City Hall
80 Broad Street
October 25, 2016
5:00 p.m.

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Gregorie

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Resolution honoring the memory of Modie Risher, Sr.

E. Public Hearings

1. Receive input from the public regarding the proposed 2017 City Budget

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 53 Bogard Street (Peninsula - Cannonborough/Elliottborough) (0.118 acre) (TMS #460-08-03-105) (Council District 4), be rezoned from Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification. The property is owned by 53 Bogard Street LLC.

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 718 Riley Road (James Island) (approximately 2.35 acres) (a portion of TMS# 340-07-00-009) (Council District 6), be rezoned from Single-Family Residential (SR-1) classification to Conservation (C) classification. The property is owned by Derek and Kathlyn Wade.

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 3 & 4 Maple Street and adjacent vacant lot (Peninsula) (approximately 0.15 acre) (TMS #463-12-02-013, 014 and 084) (Council District 4), be rezoned from Diverse Residential (DR-1F) classification to Limited Business (LB) classification. The property is owned by JJR Development and SCDOT.

5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 4 Forest Creek Court (Shadowmoss - West Ashley) (0.34 acre) (TMS #358-07-00-034) (Council District 10), annexed into the City of Charleston September 13, 2016 (#2016-108), be zoned Single-Family Residential (SR-1) classification. The property is owned by James and Hannah Lynch.

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 303 Stinson Drive (West Ashley) (0.35 acre) (TMS #350-09-00-100) (Council District 5), annexed into the City of Charleston September 13, 2016 (#2016-109), be zoned Single-Family Residential (SR-1) classification. The property is owned by Richard Benson.

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 2027 Woodcliff Street (West Ashley) (0.23 acre) (TMS #355-15-00-060) (Council District 2), annexed into the City of Charleston September 27, 2016 (#2016-114), be zoned Single-Family Residential (SR-1) classification. The property is owned by Nicholas and Elaine Boyer.

8. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 614 Stoneboro Court (James Island) (0.23 acre) (TMS #343-15-00-099) (Council District 11), annexed into the City of Charleston September 27, 2016 (#2016-113), be zoned Single-Family Residential (SR-1) classification. The property is owned by Erin Hitchinson.

9. 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 Grimball Road Extension (James Island) (0.79 acre) (TMS #427-00-00-086) (Council District 6), annexed into the City of Charleston September 27, 2016 (#2016-116), be zoned Single-Family Residential (SR-1) classification. The property is owned by Johnny Troutman and Eunice Troutman.

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 property located on Secessionville Road (James Island) (2.14 acres) (TMS #427-00-00-006, 116, 117, 250 and 251) (Council District 6), annexed into the City of Charleston September 27, 2016 (#2016-115), be zoned Single-Family Residential (SR-1) classification. The property is owned by Ion Venture LLC

11. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 472 Woodland Shores Road (James Island) (0.30 acre) (TMS #343-16-00-040) (Council District 11), be zoned Single-Family Residential (SR-1) classification. The property is owned by Rolina Homes LLC. **(SECOND READING)**

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 336 Folly Road (James Island) (0.42 acre) (TMS #424-05-00-029) (Council District 11), be zoned General Business (GB) classification. The property is owned by George Smythe and David Smythe. **(SECOND READING)**

13. 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-five (65%) percent** of the members of Council present and voting. (**AS AMENDED**) **(SECOND READING)**

14. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-343 to change Zoning Regulations for perimeter landscaping requirements for surface parking lots, service areas or other vehicular use areas.

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. September 27, 2016

2. October 11, 2016

H. Citizens Participation Period

I. Petitions and Communications:

1. Appointment of Philip Ramsey as a Tourism Code Enforcement Officer

J. Council Committee Reports:

1. Committee on Community Development: (Meeting was held on Thursday, October 13, 2016 at 4:30 p.m.)

(Review and discussion of the Urban Development Block Grant (UDAG: Charleston Citywide Development Corporation) (INFORMATION ONLY)

2. Committee on Public Works and Utilities: (Meeting was held on Tuesday, October 25, 2016 at 3:00 p.m.)

a. Acceptance and Dedication of Rights-of-Way and Easements

(i) Fenwick Hills Phase 1 - Acceptance and dedication of a portion of Misk Street (50-foot right-of-way), a portion of Arrow Arum Drive (50-foot right-of-way), a portion of Fishbone Drive from Sta. 1+80 to 15+12 (50-foot right-of-way), and a portion of Fishbone Drive from Sta. 15+12 to 24+63 (30-foot right-of-way). All infrastructure is complete.

a. Title to Real Estate
b. Affidavit for Taxable or Exempt Transfers
c. Plat (2)

d. Exclusive Storm Water Drainage Easements
e. Exclusive Access Easements

(ii) Crowne Maybank - Acceptance and dedication of Devlin Road (40-foot right-of-way), Reva Ridge Drive (60-foot right-of-way), Crowne Commons Way (60-foot right-of-way), Harold Arnold Way (60-foot right-of-way), and Mitnick Lane (50-foot right-of-way) . Sidewalk and final asphalt lift are bonded.

a. Title to Real Estate
b. Affidavit for Taxable or Exempt Transfers
c. Plat (2)
d. Exclusive Storm Water Drainage Easements

3. Committee on Ways and Means:

(Parks: Approval of the receipt and deposit of the 2016 LOWES/KAB Community Partner Grant in the amount of $4,000 for the Compost Rangers. Program funds will go towards supplies that will create composting cubes at various community gardens and schools. No City match is required.

(Parks: Approval to submit the 2017 Keep South Carolina Beautiful Palmetto Pride Grant in the requested amount of $10,000. Program funds will go towards litter prevention education and volunteer cleanup supplies. No City match is required.

(Public Service: Approval for VacVision Environmental, LLC's proposal in the amount of $314,675 for pipe repair and rehabilitation at Rebellion Road.

(Public Service: Approval of an Intergovernmental Agreement for disaster damage assessment and debris removal for the City of Charleston. This is an Intergovernmental Agreement with Berkeley County to allow the county to activate its disaster response contracts and perform services in the City of Charleston. This agreement was executed under the emergency authorization approved by City Council. The City would only be responsible for costs that were not covered by FEMA or the State of South Carolina.

(Police Department: Approval of a Mutual Aid Agreement between CPD and Department of Homeland Security, National Protection and Programs Directorate, Federal Protection Services to allow Federal Protective Services officers and agents to enforce state and local laws for the protection of Federal property and persons on Federal property and as needed to maintain the public peace and welfare on and in the vicinity of Federal property.

(Police Department: Approval of a Memorandum of Understanding between CPD and SLED in the amount of $18,343.40 to upgrade latent fingerprint workstations at CPD.

(Request authorization for the Mayor to execute the attached Supplemental Lease Agreement between the City of Charleston and the U.S. Coast Guard which is an annual renewal of an existing 10-year lease agreement. The U.S. Coast Guard desires to continue to use a platform area approximately 5'x 5' mounted on top of an 18" diameter steel pile adjacent to the Maritime Center Pier for use as a

navigational range light. U.S. Coast Guard also desires to use an optic mounted on a 15' tower bolted to the rear top deck of the Charleston Municipal Aquarium Garage for use as a navigational range light. (TMS: 459-00-00-169; Charleston Maritime Center Pier and Charleston Municipal Aquarium Garage)

(Request approval for the Mayor to execute the attached Parking Lease whereby the City leases 322 parking access cards for non-reserved parking to the Medical University of South Carolina (MUSC) in the 99 WestEdge parking garage. [Ordinance]

(Consider the following annexations:

-- Magnolia Road and Sycamore Avenue (TMS#418-10-00-005) 0.125 acre, West Ashley (District 9). The property is owned by William G. Niemeyer.

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

An ordinance authorizing the Mayor to execute on behalf of the City a Government Parking Lease Agreement with the Medical University of South Carolina pertaining to the City parking garage located at 99 WestEdge Street.

An ordinance to provide for the annexation of property located on Magnolia Road and Sycamore Avenue (0.125 acre) (TMS# 418-10-00-005), 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 9. The property is owned by William G. Niemeyer.

K. Bills up for Third 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 1830 Maybank Highway (James Island) (1.0 acre) (TMS #343-04-00-007) (Council District 11), be zoned Single-Family Residential (SR-1) classification. The property is owned by Maria and Steven Mungo.*

L. Bills up for Second Reading:

1. *An ordinance to provide for the annexation of property known as 1830 Maybank Highway Extension (1.0 acre) (TMS# 343-04-00-007), 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 11. The property is owned by Maria and Steven Mungo.*

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 property located on Maybank Highway at Promenade Vista Street (James Island) (approximately 10.57 acres) (TMS #424-00-00-001) (Council District 6), be rezoned from Gathering Place (GP) classification to Planned Unit Development (PUD) classification. The property is owned by CPC James Island, LLC. (**AS AMENDED**) (DEFERRED)*

3. *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)*

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 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)*

5. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-208.1 Bed and Breakfasts not located within the Old and Historic District, to clarify where Bed and Breakfasts are permitted in areas outside the Old and Historic District. (DEFERRED FOR PUBLIC HEARING)*

6. *An ordinance to amend the Old and Historic District and Old City District Regulations of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend the definition of structure, to provide definitions for height, scale, mass and immediate surroundings, immediate surrounding area and neighborhood, to clarify the authority of the Board of Architectural Review as it pertains to its review of height, scale and mass of new construction to achieve compatibility and proper form and proportion between new structures and those in its immediate surroundings, and to codify certain policy statements for the use in evaluation applications. (DEFERRED FOR PUBLIC HEARING)*

M. Bills up for First Reading

1. An ordinance to amend Chapter 2, Article IV, to add a Division 9 to create a City of Charleston Health and Wellness Advisory Committee.

2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone, by inserting language to preserve Mixed-Use Districts; prohibit the displacement of housing by accommodations and consider the effects of housing units to be altered or replaced on the housing stock and whether requirements to protect the affordability of the housing units should be attached to an accommodations special exception approval; prohibit the displacement or reduction of office space by accommodations to be located within areas on the Peninsula designated "A-1" on the Accommodations Overlay Zoning Map and on streets with office use as a predominant use; prohibit the displacement of more than 25 percent of ground floor, store front retail space by accommodations uses on streets with ground floor, store front retail as a dominant use; prohibit an overconcentration of accommodations units within areas on the Peninsula designated "A-1" on the Accommodations Overlay Zoning Map; amend revised Subsection B. 1. (g) by deleting wording

regarding pedestrian activity and transit system usage and inserting language regarding the location and design of guest drop off and pick up areas; and amend revised Subsection B. 1. (h) 15 to require additional information on parking and public transit provisions for employees **(AS AMENDED)** *(DEFERRED)*

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 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. *(DEFERRED)*

4. 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)*

5. 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)*

6. 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)*

N. Miscellaneous Business:

1. The next regular meeting of City Council will be November 10, 2016 at 5:00 p.m. at City Hall, 80 Broad Street.

D1.

RESOLUTION

WHEREAS; the City of Charleston extends deepest sympathy at the death of one of South Carolina's most dedicated citizens, **MODIE RISHER, SR**; and

WHEREAS; **MODIE RISHER, SR.** was an exemplary educator and coach in the Charleston community, much admired for his dedicated work among the youth of the Charleston area; and

WHEREAS; **MODIE RISHER, SR.** was born in Charleston on September 6, 1928 and graduated in 1946 from Burke High School, where he was a skillful three-sport athlete. Continuing his athletic career in college, he played for Allen University while earning his bachelor's degree, later obtaining his master's degree at Columbia University in New York City. In time, he also completed thirty hours of postgraduate work at The Citadel; and

WHEREAS; **MODIE RISHER, SR.** played professional baseball in the old Negro Baseball League for the Jacksonville Eagles and other teams against such legendary players as Satchel Paige, Josh Gibson, and Jackie Robinson; and

WHEREAS; **MODIE RISHER, SR.** served as an educator for 33 years at Burke High School, his alma mater, where he taught health and physical education, as well as creative dance and gymnastics. This perpetually winning coach served as athletic director, department chair, consultant, and school evaluator for the South Carolina State Department of Education and member of the curriculum-guide writing team for Charleston County Public Schools' health and physical education teachers; and

WHEREAS; putting his considerable expertise to good use beyond his own school, **MODIE RISHER, SR.** worked for the City of Charleston Recreation Department for 22 years and served as an official in the South Carolina High School League, Dixie Professional Football League, and Southern College Conference, among other groups, over a span of 32 years; and

WHEREAS; believing a man should be involved in his community, **MODIE RISHER, SR.** joined Charleston's political life as president and executive committeeman for Charleston County Precinct #13 and was an outspoken civil rights activist on issues concerning the African-American community. In addition, he volunteered his services to many community organizations, such as Jack and Jill of America, and he was president emeritus of the Charleston Chapter of the National Federation of the Blind; and

WHEREAS; **MODIE RISHER, SR.** has served as junior trustee and director of church recreation at Morris Brown African Methodist Episcopal Church; and

WHEREAS; over the years, **MODIE RISHER, SR.** received numerous awards and honors for his labors, among them four athletic events and the new Burke High School gymnasium named in his honor, a South Carolina Palmetto Patriot award, and the 2007 Lifetime Achievement Award from the Charleston Metro Sports Council; and

WHEREAS; **MODIE RISHER, SR.** married his beloved DeLaris, and the Lord blessed their union with two children, Modie, Jr., and Devonne R. Smalls, as well as two grandchildren, James II and De Ana Smalls; and

WHEREAS; **MODIE RISHER, SR.** lived a life of service, with integrity and grace, and we honor his life and thank him and his family for all of his gifts to the Charleston community.

NOW, THEREFORE, BE IT RESOLVED THAT, I, John J. Tecklenburg, Mayor of the City of Charleston, on behalf of all our citizens, hereby extend to the members of his family this expression of sincere regret for their loss, and hope that they will be consoled by the memories of his fine life and achievements.

_____
John J. Tecklenburg, Mayor

_____
Vanessa Turner Maybank, Clerk of Council

E1.

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, October 25, 2016 beginning at 5:00 p.m. in Council Chambers at 80 Broad St., Charleston, SC to receive input from the public regarding the proposed 2017 City Budget.

Interested persons are invited to attend the hearing and present their views. Extended presentations should be submitted in writing.

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.

Please insert as a Display Ad in the Post Courier on Sunday, October 9, 2016. Charge account PC103190.

Please insert in the Chronicle as a Display Ad on Wednesday, October 12, 2016. **Please provide an affidavit of publication for all public hearings.**

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, October 25, 2016 beginning at 5:00 p.m. at City Hall, 80 Broad Street, on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

REZONINGS

1. To rezone 53 Bogard Street (*Peninsula - Cannonborough/Elliottborough*) (0.118 acre) (TMS# 460-08-03-105) from Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification.
2. To rezone 718 Riley Road (*James Island*) (Approx. 2.35 acres) (A portion of TMS# 340-07-00-009) from Single-Family Residential (SR-1) classification to Conservation (C) classification.
3. To rezone 3 & 4 Maple Street and adjacent vacant lot (*Peninsula*) (Approx. 0.15 acre) (TMS# 463-12-02-013, 014 & 084) from Diverse Residential (DR-1F) classification to Limited Business (LB) classification.

ZONINGS

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

1. 4 Forest Creek Court (*Shadowmoss - West Ashley*) (0.34 acre) (TMS# 358-07-00-034) Single-Family Residential (SR-1).
2. 303 Stinson Drive (*West Ashley*) (0.35 acre) (TMS# 350-09-00-100) Single-Family Residential (SR-1).
3. 2027 Woodcliff Street (*West Ashley*) (0.23 acre) (TMS# 355-15-00-060) Single-Family Residential (SR-1).
4. 614 Stoneboro Court (*James Island*) (0.23 acre) (TMS# 343-15-00-099) Single-Family Residential (SR-1).
5. Property located on Grimball Road Extension (*James Island*) (0.79 acre) (TMS# 427-00-00-086) Single-Family Residential (SR-1).
6. Property located on Secessionville Road (*James Island*) (2.14 acre) (TMS# 427-00-00-006, 116, 117, 250 & 251) Single-Family Residential (SR-1).
7. 472 Woodland Shores Road (*James Island*) (0.30 acre) (TMS# 343-16-00-040) Single-Family Residential (SR-1).
8. 336 Folly Road (*James Island*) (0.42 acre) (TMS# 424-05-00-029) General Business (GB).

ORDINANCE AMENDMENTS

1. 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. (**Planning Commission recommends approval with the amendment to the ordinance"...to ~~sixty (60%)~~ sixty-five (65%) percent of the members of Council present and voting.")**
2. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-343 Perimeter landscaping requirements for surface parking lots, service areas or other vehicular use areas, to allow understory trees to be planted in perimeter landscape areas when an overhead power line easement exists.

VANESSA TURNER MAYBANK
Clerk of Council

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Please insert in the Chronicle as a Display Ad on Wednesday, October 12, 2016. **Please provide an affidavit of publication for all public hearings.**

CITY OF CHARLESTON
PLANNING COMMISSION MEETING REPORT

MEETING OF SEPTEMBER 21, 2016

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, September 21, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONINGS

1. **53 Bogard St (Peninsula - Cannonborough/Elliottborough) TMS# 4600803105** – 0.118 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).

   RECOMMENDED APPROVAL

2. **813 Dupont Rd (Dupont | Wappoo – West Ashley) TMS# 3511300047** – 1.665 ac. Request rezoning from General Business (GB) to Diverse Residential (DR-2).

   RECOMMENDED APPROVAL

3. **718 Riley Rd (James Island) TMS# 3400700009 (a portion)** – approx. 2.35 ac. Request rezoning of property from Single-Family Residential (SR-1) to Conservation (C).

   RECOMMENDED APPROVAL

4. **3 & 4 Maple St and adjacent vacant lot (Peninsula) TMS# 4631202013, 014 & 084** – approx. 0.15 ac. Request rezoning from Diverse Residential (DR-1F) to Limited Business (LB).

   RECOMMENDED APPROVAL

SUBDIVISIONS

1. **Brigade St (Peninsula) TMS# 4640000003 & 017** – 15.85 ac. 3 lots. Request subdivision concept plan approval. Zoned Mixed-Use Workforce Housing (MU-2/WH).

   APPROVED WITH CONDITIONS

2. **Carolina Bay, Phase 22 (Carolina Bay - West Ashley) TMS# 3070000005** – 3.03 ac. 10 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).

   WITHDRAWN BY APPLICANT

3. **Brisbane Cluster (James Island) TMS# 3400100011 & 050** – 6.58 ac. 30 lots. Request subdivision concept plan approval. Single-Family Residential (SR-1).

   APPROVED WITH CONDITIONS

ZONINGS

1. **4 Forest Creek Ct (Shadowmoss - West Ashley) TMS# 3580700034** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

   RECOMMENDED APPROVAL

2. **303 Stinson Dr (West Ashley) TMS# 3500900100** – 0.35 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

3. **2027 Woodcliff St (West Ashley) TMS# 3551500060** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

4. **614 Stoneboro Ct (James Island) TMS# 3431500099** – 0.23 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

5. **Grimball Road Ext (James Island) TMS# 4270000086** – 0.79 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.

RECOMMENDED APPROVAL

6. **Secessionville Road (James Island) TMS# 4270000006, 116, 117, 250 & 251** – 2.14 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.

RECOMMENDED APPROVAL

7. **1830 Maybank Hwy (James Island) TMS# 3430400007** – 1.0 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENTS

1. Request approval 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.**

PLANNING COMMISSION RECOMMENDED APPROVAL WITH THE FOLLOWING AMENDMENT TO THE ORDINANCE: "...TO ~~SIXTY (60%)~~ SIXTY-FIVE (65%) PERCENT OF THE MEMBERS OF COUNCIL PRESENT AND VOTING."

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending the height restrictions for fences in residential zoning districts.**

DEFERRED BY CITY STAFF

3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-343 Perimeter landscaping requirements for surface parking lots, service areas or other vehicular use areas, to allow understory trees to be planted in perimeter landscape areas when an overhead powerline easement exists.**

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. **Swygert's Landing Phase 4 (Johns Island) TMS 3120000050** – 29.1 ac. 26 lots. C(ND). Preliminary subdivision plat pending approval.
2. **Fenwick Hills Phase 3 (Johns Island) TMS 2790000672 & 2790800202** – 16.7 ac. 49 lots. SR-1. Final subdivision plat under review.
3. **St. Johns Square (Johns Island) TMS 3130000018** – 23.0 ac. 2 lots + R/W. PUD. Final subdivision plat pending approval.
4. **Fleming Park (James Island) TMS 3400300024** – 14.1 ac. 49 lots. SR-1(cluster). Final subdivision plat recorded.
5. **Point Hope Parkway & Seven Sticks Drive (Cainhoy) TMS 2620000008** – 12.0 ac. R/W. PUD. Final subdivision plat recorded.
6. **1109 Brownswood Road (Johns Island) TMS 3120000181** – 0.8 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
7. **The Marshes at Cooper River (Cainhoy) TMS 2670000004, 005, 010, 050-057, 069** – 34.6 ac. 128 lots. PUD. Preliminary subdivision plat under review.
8. **Hollyberry Road (James Island) TMS 3431500120** – 0.6 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
9. **Brownswood Village Phase 2 (Johns Island) TMS 2790700264** – 12.5 ac. 48 lots. PUD. Final subdivision plat pending approval.
10. **Parcel F Phase 4 (Daniel Island) TMS 2750000249** – 11.8 ac. 24 lots. DI-R. Final subdivision plat recorded.
11. **WestEdge Infrastructure (Westside) TMS 4600000014, 021 & 4601002004, 019, 020, 023** – 12.0 ac. 5 lots + R/W. MU-2/WH. Preliminary subdivision plat pending approval.
12. **Parcel BB Phase 4 (Daniel Island) TMS 2770000011** – 16.8 ac. 25 lots. DI-R. Final subdivision plat pending approval.

Road Construction Plans

1. **Swygert's Landing Phase 4 (Johns Island) TMS 3120000050** – 29.1 ac. 26 lots. C(ND). Road construction plans pending approval.
2. **Harbor View Oaks (James Island) TMS 4240700029** – 2.6 ac. 4 lots. SR-1. Road construction plans pending approval.
3. **WestEdge Infrastructure (Westside) TMS 4600000014, 021 & 4601002004, 019, 020, 023** – 12.0 ac. 5 lots + R/W. MU-2/WH. Road construction plans under review.
4. **West Ashley Senior Center (West Ashley) TMS 3090000028 & 3510100021-023, 035, 040** – 1.0 ac. 2 lots + R/W. GB. Road construction plans pending approval.
5. **The Marshes at Cooper River (Cainhoy) TMS 2670000004, 005, 010, 050-057, 069** – 34.6 ac. 128 lots. PUD. Road construction plans under review.
6. **Parcel CC Peninsula (Daniel Island) TMS 2750000203** – 7.6 ac. 17 lots. DI-RI. Road construction plans under review.

EQ

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 53 BOGARD STREET (PENINSULA - CANNONBOROUGH/ELLIOTTBOROUGH) (0.118 ACRE) (TMS #460-08-03-105) (COUNCIL DISTRICT 4), BE REZONED FROM DIVERSE RESIDENTIAL (DR-2F) CLASSIFICATION TO COMMERCIAL TRANSITIONAL (CT) CLASSIFICATION. THE PROPERTY IS OWNED BY 53 BOGARD STREET LLC.

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 Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification.

Section 2. The property to be rezoned is described as follows:

53 Bogard Street (Peninsula - Cannonborough/Elliottborough) (0.118 acre) (TMS #460-08-03-105)

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

City of Charleston

Planning Commission
September 21, 2016

Rezoning 1

53 Bogard St
(Peninsula - Cannonborough/Elliottborough)

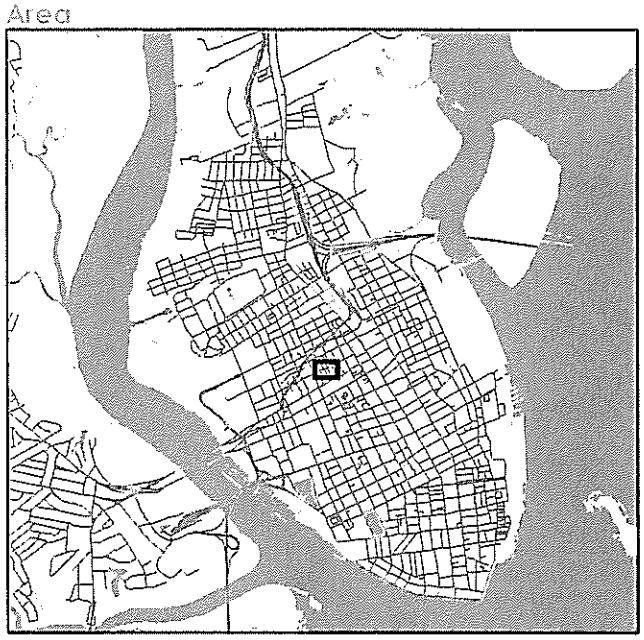
TMS# 4600803105

0.118 ac.

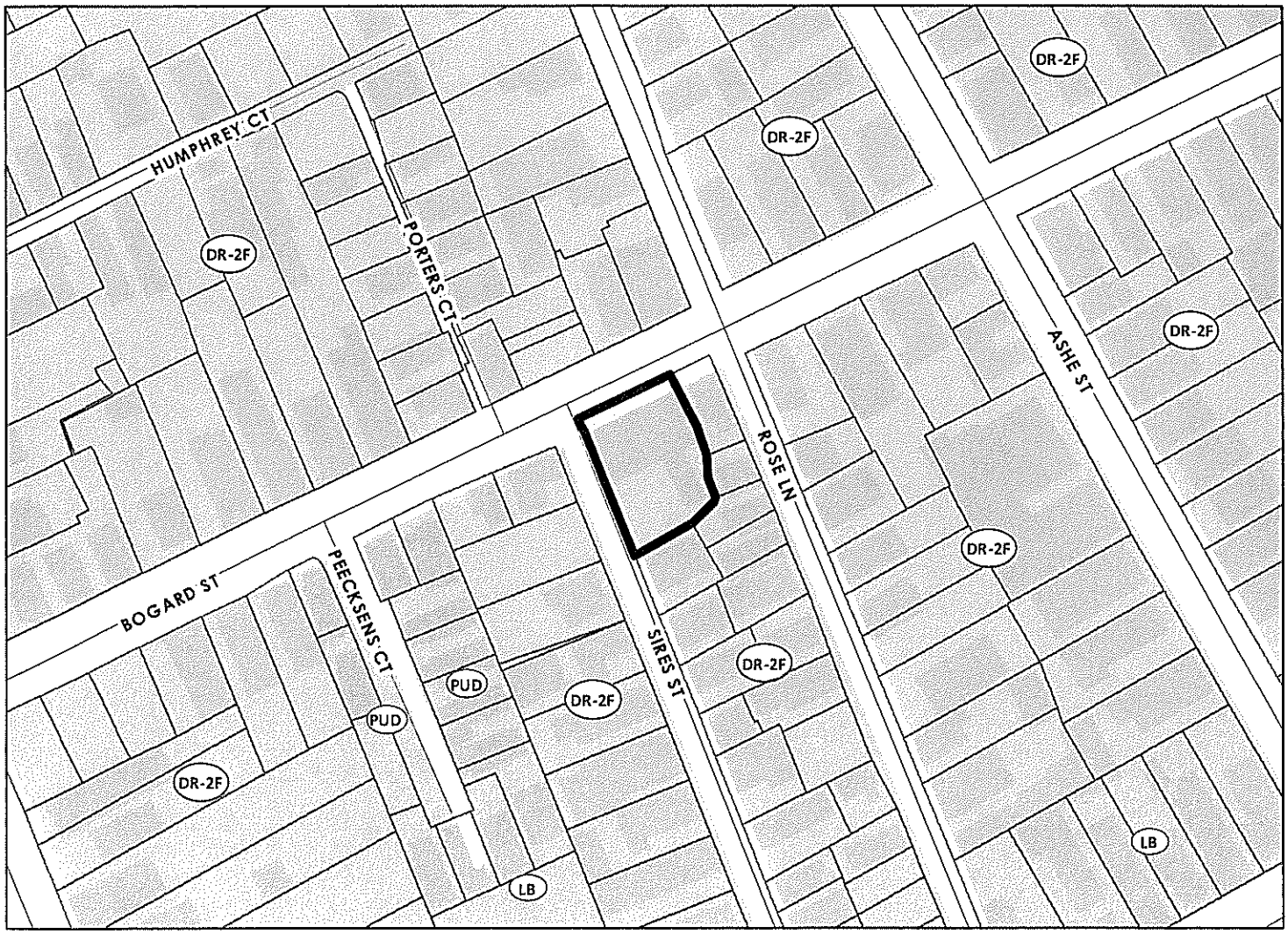
Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).

Owner: 53 Bogard Street LLC
Applicant: Christopher Wyatt

Area



Location



N

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 718 RILEY ROAD (JAMES ISLAND) (APPROXIMATELY 2.35 ACRES) (A PORTION OF TMS# 340-07-00-009) (COUNCIL DISTRICT 6), BE REZONED FROM SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION TO CONSERVATION (C) CLASSIFICATION. THE PROPERTY IS OWNED BY DEREK AND KATHLYN WADE.

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 Single-Family Residential (SR-1) classification to Conservation (C) classification.

Section 2. The property to be rezoned is described as follows:

718 Riley Road (James Island) (approximately 2.35 acres) (a portion of TMS# 340-07-00-009)

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.

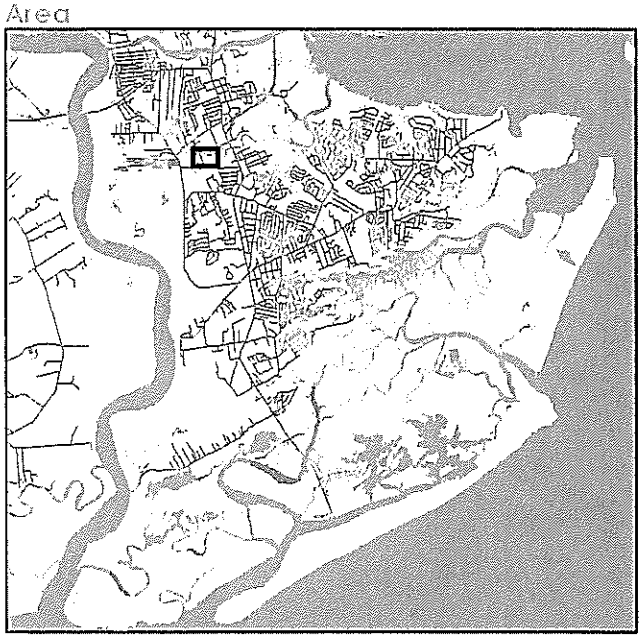
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
September 21, 2016

Area



Rezoning 3

718 Riley Rd (James Island)

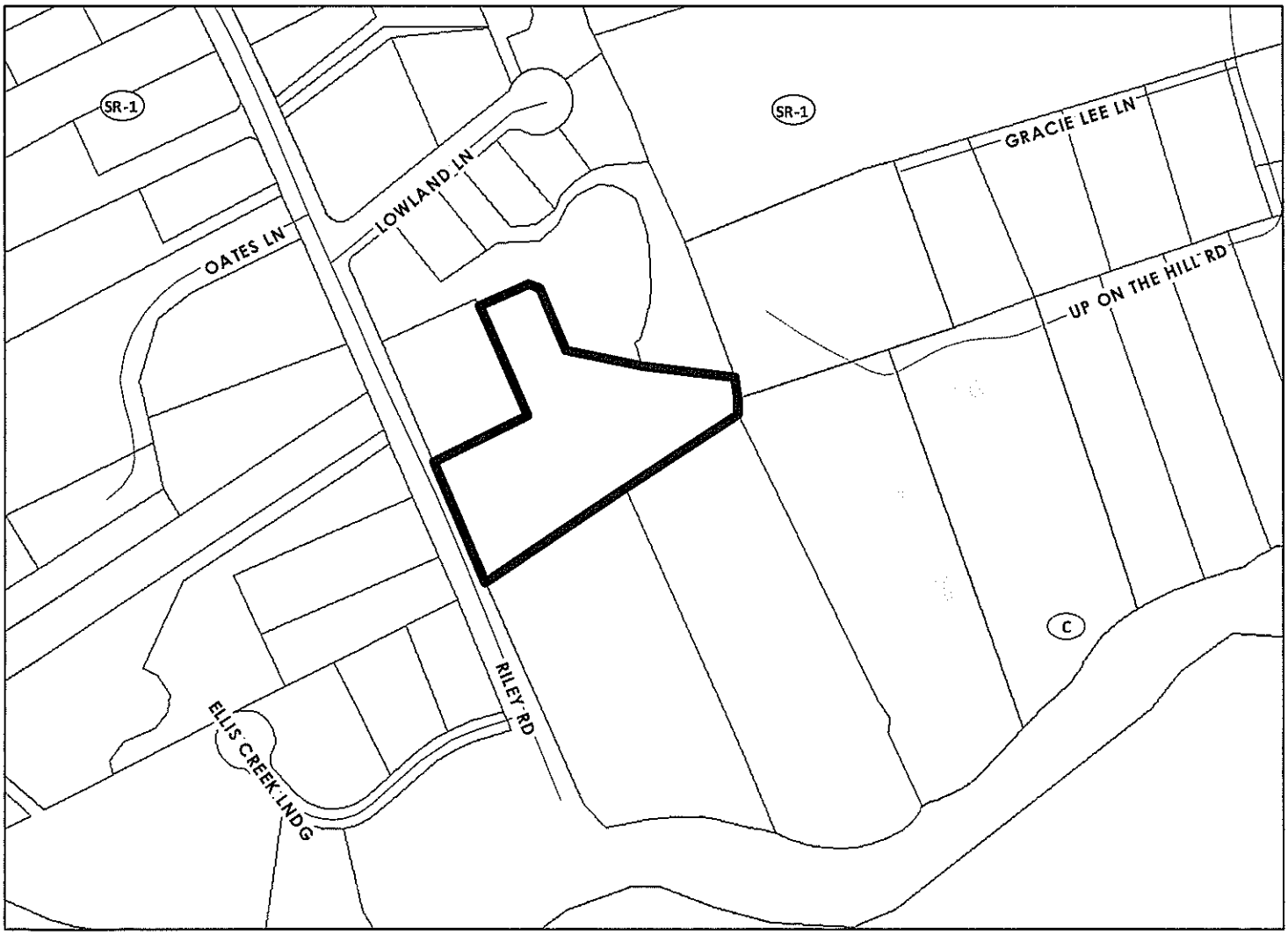
TMS# 3400700009 (a portion)

approx. 2.35 ac.

Request rezoning of property from Single-Family Residential (SR-1) to Conservation (C).

Owner: Derek and Kathlyn Wade

Location



N

E4

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 3 & 4 MAPLE STREET AND ADJACENT VACANT LOT (PENINSULA) (APPROXIMATELY 0.15 ACRE) (TMS #463-12-02-013, 014 AND 084) (COUNCIL DISTRICT 4), BE REZONED FROM DIVERSE RESIDENTIAL (DR-1F) CLASSIFICATION TO LIMITED BUSINESS (LB) CLASSIFICATION. THE PROPERTY IS OWNED BY JJR DEVELOPMENT AND SCDOT.

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 Diverse Residential (DR-1F) classification to Limited Business (LB) classification.

Section 2. The property to be rezoned is described as follows:

3 & 4 Maple Street and adjacent vacant lot (Peninsula) (approximately 0.15 acre) (TMS #463-12-02-013, 014 and 084)

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.

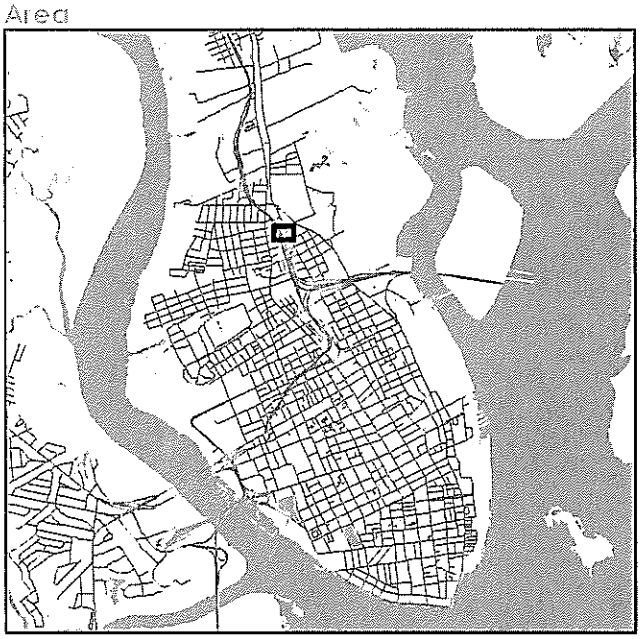
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
September 21, 2016

Area



Rezoning 4

3 & 4 Maple St and adjacent vacant lot (Peninsula)

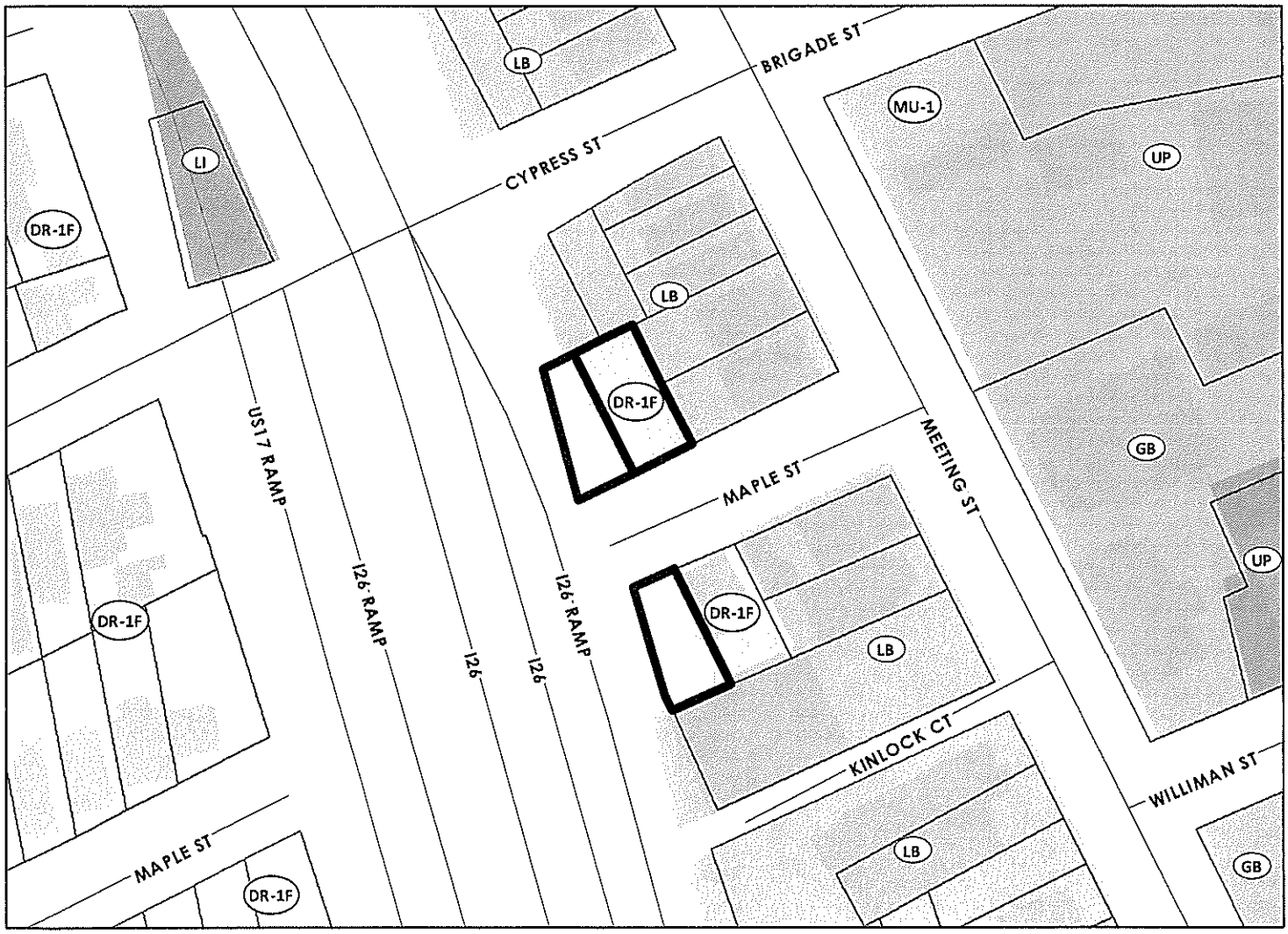
TMS# 4631202013, 014 & 084

approx. 0.15 ac.

Request rezoning from Diverse Residential (DR-1F) to Limited Business (LB).

Owner: JJR Development and SCDOT
Applicant: JJR Development

Location



E5

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 4 FOREST CREEK COURT (SHADOWMOSS - WEST ASHLEY) (0.34 ACRE) (TMS #358-07-00-034) (COUNCIL DISTRICT 10), ANNEXED INTO THE CITY OF CHARLESTON SEPTEMBER 13, 2016 (#2016-108), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY JAMES AND HANNAH LYNCH.

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:

4 Forest Creek Court (Shadowmoss - West Ashley) (0.34 acre) (TMS #358-07-00-034)

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.

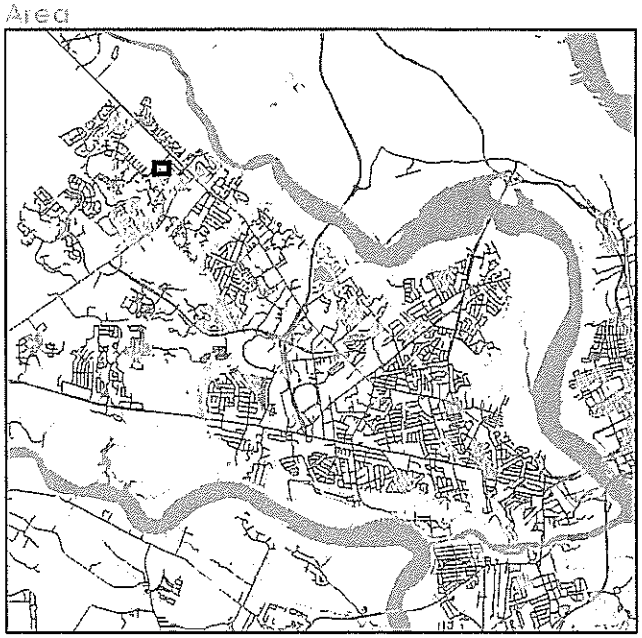
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

City of Charleston

Planning Commission
September 21, 2016

Area



Zoning 1

4 Forest Creek Ct (Shadowmoss - West Ashley)

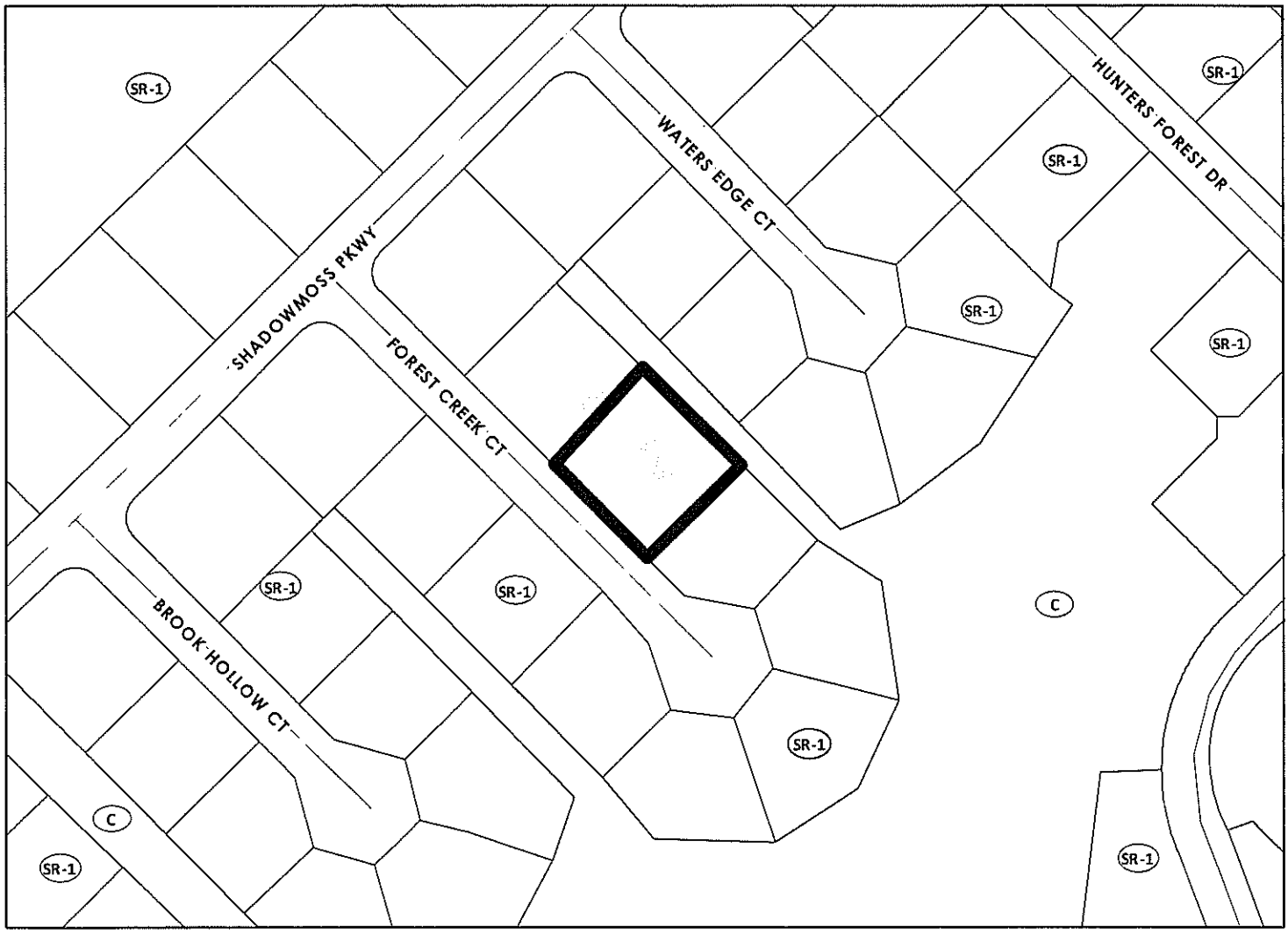
TMS# 3580700034

0.34 ac.

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

Owner: James and Hannah Lynch

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 2 George St, Charleston, SC 29401 843.724.3765

N

E6

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 303 STINSON DRIVE (WEST ASHLEY) (0.35 ACRE) (TMS #350-09-00-100) (COUNCIL DISTRICT 5), ANNEXED INTO THE CITY OF CHARLESTON SEPTEMBER 13, 2016 (#2016-109), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY RICHARD BENSON.

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:

303 Stinson Drive (West Ashley) (0.35 acre) (TMS #350-09-00-100)

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.

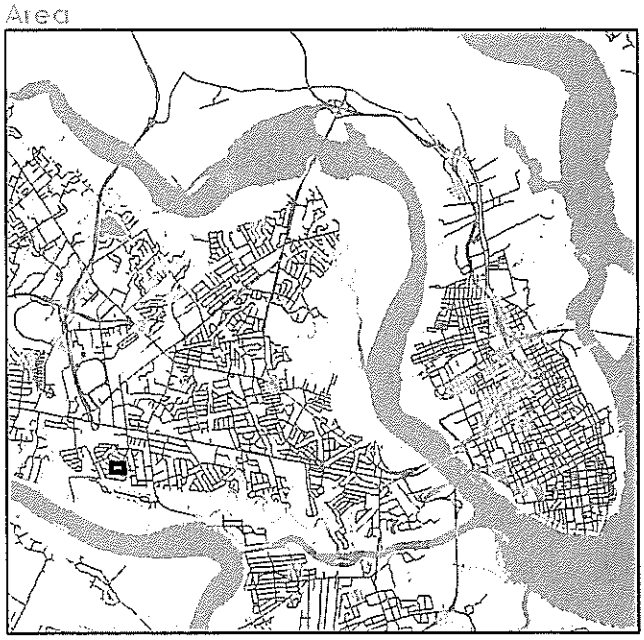
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

City of Charleston

Planning Commission
September 21, 2016

Area



Zoning 2

303 Stinson Dr (West Ashley)

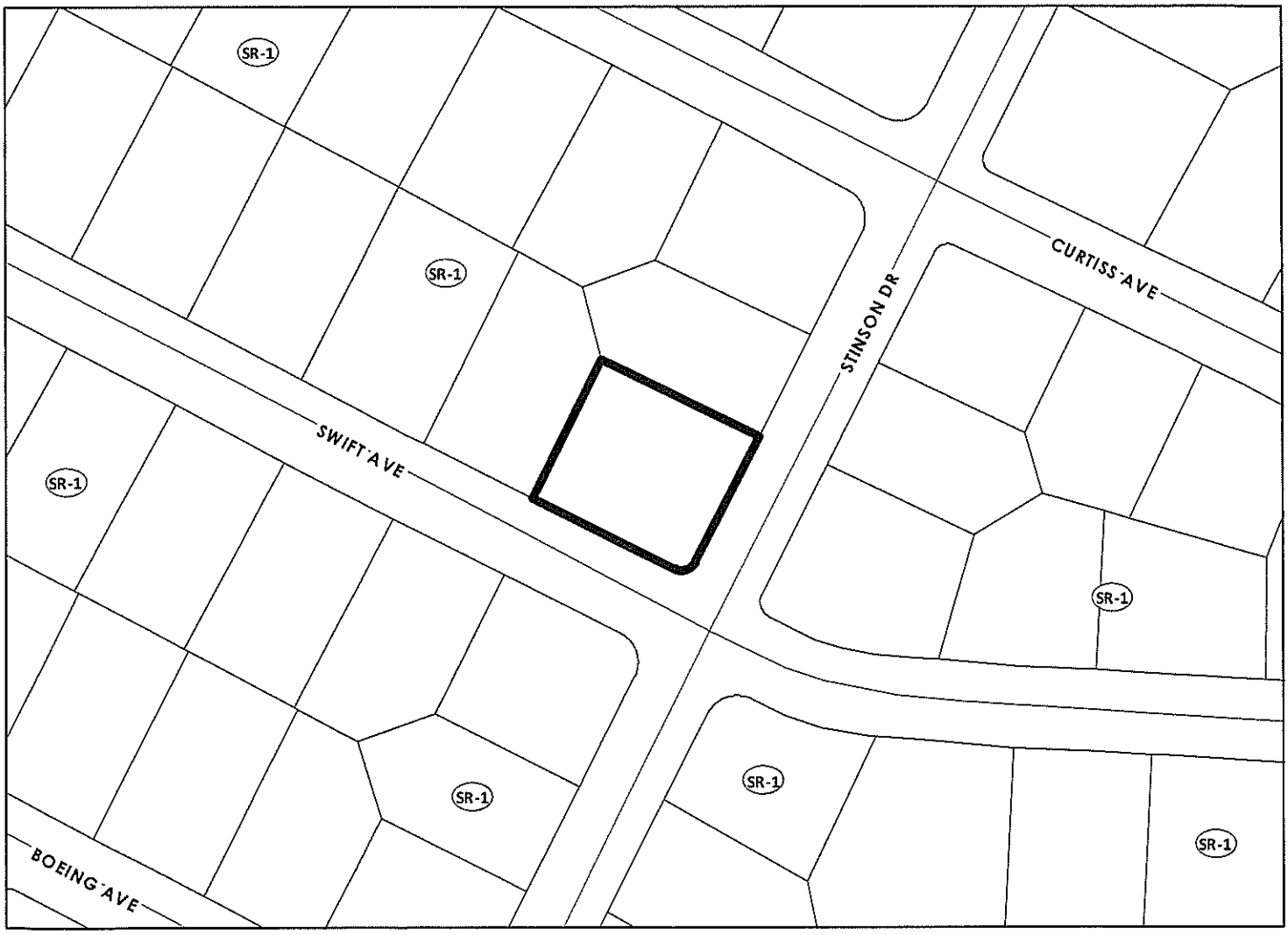
TMS# 3500900100

0.35 ac.

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

Owner: Richard Benson

Location



E7

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 2027 WOODCLIFF STREET (WEST ASHLEY) (0.23 ACRE) (TMS #355-15-00-060) (COUNCIL DISTRICT 2), ANNEXED INTO THE CITY OF CHARLESTON SEPTEMBER 27, 2016 (#2016-114), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY NICHOLAS AND ELAINE BOYER.

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:

2027 Woodcliff Street (West Ashley) (0.23 acre) (TMS #355-15-00-060)

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.

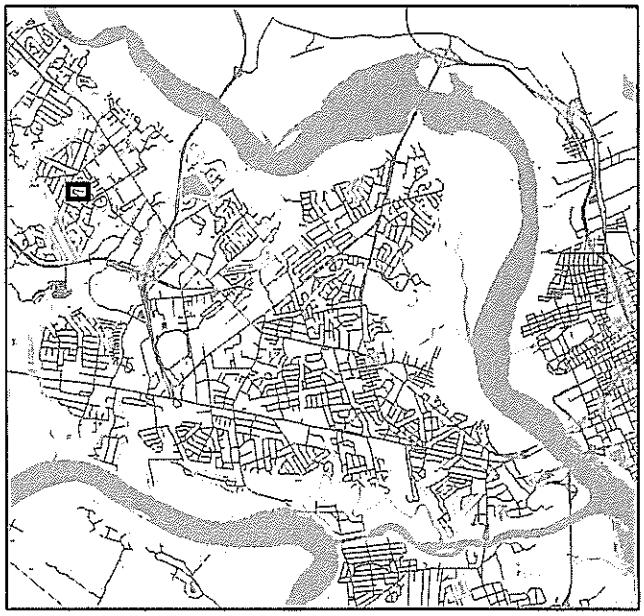
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
September 21, 2016

Area



Zoning 3

2027 Woodcliff St (West Ashley)

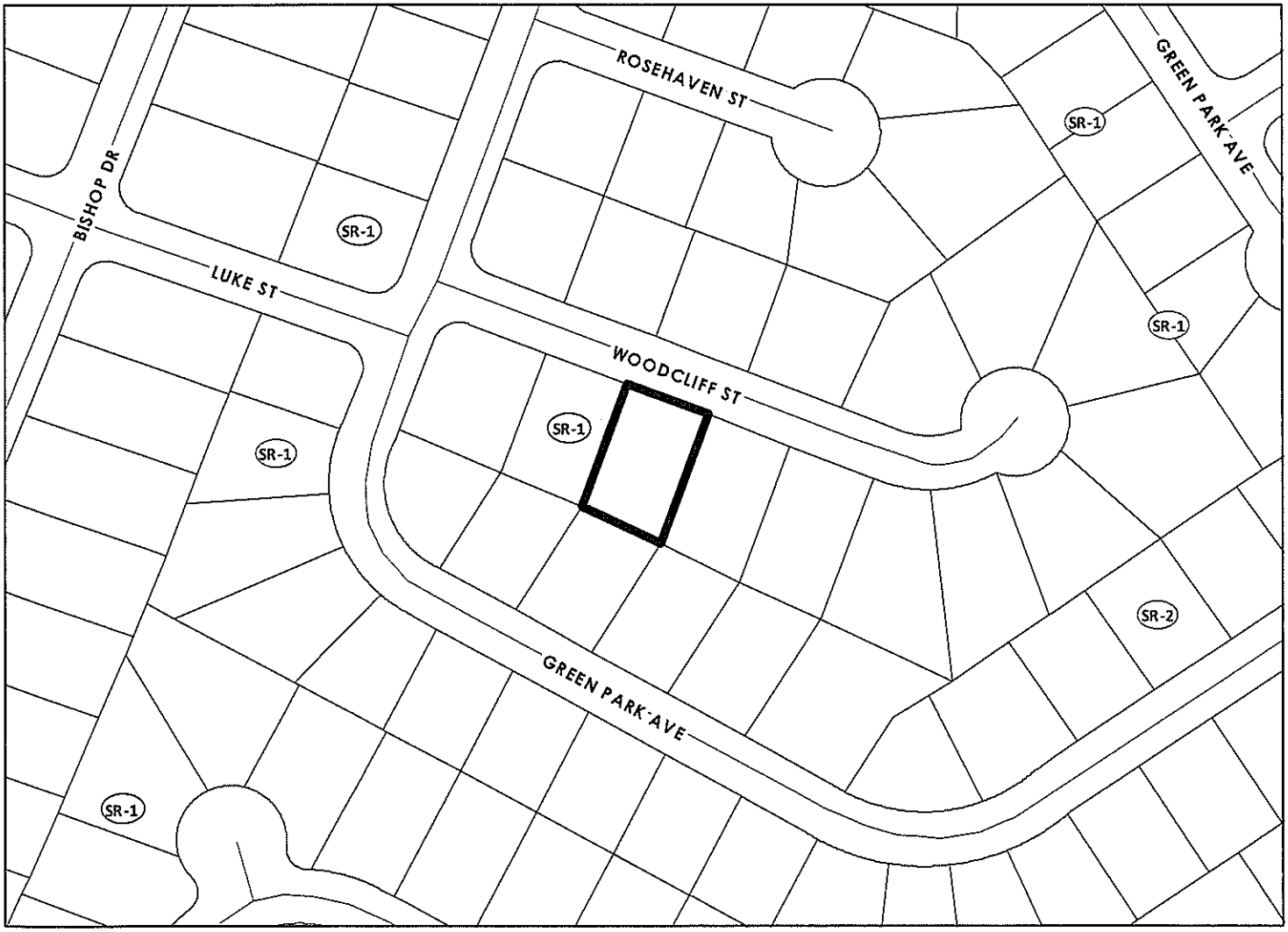
TMS# 3551500060

0.23 ac.

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

Owner: Nicholas & Elaine Boyer

Location



N

E8

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 614 STONEBORO COURT (JAMES ISLAND) (0.23 ACRE) (TMS #343-15-00-099) (COUNCIL DISTRICT 11), ANNEXED INTO THE CITY OF CHARLESTON SEPTEMBER 27, 2016 (#2016-113), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY ERIN HITCHINSON.

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:

614 Stoneboro Court (James Island) (0.23 acre) (TMS #343-15-00-099)

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.

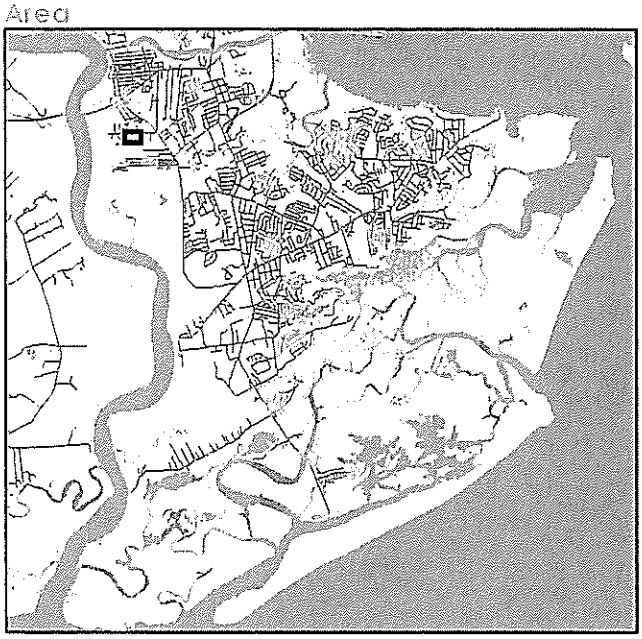
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
September 21, 2016

Area



Zoning 4

614 Stoneboro Ct (James Island)

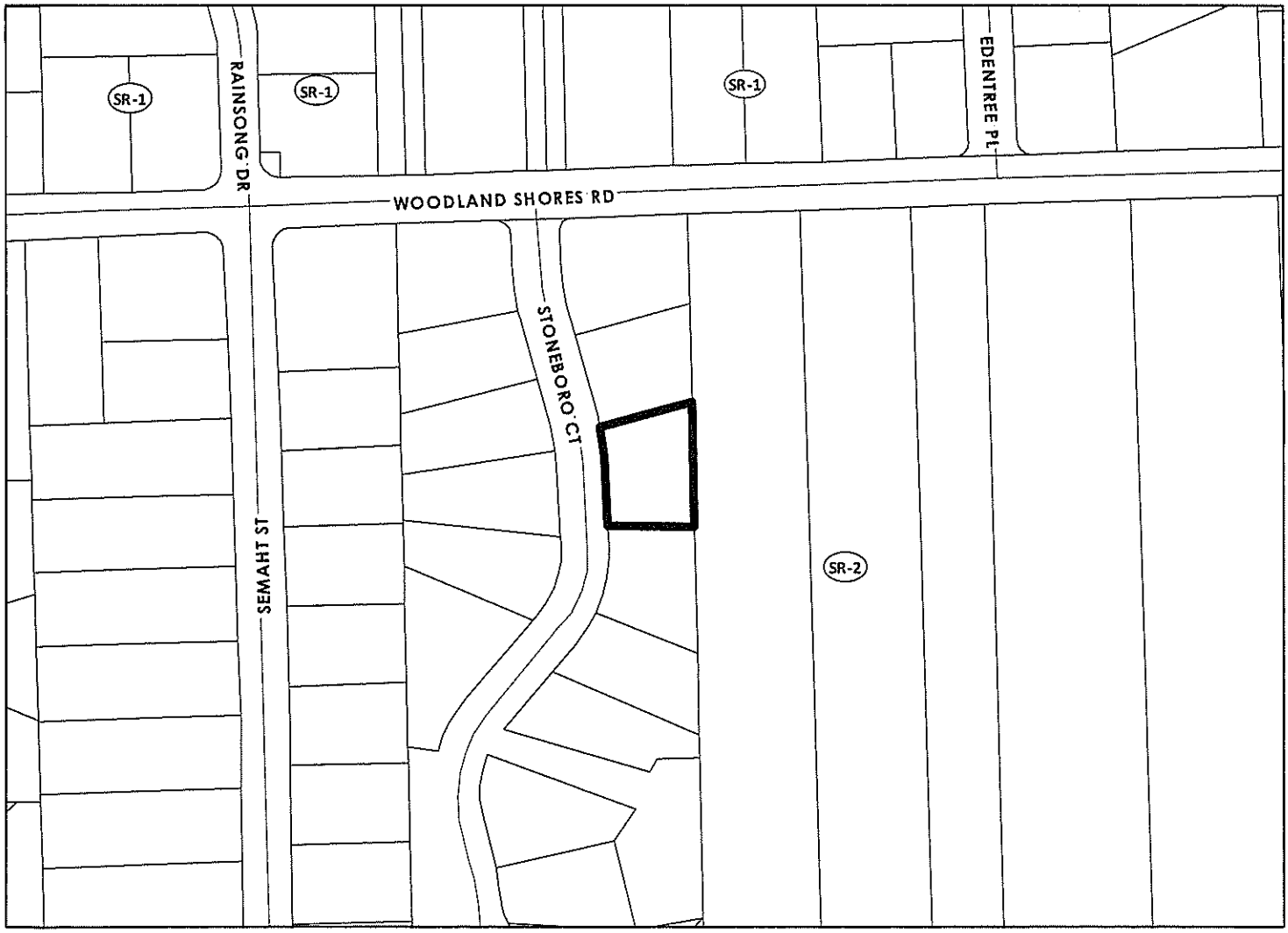
TMS# 3431500099

0.23 ac.

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

Owner: Erin Hitchinson

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 2 George St, Charleston, SC 29401 843.724.3765

N

E9

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 ON GRIMBALL ROAD EXTENSION (JAMES ISLAND) (0.79 ACRE) (TMS #427-00-00-086) (COUNCIL DISTRICT 6), ANNEXED INTO THE CITY OF CHARLESTON SEPTEMBER 27, 2016 (#2016-116), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY JOHNNY TROUTMAN AND EUNICE TROUTMAN.

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:

property located on Grimball Road Extension (James Island) (0.79 acre) (TMS #427-00-00-086)

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.

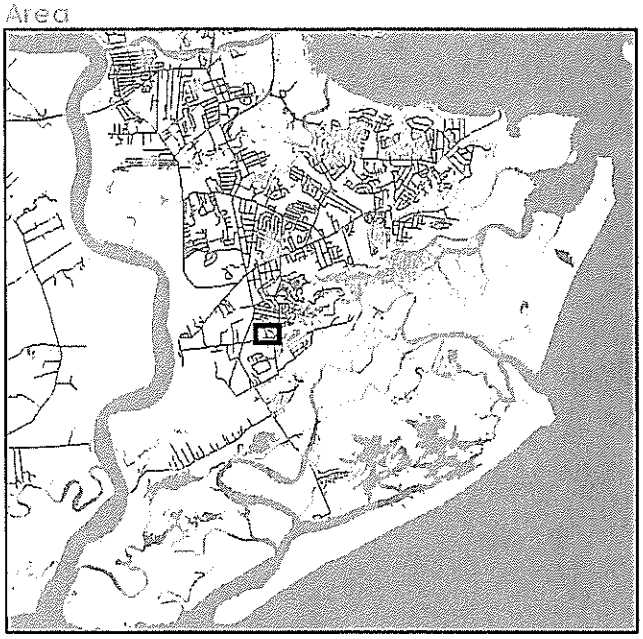
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
September 21, 2016

Area



Zoning 5

Grimball Road Ext (James Island)

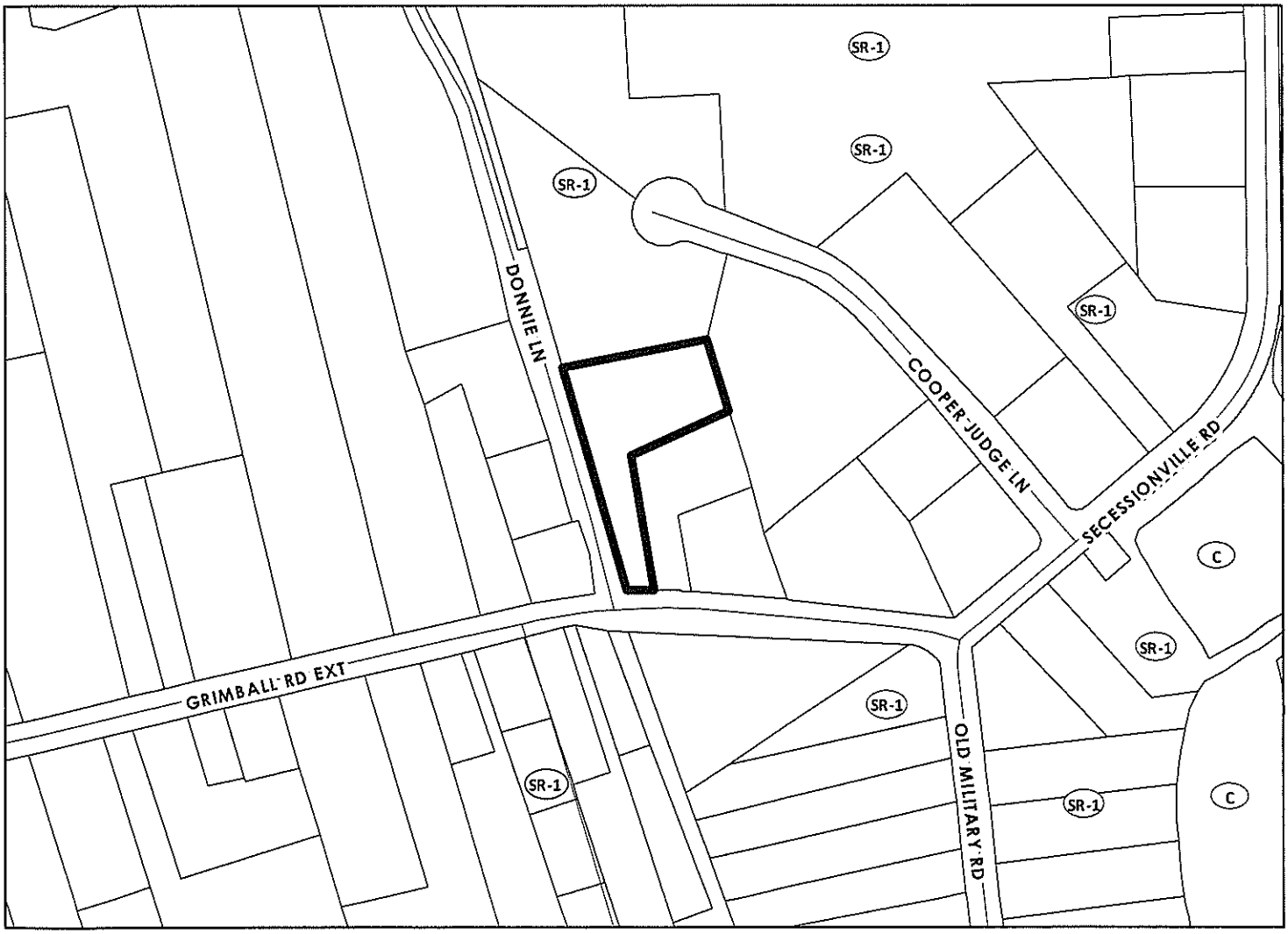
TMS# 4270000086

0.79 ac.

Request zoning of Single-Family Residential (SR-1).
Zoned Special Management (S-3) in Charleston County.

Owner: Johnny Troutman and Eunice Troutman

Location



N

E10

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 ON SECESSIONVILLE ROAD (JAMES ISLAND) (2.14 ACRES) (TMS #427-00-00-006, 116, 117, 250 AND 251) (COUNCIL DISTRICT 6), ANNEXED INTO THE CITY OF CHARLESTON SEPTEMBER 27, 2016 (#2016-115), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY ION VENTURE LLC.

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:

property located on Secessionville Road (James Island) (2.14 acres) (TMS #427-00-00-006, 116, 117, 250 and 251)

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.

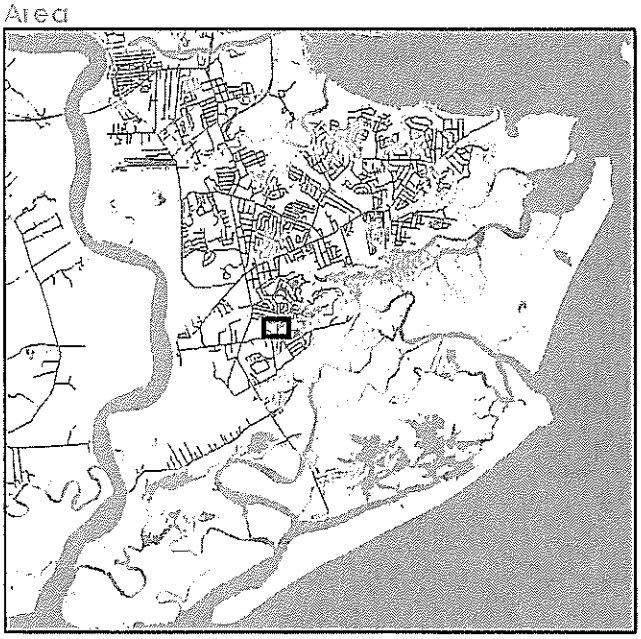
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
September 21, 2016

Area



Zoning 6

Secessionville Road (James Island)

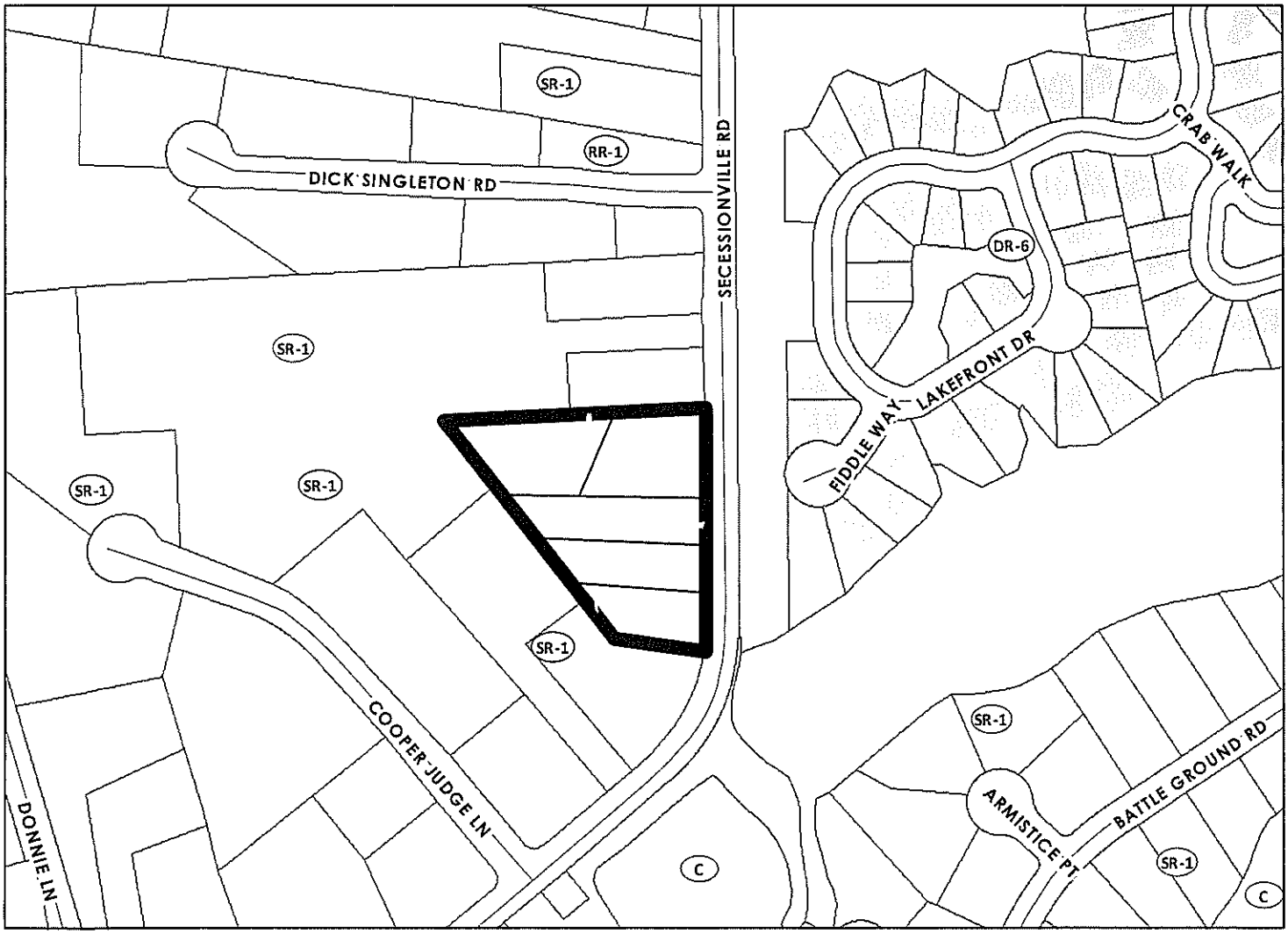
TMS# 4270000006, 116, 117, 250 & 251

2.14 ac.

Request zoning of Single-Family Residential (SR-1).
Zoned Special Management (S-3) in Charleston County.

Owner: Ion Venture LLC

Location



E11

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 472 WOODLAND SHORES ROAD (JAMES ISLAND) (0.30 ACRE) (TMS #343-16-00-040) (COUNCIL DISTRICT 11), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY ROLINA HOMES LLC.

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:

472 Woodland Shores Road (James Island) (0.30 acre) (TMS #343-16-00-040)

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.

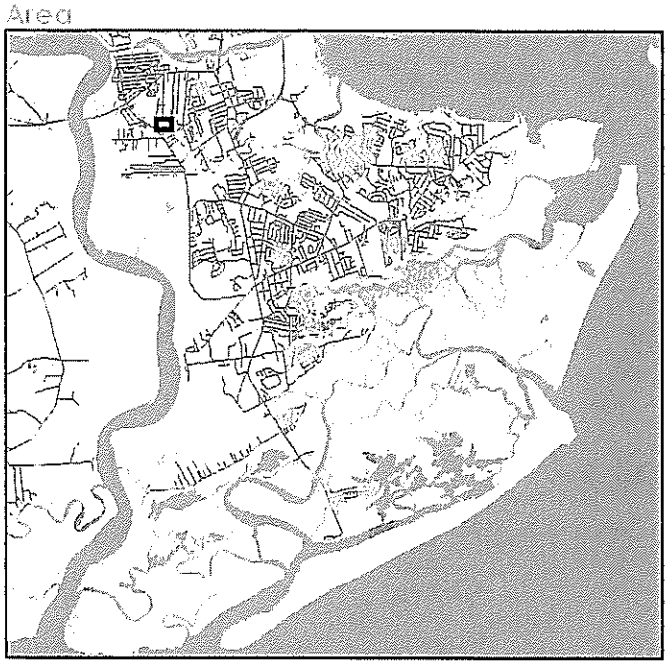
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

City Council
September 27, 2016

Area



Zoning

472 Woodland Shores Road (James Island)

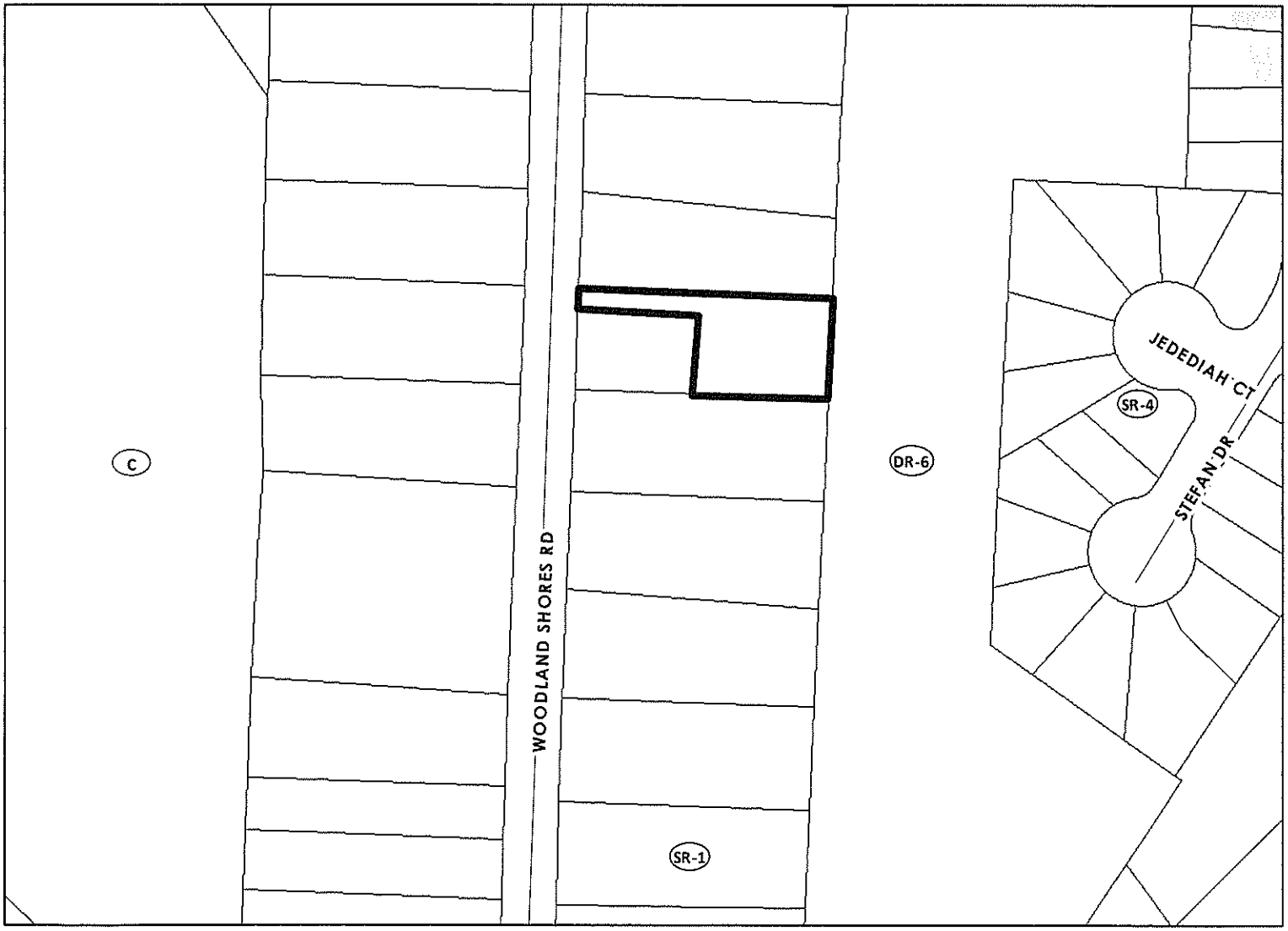
TMS# 3431600040

approx. 0.30 ac.

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

Owner: Rolina Homes LLC

Location



E12

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 336 FOLLY ROAD (JAMES ISLAND) (0.42 ACRE) (TMS #424-05-00-029) (COUNCIL DISTRICT 11), BE ZONED GENERAL BUSINESS (GB) CLASSIFICATION. THE PROPERTY IS OWNED BY GEORGE SMYTHE AND DAVID SMYTHE.

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:

336 Folly Road (James Island) (0.42 acre) (TMS #424-05-00-029)

Section 2. That the said parcel of land described above shall be zoned General Business (GB) 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.

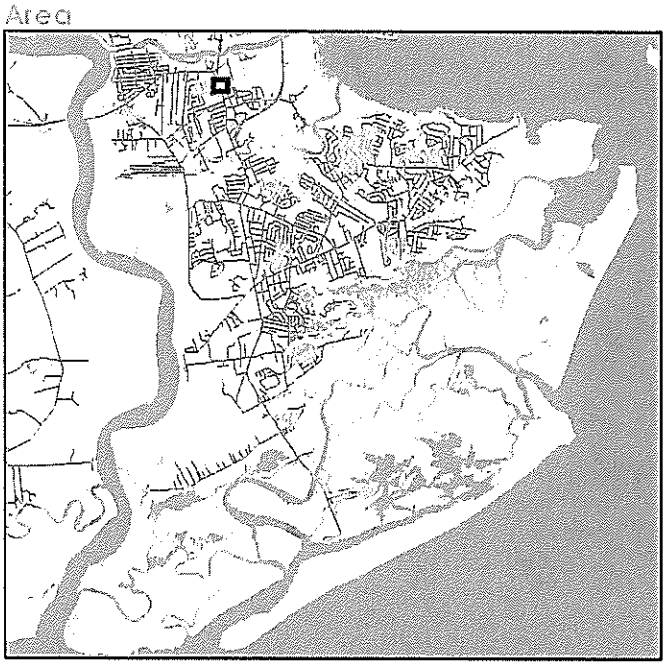
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

City Council
September 27, 2016

Area



Zoning

336 Folly Road (James Island)

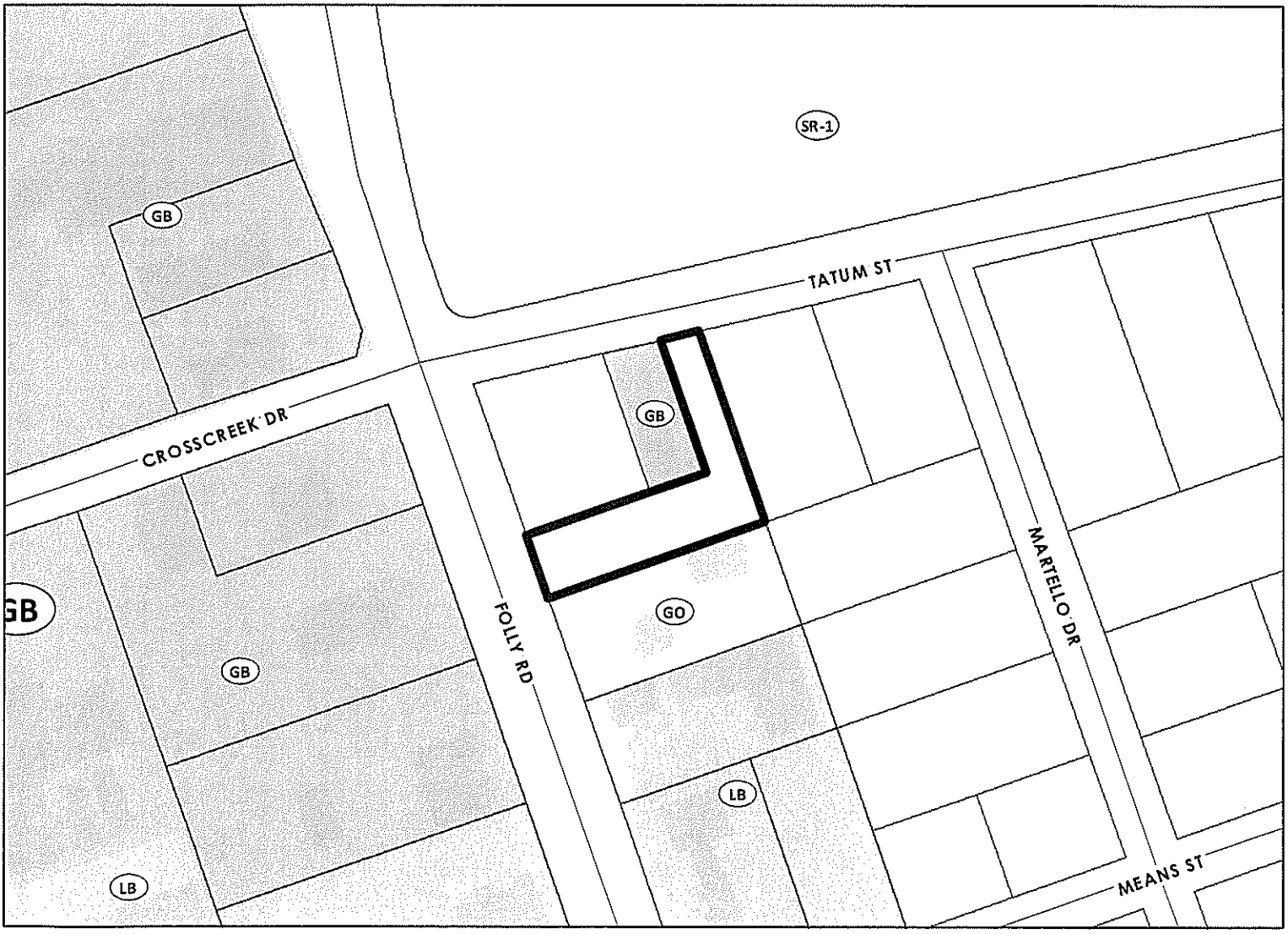
TMS# 4240500029

approx. 0.42 ac.

Request zoning of General Business (GB).
Zoned Folly Road Corridor Overlay District (OD-FRC)
in Charleston County.

Owner: George Smythe and David Smythe

Location



Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 2 George St, Charleston, SC 29401 843.724.3765

N

E13

Ratification
Number_____

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-FIVE (65%) PERCENT** OF THE MEMBERS OF COUNCIL PRESENT AND VOTING. (**AS AMENDED**)

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

Section 1. Section 54- 943(c) of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by changing the number of votes required of City Council in the event an amendment, supplement or change 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 affected by a matter, or of those immediately adjacent in the rear or sides thereof, or of those directly opposite thereto to **sixty-five (65%)** of the members of council present and voting, so that hereafter, Sec. 54-943 (c) of the Zoning Ordinance shall read as follows (changes in strike through and **bold**):

c. In case the proposed amendment, supplement, or change be disapproved by the Planning Commission, or a protest be presented duly signed and acknowledged by the owners of twenty percent or more either of the areas of the lots included in such change, or of those immediately adjacent in the rear and on the side or sides thereof or of those directly opposite thereto, such amendment, supplement or change shall not become effective except by a favorable vote ~~of three-fourths (3/4) of all members of the City Council~~ **sixty-five (65%) of the members of City Council present and voting.**

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: _____
Vanessa Turner Maybank,
Clerk of Council

E14

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-343 TO CHANGE ZONING REGULATIONS FOR PERIMETER LANDSCAPING REQUIREMENTS FOR SURFACE PARKING LOTS, SERVICE AREAS OR OTHER VEHICULAR USE AREAS.

Section 1. Subsection e. of Sec. 54-343, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold**):

> **4. Recommended trees shall comprise one-hundred (100) percent of the perimeter landscaping trees except in cases where a parking lot, service area, or other vehicular use area is located within an existing utility easement, in which case the landscape area(s) may be planted with an understory trees in place of each required recommended tree.**

Section 2. 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

I1

John Tecklenburg
Mayor

Dan Riccio
Director

City of Charleston
South Carolina
Department of Livability and Tourism

MEMORANDUM

To: Mayor John J. Tecklenburg

From: Dan Riccio, Director
Livability and Tourism

Subject: Tourism Code Enforcement Officer

Date: October 12, 2016

I am kindly requesting that you authorize the following City of Charleston employee to be added to the Code Enforcement Officers list.

Philip Ramsey	Tourism Code Enforcement Officer	843-805-3226

J2a(i)

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that MUNGO HOMES COASTAL DIVISION, LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names)

ARROW ARUM DRIVE, MISK STREET, and FISHBONE DRIVE

as shown and designated on a plat entitled Final Plat Showing the Abandonment of the Property Line Between Residual Tract C-2B TMS No. 279-08-00-202(0.598AC) and Tract C-2A-3 TMS No. 279-00-00-672(16.138AC) and showing the subsequent Subdivision to create FENWICK HILLS PHASE 3 containing 49 Lots(12.090AC) HOA Areas(2.042AC)Right-of-Ways(2.604AC) **

prepared by HLA, Inc.,
dated August 1, 2016, revised _____, and recorded on _____
in Plat Book _____ at Page _____ in the RMC Office for Charleston County.
Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the Fenwick Hills Corporation dated July 31, 2015 and recorded August 4, 2015 in Book 0495 at Page 414 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.: 279-00-00-672

**PROPERTY OF MUNGO HOMES COASTAL DIVISION LLC.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 19th day of September 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Number One

Cantrell Belcher
Printed Name

Witness Number Two

Matthew J. Halter
Printed Name

MUNGO HOMES COASTAL DIVISION, LLC
Grantor

Walt D. Martin, III its VP Land Development
Printed Name

****

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

This foregoing instrument was acknowledged before me (the undersigned notary) by Walt D. Martin, III, the Vice President Land Development of Mungo Homes Coastal Division, LLC, a Limited Liability Company, on behalf of the Grantor on the 19th day of September, 2016.

Signature of Notary:

Print Name of Notary: Patrice Robertson

Notary Public for South Carolina

My Commission Expires: February 6, 2024

PATRICE ROBERTSON NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 02-06-2024

SEAL OF NOTARY

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by Mungo Homes Coastal Division, LLC to City of Charleston on _____.

3. Check one of the following: The deed is

   (A)_____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (B)_____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (C)✔ exempt from the deed recording fee because (See Information section of affidavit): #2 (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

   (A)_____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

   (B)_____ The fee is computed on the fair market value of the realty which is _____.

   (C)_____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

   (A) Place the amount listed in item 4 above here: _____

   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

Walt D. Martin, III VP Land Development
Print or Type Name Here

Sworn this 19th day of September 2016

Notary Public for SOUTH CAROLINA
My Commission Expires: February 6, 2024

PATRICE ROBERTSON NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 02-06-2024

ATET4-2013

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- BOUNDARY LINE TO BE ABANDONED
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- EASEMENT LINE TO BE ABANDONED
- CENTERLINE
- COUNTY UNINCORPORATED LINE
- D.E. DRAINAGE EASEMENT
- E/S EACH SIDE
- CoIC CITY OF CHARLESTON
- SJWC ST JOHN'S WATER COMPANY
- CPW COMMISSIONERS OF PUBLIC WORKS
- (1234) ADDRESS

REFERENCES

1. TMS NO 279-00-00-672 & 279-08-00-202
2. PLAT BY W.H. MATHENY DATED JULY 24, 1956 RECORDED IN PLAT BOOK L, PAGE 43, CHARLESTON COUNTY RMC
3. PLAT BY KEITH K. RUDDY DATED AUGUST 5, 1965 RECORDED IN PLAT BOOK BQ, PAGE 38, CHARLESTON COUNTY RMC
4. PLAT BY FORSBURG ENGINEERING & SURVEYING, INC. DATED JUNE 26, 1990, RECORDED IN PLAT BOOK CA, PAGE 164 CHARLESTON COUNTY RMC
5. PLAT BY ANDERSON & ASSOCIATES DATED MARCH 17, 1998 RECORDED IN PLAT BOOK DA, PAGE 682, CHARLESTON COUNTY RMC
6. PLAT BY ANDERSON & ASSOCIATES DATED JUNE 20, 2000 RECORDED IN PLAT BOOK EK, PAGE 313, CHARLESTON COUNTY RMC
7. PLAT BY THOMAS & HUTTON ENGINEERING, INC. DATED OCTOBER 14, 2004 RECORDED IN PLAT BOOK EK, PAGES 475-478, CHARLESTON COUNTY RMC
8. PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC DATED AUGUST 2, 2006, RECORDED IN PLAT BOOK DF, PAGE 234 CHARLESTON COUNTY RMC
9. PLAT BY HLA, INC DATED OCTOBER 26, 2008, RECORDED IN PLAT BOOK EK, PAGE 441 CHARLESTON COUNTY RMC
10. PLAT BY HLA, INC DATED MARCH 21, 2012, RECORDED IN PLAT BOOK L12, PAGE 0258, CHARLESTON COUNTY RMC
11. PLAT BY HLA, INC DATED SEPTEMBER 14, 2012, RECORDED IN PLAT BOOK L12, PAGE 0269, CHARLESTON COUNTY RMC
12. PLAT BY HLA, INC DATED JULY 16, 2013, RECORDED IN PLAT BOOK L13, PAGE 0279 CHARLESTON COUNTY RMC
13. PLAT BY HLA, INC DATED MAY 8, 2014, RECORDED IN PLAT BOOK L14, PAGE 0200, CHARLESTON COUNTY RMC
14. PLAT BY HLA, INC DATED JULY 23, 2014, RECORDED IN PLAT BOOK L14, PAGE 0332, CHARLESTON COUNTY RMC
15. PLAT BY HLA, INC DATED FEBRUARY 23, 2015, RECORDED IN PLAT BOOK L15, PAGE 0160, CHARLESTON COUNTY RMC
16. PLAT BY HLA, INC DATED MAY 4, 2015, RECORDED IN PLAT BOOK L15, PAGE 0378, CHARLESTON COUNTY RMC
17. SCE&G DRAWING NO C-31458, DATED JANUARY 23, 1989 SHEET 4 OF 5

PLANNING AND RMC USE

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

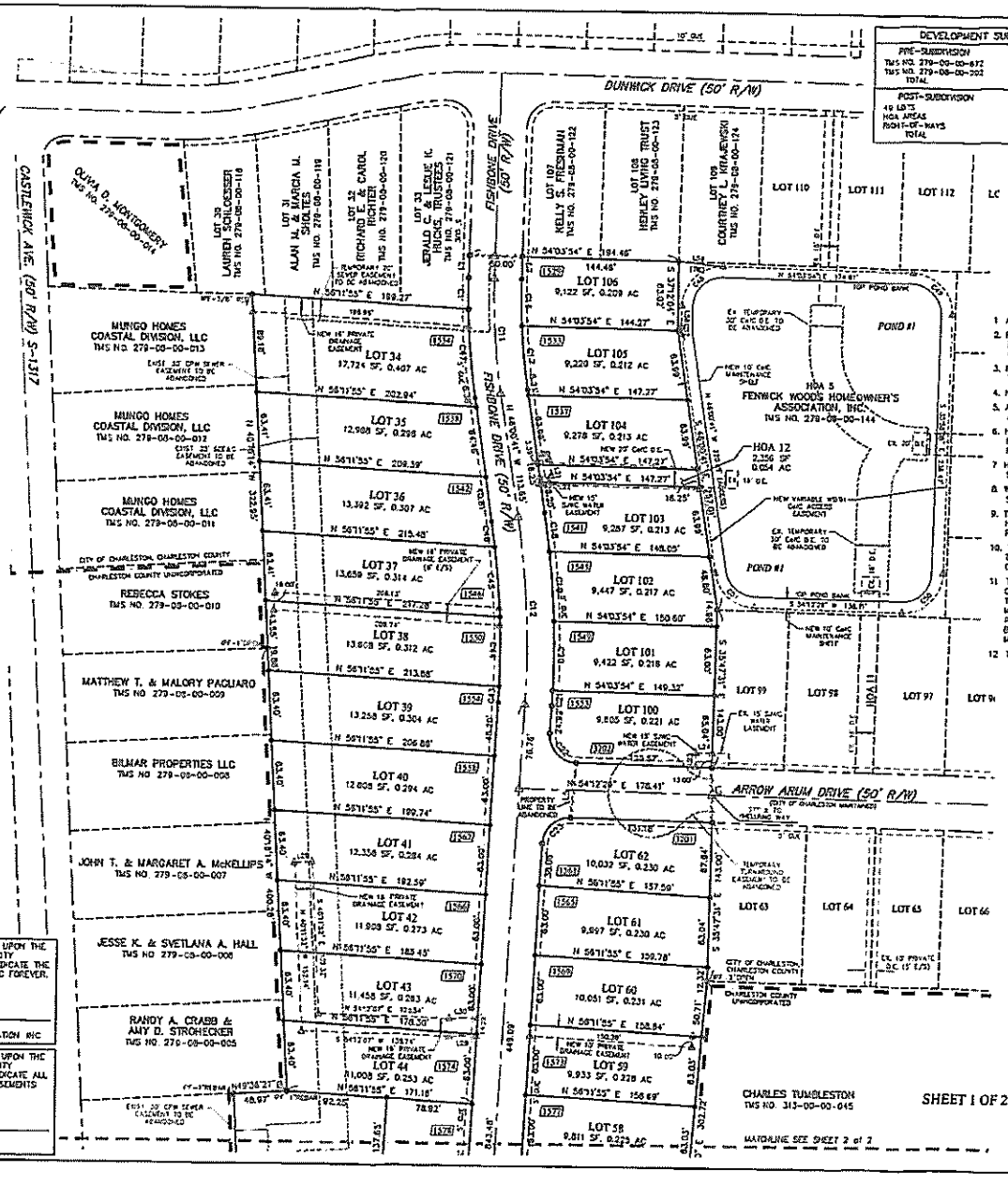
RICHARD D. LACEY S.C.P.L.S. 18120

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

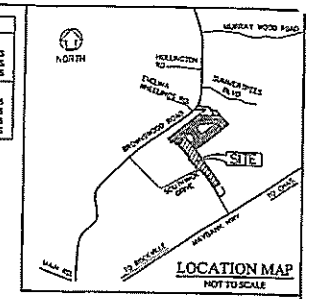
OWNER/REPRESENTATIVE: FENWICK WOODS HOMEOWNER'S ASSOCIATION INC

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

OWNER/REPRESENTATIVE: MUNGO HOMES COASTAL DIVISION, LLC



DEVELOPMENT SUMMARY	
PRE-SUBDIVISION	
TMS NO. 279-00-00-672	16.138 ACRES
TMS NO. 279-08-00-202	0.598 ACRES
TOTAL	16.736 ACRES
POST-SUBDIVISION	
49 LOTS	12.090 ACRES
HOA AREAS	2.042 ACRES
RIGHT-OF-WAYS	2.604 ACRES
TOTAL	16.736 ACRES



LOCATION MAP
NOT TO SCALE

NOTES

1. AREA DETERMINED BY THE COORDINATE METHOD
2. PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C0655J, COMMUNITY PANEL 455412 0655 J. EFFECTIVE NOVEMBER 17, 2004.
3. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY
5. ALL FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED ALL SET PINS ARE 5/8" REBAR
6. HOA AREAS WILL BE DEDICATED TO AND OWNED AND MAINTAINED BY A NEIGHBORHOOD HOME OWNERS ASSOCIATION (HOA) EACH AND EVERY LOT HAS AN EQUAL SHARE OF OWNERSHIP IN COMMON AREAS.
7. HOA 16 WILL BE USED AS A PEDESTRIAN ACCESS BETWEEN SOUTHWICK DRIVE & FISHBONE DRIVE.
8. WATER TO BE PROVIDED BY ST JOHNS WATER COMPANY INC. SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEM (CWS).
9. THE NEW PRIVATE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE H.O.A. FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENTS.
10. THE CITY OF CHARLESTON (CoIC) DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM.
11. THE ACCESS EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY THE LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PARCEL(S) OR TO THE HOME OWNERS ASSOCIATION (H.O.A.) AND SHALL BE COMPLETED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION
12. TOTAL LOTS = 49
    - SMALLEST LOT = LOTS 52 (9,084 SF)
    - EARGEST LOT = LOT 48 (18,287 SF)

THIS SUBDIVISION WILL BE KNOWN AS FENWICK WOODS

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

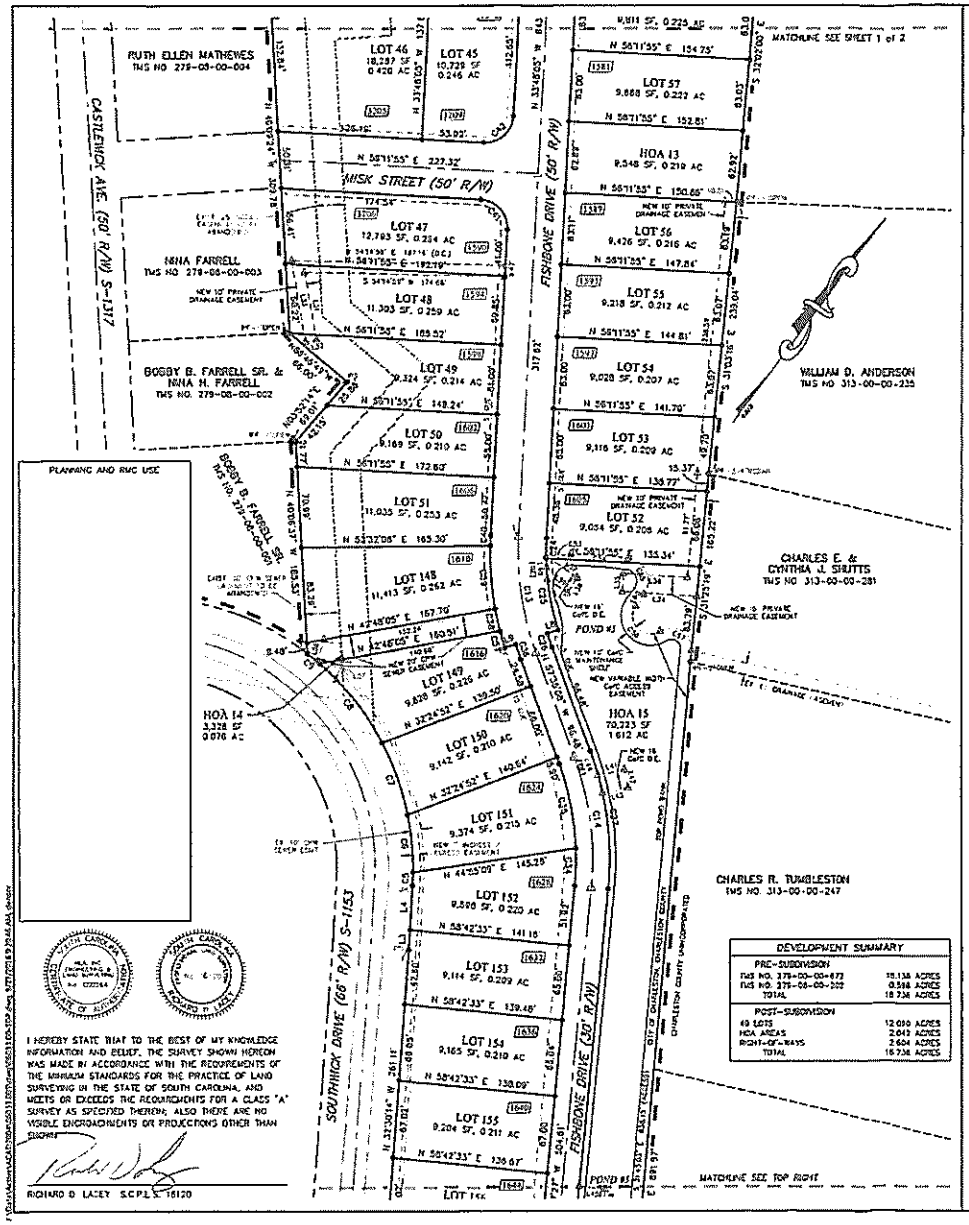
FINAL PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINE BETWEEN RESIDUAL TRACT C-2B TMS NO. 279-08-00-202 (0.598 AC) AND TRACT C-2A-3 TMS NO. 279-00-00-672 (16.138 AC) AND SHOWING THE SUBSEQUENT SUBDIVISION TO CREATE *FENWICK HILLS PHASE 3* CONTAINING 49 LOTS (12.090 AC), HOA AREAS (2.042 AC), RIGHT-OF-WAYS (2.604 AC)

PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC

LOCATED IN
JOHN'S ISLAND, THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: AUGUST 1, 2016 SCALE: 1" =30'

SHEET 1 OF 2

HLA INC
LAND PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING SURVEYING
29 Leinbach Drive, A2, Charleston SC 29407-4988
tel 843.763.1166 fax 843.763.1909 web: www.hlainc.com



PLANNING AND RMC USE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF 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.

RICHARD D. LACEY S.C.P.L.S. 18120

DEVELOPMENT SUMMARY	
PRE-SUBDIVISION	
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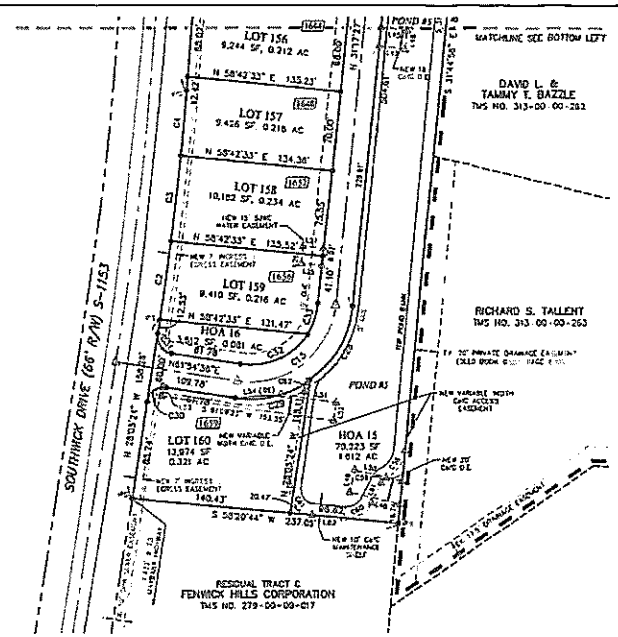


CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C1	825.00	2°37'05"	14.26	28.06	S37°14'38"E	28.06
C2	2437.97	1°30'39"	34.63	69.30	N38°50'44"W	69.30
C3	2437.97	1°38'21"	37.28	73.56	N39°25'29"W	73.56
C4	2437.97	1°15'20"	28.78	57.58	N41°32'25"W	57.58
C5	225.07	2°49'15"	5.79	11.57	N34°54'18"W	11.57
C6	225.07	12°12'36"	29.14	50.08	N42°29'13"W	50.08
C7	225.07	16°58'33"	33.54	66.73	N54°55'49"W	66.01
C8	225.07	21°26'30"	44.52	88.00	N75°33'34"W	87.49
C9	225.07	3°24'17"	6.98	13.96	N87°49'08"W	13.96
C10	600.00	10°04'24"	52.60	105.52	S49°08'37"E	105.39
C11	600.00	17°13'36"	65.57	172.49	N39°54'12"W	170.15
C12	250.00	23°47'05"	52.85	103.78	S45°41'34"E	103.03
C13	250.00	26°37'49"	58.39	114.73	N44°28'37"W	113.73
C14	75.00	83°32'07"	79.31	122.00	N33°18'24"E	108.97
C15	575.00	4°13'43"	21.29	42.27	S33°03'37"E	42.26
C16	575.00	3°48'31"	19.29	38.20	S33°06'32"E	38.20
C17	825.00	2°28'24"	17.83	35.66	N44°46'24"E	35.66
C18	825.00	4°23'45"	31.88	63.30	N41°20'13"E	63.28
C19	825.00	4°22'37"	31.53	63.00	N36°37'06"E	63.01
C20	825.00	0°57'26"	6.82	13.83	N35°18'24"E	13.83
C21	25.00	81°29'24"	20.50	40.14	S28°47'46"E	36.86
C22	25.00	80°00'24"	24.15	38.40	S30°21'17"E	34.74
C23	225.00	4°28'42"	8.83	17.65	S36°02'37"E	17.65
C24	225.00	18°15'18"	37.17	63.80	S46°23'06"E	63.68
C25	225.00	3°00'00"	6.19	12.37	S56°04'33"E	12.37
C26	225.00	15°57'40"	31.53	62.67	N45°25'17"E	62.55
C27	90.00	46°26'04"	39.46	72.98	N37°04'26"W	71.04
C28	90.00	44°33'56"	37.00	70.32	N59°31'38"E	68.54
C29	15.00	90°00'00"	15.00	23.56	S18°54'36"W	21.21
C30	15.00	90°00'00"	15.00	23.56	S71°05'24"E	21.21
C31	65.00	63°41'11"	38.40	68.32	N28°37'30"E	64.88
C32	60.00	27°57'32"	14.91	29.28	N11°18'30"W	28.99
C33	225.00	7°59'20"	15.61	31.37	N33°17'09"W	31.34
C34	225.00	18°38'20"	37.60	73.08	N18°28'36"W	72.78
C35	225.00	3°20'00"	6.98	13.95	S04°04'37"E	13.95
C36	275.00	3°13'59"	7.69	15.58	S02°08'08"E	15.58
C37	275.00	4°10'14"	10.00	20.02	S08°17'07"E	20.01
C38	275.00	11°54'26"	27.53	58.07	S21°27'41"E	57.98
C39	275.00	1°55'23"	4.62	9.23	S34°15'47"E	9.23
C40	25.00	90°00'00"	25.00	39.27	N18°48'06"W	35.36
C41	25.00	90°00'00"	25.00	39.27	N71°11'53"E	35.36
C42	275.00	1°55'29"	7.40	14.80	N34°20'54"W	14.80
C43	275.00	4°56'28"	11.79	23.67	N34°08'24"W	23.67
C44	275.00	4°43'22"	11.63	23.53	N41°14'56"W	23.52
C45	275.00	4°43'22"	11.63	23.53	N46°58'18"W	23.52
C46	275.00	1°54'24"	4.74	9.47	N49°08'24"W	9.47
C47	625.00	7°27'31"	40.74	81.38	S42°16'56"E	81.30
C48	37.00	90°00'00"	37.00	58.12	S08°03'24"W	52.33
C49	37.00	90°00'00"	37.00	58.12	N82°56'09"W	52.33
C50	37.00	90°00'00"	37.00	58.12	N07°03'51"E	52.33
C51	37.00	78°45'29"	30.93	51.02	S63°34'09"E	47.14
C52	37.00	10°14'31"	3.39	6.51	S40°08'21"E	6.50
C53	25.00	50°12'35"	14.27	23.88	S25°06'26"W	23.68
C54	416.82	6°56'08"	25.25	50.43	S37°31'30"E	50.40
C55	20.00	117°35'21"	33.02	41.05	N60°12'41"W	34.21
C56	15.73	127°37'11"	20.77	35.36	S60°33'06"E	28.58
C57	18.00	120°07'29"	37.01	42.75	S56°13'13"W	35.37
C58	30.00	58°33'22"	16.77	30.58	N67°12'27"W	29.28
C59	10.00	36°47'22"	3.37	6.41	S08°18'39"W	6.30
C60	25.00	68°24'45"	18.99	29.84	N74°08'41"E	28.10
C61	31.00	83°33'12"	24.49	37.55	S74°32'23"E	33.92
C62	30.00	132°26'04"	4.13	8.29	S21°21'37"E	8.29

LINE TABLE		
LINE	BEARING	LENGTH
L20	N 43°59'19" E	10.65
L21	S 46°09'41" E	15.00
L22	S 43°59'19" W	10.65
L23	N 50°47'31" W	13.00
L24	N 54°12'28" E	13.00
L25	N 58°42'33" E	19.00
L26	S 31°17'27" E	15.00
L27	S 58°42'33" W	19.00
L28	N 51°09'24" E	20.15
L29	S 49°48'08" W	18.00
L30	S 51°09'24" W	20.09
L31	N 49°53'29" W	39.34
L32	N 43°08'21" E	10.00
L33	S 46°53'39" E	31.00
L34	N 54°49'07" E	65.58
L35	S 33°13'53" E	16.00
L36	S 54°49'07" W	56.09
L37	S 87°17'48" W	33.59
L38	N 02°42'12" W	18.00
L39	N 87°17'48" E	21.28
L40	N 40°08'53" W	18.70

LINE TABLE		
LINE	BEARING	LENGTH
L41	N 41°37'06" E	23.50
L42	S 48°22'54" E	18.00
L43	S 41°37'06" W	23.81
L44	S 55°12'37" E	21.51
L45	N 58°08'33" E	23.05
L46	S 30°03'25" E	18.00
L47	S 59°06'33" W	25.71
L48	S 68°16'01" W	43.80
L49	N 23°43'28" W	20.00
L50	N 66°16'01" E	43.00
L51	N 61°09'23" E	49.01
L52	S 28°50'37" E	18.00
L53	N 28°50'24" W	7.93
L54	N 46°50'29" E	40.81
L55	N 02°24'01" W	20.23
L57	S 02°24'01" E	12.88
L58	S 35°56'09" E	18.47
L59	N 59°12'35" E	41.50
L60	S 00°24'55" E	12.31
L61	S 10°03'02" E	18.28
L62	S 58°20'44" W	32.40

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 33°38'05" W	20.27
L2	S 38°14'28" E	50.05
L3	N 33°24'49" W	17.43
L4	N 33°24'49" W	38.43
L5	S 31°18'28" E	50.12
L7	S 33°38'05" E	20.27
L8	N 33°24'33" E	10.00
L9	N 33°24'33" E	15.00

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- BOUNDARY LINE TO BE ABANDONED
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- EASEMENT LINE TO BE ABANDONED
- CENTERLINE
- COUNTY UNINCORPORATED LINE
- D.E. DRAINAGE EASEMENT
- E/S EACH SIDE
- C of C CITY OF CHARLESTON
- SJWC ST. JOHN'S WATER COMPANY
- CPW COMMISSIONERS OF PUBLIC WORKS
- 1234 ADDRESS

SHEET 2 OF 2

THIS SUBDIVISION WILL BE KNOWN AS FENWICK WOODS

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

OWNER/REPRESENTATIVE
FENWICK WOODS HOMEOWNER'S ASSOCIATION, INC.

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

OWNER/REPRESENTATIVE
MUNGO HOMES COASTAL DIVISION, LLC

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FINAL PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINE BETWEEN RESIDUAL TRACT C-2B TMS NO. 279-08-00-202 (0.598 AC) AND TRACT C-2A-3 TMS NO. 279-00-00-672 (16.138 AC) AND SHOWING THE SUBSEQUENT SUBDIVISION TO CREATE *FENWICK HILLS PHASE 3* CONTAINING 49 LOTS (12.090 AC), HOA AREAS (2.042 AC), RIGHT-OF-WAYS (2.604 AC)

PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC

LOCATED IN
JOHN'S ISLAND, THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: AUGUST 1 2016 SCALE: 1" = 50'

HLA INC
LAND PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING SURVEYING
2 Lenbach Drive, A2, Charleston SC 29407-6588
tel: 843 763 1166 fax: 843 763 1009 web: www.hlainc.com

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENTS**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of September 20__, 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 MUNGO HOMES COASTAL DIVISION, LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of _____ property identified by and designated as Charleston County tax map number 279-00-00-672 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced tract 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 certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

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 of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced tract of _____ property and which are more fully shown on that certain plat entitled;

" FINAL PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINE BETWEEN RESIDUAL TRACT C-2B TMS NO. 279-08-00-202 (0.598 AC) AND TRACT C-2a-3 TMS NO. 279-00-00-672 (16.138 AC) AND SHOWING THE SUBSEQUENT SUBDIVISION TO CREATE FENWICK HILLS PHASE 3 CONTAINING 49 LOTS (12.090 AC), HOA AREAS (2.042 AC), RIGHT-OF-WAYS (2.604 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC

"

Prepared and executed by HLA, INC. dated August 1, 2016, revised on _____, and recorded on _____ in Plat Book _____ at Page _____ in the RMC Office for Charleston, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS 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 Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements 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 Owner and its 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.

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on .

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

_____
Witness #1

_____
Witness #2

OWNER: MUNGO HOMES COASTAL DIVISION, LLC

_____
Name: Walt D. Martin, III, its Vice President Land Development

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Walt D. Martin, III, the Vice President Land Development of Mungo Homes Coastal Div., LLC, a Limited Liability Co., on behalf of the Owner on 9.19.2016.

Signature: _____

Print Name of Notary: Patrice Robertson

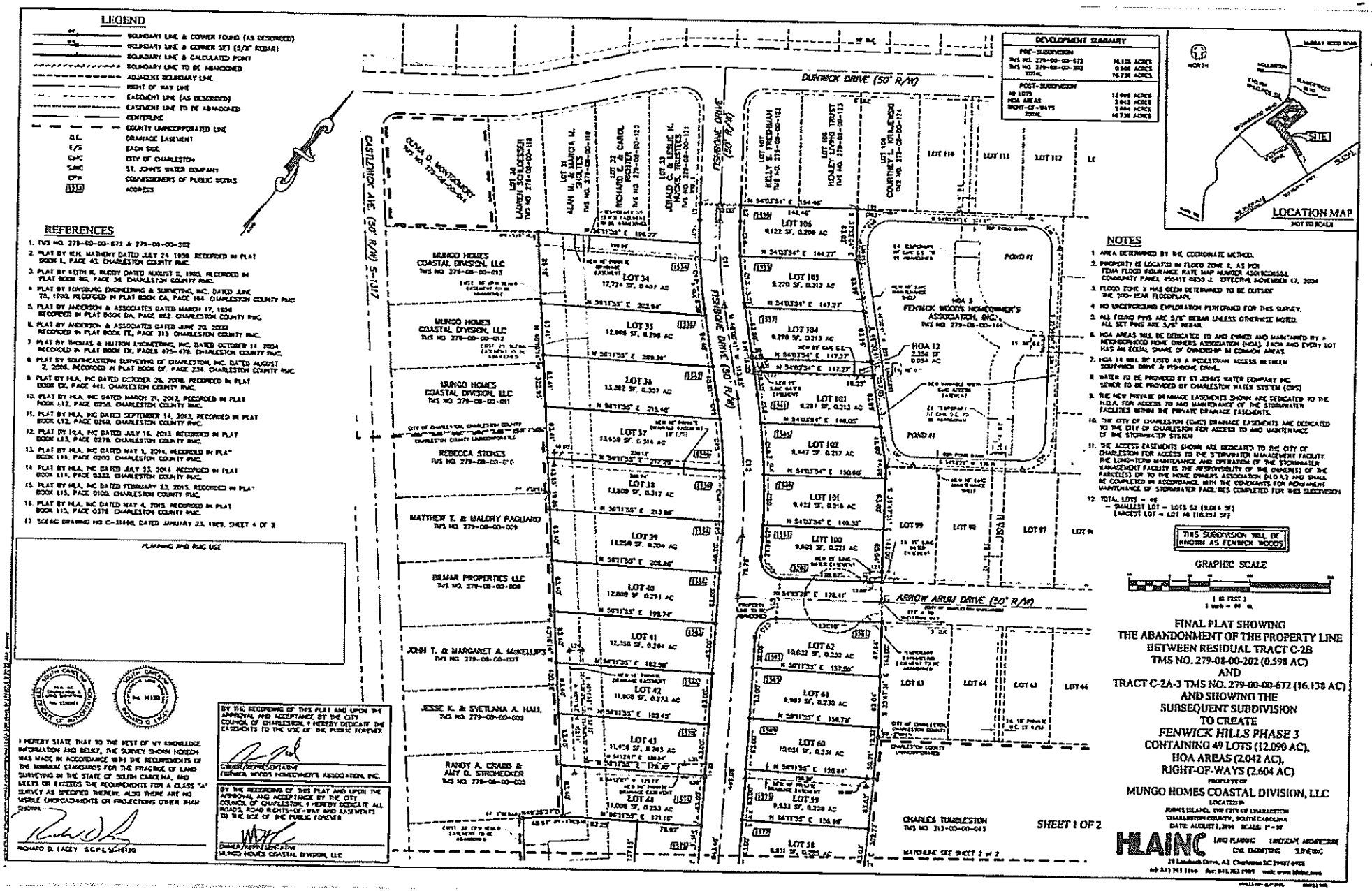
Notary Public for South Carolina

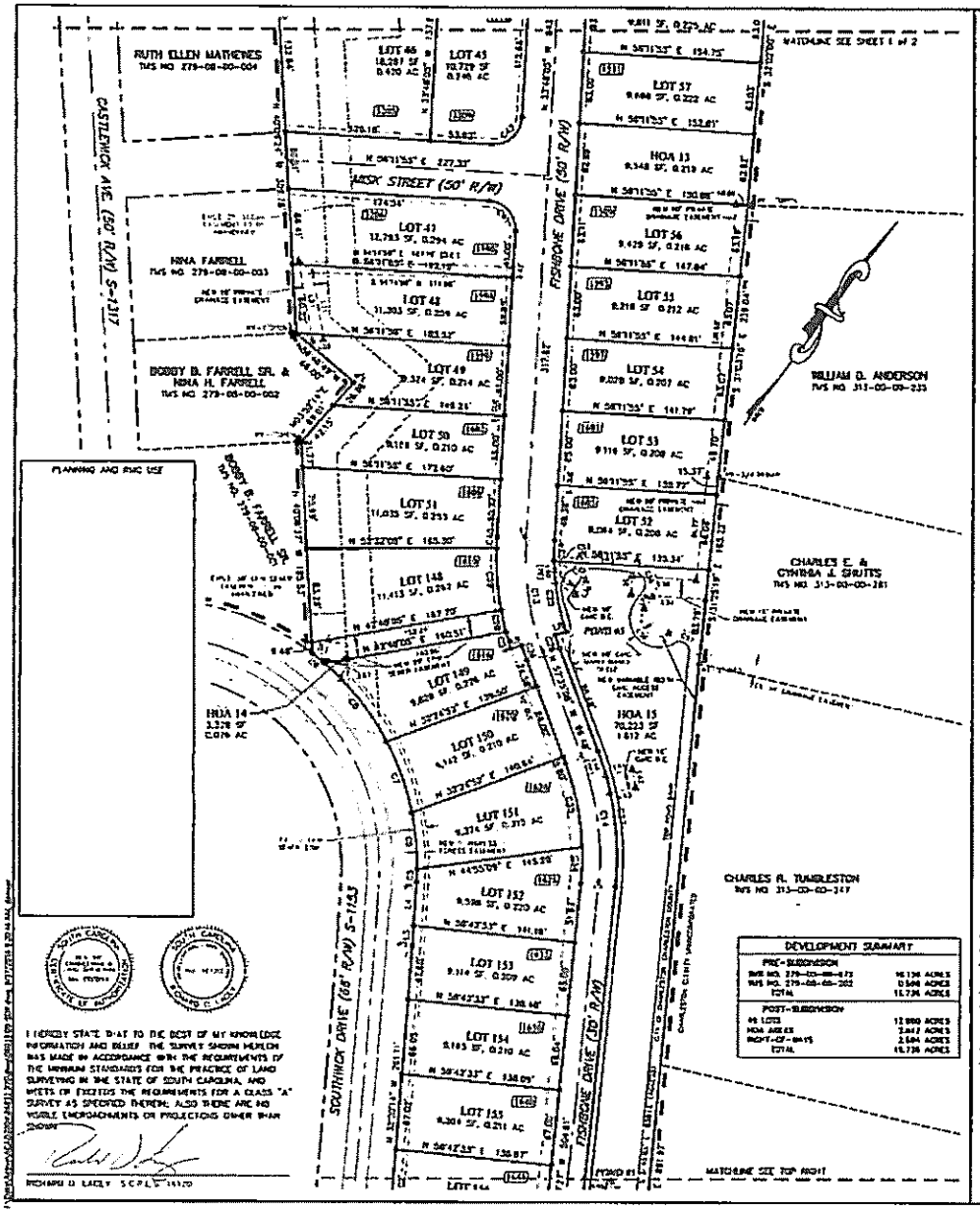
My Commission Expires: February 6, 2024

SEAL OF NOTARY

PATRICE ROBERTSON NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 02-06-2024

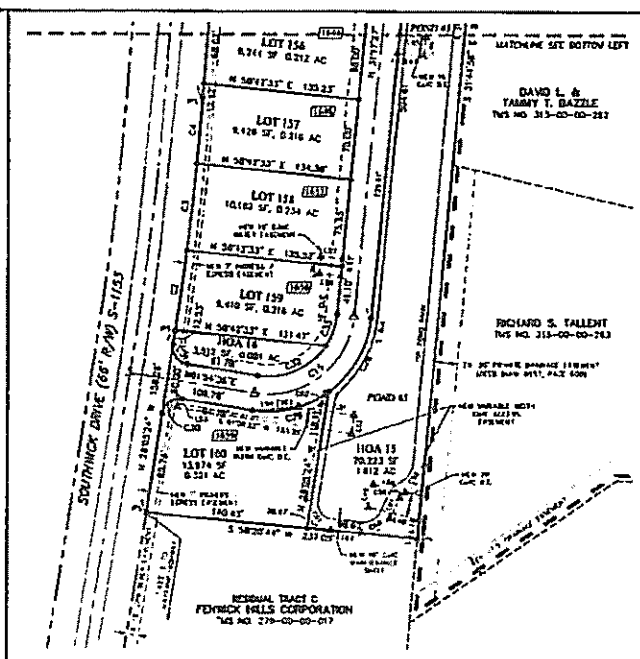
"EXHIBIT A"


LEGEND
BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
BOUNDARY LINE & CORNER SET (5/8" REBAR)
BOUNDARY LINE & CALCULATED POINT
BOUNDARY LINE TO BE ABANDONED
ADJACENT BOUNDARY LINE
RIGHT OF WAY LINE
EASEMENT LINE (AS DESCRIBED)
EASEMENT LINE TO BE ABANDONED
CENTERLINE
COUNTY UNINCORPORATED LINE
D.E. DRAINAGE EASEMENT
E/S EACH SIDE
CoC CITY OF CHARLESTON
SJWC ST. JOHN'S WATER COMPANY
CPW COMMISSIONERS OF PUBLIC WORKS
ADDRESS
REFERENCES
1. TMS NO. 279-00-00-672 & 279-00-00-202
2. PLAT BY W.H. MAHONY DATED JULY 24, 1958, RECORDED IN PLAT BOOK L, PAGE 43, CHARLESTON COUNTY RMC.
3. PLAT BY KEITH H. BUDDY DATED AUGUST 2, 1993, RECORDED IN PLAT BOOK BC, PAGE 36, CHARLESTON COUNTY RMC.
4. PLAT BY FONSBURG ENGINEERING & SURVEYING, INC. DATED JUNE 29, 1990, RECORDED IN PLAT BOOK CA, PAGE 184, CHARLESTON COUNTY RMC.
5. PLAT BY ANDERSON & ASSOCIATES DATED MARCH 17, 1994, RECORDED IN PLAT BOOK DA, PAGE 042, CHARLESTON COUNTY RMC.
6. PLAT BY ANDERSON & ASSOCIATES DATED JUNE 20, 2001, RECORDED IN PLAT BOOK EE, PAGE 313, CHARLESTON COUNTY RMC.
7. PLAT BY THOMAS & HUTTON ENGINEERING, INC. DATED OCTOBER 11, 2004, RECORDED IN PLAT BOOK EK, PAGES 475-478, CHARLESTON COUNTY RMC.
8. PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC. DATED AUGUST 2, 2006, RECORDED IN PLAT BOOK EF, PAGE 234, CHARLESTON COUNTY RMC.
9. PLAT BY HLA, INC DATED OCTOBER 26, 2008, RECORDED IN PLAT BOOK EK, PAGE 441, CHARLESTON COUNTY RMC.
10. PLAT BY HLA, INC DATED MARCH 21, 2012, RECORDED IN PLAT BOOK L12, PAGE 0258, CHARLESTON COUNTY RMC.
11. PLAT BY HLA, INC DATED SEPTEMBER 14, 2012, RECORDED IN PLAT BOOK L12, PAGE 0268, CHARLESTON COUNTY RMC.
12. PLAT BY HLA, INC DATED JULY 16, 2013 RECORDED IN PLAT BOOK L13, PAGE 0278, CHARLESTON COUNTY RMC.
13. PLAT BY HLA, INC DATED MAY 1, 2014, RECORDED IN PLAT BOOK L14, PAGE 0200, CHARLESTON COUNTY RMC.
14. PLAT BY HLA, INC DATED JULY 23, 2014, RECORDED IN PLAT BOOK L14, PAGE 0333, CHARLESTON COUNTY RMC.
15. PLAT BY HLA, INC DATED FEBRUARY 23, 2015, RECORDED IN PLAT BOOK L15, PAGE 0100, CHARLESTON COUNTY RMC.
16. PLAT BY HLA, INC DATED MAY 4, 2015, RECORDED IN PLAT BOOK L15, PAGE 0276, CHARLESTON COUNTY RMC.
17. SCE&G DRAWING NO C-31490, DATED JANUARY 23, 1989, SHEET 4 OF 3
PLANNING AND RMC USE
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF 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.
RICHARD D. LACEY S.C.P.L.S.#6120
BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE THE EASEMENTS TO THE USE OF THE PUBLIC FOREVER
OWNER/REPRESENTATIVE
FENWICK WOODS HOMEOWNER'S ASSOCIATION, INC.
BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER
OWNER/REPRESENTATIVE
MUNGO HOMES COASTAL DIVISION, LLC
DEVELOPMENT SUMMARY
PRE-SUBDIVISION
TMS NO. 279-00-00-672 16.138 ACRES
TMS NO. 279-00-00-202 0.598 ACRES
TOTAL 16.736 ACRES
POST-SUBDIVISION
49 LOTS 12.090 ACRES
HOA AREAS 2.042 ACRES
RIGHT-OF-WAYS 2.604 ACRES
TOTAL 16.736 ACRES
NORTH
SITE
LOCATION MAP
NOT TO SCALE
DUNWICK DRIVE (50' R/W)
CASTLEWICK AVE. (50' R/W)
FISHBONE DRIVE (50' R/W)
ARROW ARUM DRIVE (50' R/W)
MUNGO HOMES COASTAL DIVISION, LLC TMS NO. 279-00-00-013
MUNGO HOMES COASTAL DIVISION, LLC TMS NO. 279-00-00-012
MUNGO HOMES COASTAL DIVISION, LLC TMS NO. 279-00-00-011
REBECCA STONES TMS NO. 279-00-00-010
MATTHEW T. & MALORY PAGLIARO TMS NO. 279-00-00-009
BIJAR PROPERTIES LLC TMS NO. 279-00-00-008
JOHN T. & MARGARET A. McKELLIPS TMS NO. 279-00-00-007
JESSE K. & SVETLANA A. HALL TMS NO. 279-00-00-006
RANDY A. CRABB & AMY G. STROMECKER TMS NO. 279-00-00-005
FENWICK WOODS HOMEOWNER'S ASSOCIATION, INC. TMS NO. 279-00-00-104
POND #1
HOA 2
HOA 12
CHARLES TUMBLESTON TMS NO. 313-00-00-015
MATCHLINE SEE SHEET 2 of 2
NOTES
1. AREA DETERMINED BY THE COORDINATE METHOD.
2. PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C0655J, COMMUNITY PANEL 455412 0655 J. EFFECTIVE NOVEMBER 17, 2004
3. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
5. ALL FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED. ALL SET PINS ARE 5/8" REBAR.
6. HOA AREAS WILL BE DEDICATED TO AND OWNED AND MAINTAINED BY A NEIGHBORHOOD HOME OWNERS ASSOCIATION (HOA). EACH AND EVERY LOT HAS AN EQUAL SHARE OF OWNERSHIP IN COMMON AREAS.
7. HOA 12 WILL BE USED AS A PEDESTRIAN ACCESS BETWEEN SOUTHWICK DRIVE & FISHBONE DRIVE.
8. WATER TO BE PROVIDED BY ST. JOHNS WATER COMPANY INC. SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEM (CPW)
9. THE NEW PRIVATE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE H.O.A. FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENTS.
10. THE CITY OF CHARLESTON (CoC) DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM
11. THE ACCESS EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY. THE LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PARCEL(S) OR TO THE HOME OWNERS ASSOCIATION (H.O.A.) AND SHALL BE COMPLETED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION
12. TOTAL LOTS = 49
— SMALLEST LOT = LOTS 52 (9,064 SF)
LARGEST LOT = LOT 46 (18,257 SF)
THIS SUBDIVISION WILL BE KNOWN AS FENWICK WOODS
GRAPHIC SCALE
FINAL PLAT SHOWING
THE ABANDONMENT OF THE PROPERTY LINE
BETWEEN RESIDUAL TRACT C-2B
TMS NO. 279-00-00-202 (0.598 AC)
AND
TRACT C-2A-3 TMS NO. 279-00-00-672 (16.138 AC)
AND SHOWING THE
SUBSEQUENT SUBDIVISION
TO CREATE
FENWICK HILLS PHASE 3
CONTAINING 49 LOTS (12.090 AC),
HOA AREAS (2.042 AC),
RIGHT-OF-WAYS (2.604 AC)
PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC
LOCATED IN
JOHNS ISLAND, THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: AUGUST 1, 2014 SCALE: 1" = 50'
SHEET 1 OF 2
HLA INC
LAND PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING ZONING



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF 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

RICHARD D. LACEY S.C.P.L.S. 19120



LINE TABLE		
LINE	BEARING	LENGTH
L129	N 43°24'28" E	10.00
L130	S 46°36'32" E	15.00
L131	S 43°24'28" W	15.00
L132	N 46°36'32" W	15.00
L133	N 43°24'28" E	15.00
L134	N 46°36'32" W	15.00
L135	N 43°24'28" E	15.00
L136	N 46°36'32" W	15.00
L137	S 43°24'28" W	15.00
L138	N 43°24'28" E	15.00
L139	N 43°24'28" E	25.15
L140	N 43°24'28" W	14.00
L141	S 43°24'28" W	26.00
L142	N 46°35'32" W	20.24
L143	N 43°24'28" E	10.00
L144	S 43°24'28" W	15.00
L145	S 43°24'28" E	15.00
L146	S 43°24'28" E	14.00
L147	S 46°35'32" E	20.00
L148	N 43°24'28" W	15.00
L149	N 46°35'32" W	34.00
L150	N 43°24'28" E	15.00
L151	S 46°35'32" E	34.00
L152	N 43°24'28" E	15.00
L153	N 46°35'32" W	34.00
L154	N 43°24'28" E	15.00
L155	S 46°35'32" E	34.00
L156	N 43°24'28" E	15.00
L157	N 46°35'32" W	34.00
L158	N 43°24'28" E	15.00
L159	S 46°35'32" E	34.00
L160	N 43°24'28" E	15.00
L161	S 46°35'32" E	34.00
L162	N 43°24'28" E	15.00
L163	N 46°35'32" W	34.00
L164	N 43°24'28" E	15.00
L165	S 46°35'32" E	34.00
L166	S 43°24'28" W	15.00
L167	N 46°35'32" W	34.00
L168	S 43°24'28" W	15.00
L169	S 46°35'32" E	34.00
L170	S 43°24'28" W	15.00
L171	S 46°35'32" E	34.00
L172	S 43°24'28" W	15.00
L173	S 46°35'32" E	34.00
L174	S 43°24'28" W	15.00
L175	S 46°35'32" E	34.00
L176	S 43°24'28" W	15.00
L177	S 46°35'32" E	34.00
L178	S 43°24'28" W	15.00
L179	S 46°35'32" E	34.00
L180	S 43°24'28" W	15.00
L181	S 46°35'32" E	34.00
L182	S 43°24'28" W	15.00
L183	S 46°35'32" E	34.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 32°54'08" W	20.17
L2	S 39°11'29" E	50.00
L3	N 32°54'11" W	17.51
L4	N 32°54'11" W	30.43
L5	S 20°04'34" E	30.71
L6	S 32°54'08" E	20.17
L7	N 39°11'29" W	50.00
L8	N 32°54'11" W	17.51

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C1	325.00	3°23'00"	14.73	29.34	S 37°11'30"E	29.34
C2	1017.11	1°32'48"	13.72	27.48	S 42°07'24"W	27.48
C3	1017.11	1°32'48"	13.72	27.48	S 43°40'12"W	27.48
C4	1017.11	1°32'48"	13.72	27.48	S 45°12'36"W	27.48
C5	325.00	1°00'15"	5.79	11.41	S 44°54'18"W	11.41
C6	325.00	1°00'15"	5.79	11.41	S 43°53'43"W	11.41
C7	325.00	1°00'15"	5.79	11.41	S 42°53'08"W	11.41
C8	325.00	1°00'15"	5.79	11.41	S 41°52'33"W	11.41
C9	325.00	1°00'15"	5.79	11.41	S 40°51'58"W	11.41
C10	325.00	1°00'15"	5.79	11.41	S 39°51'23"W	11.41
C11	325.00	1°00'15"	5.79	11.41	S 38°50'48"W	11.41
C12	325.00	1°00'15"	5.79	11.41	S 37°50'13"W	11.41
C13	325.00	1°00'15"	5.79	11.41	S 36°49'38"W	11.41
C14	325.00	1°00'15"	5.79	11.41	S 35°49'03"W	11.41
C15	325.00	1°00'15"	5.79	11.41	S 34°48'28"W	11.41
C16	325.00	1°00'15"	5.79	11.41	S 33°47'53"W	11.41
C17	325.00	1°00'15"	5.79	11.41	S 32°47'18"W	11.41
C18	325.00	1°00'15"	5.79	11.41	S 31°46'43"W	11.41
C19	325.00	1°00'15"	5.79	11.41	S 30°46'08"W	11.41
C20	325.00	1°00'15"	5.79	11.41	S 29°45'33"W	11.41
C21	325.00	1°00'15"	5.79	11.41	S 28°44'58"W	11.41
C22	325.00	1°00'15"	5.79	11.41	S 27°44'23"W	11.41
C23	325.00	1°00'15"	5.79	11.41	S 26°43'48"W	11.41
C24	325.00	1°00'15"	5.79	11.41	S 25°43'13"W	11.41
C25	325.00	1°00'15"	5.79	11.41	S 24°42'38"W	11.41
C26	325.00	1°00'15"	5.79	11.41	S 23°42'03"W	11.41
C27	325.00	1°00'15"	5.79	11.41	S 22°41'28"W	11.41
C28	325.00	1°00'15"	5.79	11.41	S 21°40'53"W	11.41
C29	325.00	1°00'15"	5.79	11.41	S 20°40'18"W	11.41
C30	325.00	1°00'15"	5.79	11.41	S 19°39'43"W	11.41
C31	325.00	1°00'15"	5.79	11.41	S 18°39'08"W	11.41
C32	325.00	1°00'15"	5.79	11.41	S 17°38'33"W	11.41
C33	325.00	1°00'15"	5.79	11.41	S 16°37'58"W	11.41
C34	325.00	1°00'15"	5.79	11.41	S 15°37'23"W	11.41
C35	325.00	1°00'15"	5.79	11.41	S 14°36'48"W	11.41
C36	325.00	1°00'15"	5.79	11.41	S 13°36'13"W	11.41
C37	325.00	1°00'15"	5.79	11.41	S 12°35'38"W	11.41
C38	325.00	1°00'15"	5.79	11.41	S 11°35'03"W	11.41
C39	325.00	1°00'15"	5.79	11.41	S 10°34'28"W	11.41
C40	325.00	1°00'15"	5.79	11.41	S 9°33'53"W	11.41
C41	325.00	1°00'15"	5.79	11.41	S 8°33'18"W	11.41
C42	325.00	1°00'15"	5.79	11.41	S 7°32'43"W	11.41
C43	325.00	1°00'15"	5.79	11.41	S 6°32'08"W	11.41
C44	325.00	1°00'15"	5.79	11.41	S 5°31'33"W	11.41
C45	325.00	1°00'15"	5.79	11.41	S 4°30'58"W	11.41
C46	325.00	1°00'15"	5.79	11.41	S 3°30'23"W	11.41
C47	325.00	1°00'15"	5.79	11.41	S 2°29'48"W	11.41
C48	325.00	1°00'15"	5.79	11.41	S 1°29'13"W	11.41
C49	325.00	1°00'15"	5.79	11.41	S 0°28'38"W	11.41
C50	325.00	1°00'15"	5.79	11.41	S 0°27'03"E	11.41
C51	325.00	1°00'15"	5.79	11.41	S 1°27'28"E	11.41
C52	325.00	1°00'15"	5.79	11.41	S 2°27'53"E	11.41
C53	325.00	1°00'15"	5.79	11.41	S 3°28'18"E	11.41
C54	325.00	1°00'15"	5.79	11.41	S 4°28'43"E	11.41
C55	325.00	1°00'15"	5.79	11.41	S 5°29'08"E	11.41
C56	325.00	1°00'15"	5.79	11.41	S 6°29'33"E	11.41
C57	325.00	1°00'15"	5.79	11.41	S 7°29'58"E	11.41
C58	325.00	1°00'15"	5.79	11.41	S 8°30'23"E	11.41
C59	325.00	1°00'15"	5.79	11.41	S 9°30'48"E	11.41
C60	325.00	1°00'15"	5.79	11.41	S 10°31'13"E	11.41
C61	325.00	1°00'15"	5.79	11.41	S 11°31'38"E	11.41
C62	325.00	1°00'15"	5.79	11.41	S 12°32'03"E	11.41
C63	325.00	1°00'15"	5.79	11.41	S 13°32'28"E	11.41
C64	325.00	1°00'15"	5.79	11.41	S 14°32'53"E	11.41
C65	325.00	1°00'15"	5.79	11.41	S 15°33'18"E	11.41
C66	325.00	1°00'15"	5.79	11.41	S 16°33'43"E	11.41
C67	325.00	1°00'15"	5.79	11.41	S 17°34'08"E	11.41
C68	325.00	1°00'15"	5.79	11.41	S 18°34'33"E	11.41
C69	325.00	1°00'15"	5.79	11.41	S 19°34'58"E	11.41
C70	325.00	1°00'15"	5.79	11.41	S 20°35'23"E	11.41
C71	325.00	1°00'15"	5.79	11.41	S 21°35'48"E	11.41
C72	325.00	1°00'15"	5.79	11.41	S 22°36'13"E	11.41
C73	325.00	1°00'15"	5.79	11.41	S 23°36'38"E	11.41
C74	325.00	1°00'15"	5.79	11.41	S 24°37'03"E	11.41
C75	325.00	1°00'15"	5.79	11.41	S 25°37'28"E	11.41
C76	325.00	1°00'15"	5.79	11.41	S 26°37'53"E	11.41
C77	325.00	1°00'15"	5.79	11.41	S 27°38'18"E	11.41
C78	325.00	1°00'15"	5.79	11.41	S 28°38'43"E	11.41
C79	325.00	1°00'15"	5.79	11.41	S 29°39'08"E	11.41
C80	325.00	1°00'15"	5.79	11.41	S 30°39'33"E	11.41
C81	325.00	1°00'15"	5.79	11.41	S 31°40'58"E	11.41
C82	325.00	1°00'15"	5.79	11.41	S 32°40'23"E	11.41
C83	325.00	1°00'15"	5.79	11.41	S 33°40'48"E	11.41
C84	325.00	1°00'15"	5.79	11.41	S 34°41'13"E	11.41
C85	325.00	1°00'15"	5.79	11.41	S 35°41'38"E	11.41
C86	325.00	1°00'15"	5.79	11.41	S 36°42'03"E	11.41
C87	325.00	1°00'15"	5.79	11.41	S 37°42'28"E	11.41
C88	325.00	1°00'15"	5.79	11.41	S 38°42'53"E	11.41
C89	325.00	1°00'15"	5.79	11.41	S 39°43'18"E	11.41
C90	325.00	1°00'15"	5.79	11.41	S 40°43'43"E	11.41
C91	325.00	1°00'15"	5.79	11.41	S 41°44'08"E	11.41
C92	325.00	1°00'15"	5.79	11.41	S 42°44'33"E	11.41
C93	325.00	1°00'15"	5.79	11.41	S 43°45'58"E	11.41
C94	325.00	1°00'15"	5.79	11.41	S 44°45'23"E	11.41
C95	325.00	1°00'15"	5.79	11.41	S 45°45'48"E	11.41
C96	325.00	1°00'15"	5.79	11.41	S 46°46'13"E	11.41
C97	325.00	1°00'15"	5.79	11.41	S 47°46'38"E	11.41
C98	325.00	1°00'15"	5.79	11.41	S 48°47'03"E	11.41
C99	325.00	1°00'15"	5.79	11.41	S 49°47'28"E	11.41
C100	325.00	1°00'15"	5.79	11.41	S 50°47'53"E	11.41
C101	325.00	1°00'15"	5.79	11.41	S 51°48'18"E	11.41
C102	325.00	1°00'15"	5.79	11.41	S 52°48'43"E	11.41
C103	325.00	1°00'15"	5.79	11.41	S 53°49'08"E	11.41
C104	325.00	1°00'15"	5.79	11.41	S 54°49'33"E	11.41
C105	325.00	1°00'15"	5.79	11.41	S 55°49'58"E	11.41
C106	325.00	1°00'15"	5.79	11.41	S 56°50'23"E	11.41
C107	325.00	1°00'15"	5.79	11.41	S 57°50'48"E	11.41
C108	325.00	1°00'15"	5.79	11.41	S 58°51'13"E	11.41
C109	325.00	1°00'15"	5.79	11.41	S 59°51'38"E	11.41
C110	325.00	1°00'15"	5.79	11.41	S 60°52'03"E	11.41
C111	325.00	1°00'15"	5.79	11.41	S 61°52'28"E	11.41
C112	325.00	1°00'15"	5.79	11.41	S 62°52'53"E	11.41
C113	325.00	1°00'15"	5.79	11.41	S 63°53'18"E	11.41
C114	325.00	1°00'15"	5.79	11.41	S 64°53'43"E	11.41
C115	325.00	1°00'15"	5.79	11.41	S 65°54'08"E	11.41
C116	325.00	1°00'15"	5.79	11.41	S 66°54'33"E	11.41
C117	325.00	1°00'15"	5.79	11.41	S 67°54'58"E	11.41
C118	325.00	1°00'15"	5.79	11.41	S 68°55'23"E	11.41
C119	325.00	1°00'15"	5.79	11.41	S 69°55'48"E	11.41
C120	325.00	1°00'15"	5.79	11.41	S 70°56'13"E	11.41
C121	325.00	1°00'15"	5.79	11.41	S 71°56'38"E	11.41
C122	325.00	1°00'15"	5.79	11.41	S 72°57'03"E	11.41
C123	325.00	1°00'15"	5.79	11.41	S 73°57'28"E	11.41
C124	325.00	1°00'15"	5.79	11.41	S 74°57'53"E	11.41
C125	325.00	1°00'15"	5.79	11.41	S 75°58'18"E	11.41
C126	325.00	1°00'15"	5.79	11.41	S 76°58'43"E	11.41
C127	325.00	1°00'15"	5.79	11.41	S 77°59'08"E	11.41
C128	325.00	1°00'15"	5.79	11.41	S 78°59'33"E	11.41
C129	325.00	1°00'15"	5.79	11.41	S 79°59'58"E	11.41
C130	325.00	1°00'15"	5.79	11.41	S 80°60'23"E	11.41
C131	325.00	1°00'15"	5.79	11.41	S 81°60'48"E	11.41
C132	325.00	1°00'15"	5.79	11.41	S 82°61'13"E	11.41
C133	325.00	1°00'15"	5.79	11.41	S 83°61'38"E	11.41
C134	325.00	1°00'15"	5.79	11.41	S 84°62'03"E	11.41
C135	325.00	1°00'15"	5.79	11.41	S 85°62'28"E	11.41
C136	325.00	1°00'15"	5.79	11.41	S 86°62'53"E	11.41
C137	325.00	1°00'15"	5.79	11.41	S 87°63'18"E	11.41
C138	325.00	1°00'15"	5.79	11.41	S 88°63'43"E	11.41
C139	325.00	1°00'15"	5.79	11.41	S 89°64'08"E	11.41
C140	325.00	1°00'15"	5.79	11.41	S 90°64'33"E	11.41
C141	325.00	1°00'15"	5.79	11.41	S 91°64'58"E	11.41
C142	325.00	1°00'15"	5.79	11.41	S 92°65'23"E	11.41
C143	325.00	1°00'15"	5.79	11.41	S 93°65'48"E	11.41
C144	325.00	1°00'15"	5.79	11.41	S 94°66'13"E	11.41
C145	325.00	1°00'15"	5.79	11.41	S 95°66'38"E	11.41
C146	325.00	1°00'15"	5.79	11.41	S 96°67'03"E	11.41
C147	325.00	1°00'15"	5.79	11.41	S 97°67'28"E	11.41
C148	325.00	1°00'15"	5.79	11.41	S 98°67'53"E	11.41
C149	325.00	1°00'15"	5.79	11.41	S 99°68'18"E	11.41
C150	325.00	1°00'15"	5.79	11.41	S 100°68'43"E	11.41
C151	325.00	1°00'15"	5.79	11.41	S 101°69'08"E	11.41
C152	325.00	1°00'15"	5.79	11.41	S 102°69'33"E	11.41
C153	325.00	1°00'15"	5.79	11.41	S 103°69'58"E	11.41
C154	325.00	1°00'15"	5.79	11.41	S 104°70'23"E	11.41
C155	325.00	1°00'15"	5.79	11.41	S 105°70'48"E	11.41
C156	325.00	1°00'15"	5.79	11.41	S 106°71'13"E	11.41
C157	325.00	1°00'15"	5.79	11.41	S 107°71'38"E	11.41
C158	325.00	1°00'15"	5.79	11.41	S 108°72'03"E	11.41
C159	325.00	1°00'15"	5.79	11.41	S 109°72'28"E	11.41
C160	325.00	1°00'15"	5.79	11.41	S 110°72'53"E	11.41
C161	325.00	1°00'15"	5.79	11.41	S 111°73'18"E	11.41
C162	325.00	1°00'15"	5.79	11.41	S 112°73'43"E	11.41
C163	325.00	1°00'15"	5.79	11.41	S 113°74'08"E	11.41
C164	325.00	1°00'15"	5.79	11.41	S 114°74'33"E	11.41
C165	325.00	1°00'15"	5.79	11.41	S 115°74'58"E	11.41
C166	325.00	1°00'15"	5.79	11.41	S 116°75'23"E	11.41
C167	325.00	1°00'15"	5.79	11.41	S 117°75'48"E	11.41
C168	325.00	1°00'15"	5.79	11.41	S 118°76'13"E	11.41
C169	325.00	1°00'15"	5.79	11.41	S 119°76'38"E	11.41
C170	325.00	1°00'15"	5.79	11.41	S 120°77'03"E	11.41
C171	325.00	1°00'15"	5.79	11.41	S 121°77'28"E	11.41
C172	325.00	1°00'15"	5.79	11.41	S 122°77'53"E	11.41
C173	325.00	1°00'15"	5.79	11.41	S 123°78'18"E	11.41
C174	325.00	1°00'15"	5.79	11.41	S 124°78'43"E	11.41
C175	325.00	1°00'15"	5.79	11.41	S 125°79'08"E	11.41
C176	325.00	1°00'15"	5.79	11.41	S 126°79'33"E	11.41
C177	325.00	1°00'15"	5.79	11.41	S 127°79'58"E	11.41
C178	325.00	1°00'15"	5.79	11.41	S 128°80'23"E	11.41
C179	325.00	1°00'15"	5.79	11.41	S 129°80'48"E	11.41
C180	325.00	1°00'15"	5.79	11.41	S 130°81'13"E	11.41
C181	325.00	1°00'15"	5.79	11.41	S 131°81'38"E	11.41
C182	325.00	1°00'15"	5.79	11.41	S 132°82'03"E	11.41
C183	325.00	1°00'15"	5.79	11.41	S 133°82'28"E	11.41

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- BOUNDARY LINE TO BE ABANDONED
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- EASEMENT LINE TO BE ABANDONED
- CENTERLINE
- COUNTY UNINCORPORATED LINE
- D.E. DRAINAGE EASEMENT
- E/S EACH SIDE
- C.O.C. CITY OF CHARLESTON
- S.J.W.C. ST. JOHN'S WATER COMPANY
- C.P.W. COMMISSIONERS OF PUBLIC WORKS
- 1234 ADDRESS

SHEET 2 OF 2

THIS SUBDIVISION WILL BE KNOWN AS FENWICK WOODS

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

OWNER/REPRESENTATIVE
FENWICK WOODS HOMEOWNER'S ASSOCIATION, INC.

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

OWNER/REPRESENTATIVE
MUNGO HOMES COASTAL DIVISION, LLC

GRAPHIC SCALE

FINAL PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINE BETWEEN RESIDUAL TRACT C-2B TMS NO. 279-08-00-202 (0.598 AC) AND TRACT C-2A-3 TMS NO. 279-00-00-672 (16.138 AC) AND SHOWING THE SUBSEQUENT SUBDIVISION TO CREATE *FENWICK HILLS PHASE 3* CONTAINING 49 LOTS (12.090 AC), HOA AREAS (2.042 AC), RIGHT-OF-WAYS (2.604 AC)

PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC

LOCATION
JOHN'S ISLAND, THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: AUGUST 3, 2016 SCALE: 1" = 50'

HLAINC
LAND PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING SURVEYING
29 Leonardo Drive, A2 Charleston SC 29407-4403
tel: 843.763.1166 fax: 843.763.1969 web: www.hlainc.com

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE ACCESS**
	)	**EASEMENTS**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____20__, 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 MUNGO HOMES COASTAL DIVISION, LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining Access Easements across a portion of property identified by and designated as Charleston County tax map number 279-00-00-672 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced tract 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 certain permanent and exclusive access easements in and to the property necessary therefor.

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 of Charleston all of those certain New City of Charleston Access Easements (or A.E.) as such are identified on the above referenced tract of property and which are more fully shown on that certain plat entitled;

"FINAL PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINE BETWEEN RESIDUAL TRACT C-2B TMS NO. 279-08-00-202 (0.598 AC) AND TRACT C-2A-3 TMS NO. 279-00-00-672 (16.138 AC) AND SHOWING THE SUBSEQUENT SUBDIVISION TO CREATE FENWICK HILLS PHASE 3 CONTAINING 49 LOTS (12.090 AC), HOA AREAS (2.042 AC), RIGHT-OF-WAYS (2.604 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC"

Prepared and executed by HLA. Inc. dated 8/1/2016, revised on _____, and recorded on _____ in Plat Book _____ at Page _____ in the RMC Office for Charleston, South Carolina (herein the "Plat").

A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE ACCESS EASEMENTS 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 Exclusive and Permanent Access Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Access Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Access Easements 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 Owner and its 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.

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for_____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

_____
Witness #1

_____
Witness #2

OWNER: MUNGO HOMES COASTAL DIVISION, LLC

_____
Name: Walt D. Martin, III
Its: Vice President Land Development

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Walt D. Martin, III, the Vice President Land Development of Mungo Homes Coastal Division, LLC, a Limited Liability Company, on behalf of the Owner on 9/27/2016

Signature: _____

Print Name of Notary: Patrice Robertson

Notary Public for SOUTH CAROLINA

My Commission Expires: February 6, 2024

SEAL OF NOTARY

PATRICE ROBERTSON NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 02-06-2024

"EXHIBIT A"

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- BOUNDARY LINE TO BE ABANDONED
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- EASEMENT LINE TO BE ABANDONED
- CENTERLINE
- COUNTY UNINCORPORATED LINE
- D.E. DRAINAGE EASEMENT
- E/S EACH SIDE
- CHC CITY OF CHARLESTON
- SJWC ST. JOHN'S WATER COMPANY
- CPW COMMISSIONERS OF PUBLIC WORKS
- ADDRESS

REFERENCES

1. TMS NO. 279-00-00-672 & 279-00-00-202
2. PLAT BY W.H. MATHEWS DATED JULY 24, 1936, RECORDED IN PLAT BOOK L, PAGE 43, CHARLESTON COUNTY RMC.
3. PLAT BY KEITH K. BUDDY DATED AUGUST 2, 1983, RECORDED IN PLAT BOOK BG, PAGE 38, CHARLESTON COUNTY RMC.
4. PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED JUNE 26, 1990, RECORDED IN PLAT BOOK CA, PAGE 164, CHARLESTON COUNTY RMC.
5. PLAT BY ANDERSON & ASSOCIATES DATED MARCH 17, 1996, RECORDED IN PLAT BOOK DA, PAGE 462, CHARLESTON COUNTY RMC.
6. PLAT BY ANDERSON & ASSOCIATES DATED JUNE 20, 2001, RECORDED IN PLAT BOOK EY, PAGE 313, CHARLESTON COUNTY RMC.
7. PLAT BY THOMAS & HUTTON ENGINEERING, INC. DATED OCTOBER 16, 2004, RECORDED IN PLAT BOOK EK, PAGES 175-178, CHARLESTON COUNTY RMC.
8. PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC. DATED AUGUST 2, 2006, RECORDED IN PLAT BOOK EF, PAGE 234, CHARLESTON COUNTY RMC.
9. PLAT BY H.L.A., INC. DATED OCTOBER 26, 2006, RECORDED IN PLAT BOOK EN, PAGE 441, CHARLESTON COUNTY RMC.
10. PLAT BY H.L.A., INC. DATED MARCH 21, 2012, RECORDED IN PLAT BOOK L12, PAGE 0208, CHARLESTON COUNTY RMC.
11. PLAT BY H.L.A., INC. DATED SEPTEMBER 14, 2012, RECORDED IN PLAT BOOK L12, PAGE 0268, CHARLESTON COUNTY RMC.
12. PLAT BY H.L.A., INC. DATED JULY 16, 2013, RECORDED IN PLAT BOOK L13, PAGE 0278, CHARLESTON COUNTY RMC.
13. PLAT BY H.L.A., INC. DATED MAY 1, 2014, RECORDED IN PLAT BOOK L14, PAGE 0300, CHARLESTON COUNTY RMC.
14. PLAT BY H.L.A., INC. DATED JULY 23, 2014, RECORDED IN PLAT BOOK L14, PAGE 0332, CHARLESTON COUNTY RMC.
15. PLAT BY H.L.A., INC. DATED FEBRUARY 23, 2015, RECORDED IN PLAT BOOK L15, PAGE 0103, CHARLESTON COUNTY RMC.
16. PLAT BY H.L.A., INC. DATED MAY 4, 2015, RECORDED IN PLAT BOOK L15, PAGE 0276, CHARLESTON COUNTY RMC.
17. SEE AG DRAWING NO. C-31498, DATED JANUARY 23, 1969, SHEET 4 OF 5

PLANNING AND RMC USE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF 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.

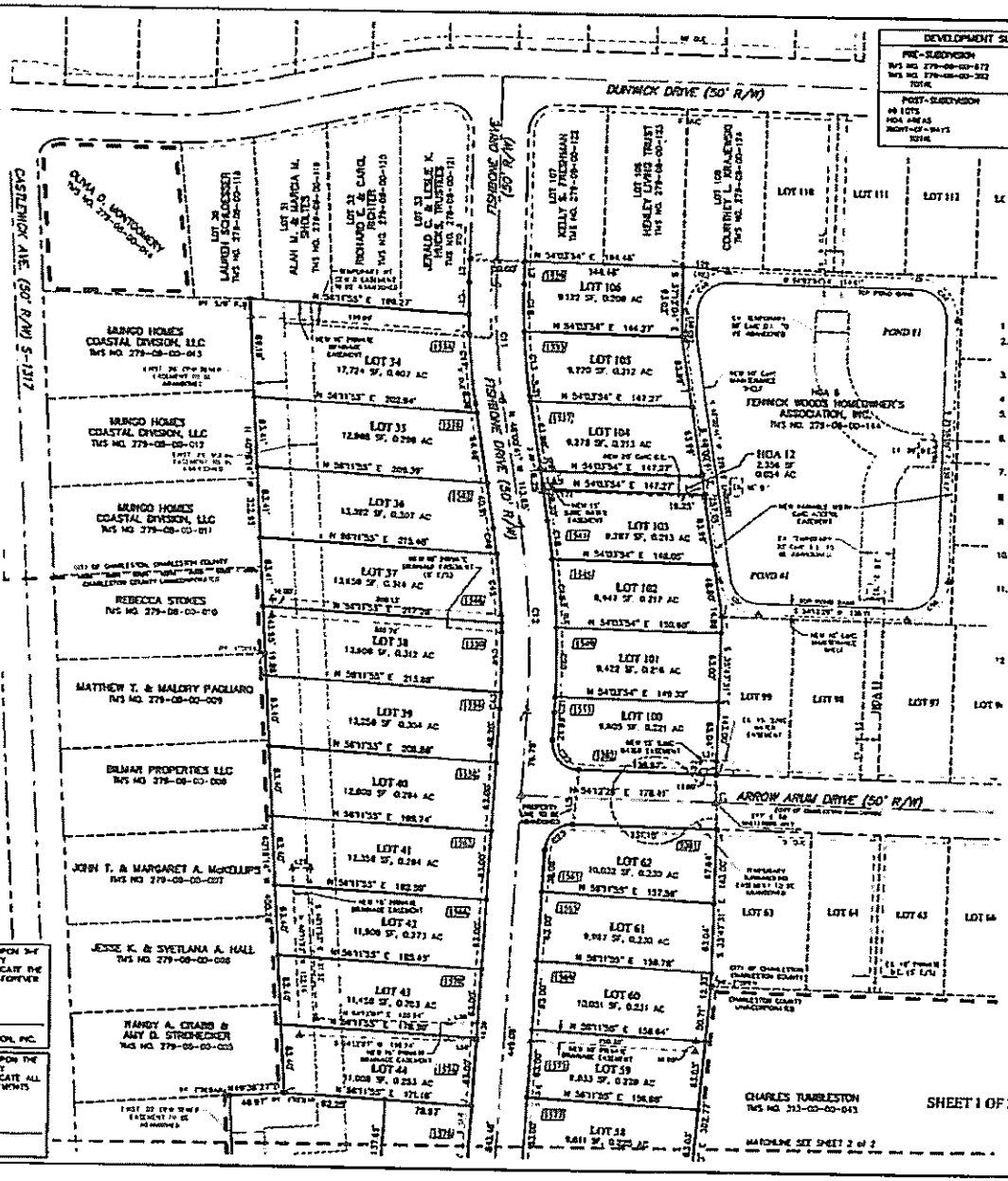
RICHARD D. LACEY S.C.P.L.S. #11139

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

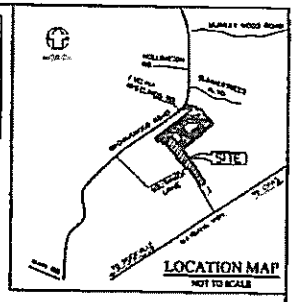
OWNER/REPRESENTATIVE
FENWICK WOODS HOMEOWNER'S ASSOCIATION, INC.

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

OWNER/REPRESENTATIVE
MUNGO HOMES COASTAL DIVISION, LLC



DEVELOPMENT SUMMARY	
PRE-SUBDIVISION	
TMS NO. 279-00-00-672	16.138 ACRES
TMS NO. 279-00-00-202	0.598 ACRES
TOTAL	16.736 ACRES
POST-SUBDIVISION	
49 LOTS	12.090 ACRES
HOA AREAS	2.042 ACRES
RIGHT-OF-WAYS	2.604 ACRES
TOTAL	16.736 ACRES



NOTES

1. AREA DETERMINED BY THE COORDINATE METHOD.
2. PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C0553J, COMMUNITY PANEL 455412 0553 J. EFFECTIVE NOVEMBER 17, 2004.
3. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
5. ALL FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED. ALL SET PINS ARE 5/8" REBAR.
6. HOA AREAS WILL BE DEDICATED TO AND OWNED AND MAINTAINED BY A MEMBERSHIP-ONLY HOME OWNERS ASSOCIATION (HOA). EACH AND EVERY LOT HAS AN EQUAL SHARE OF OWNERSHIP IN COMMON AREAS.
7. HOA 16 WILL BE USED AS A PEDESTRIAN ACCESS BETWEEN SOUTHWICK DRIVE & FENWICK DRIVE.
8. WATER TO BE PROVIDED BY ST. JOHNS WATER COMPANY INC. SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEM (CWS).
9. THE NEW PRIVATE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE HOA FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENTS.
10. THE CITY OF CHARLESTON (CHC) DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM.
11. THE ACCESS EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY. THE LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PARCEL(S) ON TO THE HOME OWNERS ASSOCIATION (HOA) AND SHALL BE COMPLETED IN ACCORDANCE WITH THE CONDITIONS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION.
12. TOTAL LOTS = 49
    - SMALLEST LOT = LOTS 52 (8,084 SF)
    - LARGEST LOT = LOT 46 (18,237 SF)

THIS SUBDIVISION WILL BE KNOWN AS FENWICK WOODS

GRAPHIC SCALE

(IN FEET)
1 INCH = 60 FT.

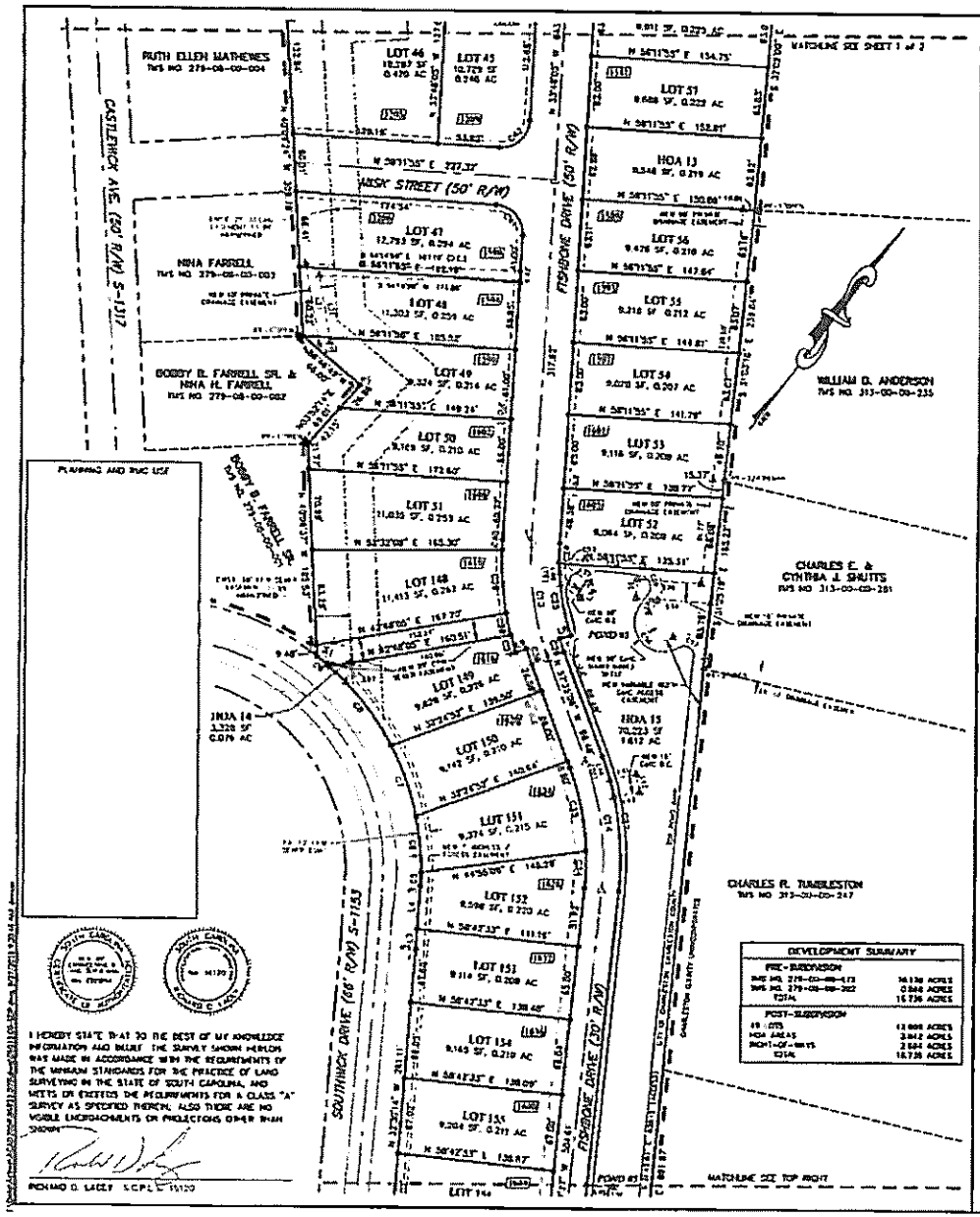
FINAL PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINE BETWEEN RESIDUAL TRACT C-2B TMS NO. 279-08-00-202 (0.598 AC) AND TRACT C-2A-3 TMS NO. 279-00-00-672 (16.138 AC) AND SHOWING THE SUBSEQUENT SUBDIVISION TO CREATE *FENWICK HILLS PHASE 3* CONTAINING 49 LOTS (12.090 AC), HOA AREAS (2.042 AC), RIGHT-OF-WAYS (2.604 AC)

PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC

LOCATED IN
JOHNS ISLAND, THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: AUGUST 2, 2016 SCALE: 1" = 60'

SHEET 1 OF 2

HLAINC
LAND PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING SURVEYING
79 Leonardo Drive, A2, Charleston SC 29407-4968
tel: 843.761.1134 fax: 843.767.1999 web: www.hlainc.com



PLANNING AND ZONING USE

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

RICHARD D. LACEY S.C.P.L.S. 15120

DEVELOPMENT SUMMARY	
PRE-SUBDIVISION	
TMS NO. 279-00-00-672	16.138 ACRES
TMS NO. 279-08-00-202	0.598 ACRES
TOTAL	16.736 ACRES
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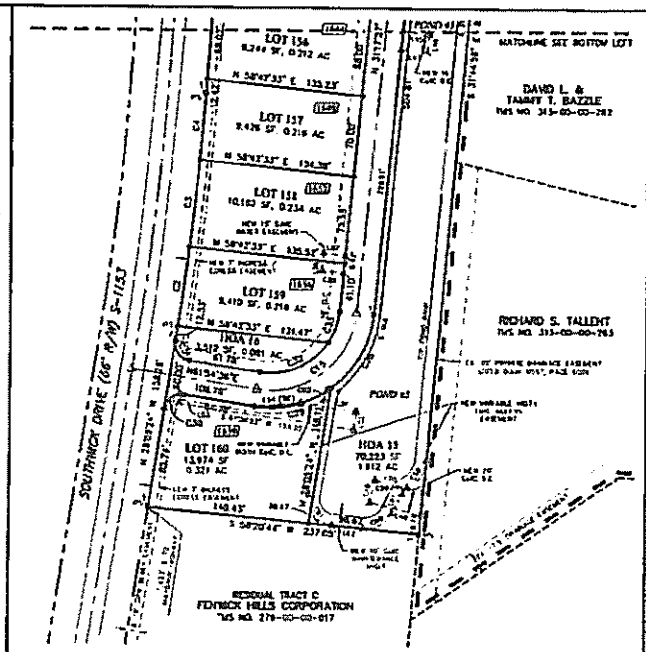
TOTAL	16.736 ACRES



LINE TABLE		
LINE	BEARING	LENGTH
L119	N 61°24'16" E	18.93
L120	S 40°04'41" E	11.98
L121	S 67°59'19" W	18.93
L122	N 30°17'31" W	13.00
L123	S 30°17'31" E	13.00
L124	N 50°17'31" E	13.00
L125	N 50°17'31" E	10.00
L126	S 50°17'31" W	13.00
L127	S 50°17'31" W	10.00
L128	S 30°28'29" W	20.15
L129	S 50°28'29" W	10.00
L130	S 30°28'29" W	20.15
L131	S 50°28'29" W	10.00
L132	S 30°28'29" W	20.15
L133	N 50°28'29" E	10.00
L134	N 30°28'29" E	20.15
L135	S 50°28'29" W	10.00
L136	N 30°28'29" E	20.15
L137	N 50°28'29" E	10.00
L138	S 30°28'29" W	20.15
L139	S 50°28'29" W	10.00
L140	S 30°28'29" W	20.15
L141	N 50°28'29" E	10.00
L142	S 30°28'29" W	20.15
L143	S 50°28'29" W	10.00
L144	S 30°28'29" W	20.15
L145	N 50°28'29" E	10.00
L146	S 30°28'29" W	20.15
L147	S 50°28'29" W	10.00
L148	S 30°28'29" W	20.15
L149	N 50°28'29" E	10.00
L150	N 30°28'29" E	20.15
L151	N 50°28'29" E	10.00
L152	N 30°28'29" E	20.15
L153	N 50°28'29" E	10.00
L154	N 30°28'29" E	20.15
L155	S 50°28'29" W	10.00
L156	N 30°28'29" E	20.15
L157	S 50°28'29" W	10.00
L158	S 30°28'29" W	20.15
L159	N 50°28'29" E	10.00
L160	N 30°28'29" E	20.15
L161	S 50°28'29" W	10.00
L162	S 30°28'29" W	20.15
L163	S 50°28'29" W	10.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 25°31'08" W	20.37
L2	S 20°17'29" E	8.06
L3	N 67°24'16" E	17.93
L4	N 30°17'31" W	36.43
L5	S 27°04'41" E	50.13
L6	S 30°28'29" E	20.37
L7	S 30°28'29" E	20.37
L8	S 30°28'29" E	10.00
L9	S 30°28'29" E	10.00

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	ARC LENGTH	BEARING	CHORD
C1	625.00	2°27'00"	14.26	28.56	S 31°17'30" E	28.56
C2	1017.93	1°56'24"	34.63	69.38	N 29°26'24" W	69.36
C3	1017.93	1°56'24"	37.75	75.56	N 30°22'06" W	75.56
C4	1017.93	1°56'24"	29.79	59.68	N 32°21'42" W	59.67
C5	225.00	2°40'13"	5.79	11.57	N 31°15'12" W	11.57
C6	225.00	12°14'38"	24.14	48.09	N 44°22'18" W	48.00
C7	225.00	10°08'24"	22.24	44.21	N 56°21'06" W	44.17
C8	225.00	27°18'36"	54.57	107.22	N 69°12'06" W	106.19
C9	225.00	3°24'31"	6.66	13.38	N 87°44'06" W	13.38
C10	600.00	30°04'46"	72.86	126.32	S 45°26'43" E	124.91
C11	600.00	32°12'46"	69.57	135.26	N 46°05'43" W	133.51
C12	600.00	32°12'46"	69.57	135.26	N 78°18'29" W	133.51
C13	250.00	32°12'46"	32.29	63.78	S 46°18'29" E	63.51
C14	250.00	20°17'46"	44.79	88.57	N 46°26'29" W	88.11
C15	75.00	53°12'54"	39.24	69.66	N 60°26'24" E	67.16
C16	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C17	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C18	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C19	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C20	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C21	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C22	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C23	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C24	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C25	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C26	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C27	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C28	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C29	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C30	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C31	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C32	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C33	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C34	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C35	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C36	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C37	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C38	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C39	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C40	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C41	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C42	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C43	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C44	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C45	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C46	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C47	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C48	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C49	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C50	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C51	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C52	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C53	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C54	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C55	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C56	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C57	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C58	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C59	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C60	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C61	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C62	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C63	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C64	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C65	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C66	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C67	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C68	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C69	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C70	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C71	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C72	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C73	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C74	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C75	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C76	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C77	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C78	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C79	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C80	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C81	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C82	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C83	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C84	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C85	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C86	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C87	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C88	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C89	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C90	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C91	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C92	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C93	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C94	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C95	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C96	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C97	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C98	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C99	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C100	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C101	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C102	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C103	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C104	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C105	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C106	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C107	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C108	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C109	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C110	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C111	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C112	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C113	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C114	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C115	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C116	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C117	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C118	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C119	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C120	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C121	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C122	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C123	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C124	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C125	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C126	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C127	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C128	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C129	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C130	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C131	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C132	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C133	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C134	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C135	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C136	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C137	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C138	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C139	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C140	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C141	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C142	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C143	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C144	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C145	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C146	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C147	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C148	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C149	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C150	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C151	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C152	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C153	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C154	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C155	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C156	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C157	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C158	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C159	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C160	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76
C161	325.00	5°48'24"	16.30	32.93	S 27°08'12" E	32.91
C162	325.00	37°12'48"	17.83	35.24	S 44°26'24" W	35.24
C163	325.00	43°01'12"	25.30	48.77	S 50°05'03" E	47.76

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- BOUNDARY LINE TO BE ABANDONED
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- EASEMENT LINE TO BE ABANDONED
- CENTERLINE
- COUNTY UNINCORPORATED LINE
- D.E. DRAINAGE EASEMENT
- E/S EACH SIDE
- C/C CITY OF CHARLESTON
- S.J.W.C. ST. JOHNS WATER COMPANY
- C.P.W. COMMISSIONERS OF PUBLIC WORKS
- 1234 ADDRESS

SHEET 2 OF 2

THIS SUBDIVISION WILL BE KNOWN AS FENWICK WOODS

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

OWNER OR REPRESENTATIVE
FENWICK WOODS HOMEOWNER'S ASSOCIATION, INC.

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

OWNER OR REPRESENTATIVE
MUNGO HOMES COASTAL DIVISION, LLC

FINAL PLAT SHOWING THE ABANDONMENT OF THE PROPERTY LINE BETWEEN RESIDUAL TRACT C-2B TMS NO. 279-08-00-202 (0.598 AC) AND TRACT C-2A-3 TMS NO. 279-00-00-672 (16.138 AC) AND SHOWING THE SUBSEQUENT SUBDIVISION TO CREATE *FENWICK HILLS PHASE 3* CONTAINING 49 LOTS (12.090 AC), HOA AREAS (2.042 AC), RIGHT-OF-WAYS (2.604 AC)

PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC

LOCATED IN
AT FENWICK HILLS, THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: AUGUST 2, 2006 SCALE: 1" = 50'

HLA INC
LAND PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING SURVEYING
79 Leinbach Drive, A2, Charleston SC 29407-4463
tel: 843 763 2166 fax: 843 763 9909 web: www.hlainc.com

J2a(ii)

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON) TITLE TO REAL ESTATE
CITY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that Crowne Maybank Apartments, Limited Partnership, a Delaware limited partnership ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, located within the following described property: All those certain pieces, parcels or tracts of land, with the improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, the same being shown and designated as **Reserved Access Area B (which is a portion of Tract 4)**, as shown on a plat entitled "Subdivision Plat of A 34.55 Ac. TRACT TO CREATE TRACT 1 (5.08 Ac.), TRACT 2 (5.73 Ac.), TRACT 3 (0.78 Ac.), & TRACT 4 (22.96 Ac.), City of Charleston, Charleston County, South Carolina" prepared by Thomas & Hutton, dated January 19, 2015, and recorded in **Plat Book L-15, at Page 207** in the Office of the Register of Deeds for Charleston County, South Carolina (herein, the "**Subdivision Plat**"). The said Reserved Access Area B have such size, shape, dimensions, limits, and boundaries as will by reference to the Subdivision Plat more fully and at large appear. Said streets, roads, drives and cul-de-sacs being further shown and designated as **Crowne Commons Way, Harold Arnold Way, Reva Ridge Drive, Devlin Road and Mitnick Lane** on a plat entitled "Final Subdivision Plat of TRACT 4 (22.96 Ac.) owned by Crowne Maybank Apartments LP to create TRACT 4 (4.00 Ac.), TRACT 5 (14.90 Ac.) & NEW PUBLIC RIGHTS-OF-WAYS (4.06Ac.) and the Property Line Adjustment between TRACTS 1, 2 & 3 owned by Crowne Maybank Holdings LP AND SCDOT RIGHT-OF-WAY OF MAYBANK HWY. and the subdivision of TRACT 2 (5.56 Ac.) to create SCDOT ACQUISITION AREA #2B (219 Sq. Ft.) TO BECOME PART OF MAYBANK HIGHWAY, City of Charleston, Charleston County, South Carolina" prepared by Thomas & Hutton dated April 28, 2016, last revised August 17, 2016, executed by Phillip P. Gerard on August 17, 2016, and recorded on _____, 2016 in **Plat Book** _____, **at Page** _____, in the RMC Office for Charleston County, South Carolina (herein, the "**Final Plat**"). Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said Final Plat. Reference being had to the aforesaid Final Plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed from Crowne Maybank Holdings, Limited Partnership, a Delaware limited partnership, directly and as agent for Crowne Maybank Apartments, Limited Partnership, a Delaware limited partnership dated May 11, 2015 and recorded in the Office of the Register of Deeds for Charleston County, South Carolina on May 13, 2015 in **Book 0475, page 473**, and re-recorded on July 22, 2015 in **Book 0492, page 359**.

A portion of PIN Number 3130000018

Grantee's Mailing Address: City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND the Grantor does hereby bind itself and its successors, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, successors and assigns, against Grantor and Grantor's successors, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's hand and seal by and through its authorized signatory effective as of the _____ day of _____, 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CROWNE MAYBANK APARTMENTS, LIMITED PARTNERSHIP, a Delaware limited partnership

BY: Crowne Maybank Apartments, LLC,
a Delaware limited liability company
(doing business in South Carolina as
Crowne Maybank Apartments of Delaware,
LLC)
Its: Sole General Partner

BY: _____ (SEAL)
Alan Z. Engel
Its: Authorized Manager and signatory

_____
Witness Number 1

_____
Witness Number 2

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Alan Z. Engel personally came before me this day and acknowledged that he is the Authorized Manager and signatory of and for Crowne Maybank Apartments, LLC, a Delaware limited liability company (doing business in South Carolina as Crowne Maybank Apartments of Delaware, LLC) (the "**LLC**"), Sole General Partner and authorized signatory of and for CROWNE MAYBANK APARTMENTS, LIMITED PARTNERSHIP, a Delaware limited partnership (the "**Partnership**"), that he executed the foregoing instrument, and acknowledged to me that the same was the act of the LLC and Partnership and that he executed the same as the act of such LLC and Partnership for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand this the 5th day of May, 2016.

Ingrid Ann Davis
Notary Public Alabama
My Commission Expires: 02/04/2018

[AFFIX NOTARIAL SEAL OR STAMP]

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by Crowne Maybank Apartments, Limited Partnership to City of Charleston on _____, 2016.

3. Check one of the following: The deed is

   (A) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (B) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (C) XX exempt from the deed recording fee because (See Information section of affidavit): (2) See attached _____(explanation required)
   (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

   (A) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

   (B) _____ The fee is computed on the fair market value of the realty which is _____.

   (C) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

   (A) Place the amount listed in item 4 above here: _____

   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

CROWNE MAYBANK APARTMENTS, LIMITED PARTNERSHIP, a Delaware limited partnership

BY: Crowne Maybank Apartments, LLC,
a Delaware limited liability company
(doing business in South Carolina as
Crowne Maybank Apartments of Delaware,
LLC)
Its: Sole General Partner

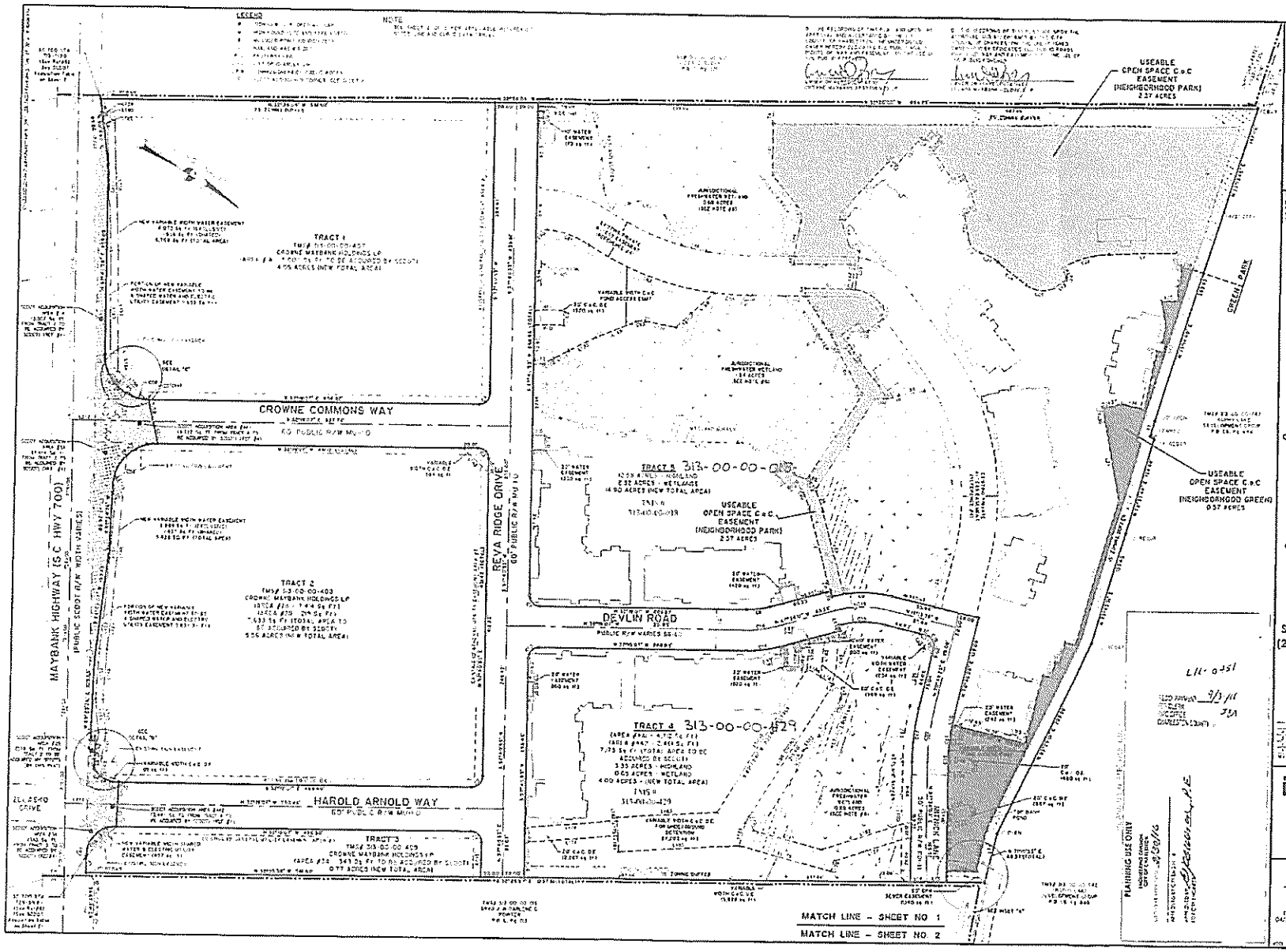
BY: _____(SEAL)
Alan Z. Engel
Its: Authorized Manager and signatory

Sworn this 5th day of May, 20 16

Ingrid Ann Downs
Print Name: Ingrid Ann Downs
Notary Public for Alabama
My Commission Expires: 2/4/2018

[AFFIX NOTARIAL SEAL OR STAMP]

INGRID ANN DOWNS
NOTARY PUBLIC
ALABAMA STATE AT LARGE



VICINITY MAP

FINAL SUBDIVISION PLAT OF
TRACT 4 (22.96 Ac.)
OWNED BY CROWNE MAYBANK APARTMENTS LP
TO CREATE
TRACT 4 (4.00 Ac.), TRACT 5 (14.90 Ac.) & NEW PUBLIC RIGHTS-OF-WAY (4.06 Ac.)
AND THE PROPERTY LINE ADJUSTMENT BETWEEN
TRACTS 1, 2 & 3
OWNED BY CROWNE MAYBANK HOLDINGS LP
AND SCDOT RIGHT-OF-WAY OF MAYBANK HWY.
AND THE SUBDIVISION OF
TRACT 2 (5.56 Ac.)
TO CREATE
SCDOT ACQUISITION AREA #2B (219 Sq. Ft.), TO BECOME PART OF MAYBANK HIGHWAY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
CROWNE PARTNERS, INC

THOMAS & HUTTON
602 Johnnie Dodds Blvd., Suite 100
PO Box 1522
Mt. Pleasant, SC 29465-1522
p 843.849.0200 f 843.849.0203

SHEET 1 OF 2

MATCH LINE - SHEET NO. 1

MATCH LINE - SHEET NO. 2

INSET "A"
(NOT TO SCALE)

DETAIL "B"
(NOT TO SCALE)

TRACT 2

MAYBANK HIGHWAY
(S.C. HWY 700)

TRACT 1

PLANNING USE ONLY

VICINITY MAP

SCDOT ACQUISITION TABLE

CORNER	STATION S.C. HWY 700	OFFSET

UPLAND & WETLAND ACREAGE TABLE

TRACT NO.	UPLAND	WETLAND	TOTAL AREA

OPEN SPACE SUMMARY TABLE

TRACT	TOTAL AREA	PARKING AREA	OPEN SPACE	OPEN SPACE %

NOTE:

FINAL
SUBDIVISION PLAT OF
TRACT 4 (22.96 Ac.)
OWNED BY CROWNE MAYBANK APARTMENTS LP
TO CREATE
TRACT 4 (4.00 Ac.), TRACT 5 (14.90 Ac.) & NEW PUBLIC RIGHTS-OF-WAY (4.06 Ac.)
AND THE PROPERTY LINE ADJUSTMENT BETWEEN
TRACTS 1, 2 & 3
OWNED BY CROWNE MAYBANK HOLDINGS LP
AND SCDOT RIGHT-OF-WAY OF MAYBANK HWY.
AND THE SUBDIVISION OF
TRACT 2 (5.56 Ac.)
TO CREATE
SCDOT ACQUISITION AREA #2B (219 Sq. Ft.), TO BECOME PART OF MAYBANK HIGHWAY

CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
CROWNE PARTNERS, INC.

THOMAS & HUTTON
Engineering · Surveying / Planning · Land Consulting
823 Johnnie Dodds Blvd. Suite 100
P.O. Box 1522
Mt. Pleasant, SC 29465-1522
p 843.849.5000 f 843.849.5003
www.thomasandhutton.com

SCALE: 1" = 40'

STATE OF SOUTH CAROLINA	)	EXCLUSIVE STORM WATER DRAINAGE
	)	EASEMENTS
COUNTY OF CHARLESTON	)	CITY OF CHARLESTON

This Agreement is made and entered into as of _____ day of _____, 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 Crowne Maybank Apartments, Limited Partnership (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage pipe and/or ditches and appurtenances ("Storm Water System") across a portion of **Tract 4 and Tract 5** designated by Charleston County tax pin number 3130000018 and to accomplish this objective, the City must obtain certain easements 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 exclusive storm water drainage easements in and to the property necessary therefor.

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 three (3) NEW EXCLUSIVE VARIABLE-FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENTS, a NEW EXCLUSIVE VARIABLE-FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENT FOR UNDERGROUND DETENTION, and five (5) NEW EXCLUSIVE 20-FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENTS, all as more fully shown on a plat entitled "Final Subdivision Plat of TRACT 4 (22.96 Ac.) owned by Crowne Maybank Apartments LP to create TRACT 4 (4.00 Ac.), TRACT 5 (14.90 Ac.) & NEW PUBLIC RIGHTS-OF-WAYS (4.06Ac.) and the Property Line Adjustment between TRACTS 1, 2 & 3 owned by Crowne Maybank Holdings LP AND SCDOT RIGHT-OF-WAY OF MAYBANK HWY. and the subdivision of TRACT 2 (5.56 Ac.) to create SCDOT ACQUISITION AREA #2B (219 Sq. Ft.) TO BECOME PART OF MAYBANK HIGHWAY, City of Charleston, Charleston County, South Carolina" prepared by Thomas & Hutton dated April 28, 2016, last revised August 17, 2016, executed by Phillip P. Gerard on August 17, 2016, and recorded on _____, 2016 in **Plat Book** _____, **at Page** _____, in the RMC Office for Charleston County, South Carolina (herein, the "**Plat**"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE PERMANENT STORM WATER DRAINAGE EASEMENTS 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 Exclusive Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of the Exclusive Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

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

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

WITNESSES:

Witness Number 1

Witness Number 2

OWNER:

CROWNE MAYBANK APARTMENTS, LIMITED PARTNERSHIP, a Delaware limited partnership

BY: Crowne Maybank Apartments, LLC,
a Delaware limited liability company
(doing business in South Carolina as
Crowne Maybank Apartments of Delaware,
LLC)
Its: Sole General Partner

BY: _____(SEAL)
Alan Z. Engel
Its: Authorized Manager and signatory

Dated: May 5th, 2016

WITNESSES:

_____
Witness Number 1

_____
Witness Number 2

CITY:

CITY OF CHARLESTON

BY: _____(SEAL)
Laura S. Cabiness
Its: Director of Public Service and authorized signatory

Dated: _____, 2016

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Alan Z. Engel personally came before me this day and acknowledged that he is the Authorized Manager and signatory of and for Crowne Maybank Apartments, LLC, a Delaware limited liability company (doing business in South Carolina as Crowne Maybank Apartments of Delaware, LLC) (the "**LLC**"), Sole General Partner and authorized signatory of and for CROWNE MAYBANK APARTMENTS, LIMITED PARTNERSHIP, a Delaware limited partnership (the "**Partnership**"), that he executed the foregoing instrument, and acknowledged to me that the same was the act of the LLC and Partnership and that he executed the same as the act of such LLC and Partnership for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand this the 5th day of May, 2016.

[AFFIX NOTARIAL SEAL OR STAMP]

Ingrid Ann Davis
Notary Public Alabama
My Commission Expires: 02/04/2018

STATE OF SOUTH CAROLINA)

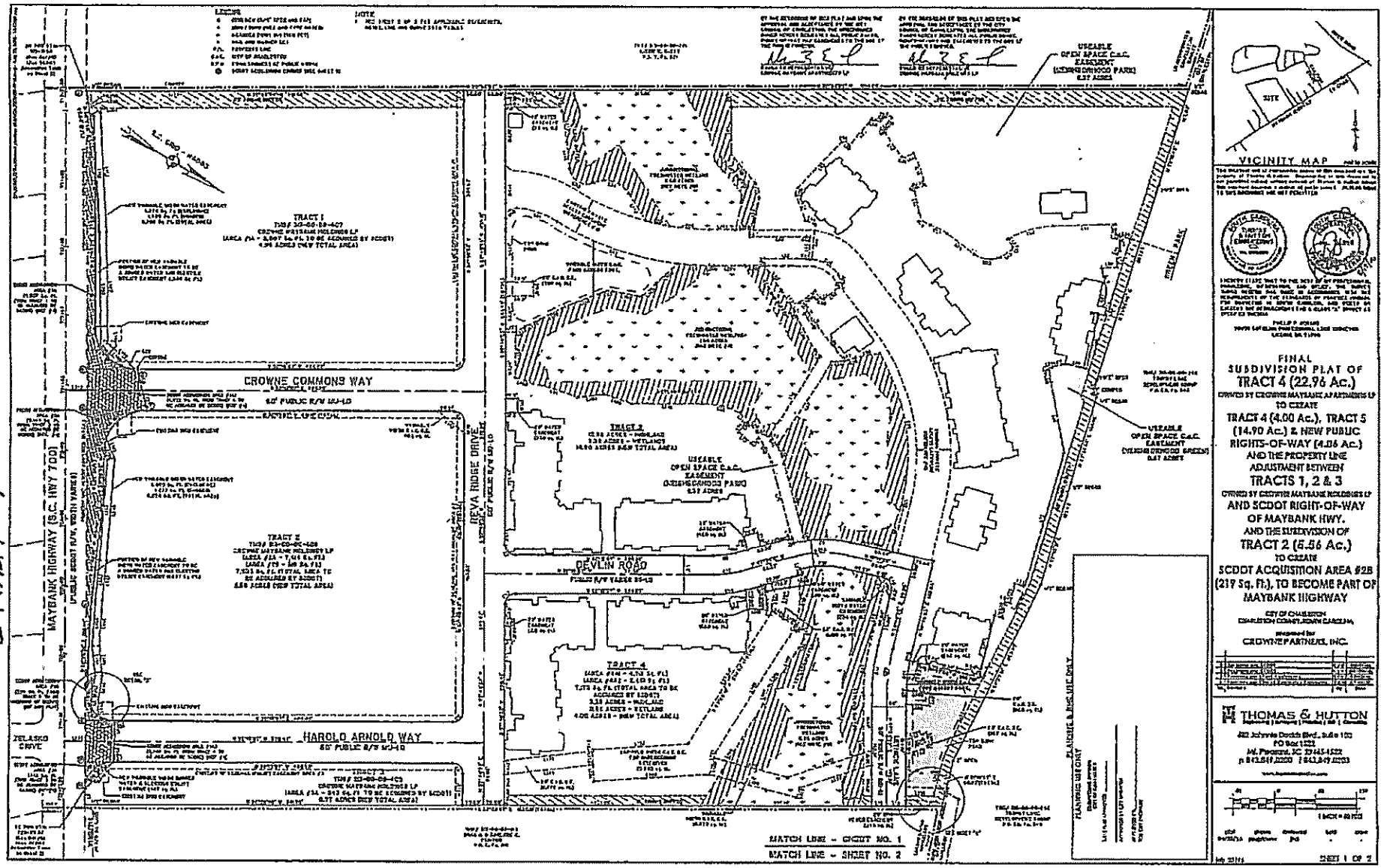
COUNTY OF CHARLESTON)

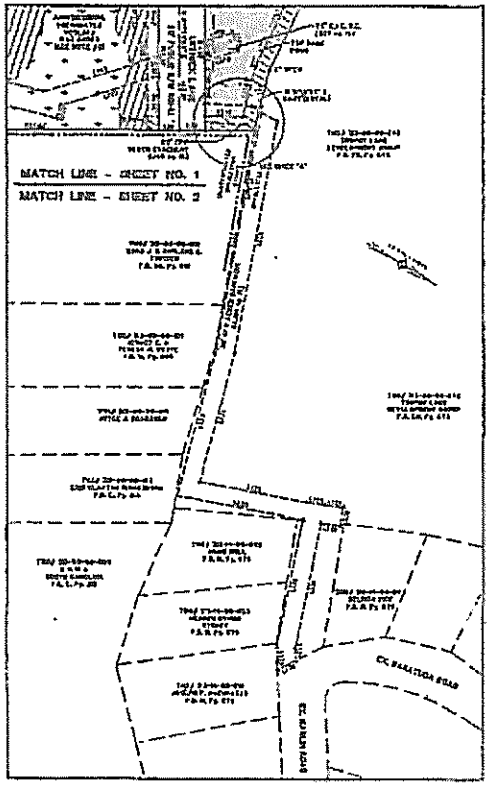
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Laura S. Cabiness personally came before me this day and acknowledged that she is the Director of Public Service and authorized signatory of and for the City of Charleston (the "City"), that she executed the foregoing instrument, and acknowledged to me that the same was the act of the City and that she executed the same as the act of such City for the purposes and consideration therein expressed and in the capacity therein stated.

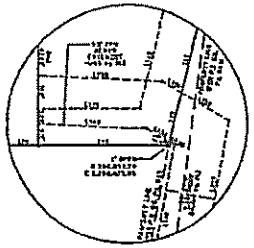
Given under my hand this the ____ day of _____, 2016.

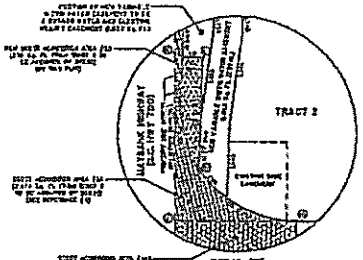
_____
Print Name:_____
Notary Public South Carolina
My Commission Expires: _____

EXHIBIT "A"


VICINITY MAP
SITE
FINAL
SUBDIVISION PLAT OF
TRACT 4 (22.96 Ac.)
OWNED BY CROWNE MAYBANK APARTMENTS LP
TO CREATE
TRACT 4 (4.00 Ac.), TRACT 5 (14.90 Ac.) & NEW PUBLIC RIGHTS-OF-WAY (4.06 Ac.)
AND THE PROPERTY LINE ADJUSTMENT BETWEEN
TRACTS 1, 2 & 3
OWNED BY CROWNE MAYBANK HOLDINGS LP
AND SCDOT RIGHT-OF-WAY OF MAYBANK HWY.
AND THE SUBDIVISION OF
TRACT 2 (5.56 Ac.)
TO CREATE
SCDOT ACQUISITION AREA #2B (219 Sq. Ft.), TO BECOME PART OF MAYBANK HIGHWAY
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
prepared for
CROWNE PARTNERS, INC.
THOMAS & HUTTON
1 INCH = 60 FEET
SHEET 1 OF 2
TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5
CROWNE COMMONS WAY
HAROLD ARNOLD WAY
DEVLIN ROAD
DEVA RIDGE DRIVE
MAYBANK HIGHWAY (S.C. HWY 700)
ZELASKO DRIVE
USEABLE OPEN SPACE C.A.C. EASEMENT (WEIMIN DINWOOD PARK)
USEABLE OPEN SPACE C.A.C. EASEMENT (WEIMIN DINWOOD GREEN)
USEABLE OPEN SPACE C.A.C. EASEMENT (NEIGHBORHOOD PARK)
MATCH LINE - SHEET NO. 1
MATCH LINE - SHEET NO. 2
PLANNING & ZONING USE ONLY







LEGEND

PLANNING & ZONING USE ONLY

PLANNING USE ONLY

S.C.D.O.T. ACQUISITION TABLE

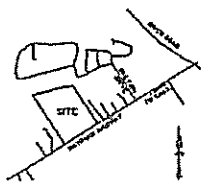
CORNER	STATIONING (S.C. NAD 1983)	OFFSET
[illegible]	[illegible]	[illegible]

NOTES

REFERENCES

UPLAND & WETLAND ACREAGE TABLE			
TRACT No.	UPLAND	WETLAND	TOTAL AREA
4	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]

OPEN SPACE SUMMARY TABLE					
TRACT	UPLAND (Ac.)	WETLAND (Ac.)	TOTAL OPEN SPACE (Ac.)	NOTES	TYPE (SF Owned)
4	0	123	123	[illegible]	
5	2.94	4.48	7.42	[illegible]	[illegible]
TOTAL	2.94	5.48	8.42		



VICINITY MAP

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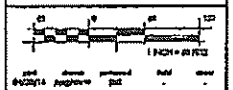

SHEET 2 OF 2

M1.

City of Charleston

JOHN J. TECKLENBURG
MAYOR

To: City of Charleston Council Members

From: John J. Tecklenburg, Mayor

Re: Charleston Health and Wellness Advisory Committee

Date: October 20, 2016

In 2012 the City created the Lighten Up Charleston (LUC) initiative to promote healthy eating and physical activity. This initiative has been a great catalyst for connecting healthy resources in our community and fostering partnerships to work collectively toward improving the health of the community. I would like to propose that our City take this initiative to the next step in the formation of a Health and Wellness Advisory Committee.

A Health and Wellness Advisory Committee is important for this city. The purpose will include:

- To make recommendations and advise city council and staff on all community health and wellness issues;
- Increase public awareness of community health and wellness issues;
- Educate citizens on healthy lifestyle choices including, but not limited to: nutrition, physical activity, and safety;
- Provide recommendations for a healthy environment to combat childhood and adult obesity;
- Provide recommendations for creating and promoting healthy workplaces in the community;
- Make recommendations on City Partnerships with private and public organizations to create, support, and encourage community programs and activities benefiting health and wellness; and,
- At a minimum, provide an annual report to City Council on the community's current health and wellness issues with quarterly updates on meeting minutes and initiatives.

This will ensure that we plan and incorporate these needs in everything that we do, such as future planning and development, parks, recreation, and public safety. This Committee will not be led just by medical personnel but will include our schools, faith based community, neighborhoods, and businesses. It will also help our City's leadership better position our responses to the critical needs.

We have many things to be proud of in our city. We already have a great start as a city that promotes an active lifestyle; however, there is work to do to ensure that as a city we listen and act for the health and well-being of all our residents. Let's make this the time for making sure that our quality of life is the best and that Charleston is the healthiest and most livable city in America!

P.O. Box 652, CHARLESTON, SOUTH CAROLINA 29402
843-577-6970 FAX: 843-720-3872

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 2, ARTICLE IV, TO ADD A DIVISION 9 TO CREATE A CITY OF CHARLESTON HEALTH AND WELLNESS ADVISORY COMMITTEE.

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

Section 1. Chapter 2, Article V, of the Code of the City of Charleston is hereby amended by renumbering Sections 2-191, 2-192, and 2-193 and reserving Sections 2-223 through 230.

Section 2-191 becomes Section 2-220
Section 2-192 becomes Section 2-221
Section 2-193 becomes Section 2-222
Sections 223 through Section 230 are now Reserved.

Section 2. Chapter 2, Article IV, Division 8 of the Code of the City of Charleston is hereby amended by reserving Sections 190 through 200.

Section 3. Chapter 2, Article IV, of the Code of the City of Charleston is hereby amended by creating a new Division 9 and adding thereto the following Sections which shall read as follows:

"DIVISION 9. – HEALTH & WELLNESS ADVISORY COMMITTEE

Sec. 2-201. - Establishment.

There is hereby established an advisory committee for community health and wellness issues to be known as the "City of Charleston Health & Wellness Advisory Committee."

Sec. 2-202. - Purpose.

The City of Charleston Health & Wellness Advisory Committee shall have the following roles and responsibilities:

(a) To make recommendations and advise city council and staff on all community health and wellness issues;

(b) Increase public awareness of community health and wellness issues;

(c) Educate citizens on healthy lifestyle choices including, but not limited to: nutrition, physical activity, and safety;

(d) Provide recommendations for a healthy environment to combat childhood and adult obesity;

(e) Provide recommendations for creating and promoting healthy workplaces in the community;

(f) Make recommendations on City Partnerships with private and public organizations to create, support, and encourage community programs and activities benefiting health and wellness; and,

Sec. 2-203. - Organization.

The organization of the City of Charleston Health & Wellness Advisory Committee shall be:

(a) Membership. The committee shall be comprised of twenty (20) members, seventeen (17) voting and three (3) ex-officio. The members of the Committee shall be appointed by the Mayor subject to the approval of City Council.

(b) The committee membership shall include the Mayor, two (2) City Council members appointed by the mayor, and a representative from each of the following:

Institutional Representation:

(1) Medical University of South Carolina

(2) Roper St. Francis

(3) Charleston County School District

(4) Charleston County Medical Society

(5) Fetter Healthcare

(6) College of Charleston or the Citadel

(7) SCDHEC Lowcountry District

Categorical Representation:

(8) Local expert on Agriculture/Food Advocacy

(9) Expert in nutrition / weight management

(10) Expert in active living / built environment

(11) Expert in Mental Health

(12) Expert in Children / Adolescent health

(13) Faith-based Community Wellness Leader

(14) Neighborhood Advocate

(15) Director of Recreation – ex officio

(16) Director of Parks – ex officio

(17) Wellness Coordinator – ex officio

(c) The mayor shall annually appoint one of the committee's members to be chairperson.

(d) The terms for institutional representatives shall be two (2) years. The term for categorical representatives and experts shall be three (3) years with the exception of City Council members who shall serve for one (1) year. No member shall serve more than two (2) consecutive terms. Members of the committee filling a vacancy shall serve for the balance of the unexpired term.

(e) The committee shall establish a regular time and place for its meetings and shall hold at least one (1) regular meeting bi-monthly. For purpose of committee action, a quorum of the health & wellness advisory committee shall consist of eight (8) members of the committee in attendance.

(f) The committee shall make and alter rules governing its organization and procedures that are not inconsistent with any city ordinance or Roberts Rules of Order.

(g) The committee shall keep a written record of its proceedings and file the record with the Clerk or Council after the completion of any meeting.

Sec. 2-204. - Attendance requirements for members.

In the event a member of the committee shall fail to either attend two (2) consecutive meetings or three (3) meetings per year without written justification for said absence that is approved by a vote of a majority of the members of the committee, such member shall be removed from the committee and a new member shall be appointed in his or her place and stead.

Sec. 2-205. - Intragovernmental relations.

The committee shall have the full cooperation of all departments of the city in the performance of its duties, and all departments shall supply the committee with all information and reports requested in order that the goals of this committee may be realized.

Sec. 2-206—2-119. - Reserved.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2016, and in the 241st Year of the Independence of the United States of America.

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

ATTEST: _____
Vanessa Turner Maybank
Clerk of Council