Goal of the Comp Plan by promoting economic opportunity where appropriate, while simultaneously respecting private property rights by allowing commercially zoned property owners the right to use their property for commerce."*

ZLDR-10-18-00111

Staff Response Continued:

The Land Use Element in the Charleston County Comprehensive Plan provides guidance for the location, character, and intensity of land uses, and Overlay Zoning Districts are one tool available to control character and intensity of land uses in an area, as appropriate. In the adoption of the ARRC-O, three separate planning areas were identified, being Light Commercial Area (Ashley Hall Road to Wappoo Road), Commercial Core Area (Wappoo Road to William Kennerty Drive), and Village Commercial Area (William Kennerty Drive to Church Creek). The subject site was included in the Village Commercial Area of the overlay and zoned Community Commercial. Auto Dealers (New and Used) are prohibited in the Light Commercial Area and Village Commercial Area, but are permitted in the Commercial Core Area.

In accordance with Section 5.12.9, Village Commercial Area (William Kennerty Drive to Church Creek), of the ARRC-O, Auto Dealers (New and Used) are a prohibited use, however, Used Car Sales are a use requiring Special Exception. As there is an inconsistency, the most restrictive standard applies, i.e. Auto Dealers (New and Used) being prohibited. It should be noted that the original intent of the standard was for Auto Dealers, whether being for new or used vehicle sales, to be prohibited in this area of the ARRC-O as the Village Commercial Area is intended to be developed with less intense commercial development than the Commercial Core Area. This intent has not changed, and as there is another area within the ARRC-O where Auto Dealers are permitted, staff recommends disapproval of the request.

Recommendation

Staff recommends disapproval of this request as it is not consistent with the Comprehensive Plan.

Staff Recommendation:

Disapproval

Planning Commission Recommendation:

Approval (vote: 7-1, with 1 absent)

Notifications

- Planning Commission, December 11, 2018
 - 850 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews and ZLDR/Comprehensive Plan Interested Parties Lists, on November 21, 2018.
 - Request advertised in the *Post & Courier* on November 23, 2018.
- Planning Commission, January 14, 2019
 - 850 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews and ZLDR/Comprehensive Plan Interested Parties Lists, on December 28, 2018.
 - Request advertised in the *Post & Courier* on December 28, 2018.
- Planning Commission, February 11, 2019
 - 858 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews and ZLDR/Comprehensive Plan Interested Parties Lists, on January 25, 2019.
 - Request advertised in the *Post & Courier* on January 25, 2019.
- Public Hearing, February 12, 2019
 - 858 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the St Andrews and ZLDR/Comprehensive Plan Interested Parties Lists, on January 25, 2019.
 - Request advertised in the *Post & Courier* on January 25, 2019.
 - Notification sign posted on the property on January 25, 2019.

Public Input

- 1 letter in opposition to the proposed text amendment has been received from 333 Wappoo Road, Charleston.

A map of Charleston County, South Carolina, showing its geographical outline and internal road network. The map is rendered in a light gray color against a dark blue background.

Charleston County
ZLDR Text Amendment Request
ZLDR-10-18-00111

Public Hearing – February 12, 2019

Planning and Public Works Committee – February 21, 2019



Charleston County Planning Department
 Lonnie Hamilton III, Public Services Building
 4045 Bridge View Drive
 North Charleston, SC 29405
 Phone (843) 202-7200 Fax (843) 202-7218

Joel H. Evans, PLA, AICP, Director

ZONING ORDINANCE TEXT AMENDMENT APPLICATION

APPLICATION INFORMATION

Application Number: ZLDR-10-18-00111
 Date Submitted: 10/26/2018
 Applicant Name: James Gerow
 Address: 2517 Ashley River Rd
 City: Charleston State: SC ZIP Code: 29414
 Telephone: (843) 297-3211 Fax: E-mail: JGEROW@charlestonautosales.com

TEXT/MAP LOCATION OF REQUESTED AMENDMENT

Section No. and Title: 5.12.9(B) Prohibited Uses - Village Commercial Area (William Kennerty Drive to Church Creek)

Page:

Please provide further indicators below to locate the subject text (subsection, item, paragraph, figure/exhibit)

REQUESTED AMENDMENT

PROVIDE PRECISE WORDING FOR THE PROPOSED AMENDMENT

(documentation may be attached to the application in lieu of completing this section)

See attached

SIGNATURES

APPLICANT(S)	PLANNING DEPARTMENT OFFICIAL
PRINTED NAME: James Gerow	PRINTED NAME: J.S.
SIGNATURE: <i>[Signature]</i>	SIGNATURE: <i>[Signature]</i>
DATE: 10-25-18	DATE: 10/26/18
PRINTED NAME:	
SIGNATURE:	
DATE:	

FOR OFFICE USE ONLY

Application Number	ZLDR-10-18-00111		
Date Submitted	10/26/18		
Amount Received	\$250.00	Cash	Check Number: 2431
Receipt Number	TRC-142031-26-10-2018		

January 22, 2019

Charleston County Planning Commission
Lonnie Hamilton III Public Services Building
4045 Bridgeview Dr., North Charleston, SC 29405
c/o Janine Saab – Planner I <jsaab@charlestoncounty.org>

RE: ZLDR-10-18-00111

Dear Planning Commissioners:

Thank you for considering my application at your last meeting and for the thorough discussion regarding the possibility of used car sales along Ashley River Road. In keeping with that discussion, I wish to amend my application as follows in these excerpts from ZLDR Section 5.12.9.

B. Prohibited uses

Multi-family development not part of a mixed use development; Tow Facilities; Auto Dealers (New and Used) on property greater than 0.75-acre; Exterior Display of Goods; Shooting Ranges; Fire Works Stands (permanent and temporary); Self-Storage Facilities; and Tattoo parlors shall be prohibited uses.


C. Uses Requiring Special Exception

Vehicle Storage; Boat/RV Storage; ~~Used Car Sales~~ Auto Dealers (New and Used) on property equal to or less than 0.75-acre; Bars or Lounges; Consumer Vehicle Repair; Fast Food Restaurants Gasoline Service Stations (with or without convenience stores); Indoor Recreation and Entertainment; Consumer Vehicle Repair; and Liquor, Beer, or Wine Sales (as defined in this Ordinance) require Special Exception approval pursuant to the requirements of this Ordinance.

Newly proposed text is underlined; text proposed for deletion is ~~struck through~~. These text revisions replace previously proposed revisions, considered at the December Planning Commission meeting.

Please contact Alec Brebner or me with any questions, concerns, or need for clarification. I hope this meets your expectations and those of the Planning Commission for its February meeting.

Regards,



James Gerow – Charleston Auto Sales

Public Input

From: [Joel Evans](#)
To: [Andrea Pietras](#); [Janine Saab](#); [Niki R. Grimball](#)
Subject: Fwd: Highway 61 Overlay and auto dealerships
Date: Wednesday, November 21, 2018 10:19:30 PM

Sent from my iPhone

Begin forwarded message:

From: Charlie Smith <csmith@csarealestate.com>
Date: November 21, 2018 at 11:19:45 AM CST
To: Joel Evans <jevans@charlestoncounty.org>
Subject: Highway 61 Overlay and auto dealerships

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.

Re: ZLDR Amendment Request ZLDR-10-18-00111: Request to amend the Ashley River Road Corridor Overlay (ARRC-O), Sections 5.12.9(B) and 5.12.9(C) to remove Auto Dealers (New and Used) as a prohibited use and add it as a use requiring Special Exception.

Dear Joel,

I wish to register my objections to this proposed change to the Ashley River Road Overlay. The prohibition on new automobile dealerships within the overlay zone allows us to restrict new car dealerships to the Savannah Highway corridor rather than creating a proliferation of unsightly situations like the Matrix dealership on Wappoo Road from being replicated in an area that is now mostly free of these uses. I do not understand how the commission's thinking could have evolved to the point of removing that prohibition for any reason. The prohibition of automobile dealerships should remain in effect.

I hope this finds you well.

Sincerely,
Charlie Smith

333 Wappoo Road
Charleston, SC 29407
843-813-0352