

Final Approved  
5/25/2021

PD-177



## Three Rivers Respite Planned Development Guidelines

Charleston, SC, TMS #2590000018

May 26, 2021, Revision F

Primary Contact: Matthew Alt  
Address: 4230 River Road, John's Island, SC 29455  
Telephone: (443) 939-4433  
Email address: matthewalt@gmail.com

## Table of Contents

1.0	Statement of Objectives .....	3
2.0	Intent and Results of Proposed PD .....	4
3.0	Site Information .....	7
4.0	Table of Proposed Land Uses .....	7
5.0	Maximum Density.....	8
6.0	Affordable Dwelling Units.....	9
7.0	Impact Assessment/Analysis .....	9
8.0	Traffic Study.....	9
9.0	Development Schedule .....	9
10.0	Open Space .....	9
11.0	Streets.....	10
12.0	Compliance with the ZLDR.....	10
13.0	Historic and Archaeological Survey .....	11
14.0	Letters of Coordination.....	11
15.0	Dimensional Standards.....	12
16.0	Architectural Guidelines.....	12
17.0	Lots to Abut Common Open Space .....	12
18.0	Access .....	12
19.0	Commercial Areas .....	12
20.0	Industrial Areas.....	12
21.0	Areas Designated for Future Use.....	12
22.0	Signs .....	13
23.0	Parking.....	13
24.0	Tree Protection.....	13
25.0	Resource Areas.....	13
26.0	Common Open Space.....	13

## List of Exhibits

- Aerial Photo
- Plat
- Site Plan

- Site Plan Overlay on Satellite Image
- Driveway Section Drawing
- SC ArchSite Map
- Camp Cabins Architectural Elevations
- Camp Clubhouse Architectural Elevation
- Residence #1 Architectural Elevation
- Residence #2 Architectural Elevation
- St. John's Fire District Letter Approving 12' Driveway Width
- St. John's Water Company Coordination Letter
- Berkeley Electric Cooperative Coordination Letter
- US Postal Service Coordination Letter
- Charleston County Emergency Medical Services Coordination Letter
- SC DHEC (Septic) Coordination Letter
- St. John's Fire District Coordination Letter
- SCDOT Coordination Letter
- Charleston County Sheriff's Office Coordination Letter
- Charleston County Stormwater Letter of Coordination
- Army Corps of Engineers Letter of Jurisdiction
- Signed Community Outreach and Planned Development Applications Memorandum
- Signed Zoning Change Application
- Signed Restrictive Covenants Affidavit
- Signed Posted Notice Affidavit
- Recorded Deed

# Development Guidelines for Three Rivers Respite Planned Development

Charleston County, South Carolina

January 19, 2021

## 1.0 Statement of Objectives

It is the purpose and intent of these guidelines to set forth the objectives and design standards for the Three Rivers Respite tract, TMS 2590000018 to allow for the development of an overnight camp for foster children and two additional residential structures. One of the residential structures is intended to be a group residential home for children who age-out of the foster care system, to provide them stable housing in a family environment, while assisting them in developing life skills, obtaining suitable employment, and learning basic skills to enable them to be successful in life. The second residential structure will be a family home.

As of June 30, 2017, there were 1,609 children placed in foster homes and 1,115 children placed in therapeutic foster homes in the state of South Carolina. In the tri-county region (Charleston, Berkeley, and Dorchester counties) there were 631 children in foster care.<sup>1</sup> In 2015, in the Charleston tri-county area, there were 536 children in foster care, and only 312 licensed foster homes, a shortage of 224 homes.<sup>2</sup> As of January 2018, there were 160 foster families needed in Charleston County alone.<sup>3</sup>

Three Rivers Respite is a registered 501(c)(3) nonprofit organization with a mission to provide respite care for children in foster care, specifically children who have experienced trauma and, therefore, display challenging and erratic behavior. These behaviors are extremely challenging and exhausting for caregivers to deal with day-in and day-out. Respite is often provided for foster

---

<sup>1</sup> South Carolina Department of Social Services, Placement Types for Youth in Foster Care on June 30, 2017. <https://dss.sc.gov/media/1575/placement-types-for-children-in-foster-care-rev-1.xlsx>

<sup>2</sup> Confronting a Crisis. The Post and Courier. [https://www.postandcourier.com/features/faith\\_and\\_values/confronting-a-crisis/article\\_6550b29d-5f14-59e0-8a74-5ace1e99b096.html](https://www.postandcourier.com/features/faith_and_values/confronting-a-crisis/article_6550b29d-5f14-59e0-8a74-5ace1e99b096.html)

<sup>3</sup> South Carolina foster care group defends policy that allows only for Christian foster families. The Post and Courier. [https://www.postandcourier.com/health/south-carolina-foster-care-group-defends-policy-that-allows-only/article\\_ce9c717a-2922-11e8-a5d9-8b4e1d05f01c.html](https://www.postandcourier.com/health/south-carolina-foster-care-group-defends-policy-that-allows-only/article_ce9c717a-2922-11e8-a5d9-8b4e1d05f01c.html).

parents to provide them a break and a time of rest from the foster and adoptive children in their care. “This type of foster [or adoptive] situation is key to keeping families energized, empowering them to provide stability and permanency to the children in their care.”<sup>4</sup> Consistent and frequent respite care can help marriages and the core family unit.

Three Rivers Respite will provide weekend overnight camps (Friday-Sunday) during the school year and week-long camps during the summer (Sunday – Friday). When fully operational, the camp will operate for two weekends a month during the school year and 6-7 weeks during the summer, for a total of approximately 100 nights a year. The camp will be staffed with trained counselors, with a ratio of 1 staff member to 4 campers. The camp will have a total of 8-10 kids in attendance for any camp session (weekend or week-long) to ensure the ability of camp staff to develop personal relationships with the campers.

The group residential home will house 4-6 young adults (18-22 years old) at one time and 1-2 adult house parents to provide supervision.

The property is 35.04 acres, zoned AG8, and currently contains the main residence (Main House), a workshop, an open-air pavilion, a chapel, and a chicken coop. The Main House, workshop, chapel and chicken coop are used by the current residents. The pavilion will be used by both the current residents and the camp staff and campers.

The proposed camp facilities include one Clubhouse, to include a kitchen, bathrooms, and gathering area, two sleeping cabins (sleeping quarters only) and two storage units for use by camp staff and campers.

An additional residential structure (Family Home) will be constructed for extended family who will be live on the property. Another residential structure (Group Home) is part of the future plans of Three Rivers Respite to provide a group residential home for children who age-out of the foster care system. Short-term rentals will not be permitted on site.

## 2.0 Intent and Results of Proposed PD

The proposed development standards are intended for multiple uses. Along with the current and proposed residential structures, the land will be used to develop and operate an overnight camp for children in foster care. The proposed

---

<sup>4</sup> Fostering Together, Foster Care, Greatest Needs, Respite Care. <http://fosteringtogether.org/foster-care/unique-needs/respite-care/>

standards meet or exceed the goals of the Planned Development standards as outline in the Zoning and Land Development Regulations (ZLDR), Section 4.23.4.

All matters not addressed in this Planned Development shall comply with the AG-8 zoning district requirements in effect at the time of subsequent development application submittal.

The following is a summary listing of the ZLDR Planned Development objectives and how these objectives are met within the Three Rivers Respite Master Plan:

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

The proposed planned development guidelines are intended to allow for the development and operation of an overnight camp with permanent structures for children in foster care, along with additional residential structures. Overall, the intent is not to deviate from the AG8 zoning, which allows for 1 dwelling per 8 highland acres, in the number of residential structures on the property, but rather to allow for the development and operations of the camp. The property is 35.04 acres (26.91 highland acres), and the number of new dwellings proposed plus existing dwellings is a total of 3 dwellings on the 26.91 highland acres. The current AG-8 density would allow 3 dwellings on the 26.91 highland acres.

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

Access to the property will remain unchanged with the driveway access from River Road. The current driveway is 12 feet wide with 15-20 feet of clearance width throughout. This will minimize impact to the property, allowing us to maintain the property as close to the natural state as possible.

The design of the structures and spaces for camp will minimize impact to the property, enabling us to maintain the property as close to the natural state as possible. The design will feature the beautiful wetlands and grand trees that exist on the property and ensure they are maintained.

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

The PD zoning will allow for the design of camp and the residential structures while minimizing impact to the property. The design and

development will take advantage of the natural characteristics of the property, including the wetlands and wooded nature of the property. Maintaining the driveway width of 12' will minimize impacts to trees and the wetlands, while providing a natural environment for camp.

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

The proposed development is consistent with the goals and strategies of the Comprehensive Plan for Charleston County as it pertains to the balance of Land Use. The intent of this PD is to allow for the development of the camp to provide a civic service to the foster care community, while preserving the rural aspects of the property and area.

**2.5 The permanent preservation of common open space, recreation areas and facilities**

The proposed buildings will work around existing trees and wooded areas to preserve the land in the natural state as much as possible.

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

The additional structures will use the existing utilities on the property, including electricity and water. Additional electric lines will need to be run and meters added to support these buildings and the water line will need to be routed to support as well with additional water meters added. There will be no additional requirements placed upon streets, schools, public grounds and buildings, and other facilities.

**2.7 A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities**

The property is heavily wooded, other than what is currently existing, and contains wetland and two ponds. This re-zoning will minimize impact to the natural state of the property as much as possible to allow Three Rivers Respite to develop the camp facilities (as mentioned in Section 1.0) and the two additional residential facilities.

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

Traffic on site will be limited to residents of the property and to camp counselors. The Three Rivers Respite camp counselors will pick up campers in a van at the beginning of camp and take them home at the conclusion of camp to minimize traffic onto and around the property. The Fire Marshall has approved the extension of the current driveway to the back of the property and to maintain the width of the driveway at 12 feet with a vertical clearance of 13.5 feet with an adequate turn around area for emergency vehicles. The overall driveway clearance will be maintained at between 15 and 20 feet throughout. This will minimize impact to the property, minimize additional traffic flow on River Road, and allow for adequate transportation in and around the property.

### 3.0 Site Information

The total acreage of the property is 35.04 acres, identified as TMS #2590000018 and located on River Road approximately 2.5 miles to the southwest of Edenvale Road and approximately 3 miles from the Betsy Kerrison intersection. The property contains approximately 8.09 acres of freshwater wetlands. The total highland acreage is 26.91 acres. The property is bordered by three parcels, each zoned AG-8 or AGR.

The existing structures on the property include the Main House, the Workshop, the Pavilion, the Chapel, and the Chicken Coop, all located in the middle of the property.

The Three Rivers Respite Clubhouse, Cabins, and storage sheds will be located in the back 5 acres of the property, which is highland acreage. The Group Home will be located on the front 1.0 acre lot of the property. The Family Home will be located on a 2.0 acre lot in the middle of the property. The parent tract will be subdivided into these smaller lots per the site plan.

### 4.0 Table of Proposed Land Uses

#### 4.1 Land Use:

The following land use types will be allowed:

- Overnight camp facility, to include two sleeping cabins, two storage sheds, and one “club house” including a kitchen, dining area, restrooms, and 2-3 multi-use rooms.
- Three residential structures: One Family Home and one Group Home to be used as a residential group home for children who age-out of the foster care system (as mentioned in Section 1.0), and the existing main house.



- Existing Facilities: Workshop, Chapel, and Chicken Coop for use by the primary residents of the property and Pavilion which will be shared use by the primary residents of the property and the camp.
- Short-Term rentals will not be allowed.

**Table of Density, Intensity and Dimensional Standards**

Planned Development - Three Rivers Respite Density/Intensity and Dimensional Standards		
Maximum Building Cover	Main House (Existing)	2,000 Sq Ft
	Workshop (Existing)	1,800 Sq. Ft
	Pavilion (Existing)	1,000 Sq. Ft
	Chapel (Existing)	200 Sq. Ft
	Chicken Coop (Existing)	200 Sq. Ft
	Clubhouse (Camp Facility)	2,300 Sq Ft
	Cabin 1 (Camp Facility)	400 Sq. Ft
	Cabin 2 (Camp Facility)	400 Sq. Ft
	Storage/Shed 1 (Camp Facility)	400 Sq. Ft
	Storage/Shed 2 (Camp Facility)	400 Sq. Ft
	Family Home (Residence)	1,800 Sq Ft
	Group Home (Residence)	2,500 Sq Ft
Buffer	Perimeter Buffer	15 ft
	Front/Street Side	50 ft
	Interior Side	15 ft
	Rear	30 ft

The minimum lot width will be 135 feet, maximum building height will be 35 feet, and the maximum building cover will be 30%, as defined in the ZLDR to be consistent with AG-8 standards.

If the site is not developed as proposed in this Planned Development, it shall be developed pursuant to the Agricultural 8 (AG-8) Zoning District requirements of the Zoning and Land Development Regulations Ordinance (ZLDR) in effect at the time of development application, and these Planned Development requirements shall not apply.

## 5.0 Maximum Density

This planned development will include 3 total dwelling units, including the Main House (existing), the Family Home, and the Group Home. This Planned Development also includes the Camp facilities, Clubhouse, two cabins and two storage sheds, which are non-residential structures. The density of Lot 1 (1.0 high land acre) is 1.0. The density of Lot 2 (2.0 highland acres) is 0.5. The overall maximum density on 26.91 highland acres is 0.1115.

## 6.0 Affordable Dwelling Units

Not applicable.

## 7.0 Impact Assessment/Analysis

This planned development will have minimum impact to roads and streets. The property access will remain at the current location on River Road. The driveway will extend to the back of the property where the camp will be located. Water at the property is currently provided by St. Johns Water Company, and will continue per the attached letter from St. Johns Water Company. New septic systems will be added for the camp facilities as well as the additional residential facilities.

## 8.0 Traffic Study

A traffic study is not required as this planned development includes less than 50 dwellings and less than 5 acres of nonresidential development.

The intent of this planned development is to minimize additional traffic on the property and surrounding roads. Per Three Rivers Respite camp operations, the camp will own and utilize 1-2 larger (15 Passenger) vans to transport campers. The vans will be parked on-site when not in use. The camp counselors will transport campers to and from camp and to off-site activities during the duration of each camp session. Families of campers will not be transporting campers to and from camp, and therefore will not be contributing to additional traffic on the property or on surrounding roads. Furthermore, camp will operate two weekends a month during the school year, and 6-7 week-long camps during the summer months, which will further limit the amount of frequent and consistent traffic on the property and on River Road.

## 9.0 Development Schedule

Not Applicable

## 10.0 Open Space

The remaining land will remain in the current state after construction with the exception of walking trails through the wooded areas. During camp sessions, the open space will be utilized by the foster children for camp activities, games, sports, etc.

## 11.0 Streets

The main driveway and emergency access will be maintained by the deeded property owner. The driveway is permitted to cross the wetlands.

## 12.0 Compliance with the ZLDR

### **12.1 Compliance with processes included in the Charleston County ZLDR**

The Planned Development will comply with processes included in the Charleston County Zoning and Land Development Regulations that are not mentioned in the Planned Development Guidelines.

### **12.2 Agreement to proceed with proposed development in accordance with provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the applicable PD district**

This Planned Development will proceed in accordance with the provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the applicable Planning Development district.

### **12.3 Provisions of Article 3.10**

The provisions of ZLDR Article 3.10, Variances, of this ordinance shall not apply to the planned development and all major changes to the planned development must be approved by County Council. Tree variances may be granted in accordance with the ZLDR.

### **12.4 Compliance with Section 4.23.9(E)(9)**

#### **12.4.1 The PD Development Plan complies with the standards in this Article**

This Planned Development rezoning complies with the County's zoning standards as the proposed development is being responsive to the natural characteristics of the land and is retaining the wooded nature of the land and maintaining the wetlands to the maximum extent possible. The land use will be within the standards of the

underlying zoning district pertaining to density, lot size, location, arrangement of buildings and lot dimensions.

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

This Planned Development is consistent with the Charleston County Comprehensive Plan. The guidelines contained herein will limit the intensity of the land use to allow for a camp for children in foster care and two additional residential structures. The natural resources of the property are also being preserved as much as possible, as the existing trees will be worked around and minimal land disturbance activity will happen on the property with the exception of the construction of the camp facilities and residential facilities as well as the extension of the driveway.

**12.4.3 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.**

The county and other agencies will be able to provide the necessary services, as specified in the attached letters of coordination.

## 13.0 Historic and Archaeological Survey

According to the SC ArchSite ([scarchsite.org](http://scarchsite.org)), there are no eligible or significant resources apparent at the site that would require additional evaluation. See attached map of the site from SC Arch Site.

## 14.0 Letters of Coordination

The following Letters of Coordination are included with this Planned Development.

- St. Johns Water Company
- Berkeley Electric Cooperative
- St. John's Fire District
- SCDOT
- United States Postal Service (USPS)
- DHEC for Septic System
- Army Corps of Engineers JD Submittal Letter

- Charleston County Sheriffs Office
- Charleston County Stormwater Division
- Charleston County Engineering

## 15.0 Dimensional Standards

This Planned Development will utilize a 15 foot natural perimeter land use buffer.

This Planned Development will meet the dimensional standards of the AG-8 Zoning District and all existing and proposed structures will meet the setback requirements from road and adjacent parcels. Any future subdivisions will be in accordance with the AG-8 dimensional standards.

## 16.0 Architectural Guidelines

The Architectural Design Guidelines of Article 9.6 of the ZLDR shall apply to the Three Rivers Respite planned development.

## 17.0 Lots to Abut Common Open Space

Not Applicable

## 18.0 Access

Vehicular access to the property will be provided via the existing driveway off of River Road. The driveway will be extended to the rear of the property for access to the camp facilities. The additional residential structures will be accessed from the existing driveway.

## 19.0 Commercial Areas

Not Applicable

## 20.0 Industrial Areas

Not Applicable

## 21.0 Areas Designated for Future Use

The areas for the camp and two additional residential structures will remain in a natural state until such time as development improvements are approved. All other areas will remain in their natural state

## 22.0 Signs

All signs will meet the requirements of Chapter 9, Development Standards of the ZLDR.

## 23.0 Parking

The parking lot at the clubhouse and cabin area is the main parking lot for the camp facilities. This parking lot will include parking for the pavilion, clubhouse, and cabins with the spaces designated in the site plan. While camp is operating, if at maximum occupancy, there will be 13 campers and staff on the premises. Campers will be transported to and from the property by camp staff utilizing camp vehicles (one or two 15 passenger vans). The main parking lot will have 2 ADA parking spaces and 13 standard parking spaces which is more than sufficient for the two camp vans and 3 camp staffers. Additionally, an ADA parking space will be provided at the Pavilion. Parking will not be provided for the chapel, workshop, and chicken coop as these buildings will be used by the primary residents.

The Group Home will have four standard parking spaces and one ADA parking space.

## 24.0 Tree Protection

The Planned Development will comply with ZLDR Article 9.4, Tree Protection and Preservation. It is our intent to minimize impact to the property and trees as much as possible.

## 25.0 Resource Areas

The Planned Development shall protect as many natural resources, such as mature trees, buffer areas, and wetlands, as possible.

## 26.0 Common Open Space

Not Applicable

## 27.0 Stormwater

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

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. Comprehensive Master Drainage Plan must be provided for proposed site and incorporate all development phasing, future development, existing drainage systems and conveyances, and proposed drainage systems and conveyances. The Comprehensive Stormwater Master Plan shall also include discharge management plans for specialized activities within the development. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan.

The maintenance of all stormwater devices, structures, and facilities will be the responsibility of the Developer and/or Property Owner's Association. A Covenants For Permanent Maintenance of Stormwater Facilities shall be established by responsible party and recorded at the Registrar of Deeds office.

# Aerial View of 4230 River Road.

\*Site outlined in black







**A.H. SCHWACKE & ASSOCIATES**  
 LAND SURVEYING & CONSTRUCTION LAYOUT  
 1815 HUNTER AVE. #4, 843-762-2905, FAX 843-762-0708  
 P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29412-3077

**REFERENCE:**  
 1. PLAT BY GEORGE H. HOLMES  
 DATED MARCH 1957  
 BOOK 11 PAGE 124  
 RMC CHAS. CO.  
 2. PLAT BY GEORGE H. HOLMES  
 DATED FEBRUARY 14, 1960  
 BOOK 85 PAGE 214  
 RMC CHAS. CO.  
 3. PLAT BY JAMES C. THORNTON  
 DATED JULY 7, 1988  
 BOOK 85 PAGE 130  
 RMC CHAS. CO.  
 4. PLAT BY THOMAS V. WILSON JR.  
 DATED JULY 14, 2001  
 BOOK 92 PAGE 236  
 SMC CHAS. CO.  
 5. PLAT BY GEORGE H. HOLMES  
 DATED AUGUST 8, 2017  
 BOOK 216 PAGE 2079  
 RMC CHAS. CO.  
 (AS SHOWN ON 200-00-00-018)  
 (AS SHOWN ON 200-00-00-018)  
 Registered PROFESSIONAL

**TERMS:**  
 40-3 (AGRICULTURAL, PRESERVATION DISTRICT)  
**SETBACKS:**  
 FRONT/STREET SIDE: 30 FT.  
 REAR: 5 FT.  
 CORNER/CRITICAL CORN: 10 FT.

LINE	BEARING	DISTANCE
1	N 89° 12' 00" E	100.00
2	S 89° 12' 00" W	100.00
3	N 00° 00' 00" E	100.00
4	S 00° 00' 00" W	100.00
5	N 89° 12' 00" E	100.00
6	S 89° 12' 00" W	100.00
7	N 00° 00' 00" E	100.00
8	S 00° 00' 00" W	100.00
9	N 89° 12' 00" E	100.00
10	S 89° 12' 00" W	100.00
11	N 00° 00' 00" E	100.00
12	S 00° 00' 00" W	100.00

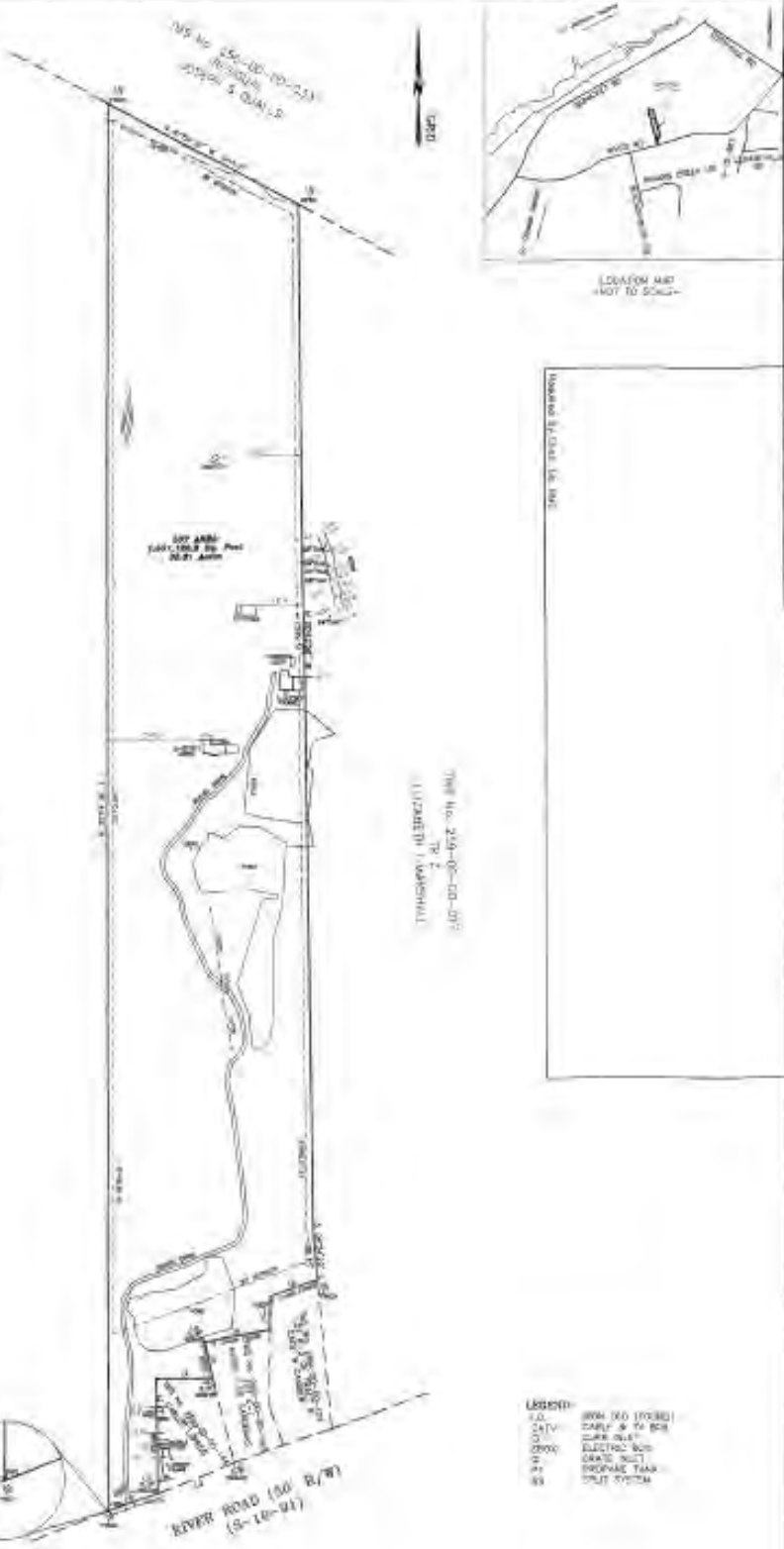
**NOTES:**  
 BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.  
 AREA DETERMINED BY COORDINATE METHOD.  
 DIMENSIONS MEASURED ON 200-00-018.  
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT TO BE CONSIDERED AS A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE SHOWN BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.  
 THE REQUIRED SETBACKS MAY BE DESIGNATED BY THE DIVISION OF CONSTRUCTION, BUILDING AND PLANNING DEPARTMENT. THE BUILDING AND PLANNING DEPARTMENT RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.  
 THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.  
 MY SURVEYOR OR ENVIRONMENTAL INVESTIGATION OR SURVEY WORK PERFORMED FOR THIS PLAT, THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF ANY LAND CONTAMINATION OR OTHER HAZARDOUS CONDITIONS WHICH MAY AFFECT THIS PROPERTY.  
 PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 1, 1000 & A1 (ALL 100) AS SHOWN FROM FLOOD MAPS.  
 PANEL No. 45712C (888).  
 DATED: NOVEMBER 17, 2020  
 COMMUNITY No. 80642.  
 FLOOD ZONE INFORMATION ARE SCALED FROM CURRENT FLOOD MAPS. SCALES VARY FROM 1"=400' TO 1"=2000' AND ARE NOTED AS BEING APPROXIMATE ON FLOOD MAPS.  
 A.H. SCHWACKE & ASSOCIATES DOES NOT CLAIM TO BE ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD ZONE LINES.  
 \* SETBACKS SHOULD BE VERIFIED PRIOR TO BEGIN THE CONSTRUCTION BY CONTROLLING AUTHORITY.  
 \* THIS PLAT WAS CREATED BASED ON THE REFERENCES PROVIDED TO CREATE THE 200-018, AND BASED ON RECORDS FOUND IN THIS FILE.

**SURVEYOR'S CERTIFICATION**  
 I, the undersigned, being a duly licensed and qualified land surveyor, certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client.

KEVIN M. SCHWACKE, SCS, PLS  
 S.C. Registration Number 22480



RESTRICTIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR SUCCESSOR OWNERS.  
 THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.  
 2020 / 27188



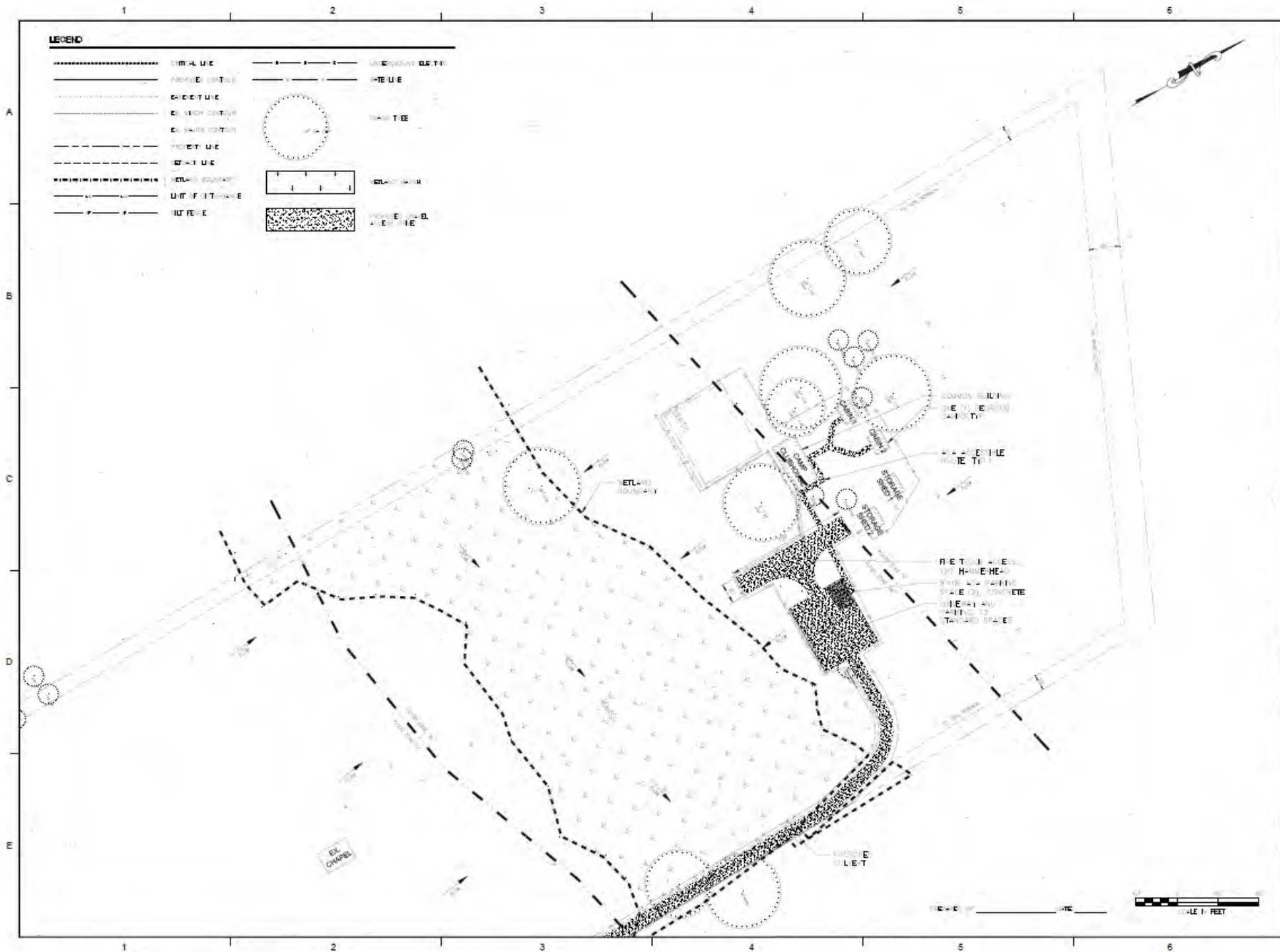
**LEGEND:**  
 1-200-00-00-018 (200-00-00-018)  
 2-200-00-00-018 (200-00-00-018)  
 3-200-00-00-018 (200-00-00-018)  
 4-200-00-00-018 (200-00-00-018)  
 5-200-00-00-018 (200-00-00-018)  
 6-200-00-00-018 (200-00-00-018)

PLAT OF  
 TMS No. 200-00-00-018  
 LOCATED ON JOHN'S ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA



DATE: SEPTEMBER 16, 2020 SCALE: 1" = 200'





Revisions	

Seal:

Prepared For:  
**THREE RIVERS  
 RESPITE**  
 PO Box 113  
 Three Rivers, SC 29465  
 Contact: Matt and Heather Alt

Drawing Title:  
**SITE PLAN**

Project:  
**THREE RIVERS  
 RESPITE; 35.04 AC.**  
**TMS # 2590000018**  
 CHARLESTON COUNTY

Scale:  
 Date: 1.13.21  
 By: R2M

Job No.  
 Sheet No. **2of2**



**LEGEND**

	EXISTING LINE		INTERFERING OBJECT
	PROPOSED BOUNDARY		EXISTING LINE
	EASEMENT LINE		GRASSY TREE
	EXISTING BOUNDARY		PROPOSED CONCRETE
	EXISTING CONTOUR		PROPOSED GRAVEL ACCESS DRIVE
	PROPERTY LINE		
	SETBACK LINE		
	WETLAND BOUNDARY		
	LIMIT OF DISTURBANCE		
	SILT FENCE		

--	--

Revisions	

Seal:

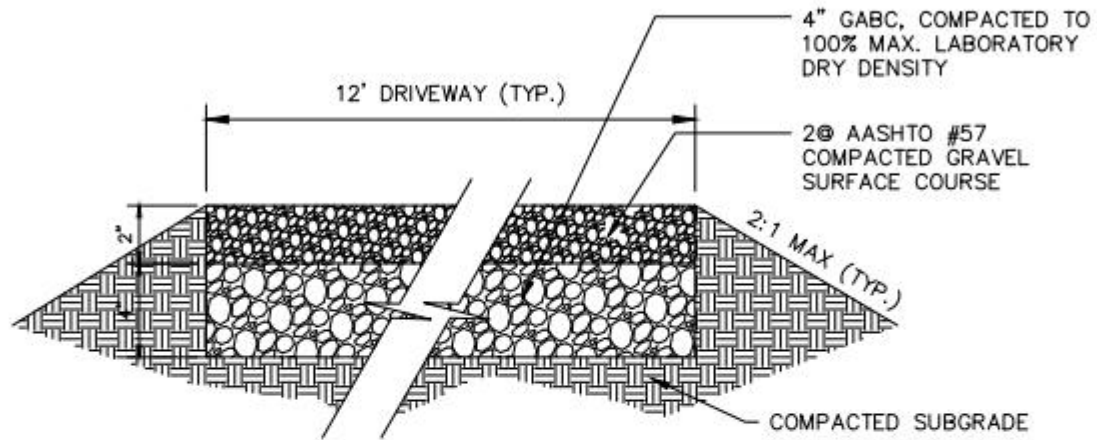
Prepared For:  
**THREE RIVERS RESPITE**  
 PO Box 733  
 Johns Island, SC 29455  
 Contact: Man and Heather Ali

Drawing Title:  
**SITE PLAN**

Project:  
**THREE RIVERS RESPITE; 35.04 AC. TMS # 2590000018**  
 CHARLESTON COUNTY

Scale:  
 Date: 1.13.21  
 By: RSM

Job No.  
 Sheet No. **1 of 2**



**TYPICAL DRIVEWAY SECTION**

NTB

PROPOSED: THREE RIVERS RESPITE  
 DATUM: NAVD88  
 AT: 4230 RIVER RD., JOHNS ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA  
 PROJECT LOCATION:  
 32°39'46" N  
 80°06'09" W  
 APPLICANT:  
 MATTHEW AND HEATHER ALT

**TYPICAL SECTION**

DATE: AUGUST, 2020

JOB. NO:

1

DWG RSM

DES

CHK

SHEET

11 OF 11

**NOT FOR  
CONSTRUCTION**

# SC ArchSite (/default.aspx) SCIAA + SCDAAH



## Public View Map

Legend Search Layers

**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

SC ArchSite Public Web Map

4230 River Rd, Johns Isla

Map controls: +, -, Home, Print

Imagery with Labels

City of Charleston, Charleston County GIS, Esri, HERE, Garmin, INCREMENT

### Contact Us

SCIAA  
1321 Pendleton Street  
Columbia, SC 29208  
Attn: Tamara Wilson

ArchSite Office: 803-777-0720  
Direct Line: 803-576-8583  
Fax: 803-254-1338

Email the ArchSite administrator  
(mailto:TAWILSON@mailbox.sc.edu)

SC ArchSite  
© 2004 – 2017  
Maintained by the South Carolina Institute of Archaeology and  
Anthropology (<http://artsandsciences.sc.edu/sciaa/>)

Camp Cabins (2) Architectural Elevations, each 12-ft x 24-ft

---



## Camp Clubhouse Architectural Elevation (approx. 2,300 Sq. Feet)





**Residence #1 Architectural Elevation (approx. 1,800 Sq. Feet)**



**Residence #2 Architectural Elevation (approx. 2,500 Sq. Feet)**



## Landscape Sketch Plans

The natural trees and plants will be left where possible. Otherwise, landscaping will entail the natural woods surrounding the buildings and plants similar to the below pictures surrounding the buildings and walkways.



# ST. JOHN'S FIRE DISTRICT

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

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



COLLEEN WALZ, Fire Chief

February 24, 2020

Matthew Alt  
4230 River Rd.  
Johns Island, SC

Mr. Alt,

The St. John's Fire District has reviewed the plans for extending the driveway at 4230 River Rd. Per our discussion, a 12' minimum width and 13'6" overhead clearance is acceptable provided the surface is designed and maintained to support the loads of fire apparatus in all weather conditions. We also would require an approved fire apparatus turn around area at the end of the driveway.

Should you require any further assistance concerning this issue, please contact me at 843-559-9194.

Sincerely,

Chris Wilhoit  
Deputy Fire Marshal  
St. Johns Fire District  
Fire Prevention Division

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

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

March 31, 2020

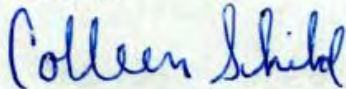
Matthew Alt  
4230 River Road  
Johns Island, SC 29455

Re: TMS number 259-00-00-018 at 4230 River Road  
Water Availability and Willingness to Serve

This letter is to confirm that TMS number 259-00-00-018 at 4230 River Road on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 10-inch water line located on River Road for water service to TMS number 259-00-00-018 at 4230 River Road. There is an existing ¾-inch water service serving 4230 River Road. Our system is SC DHEC approved and we have the capacity and willingness to provide three (3) additional potable water services to TMS number 259-00-00-018 at 4230 River Road.

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

Sincerely,



Colleen Schild  
Assistant Manager/Engineer



# Berkeley Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative 

[www.berkeleyelectric.com](http://www.berkeleyelectric.com)

Post Office Box 1234, Moncks Corner, SC 29461

April 6, 2020

Matthew Alt  
4230 River Road  
Johns Island, SC 29455

**Re: Power Availability for Foster Care Children's Camp and Two (2) Additional Residences  
Charleston County, SC  
TMS 259-00-00-018**

Dear Matthew:

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

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

Sincerely,

Kevin Mims  
Supervisor of Distribution Design

KM/ts

Cc: Thomas Barnette, Manager of Construction and Maintenance  
Scott Bennett, Johns Island District Line Superintendent  
Charles Tyrrell, Johns Island District Planning Supervisor  
William Howe, Johns Island District Service Planner  
Matthew Alt (emailed copy)  
File

---

Post Office Box 1234  
Moncks Corner, SC 29461  
(843) 761-8200  
Fax (843) 571-1280

Post Office Box 128  
Johns Island, SC 29457  
(843) 559-2458  
Fax (843) 559-3876

Post Office Box 1549  
Goose Creek, SC 29445  
(843) 553-5020  
Fax (843) 553-6761

Post Office Box 340  
Awendaw, SC 29429  
(843) 884-7525  
Fax (843) 881-8588



Matthew Alt <matthewalt@gmail.com>

---

**Letter of Coordination for Charleston County Planned Development, TMS 2590000018**

---

McCall, Danny W - Taylors, SC <dwayne.mccall@usps.gov>  
To: Matthew Alt <matthewalt@gmail.com>

Mon, Apr 6, 2020 at 8:40 AM

Mr. Alt,

Thank you for contacting the US Postal Service. Below is the coordination information requested.

The Postal Service will deliver mail to any customer provided the delivery points meet the following requirements:

- Roads or Streets must be passible.
- Roads or Streets must be non-private.
- Roads or Streets must be properly maintained.
- Mail carriers must not be subjected to loose or feral animals.
- A centralized location must be established to prevent the mail carrier from leaving the conveyance of the vehicle and traveling on foot a long distance. Location must be approved by Local Postal Official.
- The delivery point is established with safety considerations for mail carrier and customer.
- The delivery point offers a means to properly turn around without backing.
- The delivery point must not exceed half mile one way from the mail carrier's previous delivery point.
- The delivery apparatus must be postal approved.
- There must not be any barriers, gates, ravines, ditches or load limited bridges preventing the mail carrier from safely and efficiently conducting mail delivery.

It is highly recommended you or a representative contact the John's Island Postmaster, Mr. John Steinmetz for further dialogue on the selected area and discuss the mode of mail delivery and its location.



**Emergency Medical Services**

DAVID ABRAMS, JD  
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

April 10, 2020

Mr. Matthew Alt

RE: TMS# 259-00-00-018

- 4230 River Rd. Johns Island, SC 29455

Dear Mr. Alt,

The Charleston County Emergency Medical Services (EMS) Department acknowledges and approves your intention develop the above referenced properties. Charleston County EMS is the advanced life support paramedic first response and transport agency for this location – and all medical and trauma related incidents will need to be reported to this agency. This can be accomplished through the Charleston County Consolidated Dispatch Center by dialing 911.

EMS staff will be available to attend your scheduled Site Plan Review with Charleston County Planning Staff should our input be needed. If you have any questions or concerns please do not hesitate in contacting me.

Sincerely,

James Ciali  
Assistant Chief



## Septic Application Information

Inbox x

Grant, Tyler S. <grantts@dhec.sc.gov>

to me

Fri, Apr 10, 9:34 AM

Good morning,

Per our phone conversation, I have attached our application and relevant information. You will see the yellow and red site cards along with the application itself. Please follow all instructions included w a full evaluation can be completed. I've also attached an example application to help filling it out. The application fee is \$150. You can mail your application and fee to our Charleston office at:

1362 McMillan Ave Suite 300  
North Charleston, SC 29405

Alternatively, you can email your application to [TolberCE@dhec.sc.gov](mailto:TolberCE@dhec.sc.gov) and pay over the phone by calling: 843-953-0150

Here is a list of the main points to ensure you have a complete application and site:

- Complete the D-1740 application
- Provide a detailed sketch (at least two distances to property lines from the proposed house, house dimensions, where you would like the septic system)
- Include a plat or deed for the property
- Written permission from owner if you are not the owner of the property

Instructions on how to properly prepare your site are included with each site card. If you have any questions while filling out the application or preparing the property, please feel free to ask.

Thanks,

Tyler Grant  
Environmental Health Manager  
S.C. Dept. of Health & Environmental Control  
Office: (843) 953-0001  
Connect: [www.scdhec.gov](http://www.scdhec.gov) [Facebook](#) [Twitter](#)



## ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:  
ERIC P. BRITTON, Chair  
DEBRA LEEJAN, Vice-Chair  
LEROY BLAKE  
ROBERT WRIGHT  
SAMUEL BROWNLEE  
MARY JONES  
WILLIAM THOMAE  
FRANK J. BROCCOLO  
STEPHEN ROLANDO

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



COLLEEN WALZ, Fire Chief

August 28, 2020

Matthew Alt  
4230 River Rd.  
Johns Island, SC

Mr. Alt,

The St. John's Fire District has reviewed and approved the site development plan for 4230 River Rd. A 12' wide driveway with hammerhead turn around is acceptable provided the road surface is designed and maintained to support the load of fire apparatus in all weather conditions.

Should you require any further assistance concerning this issue, please contact me at 843-559-9194.

Sincerely,

Chris Wilhoit  
Deputy Fire Marshal  
St. Johns Fire District  
Fire Prevention Division

**Letter of Coordination for Charleston County Planned Development, TMS 2590000018**

Tue, Apr 14, 2020 at 9:35 AM

Fleming, Juleigh B. <FlemingJB@scdot.org>  
To: Matthew Alt <matthewalt@gmail.com>  
Cc: "Grooms, Robert W." <GroomsRW@scdot.org>

Mr. Alt:

Thank you for the early coordination concerning the proposed site at [4230 River Road](#) in Charleston County.

After reviewing the attached concept plan and existing access location, our office has no objection to the proposed project. The driveway location is generally acceptable. If this site will be utilized by the public, you will be required to reconstruct the driveway to meet commercial driveway standards outlined in SCDOT's ARMS (Access and Roadside Management Standards) manual. The minimum width of the driveway would need to be 24'. You will also be required to meet sight distance from the driveway.

If this driveway will be converted to a commercial driveway, you will need to apply for an encroachment permit through our online permitting system, EPPS (<https://www.scdot.org/business/permits.aspx>). Please note that all ARMS manual requirements (to include roadway and hydraulic design) for commercial development shall be met for permit approval.

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

Please let me know if you have any questions.

Thank you!

*Juleigh B Fleming, P.E.*

District Permit Engineer



6355 Fain Street  
North Charleston, SC 29406

Office of the Sheriff



County of Charleston

Sheriff J. Al Cannon, Jr.

April 14, 2020

Mr. Matthew Alt  
4230 River Road  
Johns Island, SC 29455

re: Letter of Coordination

Mr. Alt,

The Charleston County Sheriff's Office acknowledges your intention to develop property located in the area of 4230 River 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](http://www.ccsso.charlestoncounty.org).

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

Regards,

*St. S. W. Rywelski*

Lieutenant Scott Rywelski  
Off Duty Coordinator  
Charleston County Sheriff's Office  
(843) 529-6220  
[srywelski@charlestoncounty.org](mailto:srywelski@charlestoncounty.org)



Steven L. Thigpen, P. E.  
Director of Public Works

843.202.7600  
Fax: 843.202.7601  
[sthigpen@charlestoncounty.org](mailto:sthigpen@charlestoncounty.org)  
Leonie Hamilton III Public Services Building  
4045 Bridge View Drive, Suite B309  
North Charleston, SC 29405

September 14, 2020

Mr. Matthew Alt  
4230 River Road  
John's Island, SC 29455

RE: THREE RIVERS RESPITE PLANNED DEVELOPMENT TMS # 259-00-00-018

Dear Mr. Alt:

We have reviewed the draft Three Rivers Respite Planned Development Guidelines for construction of a group home / rehabilitation development on Maybank Highway at TMS No. 259-00-00-018. At present, this letter represents sufficient coordination with the Public Works Stormwater Division in order to continue the revised planned development rezoning process for the property.

As long as the proposed operations development is in compliance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual you should be able to obtain a permit. Additional review, coordination, and approval by the Public Works Department will be required during the County Stormwater permitting review and process.

Sincerely,

Chris Wannamaker, P.E.  
Stormwater Program Manager

cc: Niki Grimbball - Charleston County Planning Department

[www.charlestoncounty.org](http://www.charlestoncounty.org)



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

Regulatory Division

Mr. Matt Alt  
Three Rivers Respite  
PO Box 733  
Johns Island, South Carolina 29457  
[matthewalt@gmail.com](mailto:matthewalt@gmail.com)

Dear Mr. Alt:

This is in response to a Pre-Construction Notification (PCN) (SAC-2020-01185) received on August 27, 2020 and considered complete on October 5, 2020. In submitting the PCN, you requested verification the proposed project is authorized by a Department of the Army (DA) Nationwide Permit (NWP).

The work affecting waters of the United States is part of an overall project known as Three Rivers Respite Road Crossing, to construct a road. The activities in waters of the United States include discharging 400 cubic yards of fill material into 0.095 acre of one freshwater wetland to facilitate culvert placement and grading activity for a proposed roadway crossing. The project involves impacts to not more than 0.095 acre of waters of the United States. The project is located in freshwater wetlands at 4230 River Road on Johns Island, Charleston County, South Carolina (Latitude: 32.6648°, Longitude: -80.0862). The PCN also includes the following supplemental information:

- a. Drawing sheets 1-12 of 12 titled "Three Rivers Respite" and dated August, 2020.
- b. A delineation of wetlands, other special aquatic sites, and other waters.

Based on a review of the PCN, including the supplemental information indicated above, the Corps has determined the proposed activity will result in minimal individual and cumulative adverse environmental effects and is not contrary to the public interest. Furthermore, the activity meets the terms and conditions of NWP 14 Linear Transportation Projects.

For this authorization to remain valid, the project must comply with the enclosed NWP General Conditions, Charleston District Regional Conditions, and the following special conditions:

- a. That impacts to aquatic areas do not exceed those specified in the above mentioned PCN, including any supplemental information or revised permit drawings that were submitted to the Corps by the permittee.

- b. That the construction, use, and maintenance of the authorized activity is in accordance with the information given in the PCN, including the supplemental information listed above, and is subject to any conditions or restrictions imposed by this letter.
- c. That the permittee shall submit the attached signed compliance certification to the Corps within 30 days following completion of the authorized work.
- d. Prior to beginning the authorized work, the permittee must coordinate with the local NFIP flood plain manager and comply with FEMA requirements. A list of NFIP floodplain managers may be found at:  
<http://www.dnr.sc.gov/water/flood/index.html>.

This verification is valid until March 18, 2022, unless the district engineer modifies, suspends, or revokes the NWP authorization in accordance with 33 CFR 330.5(d). If prior to this date, the NWP authorization is reissued without modification or the activity complies with any subsequent modification of the NWP authorization, the verification continues to remain valid until March 18, 2022. If you commence, or are under contract to commence this activity before the NWP expires, or the NWP is modified, suspended, or revoked by the Chief of Engineers or division engineer in accordance with 33 CFR 330.5(b) or (c), respectively, in such a way that the activity would no longer comply with the terms and conditions of the NWP, you will have 12 months after the date the NWP expires or is modified, suspended, or revoked, to complete the activity under the present terms and conditions of this NWP.

This NWP is verified based on information you provided. It is your responsibility to read the attached NWP(s) along with the General, Regional, and Special Conditions before you begin work. If you determine your project will not be able to meet the NWP and the conditions, you must contact the Corps before you proceed.

In all future correspondence, please refer to file number SAC-2020-01185. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact me at (843) 329-8033, or by email at [Jeremy.M.Kinney@usace.army.mil](mailto:Jeremy.M.Kinney@usace.army.mil).

Sincerely,

2020.11.02



12:04:24

-05'00'

Jeremy M. Kinney  
Project Manager

**Attachments**

Permit Drawings  
NWP 14 Linear Transportation Projects  
Nationwide Permit General Conditions  
Nationwide Permit Regional Conditions  
Compliance Certification Form