

Charles Towne Landing
Founders Hall
1500 Old Towne Road
March 22, 2016
5:00 p.m.

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember White

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Holocaust Remembrance Proclamation
2. Proclamation recognizing Girl Scout Week
3. Proclamation honoring American Red Cross
4. Keep Charleston Beautiful Awards

E. Public Hearings

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located off North Westchester Road (West Ashley) (2.225 acres) (TMS #309-15-00-070) (Council District 7), be rezoned from Light Industrial (LI) classification to General Business (GB) classification.
2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the zone map, which is a part thereof, so that 2116 Saint James Drive (Riverland Terrace – James Island) (0.24 acre) (TMS #343-02-00-073) (Council District 11), annexed into the City of Charleston January 26, 2016 (#2016-019), be zoned Single-Family Residential (SR-1) classification. (**SECOND READING**)
3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1827 Mepkin Road (West Ashley Plantation - West Ashley) (0.18 acre) (TMS #353-14-00-183) (Council District 2), annexed into the City of Charleston March 8, 2016 (#2016-037), be zoned Single-Family Residential (SR-1) classification.
4. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending the Stonoview Planned Unit Development (PUD) Master Plan and Development Guidelines for property located on River Road (approximately 147.09 acres) (TMS# 315-00-00-012, 047 and 120) and by changing the Zone Map to include property located on River Road (Johns Island) (approximately 87.46 acres)

(TMS# 345-00-00-073 and 345-00-00-163) (Council District 5) as PUD classification.

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. March 7, 2016

H. Citizens Participation Period

I. Petitions and Communications:

1. Offshore Drilling Update – Mayor Tecklenburg

J. Council Committee Reports:

1. **Committee on Public Works and Utilities: (Meeting was held on March 22, 2015 at 3:00 p.m.)**

(a) Acceptance and Dedication of Rights-of-Way and Easements

-- **7 Nashmor** – Acceptance and dedication of a stormwater drainage easement.

- a. Plat
- b. Non-Exclusive Stormwater Drainage Easement

(b) Miscellaneous or Other New Business

-- **583 King Street Sidewalk** – Authorize the Director of the Department of Public Service to send a letter to SCDOT which states the City will accept maintenance/liability responsibility of non-standard improvements in the right-of-way (granite curbing, bluestone, red pavers) for a portion of the sidewalk located at 583 King Street (S-104) in conjunction with the 583 King Street Hotel improvements. Letter and map attached.

- a. Letter
- b. Map

2. **Committee on Ways and Means:**

(Bids and Purchases

(Police Department: Approval to submit the Awesome Foundation grant application for a mural for the CPD Family Room for \$1,000. No cash match is required.

(Office of Cultural Affairs: Approval to submit a grant application to South Carolina Department of Parks, Recreation & Tourism ("SCPRT") in the amount of \$6,000 for the 2016 MOJA Arts Festival. A City match in the amount of \$12,181.82 is required. The match will come from A-Tax funds.

(Parks-Capital Projects: Approval of Colonial Lake Park Improvements Change Order #15 to the Construction Contract with Wildwood Contractors, LLC, in the

amount of \$95,900 for approximately 400 square feet of additional tabby wall repairs along Ashley Avenue and the corner of Ashley and Broad (\$125,000) and zeroing out the mucking allowing in the contract and the 4" underdrain (-\$29,100). This approval will result in a budget transfer of \$95,900 from the Project Contingency to the Wildwood Construction Contract. The total project budget remains unchanged. The contract time will increase by 18 days. The approval of Change Order #15 will result in a \$95,900 increase to the Wildwood Contractors, LLC Construction Contract from \$4,609,256.56 to \$4,705,156.56. The funding sources for this project are: 1997 GO Bond, Charleston Parks Conservancy, Municipal Accommodations, Hospitality Fund, and Drainage Fund.

- (Parks-Capital Projects: Approval of Colonial Lake Aid-to-Construction Agreement and payment to SCE&G in the amount of \$152,436.36 for providing and installing 59 Charleston Series style luminaries, 42 aluminum Charleston Series anchor base poles and 17 fiberglass Whatley direct embedded poles. The total project budget remains unchanged. The Aid-to-Construction Agreement will be funded by the already existing \$6,134,089.43 project budget. The funding sources for this project are: 1997 GO Bond, Charleston Parks Conservancy, Municipal Accommodations, Hospitality Fund, and Drainage Fund.
- (Parks-Capital Projects: Approval of an Aid-to-Construction Agreement and payment to SCE&G in the amount of \$67,809.60 for pedestrian street lighting on Spring and Cannon Streets. The cost is based on the City providing all conduits, foundations, 130 poles and 70 fixture heads. SCE&G will provide an additional 60 fixture heads, wiring and installation of the system. All of the City requirements have already been met through prior contracts on the project. The total project budget remains unchanged. The Aid-to-Construction Agreement will be funded by the already existing \$6,152,128 project budget. The funding sources for this project are: 2000 General Fund Reserves (\$300,000) and Gateway TIF (\$5,852,128).
- (Parks-Capital Projects: Approval of a Construction Contract with PURVIS Systems Incorporated in the amount of \$43,227.88 for the installation and configuration of bunk room lighting to integrate with the existing Fire Station Alerting System (FSAS) in each of the 15 fire stations. The purchase and installation will obligate \$43,227.88 of the \$46,500 allocated for the work from the 2016 Professional and Contractual Services in the Fire Department budget.
- (Public Service: Approval for JMT to provide final design and construction documents for the Low Battery Improvement Project in the amount of \$255,457.
- (Public Service: Approval of Addendum #17 in the amount of \$50,000 for Woolpert, Inc. to perform continued management support in the Church Creek Special Stormwater Management Area to include ICPR stormwater model updates, review of design/model calculations, design services, verification surveys, attendance of client/public meetings, and other related duties.
- (Housing and Community Development: Mayor and City Council approval is requested for the submission of the Application for Federal Assistance (SF 424 Forms) and the corresponding documents to the Department of Housing and Urban Development (HUD), which comprises the City of Charleston 2016-2017 Annual Action Plan. This request has been coordinated with the Community Development Committee of City Council. The Committee approved the

HOPWA, HOME and CDBG budgets. However, amendments were requested to the CDBG budget to support the homeless efforts and are as follows: an award to the Homelessness Coalition in the amount of \$25,000 (reduced from \$50,000); One Eighty Place \$40,000 (increased from \$15,000); Greater Charleston Empowerment Corporation \$28,000 (reduced from \$30k) and the Charleston Trident Urban League, House and Home Program \$25,000 (reduced from \$30k). Additionally, approval is requested for the execution of contracts for each organization based on the approved budget. The contracts will be reviewed and vetted by City of Charleston Corporation Counsel prior to the dissemination of the contracts to the nonprofit agency.

(Request authorization from the Mayor to execute the attached Temporary Construction Easement Agreement between the City of Charleston and E.C. Lofts, LLC [a portion of Moultrie Street (paper right-of-way)])

(Consider the following annexations:

- (i) 2066 Vestry Drive (TMS# 355-14-00-022) 0.28 acre, West Ashley (District 2)
- (ii) 604 Savannah Highway (TMS# 421-03-00-179) 0.24 acre, West Ashley (District 11)
- (iii) Savannah Highway (TMS# 286-00-00-033) 16.01 acres, West Ashley (District 5)

Give first reading to the following bills coming from Ways and Means:

An ordinance to provide for the annexation of property known as 2066 Vestry Drive (0.28 acre) (TMS# 355-14-00-022), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2.

An ordinance to provide for the annexation of property known as 604 Savannah Highway (0.24 acre) (TMS# 421-03-00-179), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11.

An ordinance to provide for the annexation of property known as Savannah Highway (16.01 acres) (TMS# 286-00-00-033), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5.

K. Bills up for Second Reading:

1. *An ordinance to authorize the execution and delivery of Lease/Purchase Agreements with Banc of America Public Capital Corp. in order to provide for the acquisition of certain Police, Fire, Environmental Services, Fleet, Stormwater, Information Technology, Golf Course and Parking Enforcement Equipment and Vehicles; to provide the terms and conditions of such Lease/Purchase Agreements; to provide for the granting of a security interest to secure all obligations of Lessee under the Lease/Purchase Agreements; to authorize the execution and delivery of all*

documents necessary or appropriate to the consummation of such Lease/Purchase Agreements; and to provide for other matters related thereto.

2. *An ordinance to provide for the annexation of property known as Cooper Judge Lane (3.74 acres) (TMS# 427-00-00-078; 427-00-00-079), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 6.*
3. *An ordinance to provide for the annexation of property known as 115 Carriage Hill Place (0.18 acre) (TMS# 269-01-05-159), Cainhoy, Berkeley County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 1.*
4. *An ordinance to provide for the annexation of property known as 2476 Flamingo Drive (0.25 acre) (TMS# 310-02-00-126), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2.*
5. *An ordinance to provide for the annexation of property known as 2482 Flamingo Drive (0.25 acre) (TMS# 310-02-00-127), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2.*
6. *An ordinance to amend Ordinance No. 2016-020 regarding the expiration of the moratorium on processing development applications and issuing permits for properties zoned Gathering Place (GP)(**AS AMENDED**).*
7. *An ordinance to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting. (DEFERRED FOR PUBLIC HEARING)*
8. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-110 to change zoning regulations for non-conforming two-family and multi-family dwelling uses to require any increase in the number of bedrooms to be reviewed by the Board of Zoning Appeals – Zoning and amending Section 54-120 to change the definition “Multiple Dwelling” to “Multi-Family Dwelling” (DEFERRED FOR PUBLIC HEARING)*
9. *An ordinance to provide for the annexation of property known as Clements Ferry Road (19.02 acres) (a portion of TMS# 271-00-01-031), Cainhoy, Berkeley County, to the City of Charleston, shown within the area annexed upon a map attached*

hereto and make it part of District 1. (DEFERRED)

10. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Clements Ferry Road (Cainhoy) (approximately 19.02 acres) (a portion of TMS #271-00-01-031) (Council District 1), be zoned General Business (GB) classification. (DEFERRED)*
11. *An ordinance to provide for the annexation of property known as 2319 Savannah Highway (1.06 acres) (TMS# 310-06-00-114), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. (DEFERRED)*
12. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2319 Savannah Highway (West Ashley) (approximately 1.06 acres) (TMS #310-06-00-114) (Council District 7), be zoned General Business (GB) classification. (AS AMENDED) (DEFERRED)*
13. *An ordinance to provide for the annexation of property known as Savannah Highway (1.49 acres) (TMS# 350-05-00-039; 350-05-00-040 and 350-05-00-160), West Ashley, Charleston County, to the City of Charleston, and includes all public rights-of-way shown within the area annexed upon a map attached hereto and make it part of District 7. (DEFERRED)*
14. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Savannah Highway (West Ashley) (approximately 1.49 acres) (TMS #350-05-00-039, 040 and 160) (Council District 7), be zoned General Business (GB) classification. (DEFERRED FOR PUBLIC HEARING)*

L. Bills up for First Reading

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 604 Savannah Hwy (Moreland - West Ashley) (0.24 acre) (TMS #421-03-00-179) (Council District 11), be zoned Residential Office (RO) classification.
2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add a new Overlay Zoning District to be known as the Gateway Overlay Zone, add regulations to permit specific land uses and modify building height restrictions in the Gateway Overlay Zone, and change the Zone Map, which is part thereof, so that certain properties bearing the following Charleston County Tax Map Numbers, as indicated, to wit: 310, 322 Broad Street, TMS# 457-07-01-029 and 457-07-01-061, be rezoned to the Gateway Overlay Zone.

3. An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 12 – Gathering Place to change district name and specific details within, by amending Article 2, Part 3, Table of Permitted Uses to change district name, by amending Sec. 54-301, Table 3.1: Height, Area and Setback Regulations adding a new row, by amending Sec. 54-201, Base Zoning Districts to change district name, by amending Article 2, Part 11, Sec. 54-268 designation of Design Review District, Review Authority, Scope of Authority and Exemptions to change district name, by amending Article 3, Part 8, Sec. 54-347 landscape buffer requirements to change district name. (*DEFERRED*)
4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 61 Cannon Street (Cannonborough-Elliottborough - Peninsula) (0.38 acre) (TMS #460-12-01-008) (Council District 4), be rezoned from Limited Business (LB) classification to Mixed-Use Workforce Housing (MU-1/WH) classification. (***Planning Commission recommends disapproval; requires ¾ vote of Council.***) (*DEFERRED*)
5. An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 21, Section 115 to provide regulations for the operation of unmanned aerial vehicles. (*DEFERRED*)
6. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 975 King Street and 6 Cleveland Street (North Central - Peninsula) (0.132 acre) (TMS #463-15-04-084) (Council District 3), be rezoned from General Business (GB) classification to Mixed Use/Workforce Housing (MU-1/WH) classification. (*DEFERRED*)
7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Murraywood Road (Johns Island) (approximately 1.80 acres) (a portion of TMS #312-00-00-026) (Council District 5), be rezoned from Single-Family Residential (SR-1) classification to Single and Two Family Residential (STR) classification. (*DEFERRED*)

M. Miscellaneous Business:

1. The next regular meeting of City Council will be April 12, 2016 at 5:00 p.m. at City Hall, 80 Broad Street.

01.)



City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

WHEREAS, the Holocaust was the state-sponsored, systematic persecution and annihilation of European Jewry by Nazi Germany and its collaborators between 1933 and 1945. Jews were the primary victims – six million of whom were murdered. Gypsies, the handicapped, and Poles were also targeted for destruction or decimation for racial, ethnic, or national reasons. Millions more, including homosexuals, Jehovah’s Witnesses, Soviet prisoners of war and political dissidents, also suffered grievous oppression and death under Nazi tyranny; and

WHEREAS, the history of the Holocaust offers an opportunity to reflect on the moral responsibilities of individuals, societies, and governments; and

WHEREAS, we the people of the City of Charleston should always remember the terrible events of the Holocaust and remain vigilant against hatred, persecution, and tyranny; and

WHEREAS, we the people of Charleston should actively rededicate ourselves to the principles of individual freedom in a just society; and

WHEREAS, the Days of Remembrance have been set aside for the people of the City of Charleston to remember the victims of the Holocaust as well as to reflect on the need for respect of all peoples; and

WHEREAS, pursuant to an Act of Congress (Public Law 96-388, October 7, 1980) the United States Holocaust Memorial Council designates the Days of Remembrance of the Victims of the Holocaust to be Sunday, May, 1, 2016 through May 8, 2016 including the Day of Remembrance known as Yom HaShoah, Sunday, May 1st.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor of the City of Charleston, do hereby proclaim the week of Sunday, May 1, 2016 through Sunday, May 8, 2016 as:

DAYS OF REMEMBRANCE IN MEMORY OF THE VICTIMS OF THE HOLOCAUST

and in honor of the survivors, as well as the rescuers and liberators, and further proclaim that we, as citizens of Charleston, South Carolina should promote human dignity and confront hate whenever and wherever it occurs. I encourage you to join the community in remembering the victims during the Community-wide Yom HaShoah program and the Holocaust Memorial Rededication on Sunday, April 19, 2015 at 2:30 P.M. on Marion Square in Charleston.

John J. Tecklenburg, Mayor



D2.)



City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

WHEREAS; March 12, 2016, marks the 104th anniversary of Girl Scouts of the USA, founded by Juliette Gordon Low in 1912 in Savannah, Georgia; and

WHEREAS; throughout its distinguished history, Girl Scouting has inspired millions of girls and women with the highest ideals of courage, confidence, and character; and

WHEREAS; girls discover, connect and take action to make their local communities and the world a better place; and

WHEREAS; more than 3.2 million current Girl Scout members nationwide will be celebrating 104 years of this American tradition, with 59 million women who are former Girl Scouts and living proof of the impact of this amazing Movement;

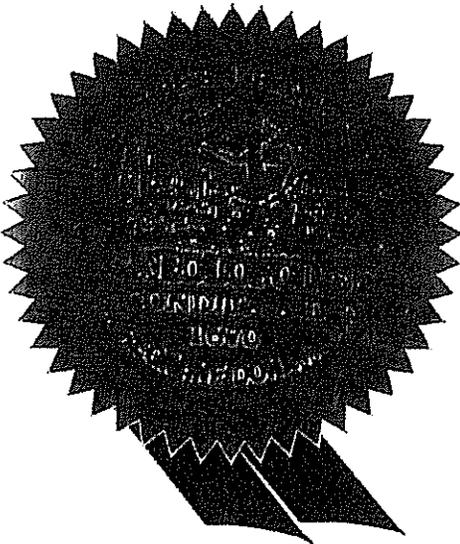
NOW, THEREFORE, I, John J. Tecklenburg, by virtue of the authority vested in me as Mayor of the City of Charleston, South Carolina, do hereby proudly proclaim the week of March 6-12, 2016 as:

GIRL SCOUT WEEK

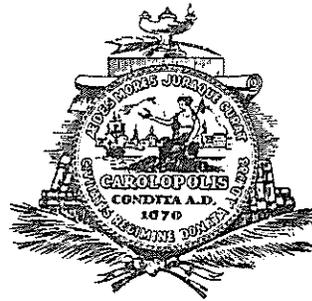
in the City of Charleston, and applaud the commitment Girl Scouting has made to America's girls.

IN WITNESS WHEREOF, I have hereunto set my Hand and caused the Seal of the City of Charleston to be affixed this ___ day of March, 2016.

John J. Tecklenburg., Mayor



D3.)



PROCLAMATION

WHEREAS; in the City of Charleston, we have a long history of helping our neighbors in need. **AMERICAN RED CROSS MONTH** is a special time to recognize and thank our Everyday Heroes – those selfless Red Cross volunteers and donors who give of their time and resources to help community members; and

WHEREAS; these heroes help families find shelter after a home fire. They give blood to help trauma victims and cancer patients. They deliver comfort items to military members in the hospital. They use their lifesaving skills to save someone from a heart attack, drowning, or choking. They enable children around the globe to be vaccinated from measles and rubella; and

WHEREAS; The **AMERICAN RED CROSS** depends on local heroes to deliver help and hope during a disaster. We applaud our heroes here in the City of Charleston who give of themselves to assist their neighbors when they need a helping hand; and

WHEREAS; across the country and around the world, the **AMERICAN RED CROSS** responds to disasters, big and small. In fact, every eight minutes the organization responds to a community disaster, providing shelter, food, emotional support and other necessities to those affected. It collects 40 percent of the nation’s blood supply; provides 24-hour support to military members, veterans and their families; teaches lifesaving skills to millions such as lifeguarding and CPR, and, through its Restoring Family Links program, connects family members separated by crisis, conflict or migration; and

WHEREAS; we dedicate the month of March to all those who support the **AMERICAN RED CROSS** mission to prevent and alleviate human suffering in the face of emergencies. Our community depends on the American Red Cross, which relies on donations of time, money and blood to fulfill its humanitarian mission.

NOW, THEREFORE, I, John J. Tecklenburg, by virtue of the authority vested in me as Mayor of the City of Charleston, do hereby proclaim March 2016 as:

AMERICAN RED CROSS MONTH

in the City of Charleston, and encourage all Americans to support this organization and its noble humanitarian mission.

IN WITNESS WHEREOF, I have hereunto set my Hand and caused the Seal of the City of Charleston be affixed this ___ day of March, 2016.

John J. Tecklenburg, Mayor



PUBLIC HEARING – Updated Location

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, March 22, 2016, beginning at 5:00 p.m. at **Charles Towne Landing, Founders Hall, 1500 Old Towne Road**, on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

REZONING

1. To rezone North Westchester Road (*West Ashley*) (2.225 acres) (TMS# 309-15-00-070) from Light Industrial (LI) classification to General Business (GB) classification.

ZONINGS

To zone the following properties annexed into the City of Charleston:

1. 2116 Saint James Drive (*Riverland Terrace - James Island*) (0.24 acre) (TMS# 343-02-00-073) Single-Family Residential (SR-1).
2. 1827 Mepkin Road (*West Ashley Plantation - West Ashley*) (0.18 acre) (TMS# 353-14-00-183) Single-Family Residential (SR-1).

ORDINANCE AMENDMENT AND REZONING

1. To amend the Planned Unit Development Master Plan and Development Guidelines for property located on River Road (*Stonoview PUD – Johns Island*) (Approximately 234.55 acres) (TMS# 351-00-00-012, 047 and 120 & 345-00-00-073 and 163) and to rezone TMS# 345-00-00-073 and 163 so as to be included in the Planned Unit Development (PUD) classification.

VANESSA TURNER MAYBANK
Clerk of Council

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF FEBRUARY 17, 2016

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, February 17, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONING

1. **N Westchester Dr (West Ashley) TMS# 3091500070** – 2.225 ac. Request rezoning from Light Industrial (LI) to General Business (GB).

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT & REZONING

1. **River Rd (Stonoview PUD - Johns Island) TMS# 3150000012, 047 & 120 & 3450000073 & 163** – approx. 234.55 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines and to rezone TMS# 3450000073 & 163 so as to be included in the Planned Unit Development (PUD).

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT & ZONING

1. **Clements Ferry Rd (The Marshes at Cooper River PUD - Cainhoy) TMS# 2670000004, 005, 010, 049, 050 through 057, 069 AND 071** – approx. 34.58 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines and to zone TMS# 2670000049 so as to be included in the Planned Unit Development (PUD).

RECOMMENDED APPROVAL

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

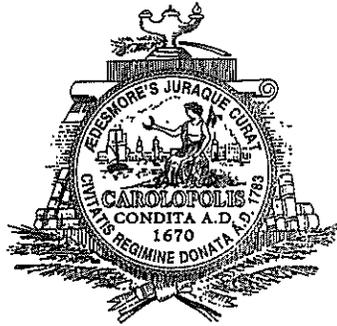
1. **Harmony (West Ashley) TMS# 3060000003** – 166.4 ac. 138 lots. PUD. Preliminary subdivision plat under review.
2. **The Crossings at West Ashley (West Ashley) TMS# 3090000003** – 7.2 ac. 2 lots. PUD. Preliminary subdivision plat pending approval.
3. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Preliminary

- subdivision plat pending approval.
4. **Parcel J-2D (Daniel Island) TMS# 2750000112** – 29.3 ac. 2 lots. DI-GO. Final subdivision plat pending approval.
 5. **Maybank Village, Phase 1-A (Johns Island) TMS# 3130000057** – 12.8 ac. 7 lots. SR-6. Final subdivision plat pending approval.
 6. **Ashley Park, Phase 6 (West Ashley) TMS# 3060000132** – 4.8 ac. 50 lots. DR-9. Final subdivision plat pending approval.
 7. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132** – 9.6 ac. 52 lots. DR-9. Preliminary subdivision plat under review.
 8. **Lee/Aiken/America Streets (Peninsula) TMS# 4590504210** – 0.6 ac. 3 lots. DR-2F. Final subdivision plat pending approval.
 9. **Carolina Bay, Phase 14 (West Ashley) TMS# 3090000054** – 8.5 ac. 24 lots. PUD. Final subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Road construction plans under review.
2. **Harbor View Oaks (James Island) TMS# 4240700029** – 2.3 ac. 4 lots. SR-1. Road construction plans under review.
3. **WestEdge, Phase 0 (Peninsula) TMS# 4600000012** – 1.1 ac. MU-2/WH. Road construction plans under review.
4. **WestEdge, Phase 1 (Peninsula) TMS# 4600000014** – 7.4 ac. MU-2/WH. Road construction plans under review.
5. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132** – 9.6 ac. 52 lots. DR-9. Road construction plans under review.
6. **The Crossings at West Ashley (West Ashley) TMS# 3090000003** – 7.2 ac. 2 lots. PUD. Road construction plans under review.

E1)



Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED OFF NORTH WESTCHESTER ROAD (WEST ASHLEY) (2.225 ACRES) (TMS #309-15-00-070) (COUNCIL DISTRICT 7), BE REZONED FROM LIGHT INDUSTRIAL (LI) CLASSIFICATION TO GENERAL BUSINESS (GB) CLASSIFICATION.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Light Industrial (LI) classification to General Business (GB) classification.

Section 2. The property to be rezoned is described as follows:
Property located off North Westchester Road (West Ashley) (2.225 acres) (TMS #309-15-00-070)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

Rezoning 1

N Westchester Dr (West Ashley)

TMS# 3091500070

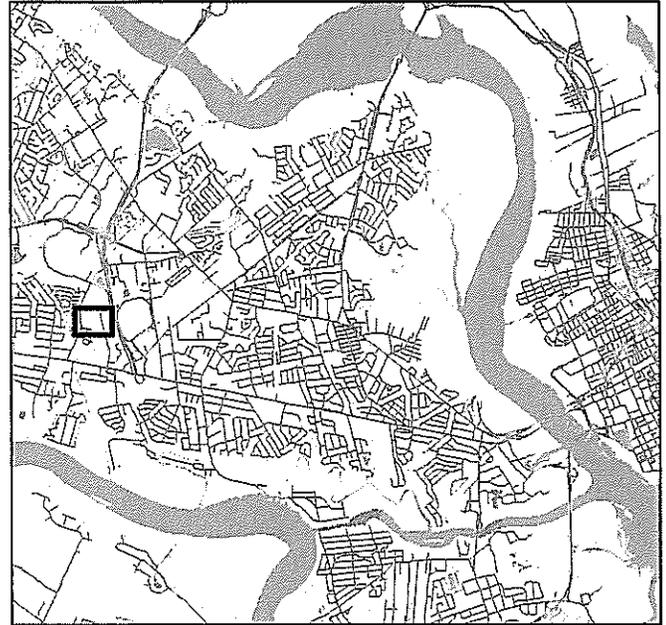
2.225 ac.

Request rezoning from Light Industrial (LI)
to General Business (GB).

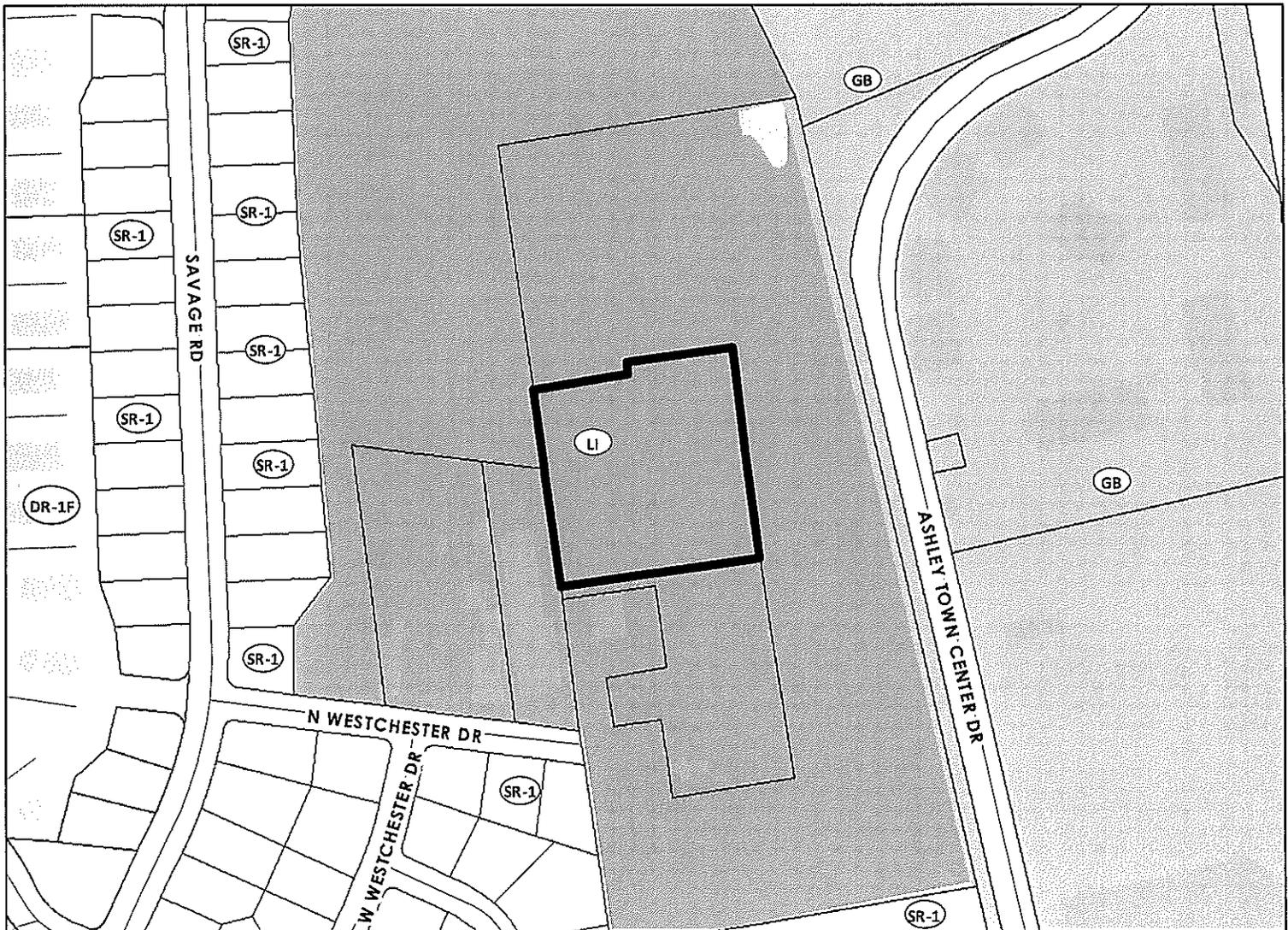
Owner: Commissioners of Public Works (CWS)

Applicant: West Ashley Town Center 526 LLC

Area



Location



E2)



Ratification Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2116 SAINT JAMES DRIVE (RIVERLAND TERRACE – JAMES ISLAND) (0.24 ACRE) (TMS #343-02-00-073) (COUNCIL DISTRICT 11), ANNEXED INTO THE CITY OF CHARLESTON JANUARY 26, 2016 (#2016-019), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

2116 Saint James Drive (Riverland Terrace – James Island) (0.24 acre) (TMS #343-02-00-073)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

Zoning

2116 Saint James Dr
(Riverland Terrace – James Island)

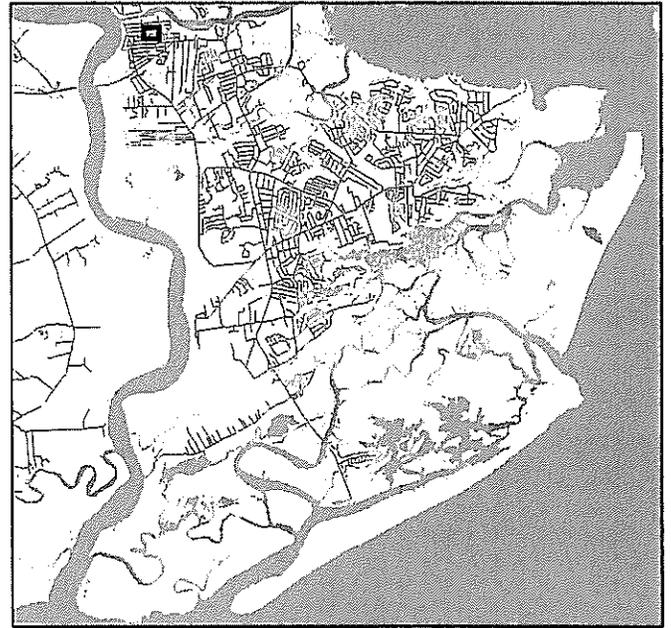
TMS# 3430200073

0.24 ac.

Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Catherine Galloway

Area



Location



E3)



Ratification Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1827 MEPKIN ROAD (WEST ASHLEY PLANTATION - WEST ASHLEY) (0.18 ACRE) (TMS #353-14-00-183) (COUNCIL DISTRICT 2), ANNEXED INTO THE CITY OF CHARLESTON MARCH 8, 2016 (#2016-037), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

1827 Mepkin Road (West Ashley Plantation - West Ashley) (0.18 acre) (TMS #353-14-00-183)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____ in the Year of Our Lord _____, in the ____ Year of Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

Zoning 2

**1827 Mepkin Rd
(West Ashley Plantation – West Ashley)**

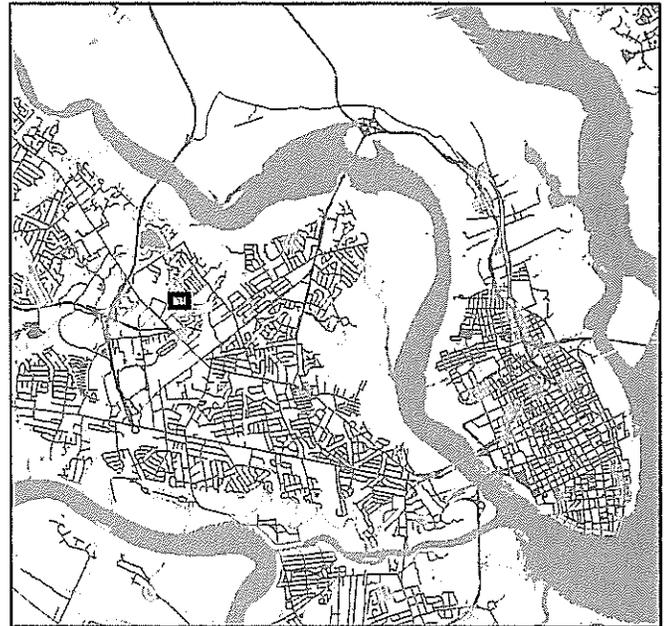
TMS# 3531400183

0.18 ac.

**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Brandon and Allison Broughton

Area



Location



E4.)



Ratification
Number _____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING THE STONOVIEW PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AND DEVELOPMENT GUIDELINES FOR PROPERTY LOCATED ON RIVER ROAD (APPROXIMATELY 147.09 ACRES) (TMS# 315-00-00-012, 047 AND 120) AND BY CHANGING THE ZONE MAP TO INCLUDE PROPERTY LOCATED ON RIVER ROAD (JOHNS ISLAND) (APPROXIMATELY 87.46 ACRES) (TMS# 345-00-00-073 AND 345-00-00-163) (COUNCIL DISTRICT 5) AS PUD CLASSIFICATION.

BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by amending the Stonoview Planned Unit Development Master Plan and Development Guidelines as more fully described in the document, Exhibit "A", which is attached hereto and made part of hereof:

Section 2. The Stonoview Planned Unit Development Master Plan and Development Guidelines be amended for property described as follows:

Property located off River Road (approximately 147.09 acres) (TMS# 315-00-00-012, 047 and 120).

Section 3. The Stonoview Planned Unit Development (PUD) Master Plan and Development Guidelines be amended to include the property described as follows:

Property located on River Road (Johns Island) (approximately 87.46 acres) (TMS# 345-00-00-073 and 345-00-00-163).

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of
_____ in the Year of Our Lord
2016, in the ____ Year of Independence of the
United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

Ordinance Amendment & Rezoning 1

River Rd (Stonoview PUD - Johns Island)

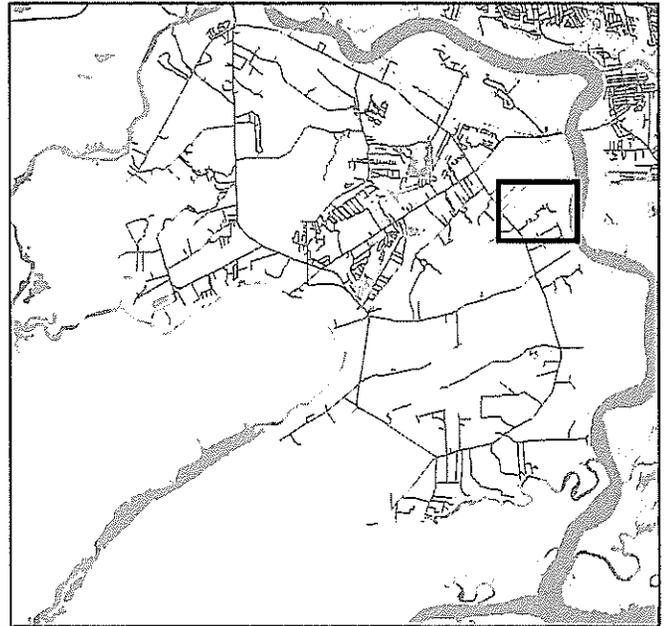
TMS# 315000012, 047 & 120
& 345000073 & 163

Approx. 234.55 ac.

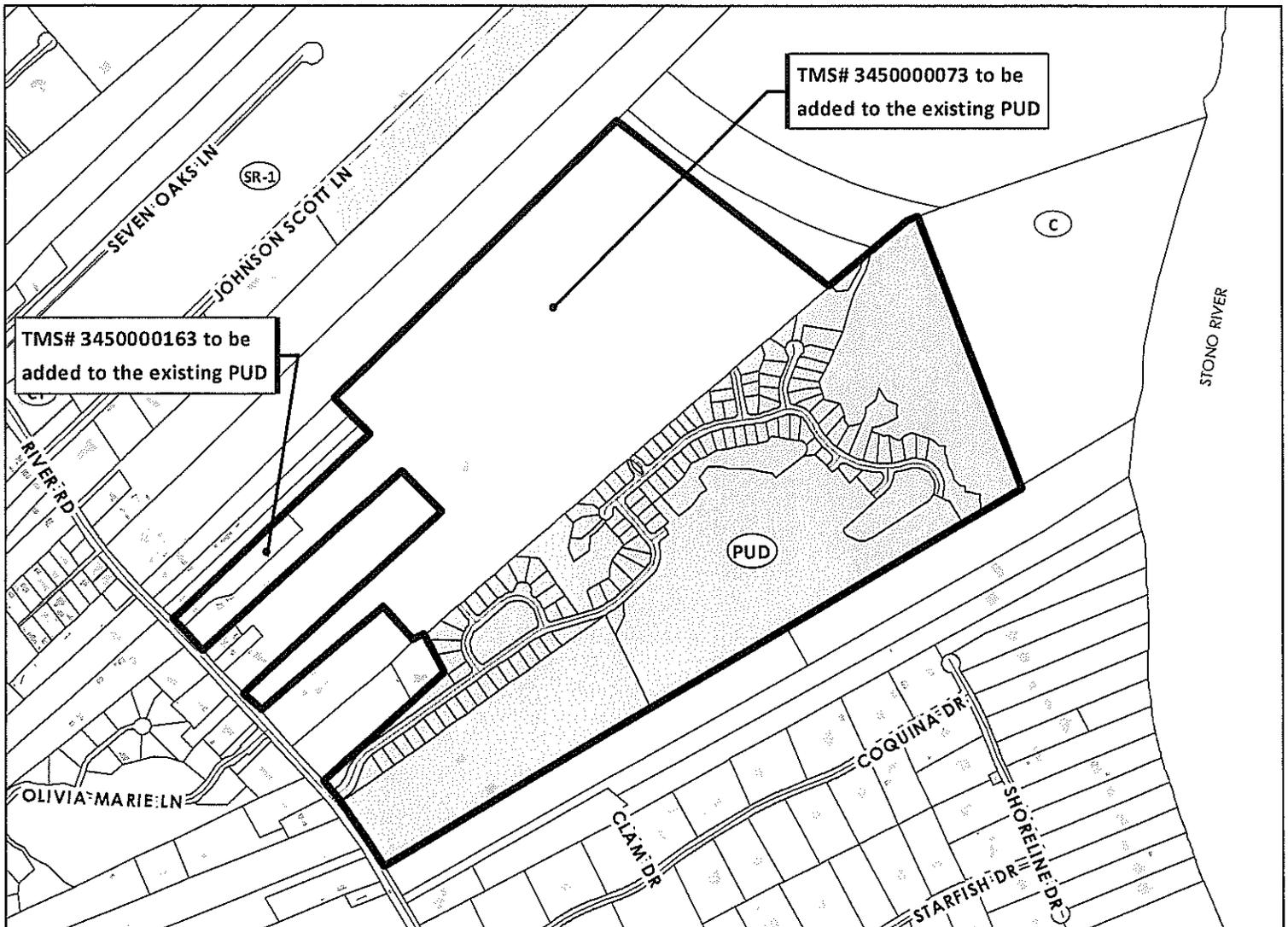
Request amendment to the Planned Unit Development
Master Plan & Development Guidelines and to
include TMS# 345000073 & 163 in the PUD.

Owner: River Road Development LLC
Applicant: Byers Design Group LLC - Todd Richardson

Area



Location



Planned Unit Development (PUD) Development Guidelines & Land Use Plan



City Project ID # 151230-RiverRd-2

City of Charleston
John's Island, SC
February 11, 2016

Originally Approved: August 16, 2005 #2005-331

Previously Amended: October 9, 2012 #2012-378

Previously Amended: June 16, 2015 #2015-069



RELATIONSHIP TO THE CITY OF CHARLESTON ZONING ORDINANCE

The Development Guidelines and Land Use Plan for the Stonoview Planned Unit Development (PUD), attached hereto and made a part hereof, are part of the PUD conditional use Master Plan application submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq. The Zoning Ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within the Stonoview PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Stonoview PUD development Guidelines shall follow definitions listed in the Zoning Ordinance of the city of Charleston, as amended from time to time. Administration and enforcement of the adopted Stonoview PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The Stonoview PUD Master Plan was approved by Charleston City Council on _____,
Ordinance Number _____.

Stonoview PUD Zoning Revision

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Appendices

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| B | Open Space Plan |
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| D | Monuments & Signage |
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I. Executive Summary

The Stonoview development is located in the City of Charleston, on John’s Island, South Carolina. The development’s access is on the east side of River Road, approximately 1.2 miles south of the Maybank/River Road intersection. The property borders the Stono River to the East and River Road to the West. A South Carolina Electric & Gas power line easement occupies 0.81 acres of the northeast corner of the property. The future Interstate 526 Right-of-Way boundary will occupy 0.41 acres directly northeast of the power line easement.

The original property includes the tax map numbers of 315-00-00-012, 315-00-00-047, 315-00-00-120 with the proposed addition of parcels 345-00-00-073 and 345-00-00-163. The total area is 234.55 acres. The property is to be developed by River Road Development, LLC. We are seeking the expansion of Planned Urban Development (PUD) zoning as our site contains special grand tree resources and we believe the plan for this residential community is unique. We request the continued PUD zoning for flexibility of design and layout of lot sizes, setbacks, lot widths, pavement and sidewalk design to mitigate adverse impacts to grand trees, and to assist in the preservation of other environmental and aesthetic resources on the site.

An endangered species investigation and cultural assessment report were conducted and are included separately. Neither report found any direct evidence of impacts to endangered species or historically significant resources on the site.

The intended development of the land is for single family residences with a **minimum 1-acre** waterfront amenity zone (including a waterfront park) providing the neighborhood with direct access to the Stono River. The project intends to preserve, to the best of its ability, the natural conditions of the subject property in order to maintain the charming characteristics of Charleston, John’s Island, and the Stono River area. Each home will be carefully situated in order to protect trees, wetlands, and other natural resources.

II. Land Use

The intended use of the land is for the development of single family residential housing. A land use plan has been prepared and constitutes Appendix A. The existing area breakdown is summarized below:

| | |
|--------------------------|---------------------|
| Area in Saltwater Marsh | 56.38 acres |
| Area Freshwater Wetlands | 14.00 acres |
| Highland Area | 164.17 acres |
| Total Area | 234.55 acres |

The total number of lots shall be no greater than 379, providing a net density of 2.3 lots per buildable highland acre.

III. Zoning Criteria

Lot Requirements: The proposed development is single-family detached housing with minimum lot sizes of five thousand (5000) square feet. Exceptions shall be for unusual circumstances involving tree preservation. The minimum lot frontage shall be fifty (50) feet. The minimum setbacks are ten (10) feet from the front and rear property lines and five (5) feet from the side property lines. Front porch steps may encroach five (5) feet into the front setback. Maximum lot occupancy is to be one primary dwelling per lot. The minimum lot frontage shall be fifty (50) feet and thirty (30) feet on cul-de-sacs. Flag lots and drives shall have a twenty (20) foot frontage. The maximum lot coverage with primary and secondary structures shall be 70%.

Height Requirements: The primary residence shall have a height restriction of forty (40) feet from the lowest curb line elevation adjacent to the site. Properties located within a Flood Insurance Rate Map (FIRM) special flood hazard area shall be permitted to have dwellings with a maximum height, not to exceed forty-five (45) feet. Exceptions will include special architectural features such as chimneys, cupolas and elevator overrides.

Accessory Buildings: Accessory buildings shall have requirements such that they must be setback five (5) feet from the front property line, five (5) feet from each side property line, and five (5) feet from the back property line. Accessory buildings shall have a maximum height of twenty-five (25) feet and a maximum area of eight hundred (800) square feet of conditioned living space. Accessory buildings can include heated living or office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence.

Parking and Boat Storage: Parking shall be accommodated with driveways and off-street parking. Boat storage and access shall be allowed in designated areas to be determined by the Homeowners Association.

For all other permitted uses, please refer to the City of Charleston Zoning Ordinance.

IV. Open Space

Open space calculations are based on the total area from River Road to the OCRM delineated critical line. Stonoview property also contains 56.38 acres of saltwater marsh which is to be

considered a conservation area, and shall not be included in the accessible open space calculations. The total area from which open space calculations shall be made is 126.45 acres, consisting of the area between River Road and the OCRM delineated critical line, and including freshwater wetlands. Twenty (20%) percent of the site area, or 46.91 acres, shall be required for total open space. The total usable open space shall be twenty-five (25%) percent of the total open space, and shall be a minimum of 11.73 acres.

A waterfront park is planned to stretch along the Stono River, providing waterfront access to the entire community. Pathways and pocket parks will meander throughout the development and amongst the wetland areas. The Stonoview Homeowners Association (HOA) shall own and maintain these areas.

V. Buffers

Critical Line Buffers: The critical line will be determined, reviewed and administered by the Department of Health & Environmental Control (DHEC) and the Office of Coastal Resource Management (OCRM) as well as the U.S. Army Corps of Engineers (USACE). The critical line buffers will be established and enforced by the City of Charleston.

Freshwater Wetland Buffers: Freshwater wetland buffers will be determined, reviewed and administered by the Department of Health & Environmental Control (DHEC) and the Office of Coastal Resource Management (OCRM) as well as the U.S. Army Corps of Engineers (USACE); to include buffer minimums, delineations and averaging. Exceptions shall be considered in areas where tree preservation prevails. Walking paths and trails shall be permitted in these buffers if permitted by the U.S. Army Corps of Engineers (USACE). If necessary, utility easements may occupy the wetland buffers.

Ownership and Maintenance: Buffers located in areas belonging to the Homeowner's Association (HOA) shall be maintained by the HOA. These include walking trails, parks, detention ponds, and all buffers not directly located within individual lot boundaries. Buffers that are directly adjacent to or within lot boundaries shall be maintained by that lot owner. These buffers include critical line buffers located between individual lots and the critical line.

VI. Tree Summary

The Stonoview development is devoted to preserving grand trees. Every effort will be made to protect the grand trees (24" or larger diameter). A tree survey has been completed and it shall be coordinated with City staff to assure tree protection standards pursuant to the City of Charleston

Zoning Ordinance. Grand trees shall not be removed from the property, lot, or road right-of-ways unless a tree removal variance is acquired from the City of Charleston. In cases where critical root zone impact is necessary (such as home, driveway & hardscape location), tactics for minimal impact via materials, installation & treatment will be upon the recommendation of a Certified Arborist.

VII. Right-Of-Way (ROW)

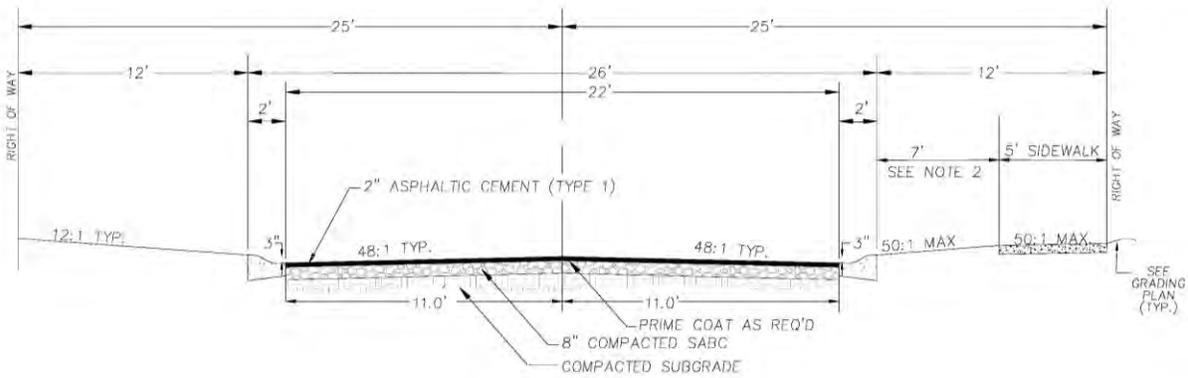
All Rights-of-Way (ROWs) shall be public and built to the City of Charleston's standards. Public street ROWs will be a minimum of fifty (50) feet throughout the subdivision except in the area of the entrance, where the ROW shall be a minimum of seventy (70) feet. The paved section shall meet the City Zoning Criteria for twenty-two (22) feet (excluding curb and gutter), except in areas where grand trees are to be preserved. In these areas, it is proposed that pavement widths may be reduced to twenty (20) feet, exclusive of curb and gutter. Any proposal for pavement reduction shall be negotiated, reviewed, and approved by the City of Charleston Technical Review Committee staff. Modified ("rollback") curb and gutter is proposed with a standard five (5) foot sidewalk, reducing down to four (4) foot where adjacent to tree critical root zone and/or wetland areas of sensitivity, sidewalk on one side of the street. In areas where grand trees are to be preserved, vertical curb may be considered. Rights-of-way throughout the project including cul-de-sacs will be designed to accommodate emergency vehicles and public service vehicles.

Lighting and signage shall not obstruct traffic and will be placed in the Right-of-Way (to include the verge) in accordance with City of Charleston regulations.

Street Trees shall be provided throughout the development. Street tree layout shall be in accordance with the City of Charleston Street Tree Manual and approved by the Technical Review Committee (TRC).

The intent for accessibility throughout the project is to provide that all public Rights-of-Way and all amenities be ADA compliant.

Sight distance visibility at all exits and/or intersections will be maintained in accordance with SCDOT Access and Roadside Management Standards (ARMS) Manual.



- NOTES:
1. ALL ROADWAY AND DRAINAGE WORK SHALL CONFORM WITH CURRENT SCDOT AND CITY OF CHARLESTON SPECIFICATIONS.
 2. SEE PLAN FOR SIDEWALK LOCATIONS, SHOULDER CROSS-SLOPE SHALL BE LIMITED TO 2% WHERE SIDEWALKS EXIST.

VIII. Drainage Basin Analysis

The total acreage is approximately two hundred thirty-five (235) acres, and includes approximately thirteen (14) acres of jurisdictional fresh water wetlands. There are nearly fifty-seven (57) acres of salt water marsh. The wetlands and the critical area have been determined and certified by the COE and OCRM. The majority of the undeveloped land is wooded and the remaining consists of fields and irrigation/drainage ditches that had an agricultural use at one time. The ditches flow towards the Stono River and will be periodically maintained before they make outfall to the marshes of the River. On-site drainage on undeveloped areas sheet flows to drainage ditches where it is carried to the Stono River. The topography has elevations ranging from approximately seventeen (17) feet near River Road to four (4) feet Mean Sea Level (NAVD 29). The proposed project area included in the PUD amendment will include a drainage study and drainage plans designed and developed in accordance with City and State requirements; including the City's Stormwater Design Standards Manual (SDSM).

IX. Traffic Study

The traffic study is provided under a separate cover as Appendix F, Stonoview Traffic Study, by SRS Engineering Consultants, dated January, 2015. This study addresses traffic generation from all phases of Stonoview.

X. Cultural Resources

The cultural resource assessment is provided under a separate cover as Appendix G, by Chicora Foundation, Inc., dated March 10, 2005 with an update by Brockington & Associates dated 2005. An additional cultural resource assessment by Brockington Cultural Resource Consulting, dated August 2014, has been provided for the parks at Stonoview parcels (TMS 345-00-00-073 and 345-00-00-163).

XI. Utilities

Potable Water: Potable water is to be provided by St. Johns Water System. Phase 1 of the system is already constructed and permitted for operation by SCDHEC. Additional phases of the water system will be designed in accordance with St. Johns Water Company standards and permitted through the South Carolina Department of Health and Environmental Control. All resources shall be utilized so that adequate fire flow will be provided to meet the City fire protection standards. Fire protection design requirements have been provided by the City of Charleston Fire Department. The water distribution system will be designed to meet these requirements.

Wastewater: Wastewater service is provided by Charleston Water System. A regional wastewater pump station owned by CWS has been constructed to serve the growing area near Stonoview. This regional facility has been permitted for operation by SCDHEC and is currently in service. This system is connected to other existing CWS wastewater infrastructure on John's Island. Wastewater system extensions to serve future phases will be designed in accordance with CWS Standards and permitted through SCDHEC for construction and operation. All supplementary material, including public utility letters confirming availability, shall be provided to the City of Charleston when they become available.

Open Conveyances:

Tract A & B

A minimum easement width for any open conveyance is twenty-four (24) feet. For open conveyances greater than four feet wide and/or four feet deep the drainage easement width shall accommodate a five (5) foot shoulder and a fifteen (15) foot maintenance shelf from top of bank.

Tract C & Beyond

Tract C and all future phases will follow the guidelines set forth in section 3.8.2 of the Stormwater Department Standards Manual (SDSM).

XII. Signage

A Master Signage Plan will be developed for the entire site. Entry Monuments, Signage, Landscape and supporting infrastructure (such as landscape lighting & irrigation) shall be exempt from the City Buffer ordinance & encroachment requirements for River Road (Sec. 54-349). Monument descriptions for the development are as follows:

Entry Monuments: Two sets of entry monuments will be placed at the neighborhood's primary entrances along River Road. These signs will conform to size and height requirements per Section 54-415 of the City of Charleston's Zoning Ordinance.

Street Monuments: Street monuments will be placed at each intersection within the development. Approximate quantities will be determined per intersection. These street monuments will be custom designed, and will replace the use of standard City and State DOT signage. Street monument locations will occur inside the public Rights-of-Way, being constructed of breakaway materials. Repair and maintenance of Street Monuments will be the responsibility of the Homeowner's Association (HOA). Signage construction details will be coordinated with the City of Charleston's Department of Traffic & Transportation.

Address Monuments: One address monument sign will be placed near the intersecting access sidewalk or driveway for each home site. Address monument locations to occur adjacent to and outside of the public Rights-Of-Way.

Please refer to Appendix D for the Monuments & Signage Exhibit.

APPENDIX A

Land Use Plan

STONOVIEW ACREAGE CHART

| PHASE | AREA |
|---------------------------------|------------------|
| SFR - SINGLE FAMILY RESIDENTIAL | 82.62 AC |
| OS - OPEN SPACE | 126.45 AC |
| PUMP STATION | 00.25 AC |
| R.O.W. | 25.23 AC |
| TOTAL AREA: | 234.55 AC |

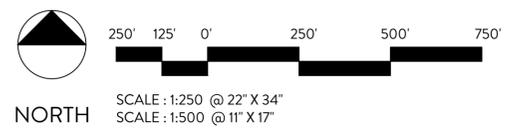
STONOVIEW OPEN SPACE ACREAGE CHART

| OPEN SPACE | AREA |
|-----------------------------|----------------------------|
| ACTIVE OPEN SPACE | 39.02 AC |
| OS - OPEN SPACE: | 87.43 AC |
| • PONDS | 17.05 AC |
| • WETLANDS | 14.00 AC |
| • SALT MARSH (CONSERVATION) | 56.38 AC |
| TOTAL OPEN SPACE: | 126.45 AC or 53.91% |



LAND USE LEGEND

- SFR - Single Family Residential: 82.62 AC
• 379 Units
- R.O.W. - 25.23 AC
- OS - Open Space: 126.45 AC
- Ponds
- Pump Station
- Salt Marsh (Conservation)
- Multi-Use Trail



APPENDIX B

Open Space Plan

STONOVIEW ACREAGE CHART

| PHASE | AREA |
|---------------------------------|------------------|
| SFR - SINGLE FAMILY RESIDENTIAL | 82.62 AC |
| OS - OPEN SPACE | 126.45 AC |
| PUMP STATION | 00.25 AC |
| R.O.W. | 25.23 AC |
| TOTAL AREA: | 234.55 AC |

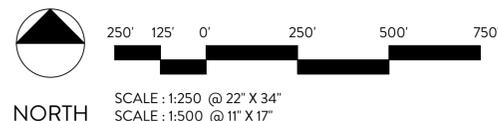
STONOVIEW OPEN SPACE ACREAGE CHART

| OPEN SPACE | AREA |
|-----------------------------|----------------------------|
| ACTIVE OPEN SPACE | 39.02 AC |
| OS - OPEN SPACE: | 87.43 AC |
| • PONDS | 17.05 AC |
| • WETLANDS | 14.00 AC |
| • SALT MARSH (CONSERVATION) | 56.38 AC |
| TOTAL OPEN SPACE: | 126.45 AC or 53.91% |



OPEN SPACE LEGEND

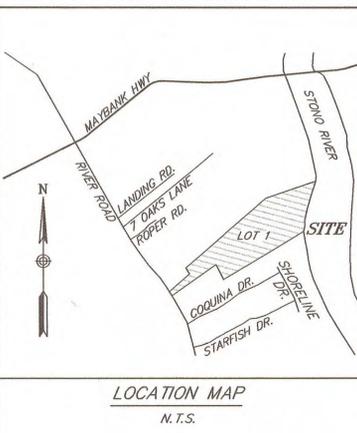
- OS - Open Space Tract: 87.43 AC
 - Ponds: 17.05 AC
 - Wetlands: 14.00 AC
 - Salt Marsh (Conservation): 56.38
- Active Open Space: 39.02 AC
- Multi-Use Trail



APPENDIX C

Existing Conditions





NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONES X, AE AND VE (EL. AS SHOWN) PER GRAPHIC PLOTTING ONLY, AS PER F.E.M.A. MAP NUMBER 455412 0660 J, EFFECTIVE DATE NOVEMBER 17, 2004.
2. AREA WAS DETERMINED BY COORDINATE METHOD.
3. CHARLESTON COUNTY TMS 315-00-00-012 & 315-00-00-047.
4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY.
5. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. TOTAL NUMBER OF LOTS IN THIS PHASE IS 112.
7. LARGEST LOT IS LOT 136 (36,421.15 S.F. OR 0.836 AC.)
8. SMALLEST LOT IS LOT 84 (5,027.19 S.F. OR 0.115 AC.)
9. PER REFERENCED PLAT, THERE ARE NO JURISDICTIONAL WETLANDS LOCATED ON THIS PROPERTY.
10. ALL AREAS OUTSIDE LOT BOUNDARIES OF PHASE 1 WILL BE OWNED & MAINTAINED BY THE STONOVIEV HOA.
11. PROPOSED 10' BUFFER WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.
12. PROPOSED BUFFER AREAS OUTSIDE LOTS SHALL BE MAINTAINED BY THE STONOVIEV HOA.
13. WASTEWATER DISPOSAL SHALL BE PROVIDED BY CHARLESTON WATER SYSTEM.
14. WATER DISTRIBUTION SHALL BE PROVIDED BY ST. JOHN'S WATER COMPANY.
15. THE CRITICAL LINE BUFFER SHOWN HEREON IS UNDER THE JURISDICTION AND PERMITTING AUTHORITY OF THE CITY OF CHARLESTON. ANY ALTERATION OF THE BUFFER AREA MUST BE APPROVED BY THE CITY OF CHARLESTON. SEE THE CITY OF CHARLESTON ZONING ORDINANCES FOR CRITICAL LINE BUFFER RESTRICTIONS.
16. USABLE HOA AREAS DO NOT INCLUDE WETLANDS, WETLAND BUFFERS OR PROPOSED STORMWATER PONDS (TYP).
17. PER SCDOT ENCROACHMENT PERMIT #149012 AND 149094, HOA-2 RECEIVES STORMWATER RUNOFF FROM APPROX. 200LF OF THE NORTH BOUND SHOULDER ALONG THE RIVER ROAD RIGHT-OF-WAY AS PART OF THE DEVELOPMENT'S OVERALL STORMWATER SYSTEM.
18. ALL EASEMENTS ARE NEW UNLESS NOTED OTHERWISE.
19. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF CHARLESTON ZONING AND LAND DEVELOPMENT REGULATIONS.
20. BY THE APPROVAL AND RECORDING OF THIS PLAT, THE 50' PRIVATE EASEMENT RECORDED IN DEED BOOK 286, PAGE 474 IS REPLACED BY THE NEW 50' INGRESS/EGRESS EASEMENT SHOWN HEREON.
21. ALL H.O.A. AREAS HAVE AN ACCESS EASEMENT COVERING THE ENTIRE AREA.

LEGEND

| | |
|--------|--|
| —●— | PROPERTY LINE WITH PROPERTY CORNER SET (SEE NOTE #3) |
| --- | RIGHT OF WAY LINE |
| --- | CENTER LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | CRITICAL LINE |
| D/E | DRAINAGE EASEMENT |
| E.S. | EACH SIDE |
| G.U.E. | GENERAL UTILITY EASEMENT |
| H.O.A. | HOME OWNERS ASSOCIATION |
| S/E | SEWER EASEMENT |
| P.M.E. | POND MAINTENANCE EASEMENT |
| P.E. | PEDESTRIAN EASEMENT |
| ESMT. | EASEMENT |
| W | JURISDICTIONAL (FRESHWATER) WETLANDS |
| ± | CRITICAL AREA |
| 2390 | STREET ADDRESS |

SITE SUMMARY
 PHASE 1 = 100.900 AC.
 FUTURE DEVELOPMENT = 0.017 AC.
 CONSERVATION AREA = 56.698 AC.
 PUMP STA = 0.252 AC.
 RIGHT OF WAY AREA = 8.148 AC.
 FUTURE RIGHT OF WAY AREA = 0.168 AC.
 112 LOTS AREA = 22.350 AC.
 TOTAL HOA = 13.267 AC.

- REFERENCES:**
1. PLAT OF EXISTING LOT 1 CONTAINING 127.10 ACRES OF A PORTION OF WATERLOO PLANTATION PREPARED FOR WATERLOO SUNSET, LLC, JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, BY MARK WOODROW ELLIS, SC PLS NO. 13164, DATED JUNE 14, 2005, AND RECORDED IN PLAT BOOK EJ, PAGES 023-027.
 2. PLAT SHOWING NEW 30' C.W.S. SEWER EASEMENT AND NEW 20' C.W.S. TEMP EASEMENT PREPARED FOR CHARLESTON WATER SYSTEM, DATED JANUARY 9, 2007, BY JOSEPH O. EELMAN, SC PLS NO. 16492, RECORDED IN PLAT BOOK 509, PAGE 0045.
 3. PLAT SHOWING AN ACCESS EASEMENT THROUGH TMS 315-00-00-012 & TMS 315-00-00-047 ALSO A 0.252 ACRE PORTION OF LOT 1 TMS 315-00-00-012 TO FORM PUMP STATION EASEMENT PREPARED FOR CHARLESTON WATER SYSTEM, DATED NOVEMBER 11, 2008, BY JOSEPH O. EELMAN, SC PLS NO. 16492, RECORDED IN PLAT BOOK L09, PAGE 0220.
 4. WETLAND & CRITICAL LINE PLAT PROPERTY OF ST.MARKS LAND CO., LLC, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED AUGUST 2, 2010, BY JOSEPH O. EELMAN, SC PLS NO. 16492.
 5. PLAT SHOWING A 0.606 ACRE PORTION OF LOT "G5" TMS 345-00-00-164 TO FORM A PUMP STATION EASEMENT PREPARED FOR CHARLESTON WATER SYSTEM, DATED MARCH 18, 2009, REVISED OCTOBER 15, 2009, BY JOSEPH O. EELMAN, SC PLS NO. 16492, RECORDED IN PLAT BOOK L09, PAGE 0508.
 6. CRITICAL LINE SURVEY ON A PORTION OF LOT 1 (127.10 ACRES), A PORTION OF WATERLOO PLANTATION, PROPERTY OF RIVER ROAD DEVELOPMENT, LLC, LOCATED ON JOHNS ISLAND, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, BY ANDREW C. GILLETTE, SC PLS NO. 5933-B, DATED APRIL 24, 2014.
 7. PLAT SHOWING THE PROPERTY LINE ABANDONMENT OF TRACT 1, A 1.027 ACRE TMS 315-00-00-047, TO BE COMBINED WITH LOT 1, 126.796 ACRE, TMS 315-00-00-012, TO CREATE NEW LOT 1, 127.823 AC. ALL PROPERTY OF RIVER ROAD DEVELOPMENT, LLC, DATED SEPTEMBER 25, 2014, BY ANDREW C. GILLETTE, SC PLS NO. 5933-B, RECORDED IN PLAT BOOK L14, PAGES 0394 & 0395.
 8. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR STONOVIEV, RECORDED IN DEED BOOK 0429, PAGE 749 AND AS AMENDED.

DEDICATION STATEMENT

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, RIGHTS OF WAY, AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

Steve Brock
 STEVE BROCK (MANAGING MEMBER)
 RIVER ROAD DEVELOPMENT, LLC

OPEN SPACE DEDICATION STATEMENT

BY THE RECORDING OF THIS PLAT I HEREBY DEDICATE ALL OPEN SPACES TO THE PROPERTY OWNERS ASSOCIATION (H.O.A.) THEIR SUCCESSORS AND ASSIGNS.

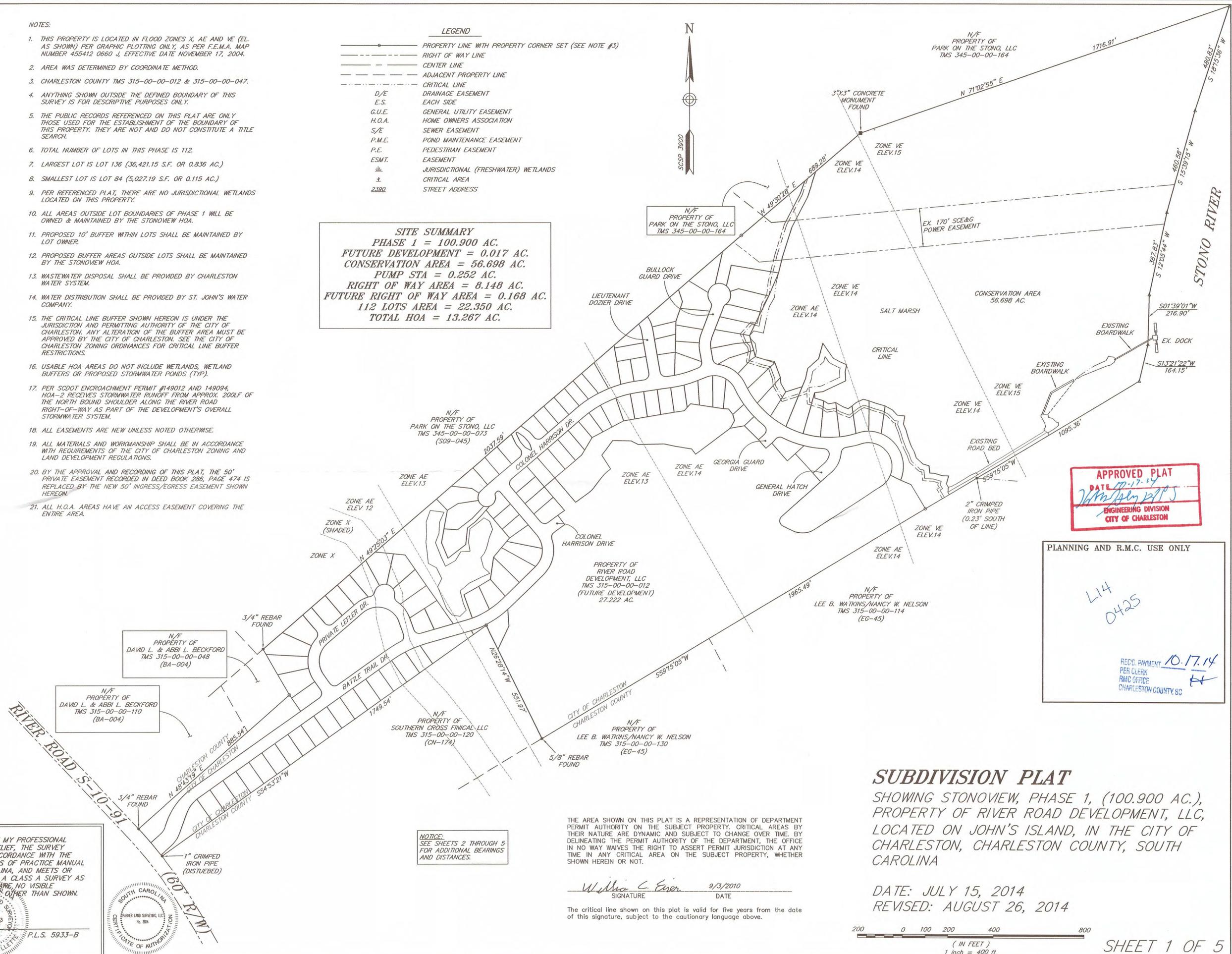
Steve Brock
 STEVE BROCK (MANAGING MEMBER)
 RIVER ROAD DEVELOPMENT, LLC

PLS

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Andrew C. Gillette
 ANDREW C. GILLETTE
 No. 5933
 Tier B
 P.L.S. 5933-B

Parker Land Surveying, LLC
 5910 Griffin Street
 Hanahan, SC 29410
 Phone: (843) 554-7777
 Fax: (843) 554-7779



NOTICE:
 SEE SHEETS 2 THROUGH 5 FOR ADDITIONAL BEARINGS AND DISTANCES.

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

William C. Evers 9/3/2010
 SIGNATURE DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

SUBDIVISION PLAT
 SHOWING STONOVIEV, PHASE 1, (100.900 AC.), PROPERTY OF RIVER ROAD DEVELOPMENT, LLC, LOCATED ON JOHN'S ISLAND, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JULY 15, 2014
 REVISED: AUGUST 26, 2014

200 0 100 200 400 800
 (IN FEET)
 1 inch = 400 ft.

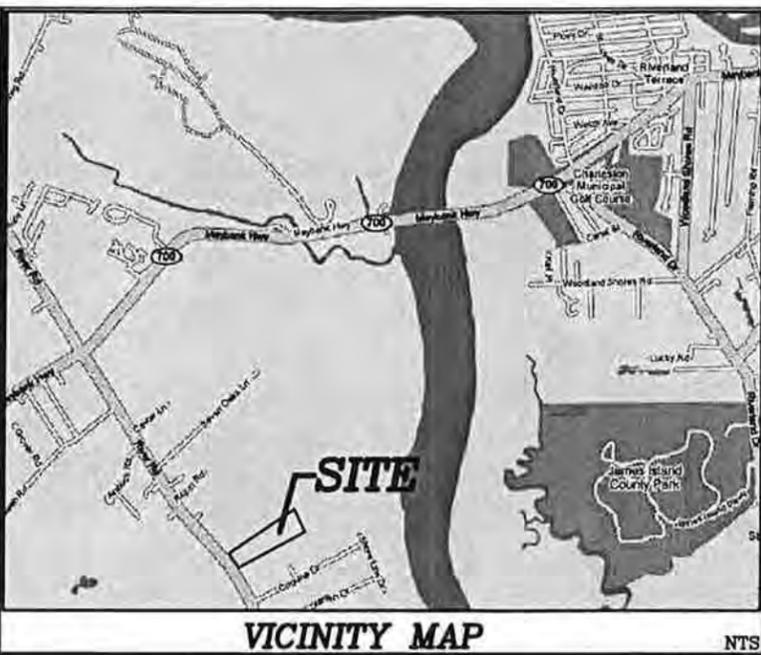
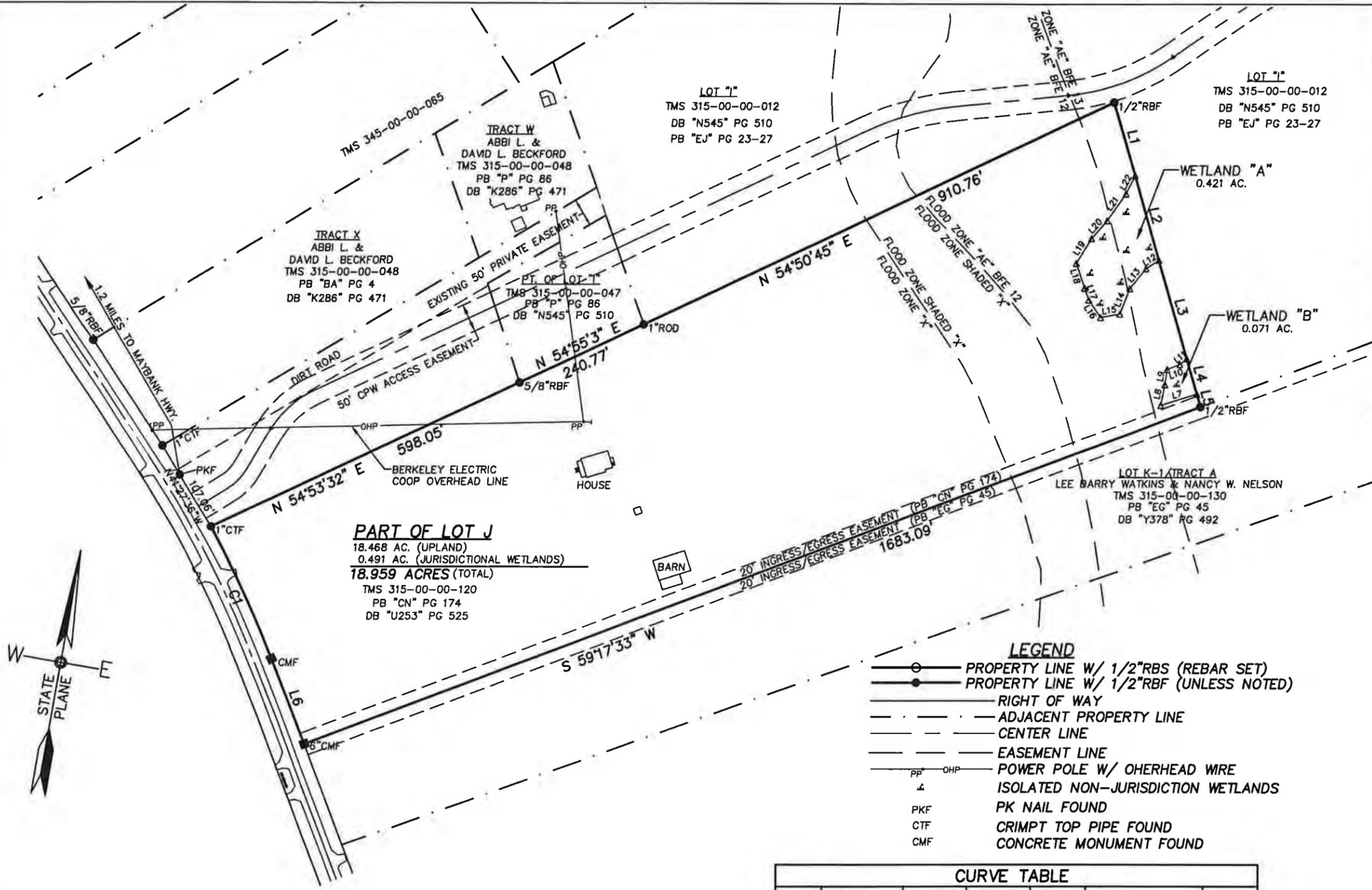
SHEET 1 OF 5

APPROVED PLAT
 DATE 7-17-14
William C. Evers
 ENGINEERING DIVISION
 CITY OF CHARLESTON

PLANNING AND R.M.C. USE ONLY

L14
 0425

REC'D. PAYMENT PER CLERK 10.17.14
 RMC OFFICE
 CHARLESTON COUNTY, SC
H



PART OF LOT J
 18.468 AC. (UPLAND)
 0.491 AC. (JURISDICTIONAL WETLANDS)
18.959 ACRES (TOTAL)
 TMS 315-00-00-120
 PB "CN" PG 174
 DB "U253" PG 525

LOT "I"
 TMS 315-00-00-012
 DB "N545" PG 510
 PB "EJ" PG 23-27

LOT "I"
 TMS 315-00-00-012
 DB "N545" PG 510
 PB "EJ" PG 23-27

TRACT X
 ABBI L. &
 DAVID L. BECKFORD
 TMS 315-00-00-048
 PB "BA" PG 4
 DB "K286" PG 471

TRACT W
 ABBI L. &
 DAVID L. BECKFORD
 TMS 315-00-00-048
 PB "P" PG 86
 DB "K286" PG 471

LOT K-1/TRACT A
 LEE BARRY WATKINS & NANCY W. NELSON
 TMS 315-00-00-130
 PB "EG" PG 45
 DB "Y378" PG 492

- LEGEND**
- — PROPERTY LINE W/ 1/2"RBS (REBAR SET)
 - — PROPERTY LINE W/ 1/2"RBF (UNLESS NOTED)
 - — — — — RIGHT OF WAY
 - — — — — ADJACENT PROPERTY LINE
 - — — — — CENTER LINE
 - — — — — EASEMENT LINE
 - PP — OHP — POWER POLE W/ OHERHEAD WIRE
 - ▲ — ISOLATED NON-JURISDICTION WETLANDS
 - PKF — PK NAIL FOUND
 - CTF — CRIMPT TOP PIPE FOUND
 - CMF — CONCRETE MONUMENT FOUND

| CURVE TABLE | | | | | | |
|-------------|----------|---------|--------|--------|---------------|--------|
| CURVE | DELTA | RADIUS | LENGTH | TAN. | CHORD BRG | CHORD |
| C1 | 7°33'39" | 1940.23 | 256.04 | 128.20 | N 34°38'32" W | 255.85 |

| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N 26°22'8" W | 131.80 |
| L2 | N 26°22'8" W | 153.48 |
| L3 | N 26°22'8" W | 179.37 |
| L4 | N 26°22'8" W | 64.55 |
| L5 | N 26°22'8" W | 23.46 |
| L6 | N 31°22'46" W | 160.97 |
| L7 | S 62°37'6" W | 66.97 |
| L8 | N 0°57'52" E | 37.03 |
| L9 | N 1°30'28" W | 27.09 |
| L10 | N 58°43'43" E | 24.21 |
| L11 | N 40°26'44" E | 15.72 |

| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L12 | N 47°29'33" E | 27.21 |
| L13 | N 29°42'41" E | 45.33 |
| L14 | N 10°57'44" E | 47.79 |
| L15 | N 69°56'6" E | 34.53 |
| L16 | S 43°40'26" E | 36.64 |
| L17 | S 29°5'59" E | 22.16 |
| L18 | S 28°13'37" E | 45.64 |
| L19 | S 20°43'0" W | 50.26 |
| L20 | S 31°14'14" W | 41.50 |
| L21 | S 24°56'49" W | 56.80 |
| L22 | S 16°51'20" W | 35.48 |

SURVEYORS NOTES:

- THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
- PROPERTY IS LOCATED IN VARIOUS FLOOD ZONES AS SHOWN HEREON. SCALED FROM FIRM MAP NUMBER 45019C0660J EFFECTIVE DATE: NOV. 17, 2004

REFERENCE PLATS BY:

- MARK WOODROW ELLIS - JUNE 14, 2005 "EJ" - 23 TO 27
- DOUGLAS L. DeWOLFF - SEPT. 6, 2005 "EJ" - 374

RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS PLAT BK. - PG

PLAT
 OF A
BOUNDARY SURVEY
 SHOWING
PART OF LOT "J"
 TMS 315-00-00-120
 PROPERTY OF
EMMA G. ANDERSON
LIFE ESTATE

DEED BOOK "U253" PAGE 525
 LOCATED ON
JOHNS ISLAND
CITY OF CHARLESTON
CHARLESTON COUNTY, SC
 SCALE 1" = 200' APRIL 16, 2013

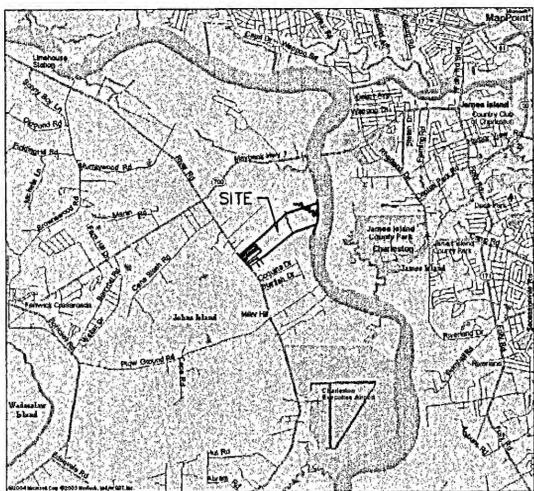


JOSEPH O. EELMAN, PE & PLS
 1933 CHESTNUT OAK LANE
 CHARLESTON, SC 29414
 PH: (843) 478-3937
 E-MAIL: JEELMAN2@COMCAST.NET

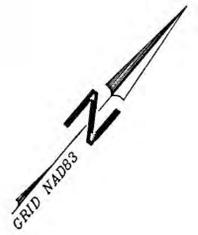
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE WETLAND SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



JOSEPH O. EELMAN - SCRLS No. 16492-B



END 558PG057



| LINE | BEARING | DISTANCE |
|------|---------------|----------|------|---------------|----------|------|---------------|----------|------|---------------|----------|
| L1 | S 43°44'22" E | 99.62' | L26 | S 82°43'44" W | 36.61' | L51 | N 34°07'34" W | 51.86' | L76 | N 07°42'57" W | 25.44' |
| L2 | S 43°34'31" E | 16.43' | L27 | S 68°50'04" W | 32.00' | L52 | N 62°27'10" W | 56.00' | L77 | N 27°50'18" W | 35.12' |
| L3 | S 43°34'31" E | 51.57' | L28 | S 69°35'59" E | 46.02' | L53 | N 25°05'45" W | 43.96' | L78 | N 25°05'45" W | 43.96' |
| L4 | S 43°08'45" E | 151.17' | L29 | S 52°50'01" W | 40.70' | L54 | N 40°36'33" E | 22.44' | L79 | N 41°48'52" W | 23.44' |
| L5 | S 43°39'59" E | 8.43' | L30 | S 87°11'24" W | 33.38' | L55 | N 79°43'12" W | 22.95' | L80 | N 53°54'47" W | 30.53' |
| L6 | S 43°39'59" E | 8.43' | L31 | N 04°41'02" E | 13.90' | L56 | N 05°55'01" W | 17.05' | L81 | N 39°36'34" W | 25.93' |
| L7 | N 45°05'16" W | 25.91' | L32 | N 17°21'02" E | 27.49' | L57 | N 30°19'20" W | 48.30' | L82 | N 01°04'07" E | 33.30' |
| L8 | N 40°58'06" E | 50.07' | L33 | N 37°14'47" E | 27.77' | L58 | N 05°45'30" W | 37.15' | L83 | N 14°21'10" E | 32.88' |
| L9 | N 63°12'50" W | 13.45' | L34 | N 05°44'29" E | 10.40' | L59 | N 03°25'35" E | 44.02' | L84 | N 44°43'29" E | 53.13' |
| L10 | S 38°33'35" W | 49.40' | L35 | S 75°48'33" W | 11.68' | L60 | N 20°03'02" E | 30.03' | L85 | N 35°46'52" E | 20.17' |
| L11 | N 52°14'43" W | 42.80' | L36 | N 74°56'01" W | 22.71' | L61 | N 07°17'42" E | 38.20' | L86 | N 20°37'58" E | 67.78' |
| L12 | N 82°33'00" W | 41.87' | L37 | N 05°39'27" W | 5.69' | L62 | N 59°40'18" W | 29.84' | L87 | N 38°05'59" E | 23.58' |
| L13 | N 04°45'54" W | 28.04' | L38 | N 38°12'31" E | 10.67' | L63 | S 85°39'32" W | 47.46' | L88 | S 43°39'59" E | 71.01' |
| L14 | N 02°21'30" E | 67.58' | L39 | N 46°33'56" W | 25.93' | L64 | S 55°24'36" W | 34.10' | L89 | S 41°59'08" E | 110.85' |
| L15 | N 34°45'54" E | 25.50' | L40 | N 32°20'49" E | 38.32' | L65 | N 29°23'32" W | 30.18' | L90 | S 46°25'29" W | 188.82' |
| L16 | N 68°26'14" E | 35.36' | L41 | N 24°44'39" E | 31.50' | L66 | N 05°10'35" E | 28.28' | L91 | S 76°52'02" W | 52.67' |
| L17 | N 78°19'33" E | 69.48' | L42 | S 68°51'20" W | 58.12' | L67 | N 38°27'53" E | 19.27' | L92 | S 76°52'02" W | 92.14' |
| L18 | N 26°11'15" E | 22.47' | L43 | N 72°23'36" W | 14.66' | L68 | N 77°35'32" W | 15.76' | L93 | N 52°46'41" E | 20.07' |
| L19 | N 12°18'40" W | 24.41' | L44 | N 30°53'21" E | 19.34' | L69 | N 00°24'33" W | 13.16' | L94 | N 52°46'41" E | 40.14' |
| L20 | N 18°15'27" E | 39.93' | L45 | N 02°14'41" W | 10.38' | L70 | N 65°09'05" E | 23.37' | L95 | S 48°00'52" W | 114.37' |
| L21 | S 66°04'26" W | 41.26' | L46 | N 02°14'41" W | 12.47' | L71 | N 60°28'16" W | 54.52' | L96 | N 46°25'29" E | 188.81' |
| L22 | N 53°35'48" W | 9.43' | L47 | N 16°58'52" E | 21.03' | L72 | N 05°50'18" E | 28.78' | L97 | N 76°52'02" E | 144.80' |
| L23 | N 41°07'10" E | 25.92' | L48 | N 35°59'33" E | 70.74' | L73 | N 08°39'41" W | 26.18' | L98 | S 43°44'59" E | 10.00' |
| L24 | N 31°00'57" E | 45.20' | L49 | N 10°07'12" W | 60.95' | L74 | N 66°04'36" E | 12.66' | L99 | S 41°44'59" E | 10.00' |
| L25 | N 43°04'38" W | 7.10' | L50 | N 45°15'44" W | 48.98' | L75 | N 03°11'21" W | 32.50' | L100 | S 41°15'29" W | 26.56' |
| | | | | | | | | | L101 | S 41°15'29" W | 119.31' |
| | | | | | | | | | L102 | S 41°59'08" E | 173.12' |

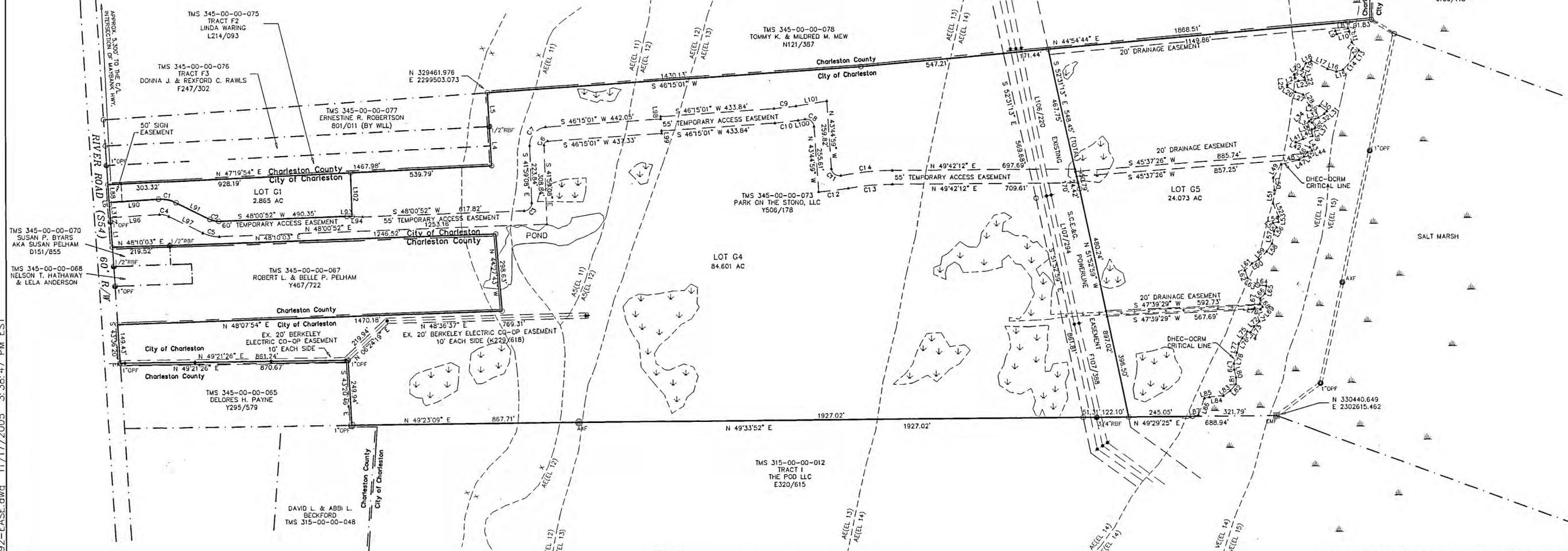
FOR PLANNING AND RMC USE

Charleston, South Carolina
Office of Register Messie Conveyance
Plat recorded this 23rd day of November, 2005 at
11:37 o'clock in Plat Book **EH** Page 374 and tracing cloth
copy filed in File 8, Drawer 18, Folder 18, Drawing No. 09
Original plat (a White Print) delivered to City of Charleston.

Chad Good
Register Messie Conveyance

APPROVED PLAT
DATE: 11-23-05
Shawn P. Jones, D.P.C.
ENGINEERING DIVISION
CITY OF CHARLESTON

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|----------|---------|---------|---------|---------------|-----------|
| C1 | 130.00' | 69.07' | 35.37' | 68.26' | S 61°38'45" W | 30°26'33" |
| C2 | 70.00' | 35.25' | 18.01' | 34.88' | N 62°26'27" E | 28°51'10" |
| C3 | 30.00' | 47.12' | 30.00' | 42.43' | N 03°00'52" E | 90°00'00" |
| C4 | 70.00' | 37.19' | 19.05' | 36.78' | S 61°38'45" W | 30°26'33" |
| C5 | 130.00' | 65.46' | 33.44' | 64.78' | N 62°26'27" E | 28°51'10" |
| C6 | 15.00' | 23.10' | 14.55' | 20.88' | S 02°07'56" W | 88°14'09" |
| C7 | 70.00' | 107.80' | 67.88' | 97.46' | S 02°07'56" W | 88°14'09" |
| C8 | 30.00' | 49.74' | 32.73' | 44.23' | S 88°45'15" W | 94°59'32" |
| C9 | 972.50' | 84.73' | 42.39' | 84.71' | N 43°45'15" E | 4°59'32" |
| C10 | 1027.50' | 89.53' | 44.79' | 89.50' | N 43°45'15" E | 4°59'32" |
| C11 | 30.00' | 51.06' | 34.22' | 45.12' | N 87°20'12" E | 97°30'58" |
| C12 | 1027.00' | 114.53' | 57.32' | 114.47' | N 42°58'56" E | 6°23'22" |
| C13 | 980.00' | 169.32' | 84.87' | 169.11' | S 44°45'13" W | 9°53'57" |
| C14 | 1035.00' | 198.15' | 99.38' | 197.85' | S 44°13'07" W | 10°58'09" |



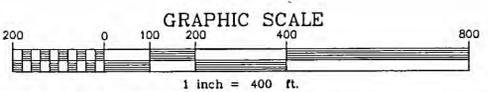
- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 2. AREA DETERMINED BY COORDINATE (DMO) METHOD.
 3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 4. COORDINATES ARE BASED ON SC STATE PLANE GRID NAD 1983.
 5. PROPERTY IS LOCATED IN FLOOD ZONES X, AE & VE AS SCALED FROM F.I.R.M. PANEL NO. 45010C 0660 J, DATED NOV. 17, 2004.
 6. EXISTING HOUSES ON PROPERTY SHOWN CURRENTLY USE SEPTIC TANKS AND WELLS. FOR ANY FUTURE DEVELOPMENT WATER WILL BE PROVIDED BY ST. JOHNS WATER COMPANY CONTINGENT UPON CONSTRUCTION OF A NEW 20" WATER LINE. SEWER WILL BE PROVIDED BY COMMISSIONERS OF PUBLIC WORKS.
 7. U.S.C.E. FRESHWATER WETLANDS SHOWN WERE APPROVED 7/09/04 BY LETTER AND SHOWN ON AN UNRECORDED SURVEY BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC., DATED 6/15/04.
 8. ALL TRACTS SHOWN ALONG THE EAST SIDE OF RIVER ROAD MAY BE SUBJECT TO A 7' WIDE SOUTHERN BELL TELEPHONE EASEMENT AS DESCRIBED IN DEED BOOK H42, PAGE 15.

- REFERENCES:
1. PLAT BOOK F-113
 2. PLAT BOOK L-145
 3. PLAT BOOK N-164
 4. PLAT BOOK W-86
 5. PLAT BOOK W-11
 6. PLAT BOOK BW-9
 7. PLAT BOOK CC-193
 8. PLAT BOOK DA-189
 9. PLAT BOOK ED-15
 10. PLAT BOOK EH-304,305
 11. DEED BOOK K229/618
 12. DEED BOOK H42/15
 13. DEED BOOK Y506/178

- LEGEND:
- CMF - CONCRETE MONUMENT FOUND
 - RFB - REBAR FOUND
 - OPF - OPEN PIPE FOUND
 - PPF - PINCHED PIPE FOUND
 - AXF - AXLE FOUND
 - SRF - STEEL ROD FOUND
 - CO - 5/8" REBAR SET
 - CP - CALCULATED POINT, NO CORNER SET
 - PF - POWER POLE
 - FWM - FRESH WATER WETLANDS
 - SWM - SALT WATER MARSH

NOTE:
LOT G1 AND LOT G4 ARE TO BE DEVELOPED PURSUANT TO THE NEIGHBORHOOD DISTRICT ZONING REGULATIONS OF THE CITY OF CHARLESTON.

| ACREAGES | FUTURE USE |
|---------------------|---|
| LOT G1 2.865 ACRES | NEIGHBORHOOD DISTRICT MIXED USE (NO DWELLING UNITS PERMITTED) |
| LOT G4 84.601 ACRES | NEIGHBORHOOD DISTRICT RESIDENTIAL (MAXIMUM OF 303 DWELLING UNITS) |
| LOT G5 24.073 ACRES | SCDOT RIGHT-OF-WAY |
| TOTAL 111.539 ACRES | |



THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.
PREVIOUSLY SIGNED BY FRED ALLETT 08/22/04
RECORDED IN PLAT BOOK EH, PGS. 304-305

SIGNATURE _____ DATE _____
The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Douglas L. Dewolff
DOUGLAS L. DEWOLFF
P.L.S. No. 17565

| NO. | DATE | REVISION | CITY/COUNTY LINE | DESCRIPTION | D.P. | BY |
|-----|---------|----------|------------------|-------------|------|----|
| 1 | 10/3/05 | | | | | |

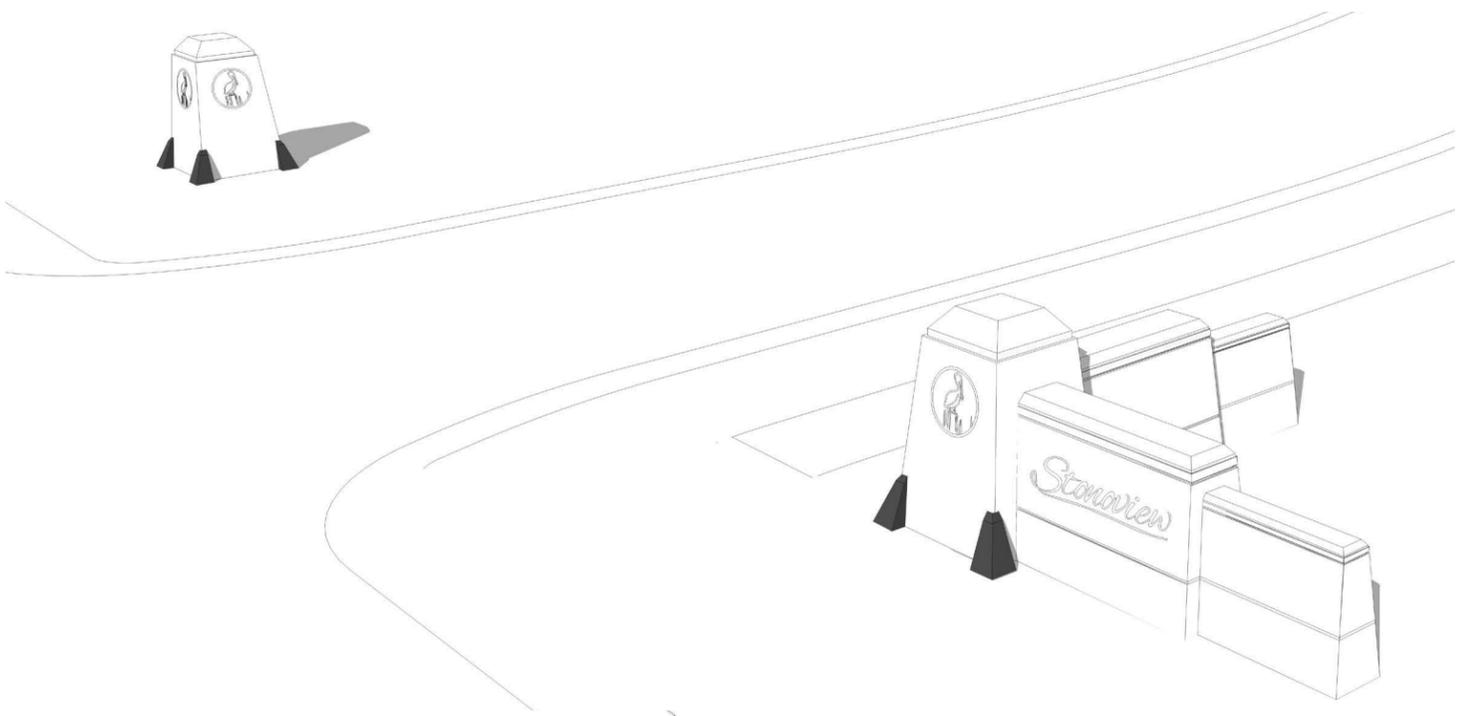
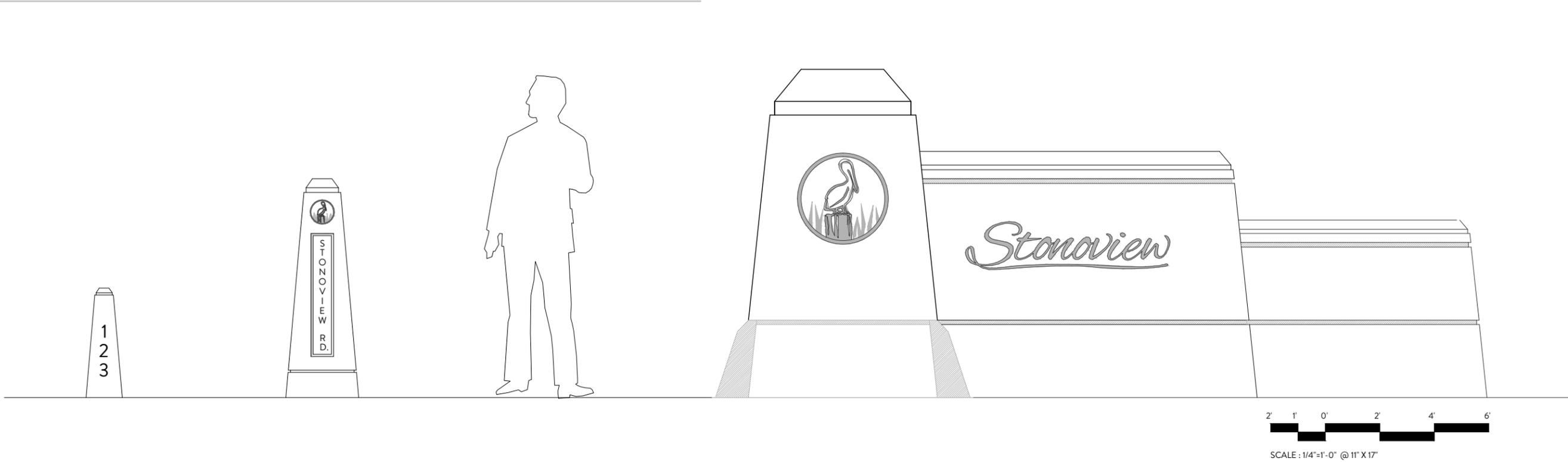
Southeastern Surveying of Charleston, Inc.
147 Wappoo Creek Drive - Suite 102
Charleston, South Carolina 29412
843-795-9330 FAX: 795-2007 www.secs-sc.com

A SUBDIVISION PLAT OF
TRACT G4 INTO LOTS G1, G4, and G5
ON RIVER ROAD
OWNED BY PARK ON THE STONO, LLC
LOCATED ON JOHNS ISLAND,
CHARLESTON COUNTY, SOUTH CAROLINA

| | |
|--------|---------------|
| DATE: | SEPT. 6, 2005 |
| DRAWN: | DLD |
| CHECK: | DLD |
| JOB: | 05092 |
| DWG: | 05092-EASE |
| SHEET: | 1 OF 1 |

APPENDIX D

Monuments & Signage



MONUMENTS & SIGNAGE

J1(a)



STATE OF SOUTH CAROLINA)
)
)
)
 COUNTY OF CHARLESTON) NON-EXCLUSIVE STORM
) WATER DRAINAGE
) EASEMENT
) CITY OF CHARLESTON

This Agreement is made and entered into this 24 day of Feb, 2016, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and Christopher Betros (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining a storm water drainage pipe and appurtenances ("Storm Water System") across a portion of Lot 17 & 17A Wappoo Subdivision designated by Charleston County tax map number 421-13-00-123 and to accomplish this objective, the City must obtain an easement from the Owner permitting the maintenance of the Storm Water System through a portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it a non-exclusive easement in and to the property necessary therefor.

WHEREAS, the City is aware of an existing sanitary sewer easement and understands that this existing easement is the only permitted exception to the City's exclusive drainage easement.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City a **NEW NON-EXCLUSIVE 20 - FOOT WIDE PERMANENT STORM DRAINAGE EASEMENT**, more fully shown on a plat entitled

" Plat Showing a New 20' Drainage Easement located on TMS# 421-13-00-123, 7 Nashmor Road, for the City of Charleston, Charleston County, South Carolina

prepared by Reid Surveying, Inc., dated 1/6/16, executed by James T. Reid, on _____, and recorded in Plat Book 516 at page 0040 in the R.M.C. Office for Charleston County, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID NON-EXCLUSIVE STORM DRAINAGE EASEMENT having such size, shape, location, and butting, and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Non-exclusive 20-Foot Wide Permanent Stormwater Drainage Easement for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. This Non-exclusive 20-Foot Wide Permanent Stormwater Drainage Easement shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of the Non-exclusive 20-Foot Wide Permanent Stormwater Drainage Easement during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

Brian D. ...
Witness #1

Jamere ...
Witness #2

OWNER

Name: Christopher Betros

Date: 1-3-16

WITNESSES:

[Signature]
Witness #1

[Signature]
Witness #2

CITY OF CHARLESTON

[Signature]
By: Laura S. Cabiness

Its: Director of Public Service
Date: 2/24/16

RECORDER'S PAGE



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

Filed By:

CITY OF CHARLESTON
ATTENTION: MICHAEL DINUNZIO

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BETROS CHRISTOPHER

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CITY OF CHARLESTON

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City of Charleston

South Carolina

Department of Public Service

JOHN J. TECKLENBURG
Mayor

LAURA S. CABINESS, PE
Director

March 23, 2016

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
District Six
6355 Fain Blvd
North Charleston, SC, 29406

RE: Maintenance of Non-Standard Construction Materials within the Sidewalk at 583 King Street (S-104)

Dear Mr. Corrigan:

The City of Charleston, through its Technical Review Committee, and in keeping with the standard construction materials that have historically been used in the streets adjacent to the site, requires the installation of granite curbing, bluestone sidewalks, and red pavers at 583 King Street.

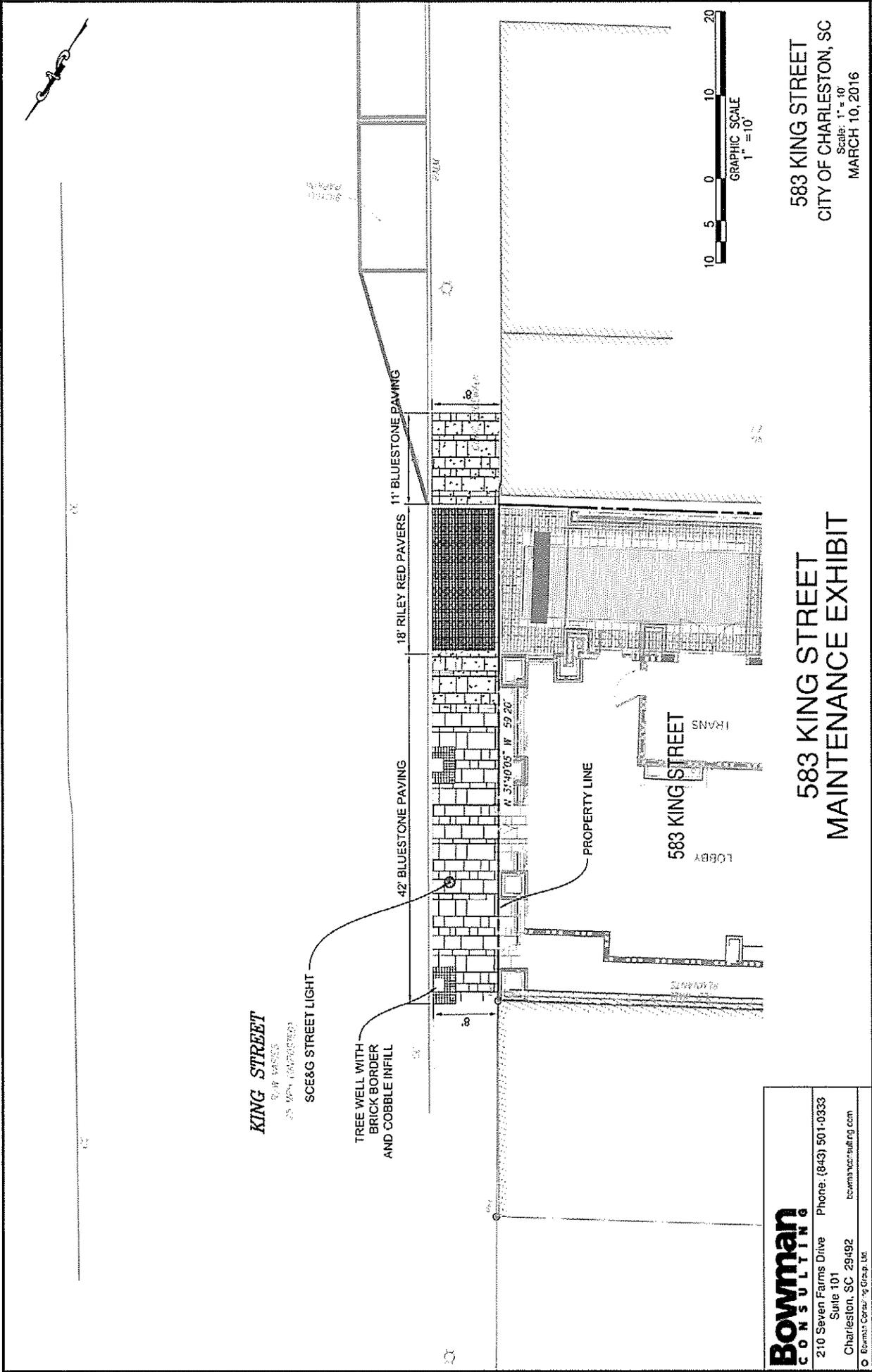
The City Council of Charleston, at its meeting held March 22, 2016, in order to maintain the historic character of the streetscape in Charleston, agreed to accept full maintenance responsibility for the non-standard materials within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The non-standard materials include, but are not limited to, granite curb, bluestone sidewalk, and red pavers. The City of Charleston agrees to maintain all non-standard materials in compliance with current ADA and SCDOT standards (*ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, and AASHTO Guide for the Planning, Design and Operation of Pedestrian Facilities*).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at cabinessl@charleston-sc.gov.

Sincerely,

Laura S. Cabiness, P.E.

Cc: Michael R. Metzler, Deputy Director
Thomas F. O'Brien, Deputy Director
Adelaide Andrews, Deputy Corporate Council
Cameron Baker, Bowman Consulting



KING STREET

20' WIDE
25' WIDE (PAVED)

SCE&G STREET LIGHT

TREE WELL WITH
BRICK BORDER
AND COBBLE INFILL

42' BLUESTONE PAVING

18' RILEY RED PAVERS

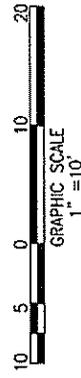
11' BLUESTONE PAVING

PROPERTY LINE

583 KING STREET

LOBBY

PLUMBING

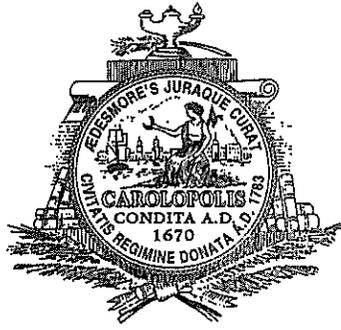


Bowman CONSULTING
 210 Seven Farms Drive Phone: (843) 501-0333
 Suite 101
 Charleston, SC 29492 bowmanconsulting.com
 © Bowman Consulting Group, LLC
 Cad file name : P:\068441 - USF\068441-07-001 (612) - 583 King Street\Engineering\Exhibit\068441-0-CP-001-SIT.dwg

**583 KING STREET
 MAINTENANCE EXHIBIT**

583 KING STREET
 CITY OF CHARLESTON, SC
 Scale: 1" = 10'
 MARCH 10, 2016

K(6.)



Ratification
Number _____

AN ORDINANCE

TO AMEND ORDINANCE NO. 2016-020 REGARDING THE EXPIRATION OF THE MORATORIUM ON PROCESSING DEVELOPMENT APPLICATIONS AND ISSUING PERMITS FOR PROPERTIES ZONED GATHERING PLACE (GP). (AS AMENDED)

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Part 6, Sec. 54-972, Expiration, of Ordinance No. 2016-20 is hereby amended to read as follows:

“Sec. 54-972. Expiration.

The provisions of this Part 6 shall expire on May 7, 2016.”

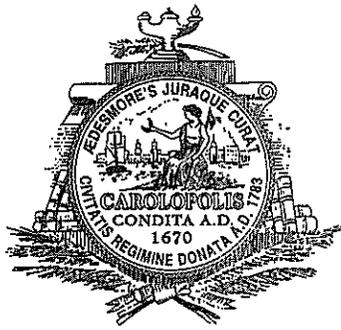
Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____ in the Year of Our Lord, 2016, and in the ____th Year of the Independence of the United States of America

John J. Tecklenburg, Mayor

ATTEST: _____
Clerk of Council

L1.)



Ratification Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 604 SAVANNAH HWY (MORELAND - WEST ASHLEY) (0.24 ACRE) (TMS #421-03-00-179) (COUNCIL DISTRICT 11), BE ZONED RESIDENTIAL OFFICE (RO) CLASSIFICATION.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

604 Savannah Hwy (Moreland - West Ashley) (0.24 acre) (TMS #421-03-00-179)

Section 2. That the said parcel of land described above shall be zoned Residential Office (RO) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

Zoning

604 Savannah Hwy (Moreland - West Ashley)

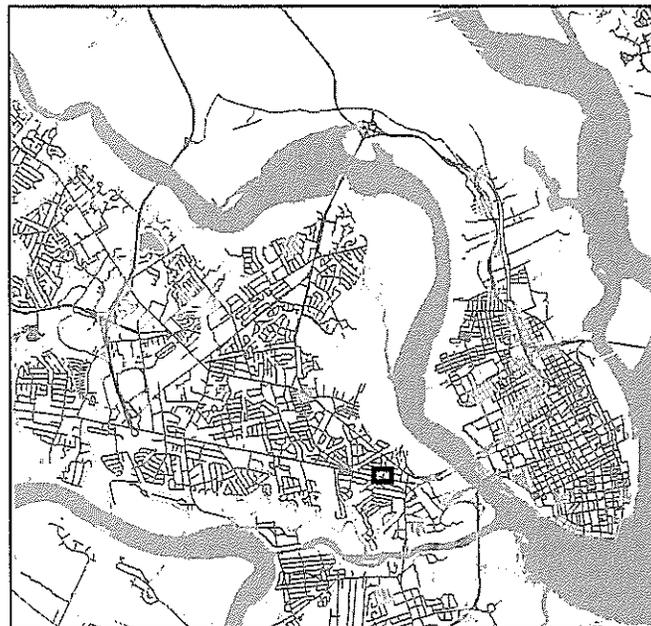
TMS# 4210300179

0.24 ac.

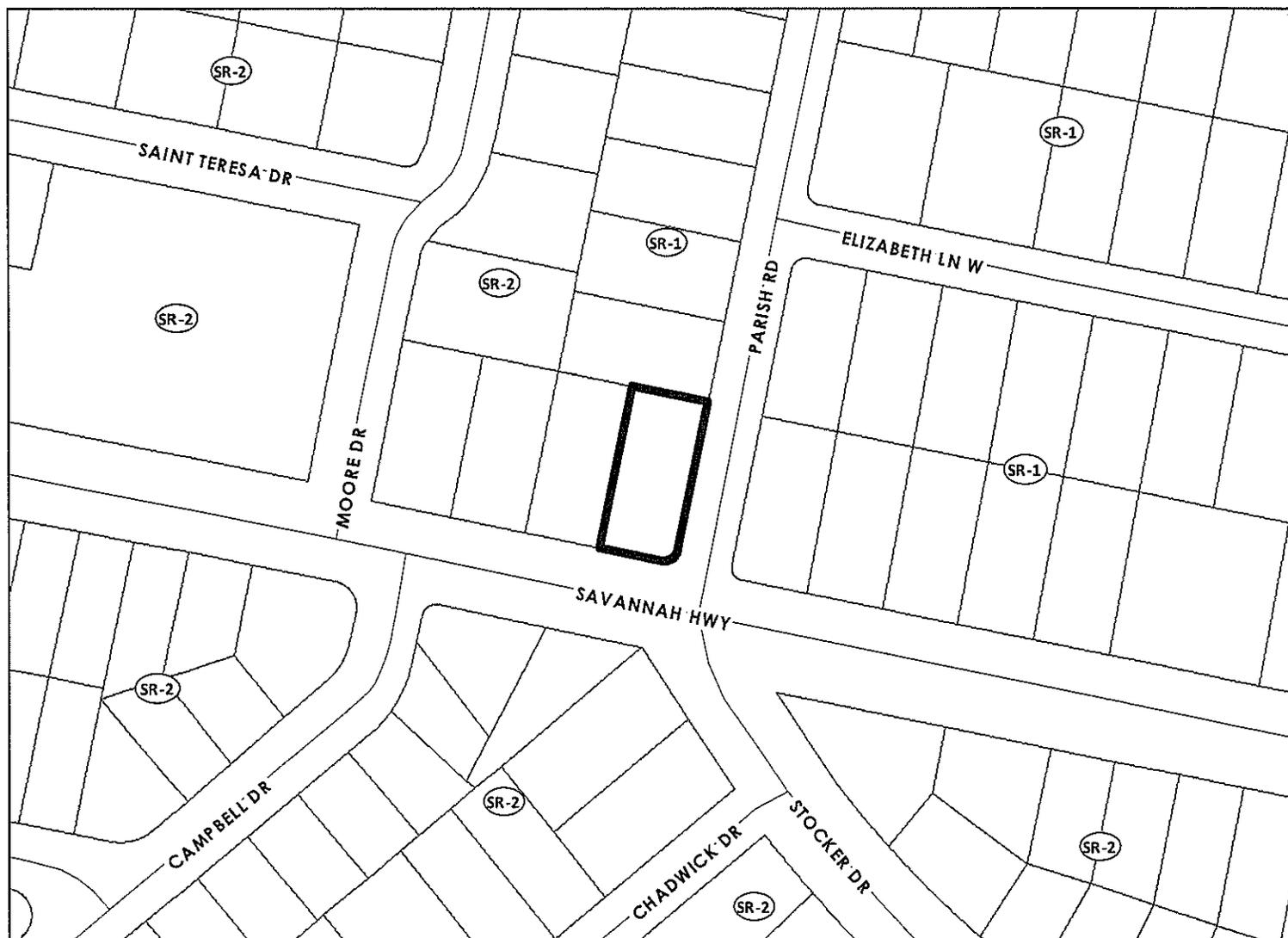
Request zoning of Residential Office (RO).
Zoned Saint Andrews Area Overlay District
in Charleston County.

Owner: JSF Properties LLC

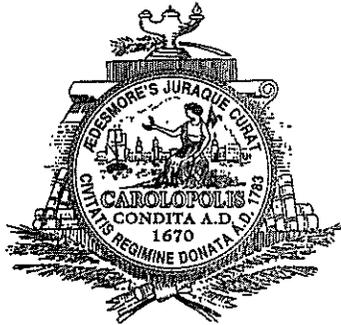
Area



Location



L2.)



Ratification
Number _____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO ADD A NEW OVERLAY ZONING DISTRICT TO BE KNOWN AS THE GATEWAY OVERLAY ZONE, ADD REGULATIONS TO PERMIT SPECIFIC LAND USES AND MODIFY BUILDING HEIGHT RESTRICTIONS IN THE GATEWAY OVERLAY ZONE, AND CHANGE THE ZONE MAP, WHICH IS PART THEREOF, SO THAT CERTAIN PROPERTIES BEARING THE FOLLOWING CHARLESTON COUNTY TAX MAP NUMBERS, AS INDICATED, TO WIT: 310, 322 BROAD STREET, TMS# 457-07-01-029 AND 457-07-01-061, BE REZONED TO THE GATEWAY OVERLAY ZONE

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting in the first sentence of Section 54-102(c)(1) immediately after "Tech Corridor Overlay Zone" the text "Gateway Overlay Zone," and inserting the following new subsection at the end of Section 54-202 to read as follows:

"1. **Gateway, G Overlay Zone.** The Gateway Overlay Zone is intended to provide an optional set of development regulations to enable commercially zoned properties that might otherwise be used primarily for commercial uses to have the option of higher density residential development in exchange for lesser amounts of commercial development, a cap on the total number of off-street parking spaces provided, and a maximum height restriction on structures."

Section 2. Article 2, Part 5: Permitted Uses For Overlay Zones of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the following new section:

"Sec. 54-229.2. Gateway, G Overlay Zone.

- a. Intent. The intent of the Gateway "G" overlay zone is to provide an optional set of development regulations to enable commercially zoned properties that might otherwise be used primarily for commercial uses to have the option of higher density residential development in exchange for lesser amounts of commercial development, a cap on the

total number of off-street parking spaces provided, and a maximum height restriction on structures.

- b. Permitted uses. In any Gateway overlay zoning district, land may be used and buildings or structures may be erected, altered or used for any purpose allowed by the underlying zoning district as listed in Article 2, Part 3. In the alternative, land may be used and buildings or structures may be erected, altered or used for any purpose allowed by the underlying zoning district, and may include residential uses at a density of up to 56 dwelling units per acre of high ground, or fraction thereof, provided a Site Plan of the property being put to alternate uses demonstrates the following conditions are met:
1. The gross floor area of the structures on the property shown on the Site Plan, in the aggregate, ,but excluding parking structures, shall not exceed 59,000 square feet per acre of high ground, or fraction thereof; and
 2. No less than eighty-five (85%) per cent of the gross floor area of the structures on the property shown on the Site Plan must be used for residential purposes; and
 3. The total number of required off-street parking spaces must be provided on site and calculated in accordance with the parking standards of the MU-1,2WH zoning districts; and
 4. No structure on the property shown on the Site Plan shall exceed the height limit set by the underlying zoning district or the Old City Height District, if applicable, except that for a property located in Old City Height District 3X, the height limitations allowed by the 3X district shall be limited to: ten stories; or one hundred (100) feet, excluding elevator penthouses and mechanical penthouses, whichever is less; and
 5. No less than thirty-three (33%) percent of high ground acreage of the property shown on the Site Plan must be delineated as open space.
- c. The Site Plan may include multiple, contiguous lots of record over which the alternate uses and open space may be allocated. If the lots of record delineated on the Site Plan are not under common ownership, the consent of all owners of the lots of record must be shown on the Site Plan. For purposes hereof, lots of record separated by a public right-of-way shall be deemed contiguous.

Section 3. The Zoning Ordinance of the City of Charleston be, and the same hereby is, amended by changing the zone map, which is a part thereof, so that the property described in Section 4 hereof be included in the Gateway overlay zone.

Section 4. The property to be rezoned is described as follows:

Charleston County Tax Map Parcels, as indicated, bearing TMS# 457-07-01-029 AND 457-07-01-061, identified as 310 and 322 Broad Street.

Section 5. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of
_____ in the Year of Our Lord, 2016,
and in the ____th Year of the Independence of
the United States of America

John J. Tecklenburg, Mayor

ATTEST:

Vanessa Turner Maybank
Clerk of Council