City Hall
80 Broad Street
February 23, 2016
5:00 p.m.

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Moody

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Presentation by Lowcountry Food Bank

E. Public Hearings

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 652 Rutledge Avenue (North Central - Peninsula) (0.0728 acre) (TMS #460-03-02-149) (Council District 3), be rezoned from Diverse Residential (DR-1F) classification to Residential Office (RO) classification.

2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending the Marshes at Cooper River Planned Unit Development (PUD) Master Plan and Development Guidelines located off Clements Ferry Road (Cainhoy) (approximately 33.57 acres) (TMS# 267-00-00-004, 005, 010, 050 through 057, 069 and 071) and by changing the Zone Map to include property located on Clements Ferry Road (Cainhoy) (Berkeley County) (TMS# 267-00-00-049) (Council District 1), as PUD classification. (**SECOND READING**)

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. February 9, 2016

H. Citizens Participation Period

I. Petitions and Communications:

1. Contribution to Palmetto Project in the amount of $35,000 to fund an initiative to help the homeless population of Charleston

J. Council Committee Reports:

1. License Committee: (Meeting was held on February 22, 2015 at 4:15 p.m.)

(i) An ordinance to amend the Business License Ordinance for the City of Charleston to decrease the class rate from $1.55 per thousand to $1.10 per thousand for NAICS Code Numbers 4411 and 4412.

Give first reading to the following bill coming from License Committee:

An ordinance to amend the Business License Ordinance for the City of Charleston to decrease the class rate from $1.55 per thousand to $1.10 per thousand for NAICS Code Numbers 4411 and 4412.

2. **Committee on Public Works and Utilities: (Meeting was held on February 23, 2015 at 3:30 p.m.)**
(i) **Acceptance and Dedication of Rights-of-Way and Easements**

Daniel Island Parcel J-2 (29.31 Ac) to Create a New Variable Width Right-of-Way (1.71 Ac) and New Pump Station (0.06 Ac) – acceptance and dedication of a portion of Robert Daniel Drive (variable width right-of-way). All infrastructure improvements are completed, inspected, and accepted.

a. Title to Real Estate and Affidavit
b. Plat
c. Exclusive Stormwater Drainage Easement
d. Exclusive Stormwater Drainage Easement

3. **Committee on Traffic and Transportation: (Meeting was held on February 23, 2015 at 4:00 p.m.)**

(i) Application for Original Certificate of Public Convenience and Necessity:
-- SC Express, LLC, DBA Aiken Limousine (Limo)

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

(Executive Session
-- Firefighter Litigation Settlement
-- Update on Gaillard Center Litigation
-- Action, if any, on Executive Session Matters
(Bids and Purchases
(Police Department: Acceptance of the 2015 SC Department of Public Safety Victims of Crime Act Grant in the amount of $2,780 for outfitting the Family Violence Reception Center. A City match of $695 is required.
(Parks-Capital Projects: Acceptance of Federal funding in the amount of $298,688 for four electric backup power systems at four fire stations. This would be matched with $99,562 in City funding, and is for the purpose of removing the existing undersized generators and providing new permanent generator sets capable of providing full power. The approval of the grant award will institute a $398,250 project budget. The funding sources for the project are: FEMA Hazard Mitigation Grant Funds ($298,688) and 2013 General Fund Reserves ($99,562).

(Parks-Capital Projects: Approval of Gaillard Center Fee Amendment #4 with Earl Swensson Associates, Inc. in the amount of $590,817.48. The fees included in this amendment are inclusive of additional time and travel as a direct result of construction delays and includes Construction Administration (CA) services from August 1, 2015 through the projected time of February 29, 2016. Project services in February 2016 will be billed on a not-to-exceed hourly rate. The City agrees to this amendment subject to a full reservation of rights. The City reserves all rights to assert any and all defenses to ESa invoices for additional fees including, but not limited to ESa acts or omissions creating, in whole or in part, the need for the additional services. The contract amount will increase by $590,817.48. The total project budget will also increase by $590,817.48. The approval of Fee Amendment #4 will increase the Earl Swensson Associates, Inc. contract by $590,817.48. Funding Sources: Gateway TIF, Accommodations/Hospitality Funds, Capital Contributions, GO Bond, NEA Grant and GF Reserves.

(Public Service: Approval of Amendment #11 for an extension of the Engineering Services contract with Davis & Floyd. Payment to Davis & Floyd pursuant to this Amendment #11 will not exceed $66,905. This extension includes additional utility location, surveying for alternate locations of SCE&G equipment, and production of easement plats for said equipment for the Market Street Drainage Improvement Project. The funding source is the Drainage Fund.

(An ordinance providing for the issuance and sale of Waterworks and Sewer System Refunding Revenue Bonds of the City of Charleston in one or more series in the aggregate principal amount of not exceeding $135,000,000 and other matters relating thereto.

(An ordinance to provide for the issuance and sale of approximately $12,775,000 General Obligation Refunding Bonds of 2016 of the City of Charleston, South Carolina, to prescribe the purposes for which the proceeds of the several series of bonds shall be expended, to provide for the payment thereof, and other matters relating thereto.

(An ordinance authorizing the execution of documents relating to the Lease-Purchase financing of the acquisition of 50 Broad Street, Charleston, South Carolina, for the City of Charleston, South Carolina in an amount not exceeding $600,000; authorizing the execution of a Base Lease Agreement and a Project Lease Agreement in connection therewith, and other matters relating thereto.

(Consider the following annexation:

-- 1827 Mepkin Road (TMS# 353-14-00-183) 0.18 acre, West Ashley (District 2)

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

An ordinance providing for the issuance and sale of Waterworks and Sewer System Refunding Revenue Bonds of the City of Charleston in one or more series in the aggregate principal amount of not exceeding $135,000,000 and other matters relating thereto.

An ordinance to provide for the issuance and sale of approximately $12,775,000 General Obligation Refunding Bonds of 2016 of the City of Charleston, South Carolina, to prescribe the purposes for which the proceeds of the several series of bonds shall be expended, to provide for the payment thereof, and other matters relating thereto.

An ordinance authorizing the execution of documents relating to the Lease-Purchase financing of the acquisition of 50 Broad Street, Charleston, South Carolina, for the City of Charleston, South Carolina in an amount not exceeding $600,000; authorizing the execution of a Base Lease Agreement and a Project Lease Agreement in connection therewith, and other matters relating thereto.

An ordinance to provide for the annexation of property known as 1827 Mepkin Road (0.18 acre) (TMS# 353-14-00-183), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2.

K. Bills up for Second Reading:

1. *An ordinance to provide for the annexation of property known as Clements Ferry Road (1.01 acre) (TMS# 267-00-00-049), 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.*

2. *An ordinance to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting.(DEFERRED FOR PUBLIC HEARING)*

3. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-110 to change zoning regulations for non-conforming two-family and multi-family dwelling uses to require any increase in the number of bedrooms to be reviewed by the Board of Zoning Appeals – Zoning and amending Section 54-120 to change the definition "Multiple Dwelling" to "Multi-Family Dwelling" (DEFERRED FOR PUBLIC HEARING)*

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 property located on Concord Street & Laurens Street (Gadsden Wharf - Peninsula) (approximately 7.87 acres) (TMS #458-01-02-027, 062, 063, & 066) (Council District 1), be rezoned from Mixed-Use (MU-2) classification to Planned Unit Development (PUD) classification. (DEFERRED)*

5. *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)

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 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)*

7. *An ordinance to provide for the annexation of property known as 2319 Savannah Highway (1.06 acres) (TMS# 310-06-00-114), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. (DEFERRED)*

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 2319 Savannah Highway (West Ashley) (approximately 1.06 acres) (TMS #310-06-00-114) (Council District 7), be zoned General Business (GB) classification.* ***(AS AMENDED)*** *(DEFERRED)*

9. *An ordinance to provide for the annexation of property known as Savannah Highway (1.49 acres) (TMS# 350-05-00-039; 350-05-00-040 and 350-05-00-160), West Ashley, Charleston County, to the City of Charleston, and includes all public rights-of-way shown within the area annexed upon a map attached hereto and make it part of District 7. (DEFERRED)*

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 Savannah Highway (West Ashley) (approximately 1.49 acres) (TMS #350-05-00-039, 040 and 160) (Council District 7), be zoned General Business (GB) classification. (DEFERRED FOR PUBLIC HEARING)*

L. Bills up for First Reading

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Article 9 thereof by replacing the current Part 6 thereof with a new Part 6 to provide for a Temporary Moratorium until no later than December 31, 2016 on the processing of zoning and development applications for accommodations uses located on the Peninsula south of Mount Pleasant Street.

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 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)*

3. 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)*

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 975 King Street and 6 Cleveland Street (North Central - Peninsula) (0.132 acre) (TMS #463-15-04-084) (Council District 3), be rezoned from General Business (GB) classification to Mixed Use/Workforce Housing (MU-1/WH) classification. *(DEFERRED)*

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 76 Columbus Street (East Side - Peninsula) (approximately 0.229 acre) (TMS #459-05-04-093) (Council District 4), be rezoned from Diverse Residential (DR-2F) classification to General Business (GB) classification. ***(Requires ¾ vote of City Council; Planning Commission recommended Limited Business (LB).)*** *(DEFERRED)*

6. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Murraywood Road (Johns Island) (approximately 1.80 acres) (a portion of TMS #312-00-00-026) (Council District 5), be rezoned from Single-Family Residential (SR-1) classification to Single and Two Family Residential (STR) classification. *(DEFERRED)*

M. Miscellaneous Business:

1. The next regular meeting of City Council will be March 8, 2016 at 5:00 p.m. at City Hall, 80 Broad Street.

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, February 23, 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:

REZONING

1. To rezone 652 Rutledge Avenue (*North Central - Peninsula*) (0.0728 acre) (TMS# 460-03-02-149) from Diverse Residential (DR-1F) classification to Residential Office (RO) classification.

ORDINANCE AMENDMENT & ZONING

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending the marshes at Cooper River Planned Unit Development (PUD) Master Plan and Development Guidelines located off Clements Ferry Road (Cainhoy) (Approximately 33.57 acres) (TMS# 267-00-00-004, 005, 010, 050 through 057, 069 and 071) and by changing the zone map to include property located on Clements Ferry Road (Cainhoy) (Berkeley County) (TMS# 267-00-00-049) (Approx. 1.01 ac.) (Council District 1), as PUD classification.

VANESSA TURNER MAYBANK
Clerk of Council

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

Please insert as a Display Ad in the Post Courier on Sunday February 7, 2016. Charge account PC103190. **Blanket PO# PR160071**

Please insert in the Chronicle as a Display Ad on Wednesday, February 10, 2016.
Please provide an affidavit of publication for all public hearings. PR Number PR160767

CITY OF CHARLESTON
PLANNING COMMISSION MEETING REPORT

MEETING OF JANUARY 20, 2016

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, January 20, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONINGS

1. **498 & 502 King St & 86 Mary St (Peninsula) TMS# 4601202018, 019 & 021** – 0.28 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed-Use Workforce Housing (MU-2/WH).

   WITHDRAWN BY APPLICANT

2. **652 Rutledge Ave (North Central - Peninsula) TMS# 4600302149** – 0.0728 ac. Request rezoning from Diverse Residential (DR-1F) to Residential Office (RO).

   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. **Benefitfocus Campus (Daniel Island) TMS# 2750000132** – 22.8 ac. 4 lots. DI-GO. Final subdivision plat pending approval.
2. **Heritage Oaks, Phase 1 (James Island) TMS# 3370000457** – 4.0 ac. 5 lots. SR-3. Final subdivision plat pending approval.
3. **Parcel J, Phase 1 (Daniel Island) TMS# 2750000112** – 1.8 ac. 3 lots. DI-GO. Final subdivision plat pending approval.
4. **Parcel Q5, Phase 2 (Daniel Island) TMS# 2750000155** – 8.4 ac. 2 lots. DI-TC. Final subdivision plat pending approval.
5. **Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092** – 28.4 ac. 40 lots. DI-RI. Preliminary subdivision plat pending approval.
6. **Parcels BB-5 & CC-6 (Daniel Island) TMS# 2770000011 & 203** – 21.3 ac. 73 lots. DI-R. Preliminary subdivision plat pending approval.
7. **Charleston Regional Business Center, Tract V-1 (Cainhoy) TMS# 2670000129** – 16.3 ac. 2 lots. LI. Final subdivision plat under review.

ROAD CONSTRUCTION PLANS

1. **Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092** – 28.4 ac. 40 lots. DI-RI. Road construction plans under review.
2. **Parcels BB-5 & CC-6 (Daniel Island) TMS# 2770000011 & 203** – 21.3 ac. 73 lots. DI-R. Road construction plans under review.
3. **Woodbury Park, Phase 1 (Johns Island) TMS# 3130000048, 049, 050** – 52.9 ac. 48 lots. SR-1. Road construction plans under review.
4. **Ashley Point, Phase 1 (West Ashley) TMS#286000044** – 84.4 ac. 136 lots. SR-6. Road construction plans under review.

E1.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 652 RUTLEDGE AVENUE (NORTH CENTRAL - PENINSULA) (0.0728 ACRE) (TMS #460-03-02-149) (COUNCIL DISTRICT 3), BE REZONED FROM DIVERSE RESIDENTIAL (DR-1F) CLASSIFICATION TO RESIDENTIAL OFFICE (RO) CLASSIFICATION.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Diverse Residential (DR-1F) classification to Residential Office (RO) classification.

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

652 Rutledge Avenue (North Central - Peninsula) (0.0728 acre) (TMS #460-03-02-149)

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.

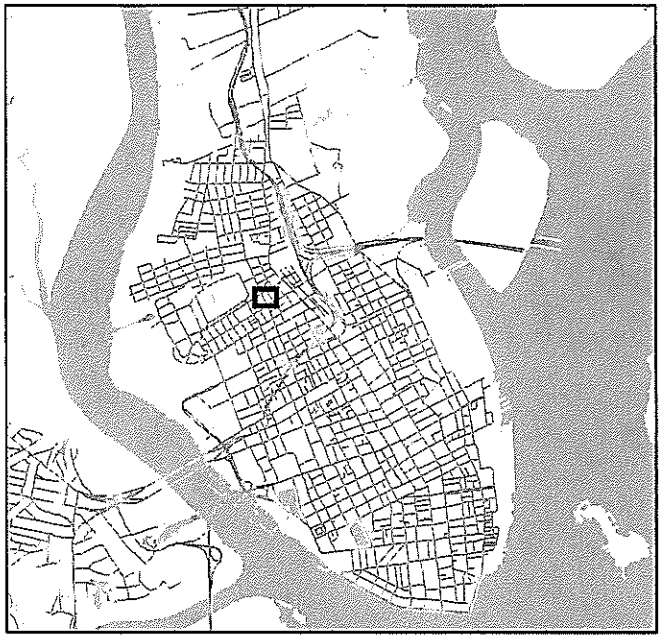
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
January 20, 2016

Area



Rezoning 2

652 Rutledge Ave
(North Central - Peninsula)

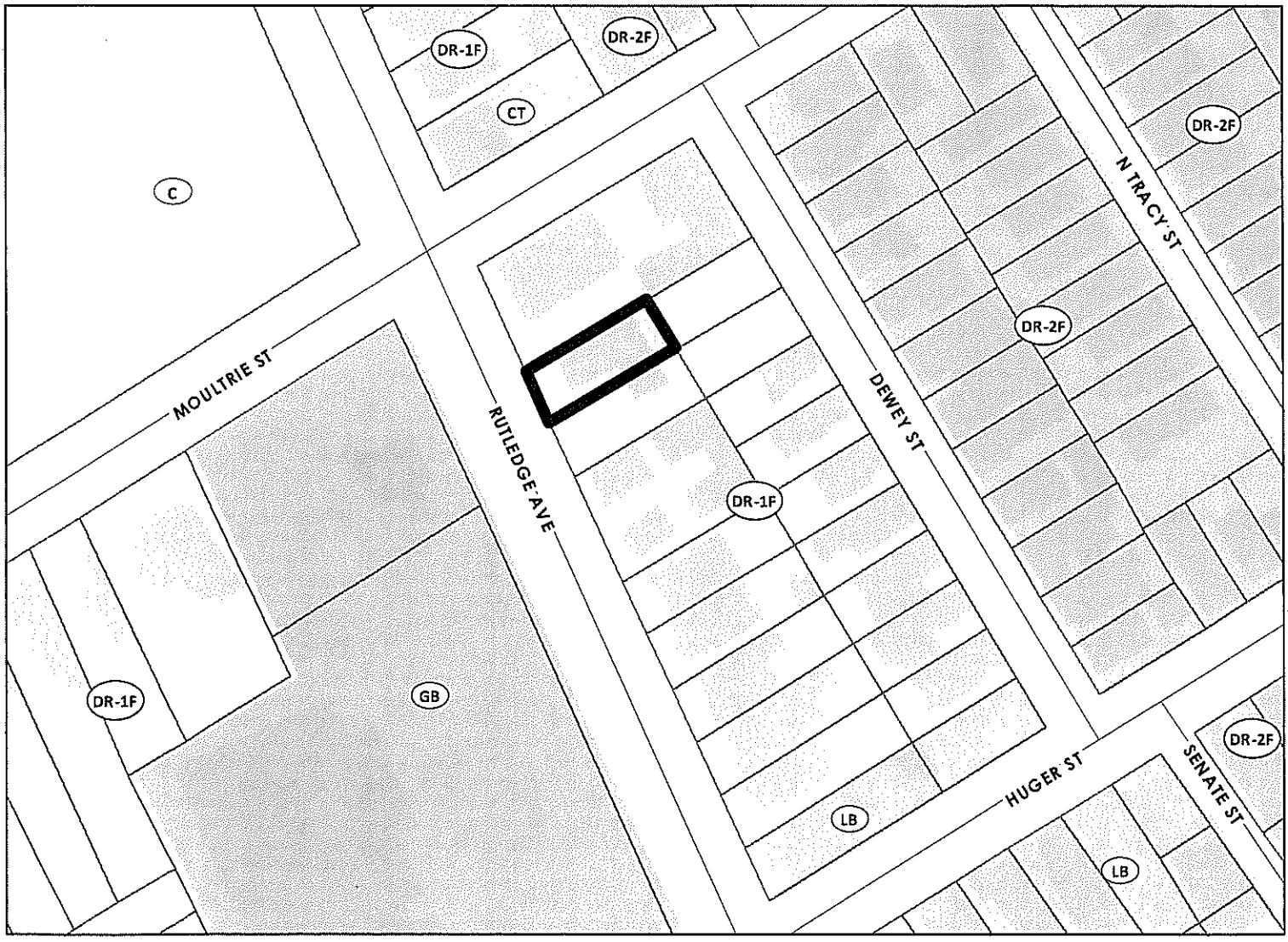
TMS# 4600302149

0.0728 ac.

Request rezoning from Diverse Residential (DR-1F) to Residential Office (RO).

Owner: Abigail D. Walsh
Applicant: Erika V. Harrison

Location



E2.)

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING THE MARSHES AT COOPER RIVER PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AND DEVELOPMENT GUIDELINES LOCATED OFF CLEMENTS FERRY ROAD (CAINHOY) (APPROXIMATELY 33.57 ACRES) (TMS# 267-00-00-004, 005, 010, 050 THROUGH 057, 069 AND 071) AND BY CHANGING THE ZONE MAP TO INCLUDE PROPERTY LOCATED ON CLEMENTS FERRY ROAD (CAINHOY) (BERKELEY COUNTY) (TMS# 267-00-00-049) (COUNCIL DISTRICT 1), AS PUD CLASSIFICATION.

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

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

Section 2. The Marshes at Cooper River Planned Unit Development (PUD) Master Plan and Development Guidelines be amended for property described as follows:

Property located off Clements Ferry Road (Cainhoy) (approximately 33.57 acres) (TMS# 267-00-00-004, 005, 010, 050 through 057, 069 and 071).

Section 3. The Marshes at Cooper River Planned Unit Development (PUD) Master Plan and Development Guidelines be amended to include recently annexed property described as follows:

Property located off Clements Ferry Road (Cainhoy) (approximately 1.01 acres) (TMS# 267-00-00-049).

Section 4. 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

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

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

City Council
February 9, 2016

Ordinance Amendment & Zoning 1

Clements Ferry Rd (Cainhoy)

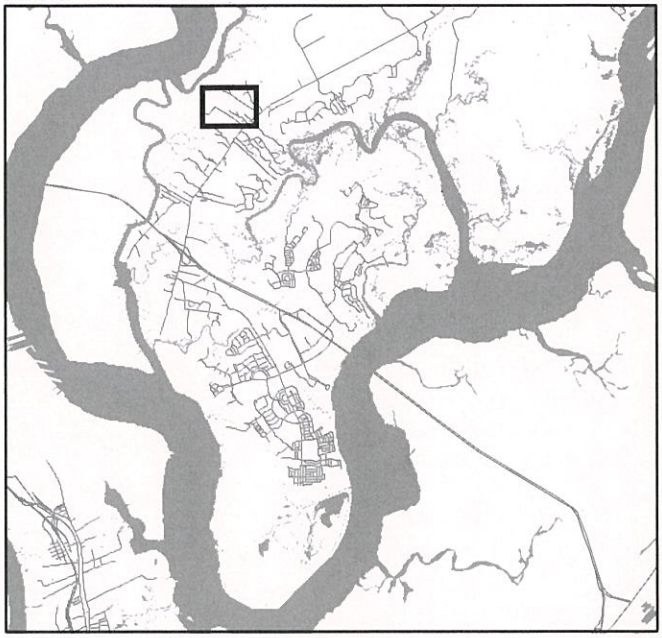
TMS# 2670000004, 005, 010, 049, 050 through 057, 069 & 071

34.58 ac.

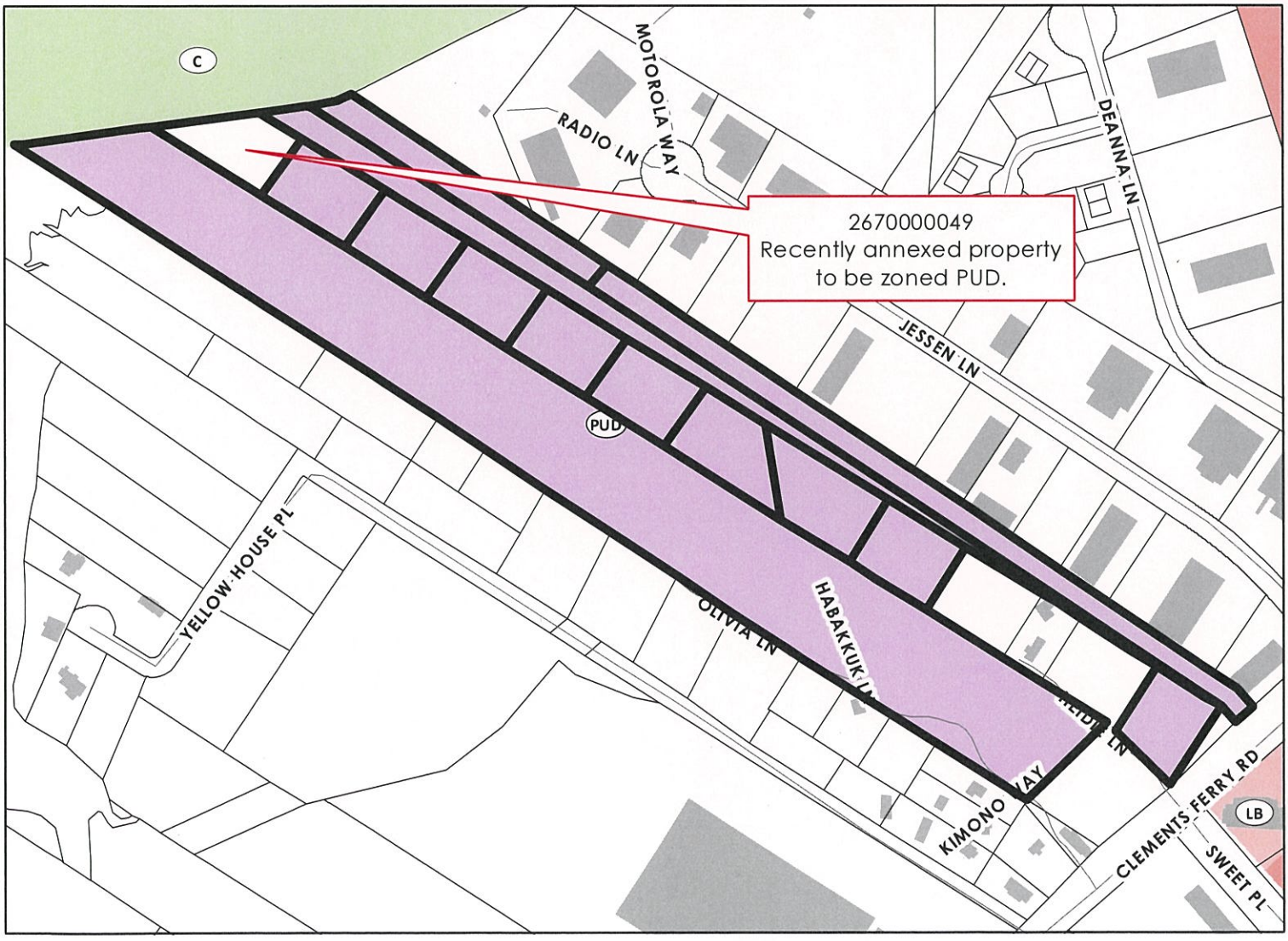
Request amendment to the Marshes at Cooper River Planned Unit Development (PUD) and to zone TMS# 2670000049 (approx. 1.01 ac.) as PUD and include it in the existing PUD (zoned Manufactured Residential (R-2) in Berkeley County).

Owner: Various Owners

Area



Location



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

DEVELOPMENT GUIDELINES

FOR

THE MARSHES AT COOPER RIVER

City of Charleston, South Carolina

October 13, 2014
Revised: December 15, 2014
Revised: January 11, 2015
Revised January 29, 2016

Prepared for:

Middle Street Residential, LLC
146 Williman Street
Charleston, SC 29403

Prepared by: Christopher D. Donato, Jr. PE
Project #: 7120.00

City ID – 160113-ClementsFerryRd-1

SITECAST
ENGINEERING PLANNING CONSULTING

1250 Fairmont Avenue
Mount Pleasant, SC 29464
(843)224-4264
cdonato@sitecastsc.com

TABLE OF CONTENTS

1. DEVELOPMENT GUIDELINES

1.1.	Relationship to the Zoning Ordinance	Page 3
1.2.	Project Location and Description	Page 3
1.3.	Land Use Summary	Page 4
1.4.	Zoning Districts	Page 5
1.5.	Open Space	Page 9
1.6.	Buffers	Page 9
1.7.	Tree Summary	Page 9
1.8.	Right of Ways	Page 10
1.9.	Drainage Basin Analysis	Page 11
1.10.	Cultural Resources	Page 11
1.11.	Docks	Page 11
1.12.	Model Homes	Page 11

2. TRAFFIC STUDY

3. CULTURAL RESOURCES

3.1. Brockington & Associates Report

4. LETTERS OF COORDINATION

4.1. Charleston Water System

5. APPENDIX

5.1. Survey with Trees
5.2. Master Plan
5.3. Trail and Open Space Plan
5.4. Project Location Map
5.5. Aerial

1

DEVELOPMENT GUIDELINES

1.1(A) Relationship to the Zoning Ordinance

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

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

The Marshes at Cooper River PUD Master Plan was approved by Charleston City Council on _____Ordinance Number_____.

1.1(B) Criteria for Review

The design guidelines for The Marshes at Cooper River subdivision:

a) Are consistent with the City's adopted comprehensive plan, and all adopted sub-areas of the City;
b) Better achieves the goals of adopted plans allowing for the development of this property due to existing grades and trees and cultural/historical value than would develop under the zoning district regulations;
c) Is consistent with the City's adopted master road plan;
d) Better protects and preserves natural and cultural resources than would development under other zoning district regulations, allowing for development with reduced impact to existing conditions;
e) Is compatible with the density and maximum building height of adjacent developed neighborhoods and the zoning of adjacent undeveloped areas.
f) Is compatible with the existing network of public streets in adjacent neighborhoods and areas;
g) provides adequate parking for residents and users of the PUD;
h) can be accommodated by existing and planned public facilities including but not limited to, roads, sewer, water, schools and parks;
i) provides adequate public facilities, open space and recreational amenities; and
j) adequately provides for the continued maintenance of common areas, open space, and other public facilities not dedicated to the city

1.2 Project Location and Description

The project site is comprised of 14 properties in Berkeley County, South Carolina. The parcel with tax map number (TMS) 267-00-00-005 is located within the limits of the City of Charleston and the remaining parcels, which are located in unincorporated Berkeley County, have the following TMS numbers: 267-00-00-004, 267-00-00-010, 267-00-00-049 267-00-00-050 through 267-00-00-057, 267-00-00-069 and 267-00-00-071.

The project site consists of approximately 34.58 gross acres. The property is bounded to the north by the Jessen Lane commercial park, to the south by residential development along Yellow House Road, to the east by Clements Ferry Road and to the west by marsh and the Cooper River. A project location map is located in the Appendix (Appendix #5.3)

1.3 Land Use Summary

The purpose of the (PUD) District is to provide for the creation of a planned, integrated community incorporating a broad range of residential types and commercial uses serving the inhabitants of the district and adjacent developments. This project meets the requirements for a PUD by providing several different uses which are listed below:

Single Family Residential - There are two different types of residential uses in this development: single family detached and single family attached (townhouses). The single family detached houses will primarily favor alley-fed, rear-loaded lots, with some traditional front-loaded lots. The single family attached lots will mostly be alley-fed with the opportunity for on-street parking in many locations. The variety of single family home types and lot configurations will attract a diversity of price points that will equally benefit from a modern, amenitized neighborhood.

Commercial - The commercial component of this development will follow the General Business (GB) Zoning set forth in the City of Charleston Zoning Code. The GB district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, storage yards (except for vehicles and boats), and warehouses including self-storage mini-warehouses. Automotive repair shops, veterinary clinics, and stables are permitted only as special exceptions subject to the approval of the Board of Zoning Appeals.

Open Space – The open space for this project centers around a freshwater wetland that bisects the property. This will be a great gathering place for the community as it serves as the central point along the interconnected walking trail between the town square and the amenity center. The concept of this system is that a resident can travel from one end of the subdivision to the other without having to walk along a road.

The proposed land use is as follows:
(All acreages are approximate and subject to change)

Gross Land Area	34.58 Ac.
Critical (Salt Water) Marsh	0.85 Ac.
Total Wetlands	2.10 Ac.
Maximum Dwelling Units	160 DU
Net Density (High Ground Only)	4.93 DU/Ac.
Net Developable Land	32.48 Ac.

Land Use	Area	Dwelling Units (approx.)
Single Family Res. Detached	11.16 ac.	120
Single Family Res Attached	1.53 ac	40
Commercial District	1.00 ac.	NA
Shared Use Open Space	0.37 ac.	NA

1.4 Zoning Districts

1.4.1 Single Family Residential Detached (Type A, B, & C Single Family)

Permitted Uses:

1. Single-family detached dwellings.

2. Park, playground or athletic field, not operated as a business for profit, except that outdoor lighting shall be permitted only as an exception where the Board of Appeals shall find that the lights will not adversely impact adjacent residential areas.

3. Non-commercial horticultural activity, including garden or greenhouse.

4. Home occupations may be established in a dwelling unit as per the City of Charleston Zoning Ordinance

5. Signs or bulletin boards - see City of Charleston Zoning Ordinance

6. Family day care homes subject to permitting procedures and restrictions for family day care homes in single family residential districts as specified in the City of Charleston Zoning Ordinance.

7. Sales Office – A temporary sales office will be allowed and located in a Model Home. See Section 1.12

Zone District Area	Setbacks for Principal Buildings *see note					Minimum Lot Area Per Family Type of Dwelling Unit						Accessory Bldgs. To Residence Setback Required *see note	
	Total	Front	Rear	Total Side	Min. Side	Single Fam.	Two Fam.	Multi-Fam.	Max. % Lot Occup for All Bldgs	Max. Height Limits Structures	Max. Height Limits Fences	From Rear	From Side (total)
SFR District A,B,C	15'	10'	5'	6'	3'	3,000	N/A	N/A	65%	36'	6'	5'	3'

*Note - Critical Line Buffer and Building Setback supersede the above

i. Maximum Driveway width of 12 ft within the front 10 ft of the lot
ii. Dwelling units or heated living space are allowed in accessory buildings (i.e. Mother-in-law Suites on a shared meter with the main house.)
iii. Front-loaded garages must be setback a minimum of 10 ft from the principal building frontage.
iv. For alley served lots, no front driveway will be permitted
v. Porches and/or stairs can encroach into the front setback up to 5 ft.
vi. Lot width shall be a minimum of 20 ft at the road right of way.

1.4.2 Single Family Residential Attached

Permitted Uses:

1. Single-family attached (townhouse) dwellings.

2. Park, playground or athletic field, not operated as a business for profit, except that outdoor lighting shall be permitted only as an exception where the Board of Appeals shall find that the lights will not adversely impact adjacent residential areas.

3. Non-commercial horticultural activity, including garden or greenhouse.

4. Home occupations may be established in a dwelling unit as per the City of Charleston Zoning Ordinance

5. Signs or bulletin boards - see City of Charleston Zoning Ordinance

6. Family day care homes subject to permitting procedures and restrictions for family day care homes in single family residential districts as specified in the City of Charleston Zoning Ordinance.

Zone District Area	Setbacks for Principal Buildings *see note					Minimum Lot Area Per Family Type of Dwelling Unit						Accessory Bldgs. To Residence Setback Required *see note	
	Total	Front	Rear	Total Side **	Min. Side **	Single Fam.	Two Fam.	Multi-Fam.	Max. % Lot Occup for All Bldgs	Max. Height Limits Structures	Max. Height Limits Fences	From Rear	From Side (total)
SFR District D	0'	0'	0'	N/A	6'	1,300	N/A	N/A	100%	42'	6'	0'	0'

*Note - Critical Line Buffer and Building Setback supersede the above.

** Side setbacks shall be from exterior units. 10 ft Setbacks from Public Rights of Way, 6 ft from Property Line with adjacent buildings.

i. Maximum Driveway width of 12 ft within the front 10 ft of the lot
ii. Dwelling units or heated living space are allowed in accessory buildings (i.e. Mother-in-law Suites on a shared meter with the main house.)
iii. Front-loaded garages must be setback a minimum of 10 ft from the principal building frontage.
iv. For alley served lots, no front driveway will be permitted
v. Porches and/or stairs can encroach into the front setback up to 5 ft.
vi. Lot width shall be a minimum of 18 ft at the road right of way.

1.4.3 Commercial District

The GB district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, storage yards (except for vehicles and boats), and warehouses including self-storage mini-warehouses. Automotive repair shops, veterinary clinics, and stables are permitted only as special exceptions subject to the approval of the Board of Zoning Appeals.

Permitted uses: The permitted uses are detailed in the City of Charleston Zoning Code.

Zone District Area	Setbacks for Principal Buildings *see note					Minimum Lot Area Per Family Type of Dwelling Unit						Accessory Bldgs. To Residence Setback Required *see note	
	Total	Front	Rear	Total Side	Min. Side	Single Fam.	Two Fam.	Multi-Fam.	Max. % Lot Occup for All Bldgs	Max. Height Limits Structures	Max. Height Limits Fences	From Rear	From Side (total)
GB	NR	NR	NR	N/R	N/R	N/A	N/A	N/A	N/A	45'	N/A	N/A	N/A

1.5 Open Space

20% of the gross project acreage must be set aside as permanent open space. Of this open space, 25 percent must be set aside as usable/open space. The purpose of this section is to describe the characteristics of open space land and uses allowed within permanent open space.

By using minimum height and area requirements and variations in unit types, lots and units may be clustered to create additional open space within neighborhoods.

Open spaces and parks designated on the Master Plan or identified during Site Plan approval shall be improved or conveyed as adjacent development phases are developed. Potential uses that may be located within individual parks are listed within this section.

The developers/owner shall be responsible for the maintenance of the open space. This may be transferred by means of the establishment of a homeowner's association or neighborhood regime.

1.5.1 Shared Use Open Space

Shared Use Open space is designed to have either an enclosed amenity center or an open air pavilion that can be used for event such as an oyster roast or community gathering.

1. We envision The Marshes at Cooper River to be a biking/walking community and have attempted to minimize Open Space parking to consist of up to two on-street or off-street parking spaces, including one designated ADA parking space. The Open Space site plan will have to be approved by the City of Charleston.

2. No setbacks, buffers, minimum lot size, building occupancy are required. Critical line buffer and setbacks apply.

3. Maximum building height will be 42' measured from the base flood elevation.

1.5.2 Open Space Requirement

A total of 6.71 acres of open space (20 percent) is required with the PUD districts, of which 1.68 acres (25 percent) is required to be Active /Usable open space. Open space is provided is as follows.

Total Upland Usable Open Space	**4.94 ac.**
1. Usable/Active Open Space	2.54 ac. (1.73 ac. required)
2. Community Amenity Open Space	0.37 ac.
3. Natural Upland Open Space	2.03
Wetlands/Salt Marsh	**2.10 ac**
Total Open Space Provided	**7.04 ac.** (6.92 ac. required)

1.6 Buffers

Buffers within the PUD District shall meet or exceed requirements of the City of Charleston Zoning Ordinance and/or any applicable deed restrictions or agreements which ever is more stringent.

Buffer areas should be preserved and protected during the construction process and existing vegetation should be augmented with new plant material as necessary to provide a consistent sense of spatial separation and effectively screen different land uses, zoning designations or roads visually.

Landscaping should meet or exceed requirements of the City of Charleston Zoning Ordinance, Section 54-110. Landscape regulations apply specifically to:

1. Street Frontage
2. Parking Lots
3. Buffers and Screening
4. Refuse Collection Facilities

Critical Line buffer to be a minimum of 25 ft plus a 10 ft building setback.

All projects affected by the landscape and screening requirements shall submit a plan for review and approval by the Zoning Division. The plan shall be consistent with the requirements outlined in the City of Charleston Zoning Ordinance. Buffers are not required between the different Districts in the PUD.

1.7 Tree Summary

The trees depicted on the Master Plan (Appendix 5.2) shall adhere to Article 16 of the City of Charleston Zoning Ordinance.

It is of utmost importance to the PUD District that significant existing vegetation be preserved whenever possible. All structures and other improvements should be planned in such a manner that existing vegetation, particularly healthy and viable Grand trees, are preserved and protected where possible.

1.8 Right of Ways

Street types as indicated on the Master Plan will be subject to review and approval during the Technical Review Committee (TRC) process and may be substituted with another listed street type from the chart below. Minor changes to the design standards below may be approved by staff during the TRC review of the construction drawings. Private roads are allowed and should meet the design standards of the similar public roads in the development. The site distance visibility at all exits and/or intersections will be maintained in accordance to the SCDOT's Access and Roadside Management Standards manual. Directional and traffic signage must conform to the MUTCD standards.

Street Type	R-O-W	Travel Lanes*	On-street Parking	Curb	Curb/Intersection Radii	Street trees 2-Sides	Street tree spacing	Sidewalks
Residential Street 1	50' min.	Two-ways 10' min. travel lane	7' (1 side)	Vert.	15	Tree Well [1] or Planting Strip [2]	30'—50'	5' min. (1 side)
Residential Street 2	50' min.	Two-ways 10' min. travel lane	n/a	Vert.	15	Tree Well [1] or Planting Strip [2]	50'-60'	5' min. Sidewalk or Trail (1 side)
Residential Road	35' min.	Two-ways 11' min. travel lane	n/a	Vert.	15	Tree Well [1] or Planting Strip [2]	30'—50'	n/a
Alley	20' min.	One-way 14' min. travel lane	n/a	n/a	25'	n/a	n/a	n/a
One Way Street	35' min.	One-way 14' min. travel lane	7' (1 side)	Vert.	15'	Tree Well [1] or Planting Strip [2]	30'—50'	5' min. (1 side)

- All Travel Lanes and Parking Lanes do not include the width of the gutter.
- No gates are permitted
- Street lights will be required on all roads and alleys
- No Parking will be permitted on any of these streets that do not provide the adequate width necessary for on-street parking. The City of Charleston's Department of Traffic and Transportation has the authority to alter or restrict parking on any of these streets as necessary to provide safe and efficient travel lanes and parking areas

[1] – Tree Wells to be a minimum of 24 sqft

[2] – Planting Street to be a minimum of 4' in width

1.9 Drainage Basin Analysis

The Marshes at Cooper River subdivision will be developed within the current stormwater management guidelines of the City of Charleston and South Carolina Department of Health and Environmental Control for water quality and quantity. Due to the existing soil types, a detention waver may be necessary to meet certain storm water events in the post-developed condition.

The existing drainage patterns for this parcel drain to the existing wetlands in the center of the parcels and Yellow House Creek to the northwest. The wetlands and critical area have been certified by OCRM and ACOE. The majority of the land is wooded. The majority of the site does drain to the central wetland which ultimately leads to Yellow House Creek. The topography has elevations ranging from approximate 4.0 to 46.0 Mean Sea Level (NAVD 29). The proposed project will include a drainage plan in accordance with the City requirements. The proposed drainage for the development will maintain the existing drainage pattern through a series of drainage boxes, pipes, swales and ponds. Conceptual stormwater management designs may call for the use of ponds and individual lot drainage systems to achieve adequate control of run-off quality. Subsequent stormwater management plans will include appropriate best management practices for stormwater control.

1.10 Cultural Resources

No cultural resources were found on this site. Please see Section 3 for Brockington & Associates report.

1.11 Docks

Community dock may be constructed as part of the Shared Use Community Open Space. A master dock plan will be developed that meets OCRM and City of Charleston requirements.

1.12 Model Homes

There will be a maximum of three Model Homes allowed in each Residential District (per Phase) of the development. A sales office can be located inside a model home (see section 1.4.1)

2

TRAFFIC STUDY

SRS Engineering, LLC
801 Mohawk Drive
West Columbia, SC 29169
(803) 739-2548 fax

December 15, 2014

Mr. Jack Daniels
Middle Street Partners, LLC
2113 Middle St., Suite 309
Sullivan's Island, SC 29482

RE: Traffic Impact and Access Study
The Marshes at Cooper River
Charleston, SC

Dear Mr. Daniels:

As requested, SRS Engineering, LLC (SRS) has completed an assessment of the traffic impacts associated with the proposed mixed-use development to be known as The Marshes at Cooper River to be located along the north side of Clements Ferry Road opposite the existing SPARC campus within the municipal limits of the City of Charleston, South Carolina. The following provides a summary of this study's findings:

PROJECT DESCRIPTION

The project site (31.5-acres) is generally located the north side of Clements Ferry Road, opposite the SPARC campus, between Heidie Lane and Jessen Lane and is currently undeveloped. The project proposal is to develop the project with the following uses/densities:

- 135 Single-Family Residences;
- 25 Residential Townhomes; and
- an estimated 10,000 square-feet (sf) of commercial space assumed as office space.

As scheduled, this project is planned to be constructed fully and operational within approximately three years. For purposes of this report, a 2017 horizon/completion year has been utilized.

There is an existing access drive for the project that connects with Clements Ferry Road that is paved for approximately 50-feet and is then gated. This existing access is located approximately 250-feet east of Heidie Lane and 250-feet west Jessen Lane and is offset approximately 100-feet west of the existing SPARC access on the south side of Clements Ferry Road. The current plan is to utilize this existing access drive for access for the project. Details regarding this access drive an additional future connectivity are discussed in the Mitigation section of this report.

A general site location map is provided as **Figure 1**. The proposed site plan is shown in **Figure 2**.

EXISTING CONDITIONS

A comprehensive field inventory of the project study area has been conducted. The field inventory included a collection of geometric data, traffic volumes and traffic control within the study area. The following section details the current traffic conditions and includes a description of the roadway serving the site and traffic flow in close proximity to the project site.

Study Area Roadway

Clements Ferry Road (S-8-33) - is currently a two-lane divided east/west oriented roadway within the study area. Throughout the study area, this roadway provides one travel lane in each direction generally separated by a center two-way left-turn lane (TWLTL). This roadway has a posted speed limit of 45 miles-per-hour (mph) and is under the jurisdiction of the South Carolina Department of Transportation (SCDOT).

Traffic Volumes

In order to determine the existing traffic volume flow patterns along site frontage, weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period count data was gathered for Clements Ferry Road at the point of the existing access that will be utilized for the project. It should be noted that the existing access is currently not servicing traffic volumes.

Figure 3, located in the appendix of this report, graphically depicts the Existing AM and PM peak-hour traffic volumes for Clements Ferry Road fronting the site.

FUTURE CONDITIONS

Traffic analyses for future conditions have been conducted for the proposed access intersection with Clements Ferry Road for Future Build Conditions.

Annual Growth Rate

Growth in the area was investigated via a nearby SCDOT (*Berkeley County*) permanent count station (Station #269) along Clements Ferry Road as well as growth rate information utilized in recent traffic studies. Based on this information, a generalized 3-percent per year growth rate was developed for the study area.

Planned Roadway Improvements

Based on conversations with City/SCDOT staff, Clements Ferry Road (S-8-33) will be widened from a point east of Interstate 526 to SC 41 to provide two travel lanes in each direction separated by a striped center median treatment. This project is fully funded and is currently in the planning/design phase. It is scheduled to be completed by 2016 and has therefore been assumed to be complete for future year analyses contained within this report.

Furthermore, it is understood that there are ongoing discussions regarding a potential future traffic signal along this segment of Clements Ferry Road although a formal plan has not been selected/approved. One option that has been reviewed in the past is a re-alignment of Deanna Lane such that it would intersect Clements Ferry Road directly opposite Wambaw Creek Road to create a formal four-legged intersection with the installation of traffic signal control. Another option that has been discussed is a potential signal

at Rebellion Farms Place. Recent correspondence with SCDOT indicates that the Clements Ferry Road widening plans are to a point where no changes are being made.

Site-Generated Traffic

Traffic volumes expected to be generated by the proposed project were forecasted using the Eighth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. Land-Use Codes #210 (Single Family Residential), #230 (Residential Condominium/Townhome) and #710 (General Office) were used to estimate the specific site-generated traffic. **Table 1** depicts the anticipated site-generated traffic.

Table 1
PROJECT TRIP-GENERATION SUMMARY[1]
The Marshes at Cooper River

Time Period	135 Lots Single-Family Residences[2] (a)	25 Residential Townhomes[3] (b)	10,000 sf General Office[4] (c)	Total Development Trips (a+b+c)
Weekday Daily	1,370	190	110	**1,670**
AM Peak-Hour				
Enter	26	3	14	**43**
Exit	78	14	2	**94**
Total	104	17	16	**137**
PM Peak-Hour				
Enter	87	13	3	**103**
Exit	51	6	12	**69**
Total	138	19	15	**172**

1. ITE Trip Generation manual, Eighth Edition.
2. ITE Trip Generation manual - LUC 210 (Single-Family Detached Housing)
3. ITE Trip Generation manual - LUC 230 (Residential Condominium/Townhouse)
4. ITE Trip Generation manual - LUC 710 (General Office)

As shown, the project as a whole can be expected to generate a total of 1,670 two-way vehicular trips on a weekday daily basis, of which a total of 137 trips (43 entering, 94 exiting) can be expected during the AM peak-hour. During the PM peak-hour, 172 trips (103 entering, 69 exiting) can be expected.

As shown, the commercial component (office space) is a relatively small component of project trips.

Distribution Pattern

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns within the study area and the proximity of the project to I 526. The distribution pattern utilized for this project is shown in **Table 2.**

Table 2
TRIP DISTRIBUTION PATTERN
The Marshes at Cooper River

Roadway	Direction To/From	AM & PM PEAK-HOUR Enter/Exit
Clements Ferry Road	East (toward SC 41)	25
	West (toward Interstate 526)	75
	Total	**100**

Note: Based on the existing and projected future traffic patterns.

This distribution pattern has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersections illustrated in **Figure 4.**

Build Traffic Conditions

The site-generated traffic, as depicted in Figure 4, has been combined with the projected volumes for Clements Ferry Road for 2017 (Existing volumes grown at 3-percent annually). This results in the peak-hour 2017 Build traffic volumes, which are graphically depicted in **Figure 5**. These volumes were used as the basis to determine potential improvement measures needed at the proposed site access intersection.

TRAFFIC OPERATIONS

Analysis Methodology

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

Capacity Analysis Results

As part of this traffic study, capacity analyses have been performed for the site access intersection under Future conditions, which account for normal background growth in traffic and specific traffic related to the project. The results of these analyses are summarized in **Table 3**.

Table 3
LEVEL-OF-SERVICE SUMMARY
The Marshes at Cooper River

Unsignalized Intersection	Time Period	2017 BUILD CONDITIONS Delay[a]	LOS[b]
Clements Ferry Road at Site Access	AM	19.1	C
	PM	19.3	C

a. Delay in seconds-per-vehicle.
b. LOS = Level-of-Service.

GENERAL NOTES:

1. For unsignalized intersections, Delay is representative of critical movement/approach.

As shown in Table 3, the site access intersection with Clements Ferry Road is expected to operate acceptably during both peak hours with the incorporation of recommended geometry and traffic control detailed in the next section of this report. It should be noted that this analysis assumes the widening of Clements Ferry Road to a four-lane divided cross-section as currently proposed.

MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. The following section describes measures necessary to mitigate the project's impact.

Proposed Site Access

As planned, access to/from the site will be provided via a single access drive to Clements Ferry Road at an existing access drive that is located approximately 250-feet east of Heidie Lane and 250-feet west Jessen Lane. It should be noted that this access is offset approximately 100-feet west of the existing SPARC access on the south side of Clements Ferry Road. The proposed project access is an existing paved connection to Clements Ferry Road that is shown to remain in the SCDOT widening plans for Clements Ferry Road.

Left-turns into the project will be accommodated via the center striped median within Clements Ferry Road, which will allow left-turns to store and minimize impacts on eastbound Clements Ferry Road through volumes. The volume of right-turns entering the site during peak hours (11 during AM; 26 during PM) do not warrant a dedicated right-turn lane for westbound Clements Ferry Road.

With regards to the access road approach, consideration should be given to providing two lanes exiting (separate left and separate right) with one lane for entrances. This will allow for right-turns exiting the project to maneuver around a queued left-turning vehicle. The access road approach should be placed under STOP sign control.

Provisions for future interconnectivity to the east and west should be planned so as to allow potential future connectivity to a future traffic signal location along Clements Ferry Road.

SUMMARY

SRS has completed a Traffic Impact and Access Study relative to a proposed mixed-used development along the north side of Clements Ferry Road to be known as The Marshes at Cooper River. A total of 160 residential units are proposed along with a small commercial component planned as office space. The site is currently undeveloped but does have an existing paved access to Clements Ferry Road approximately half way between Heidie Lane and Jessen Lane, offset with the existing SPARC access on the south side of Clements Ferry Road.

Clements Ferry Road is scheduled to be widened for an additional through lane in each direction. This widening project is expected to begin in the near future, and is expected to be completed by the time The Marshes at Cooper River project is completed. The widening project will result in a striped median at the point of site access that will service eastbound left-turns into the site. A dedicated westbound right-turn deceleration lane is not recommended based on projected right-turn volumes. The site access road approach should be improved to provide for two exiting lanes (separate left and separate right) with one entering lane.

It is understood that there are ongoing discussions regarding a potential future traffic signal along this segment of Clements Ferry Road. One option that has been reviewed in the past is a re-alignment of Deanna Lane such that it would intersect Clements Ferry Road directly opposite Wambaw Creek Road to create a formal four-legged intersection with the installation of traffic signal control. Another option that has been discussed is a potential signal at Rebellion Farms Place. It is understood that a formal decision has not been made with regards to this future signalized intersection location. SCDOT has indicated that the Clements Ferry Road plans are to a point where significant changes are not being made. It is recommended that provisions for interconnectivity be provided within the site to allow for potential connectivity to a future traffic signal either to the east or west of the site.

If you have any questions or comments regarding any information contained within this report, please contact me at (803) 252-1799.

Regards,

SRS ENGINEERING, LLC

Mike Ridgeway, P.E.
Principal

Attachments

SOUTH CAROLINA
SRS ENGINEERING, LLC No. C02853
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 21997
MICHAEL R. RIDGEWAY

12-15-14

APPENDIX

- Figures
- Capacity Analyses

FIGURES

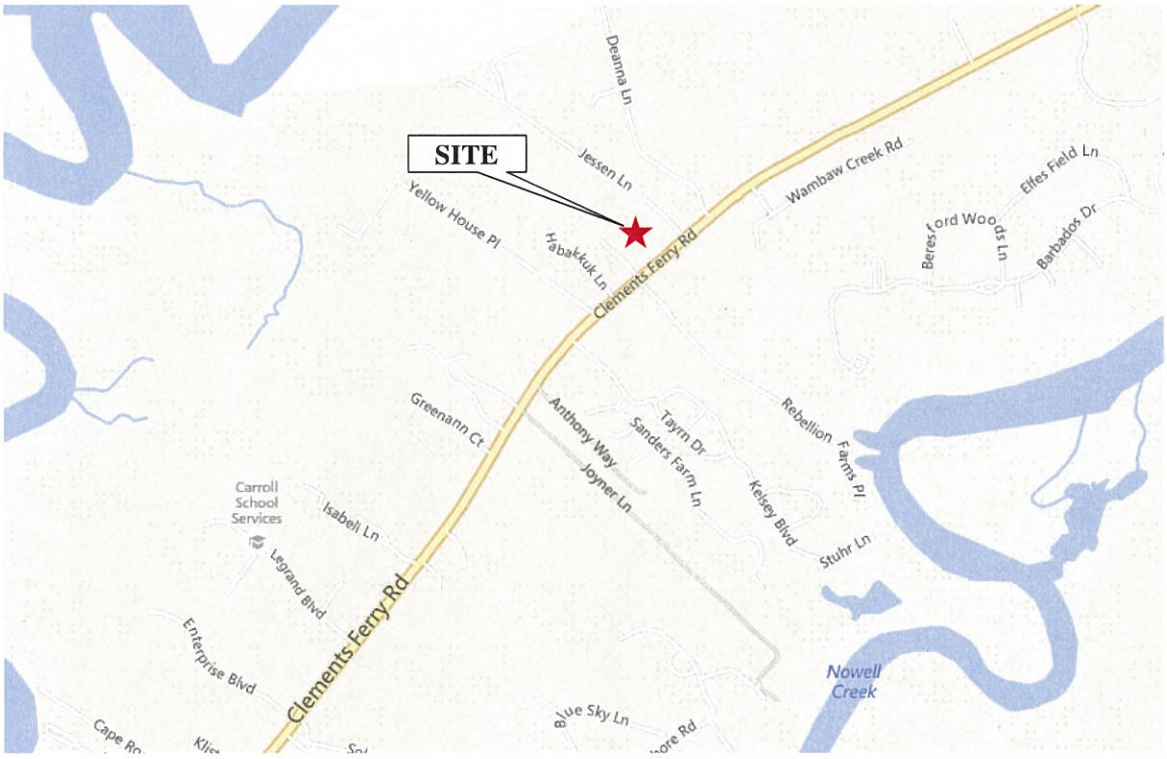


Figure 1

SITE LOCATION MAP

The Marshes at Cooper River : Charleston, SC

SRS ENGINEERING
Traffic, Transportation, & Parking Consultants

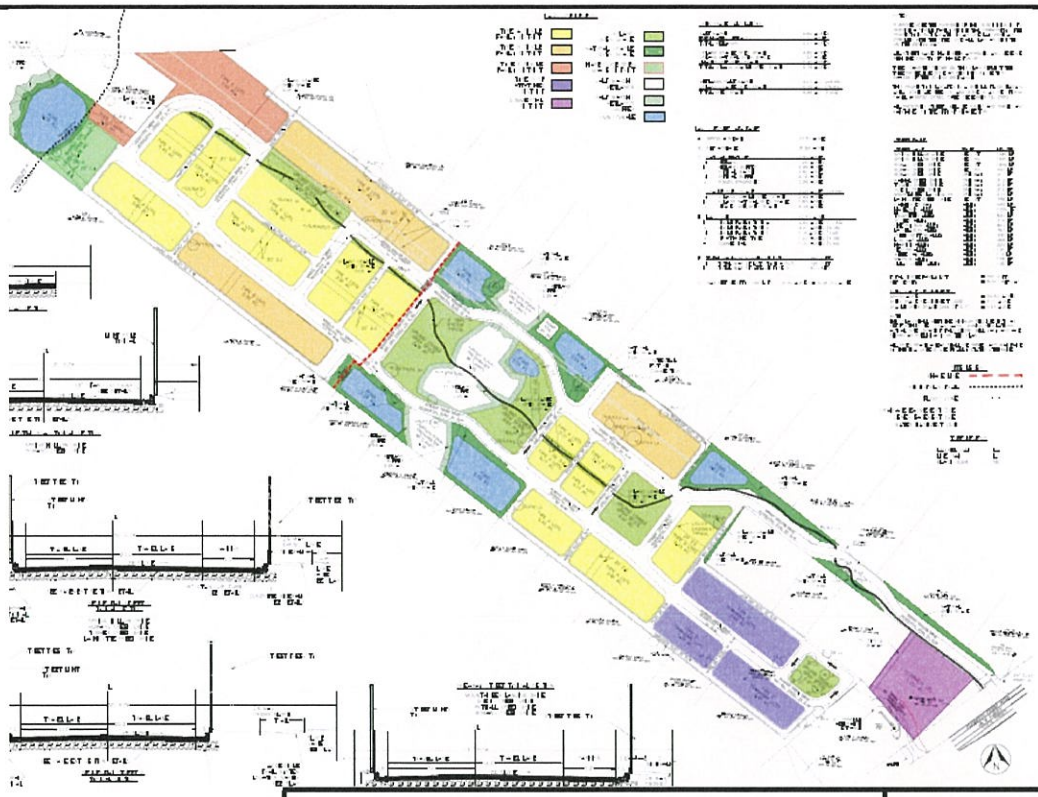


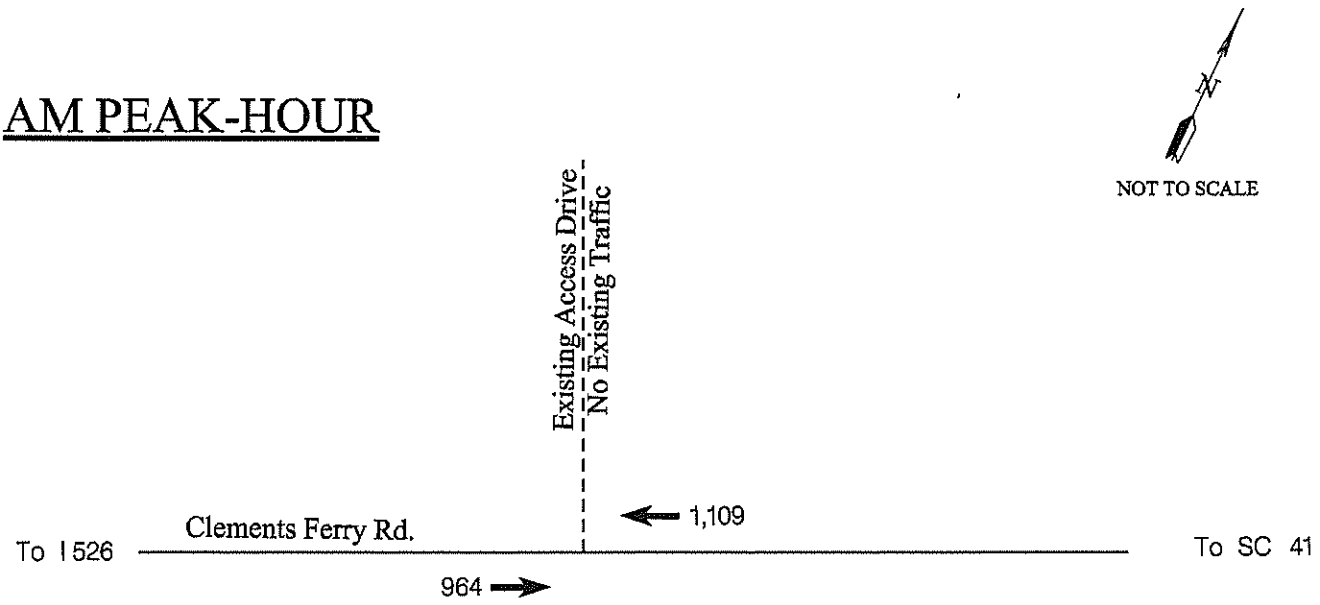
Figure 2

PROPOSED SITE PLAN

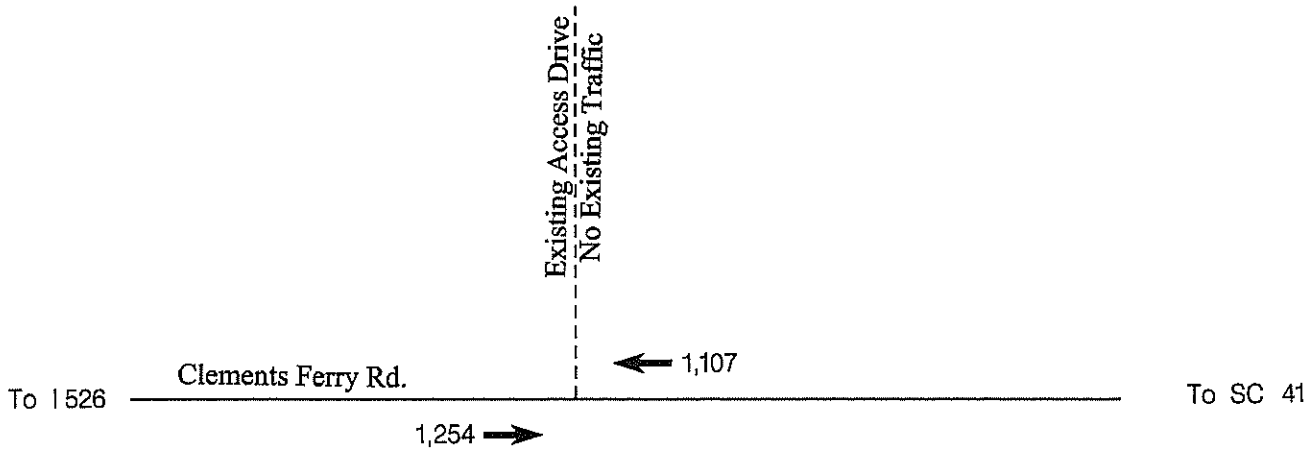
The Marshes at Cooper River : Charleston, SC

SRS ENGINEERING
Traffic, Transportation, & Parking Consultants

AM PEAK-HOUR



PM PEAK-HOUR



LEGEND

● = Unsignalized Intersection

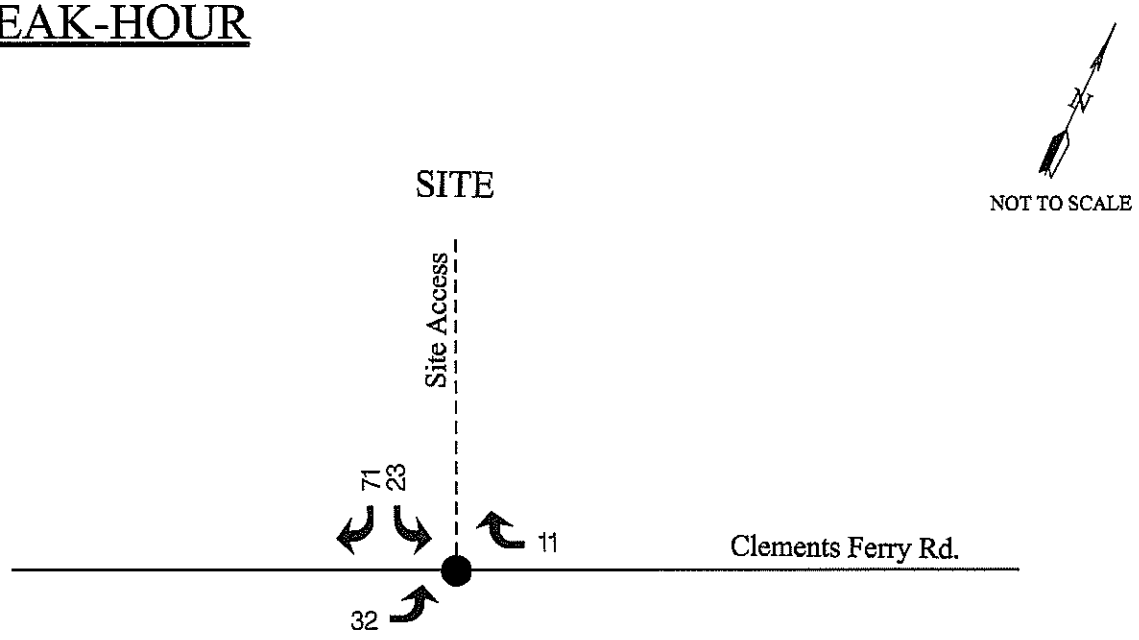
Figure 3

EXISTING TRAFFIC VOLUMES

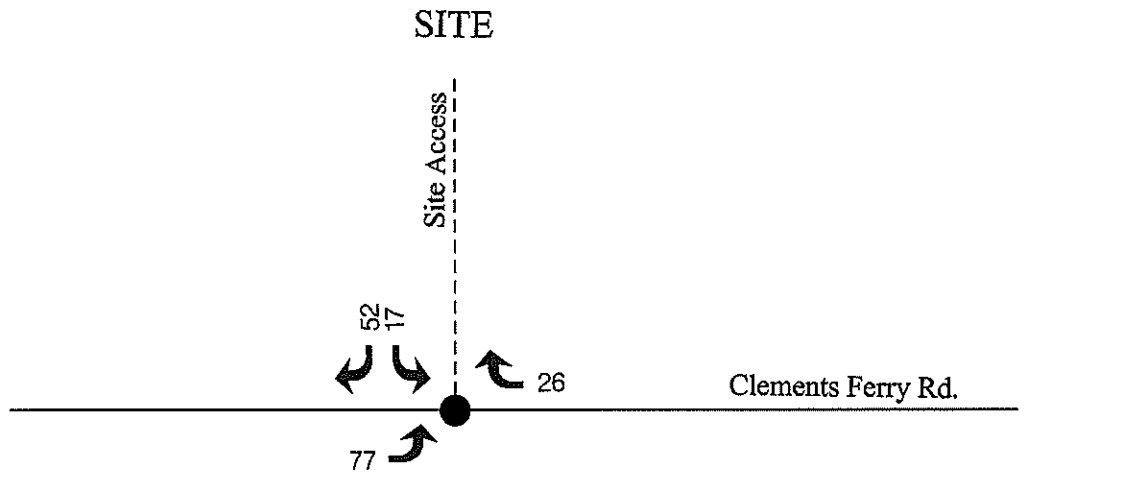
The Marshes at Cooper River: Charleston, SC

SRS ENGINEERING
Traffic, Transportation, & Parking Consultants

AM PEAK-HOUR



PM PEAK-HOUR



LEGEND

● = Unsignalized Intersection

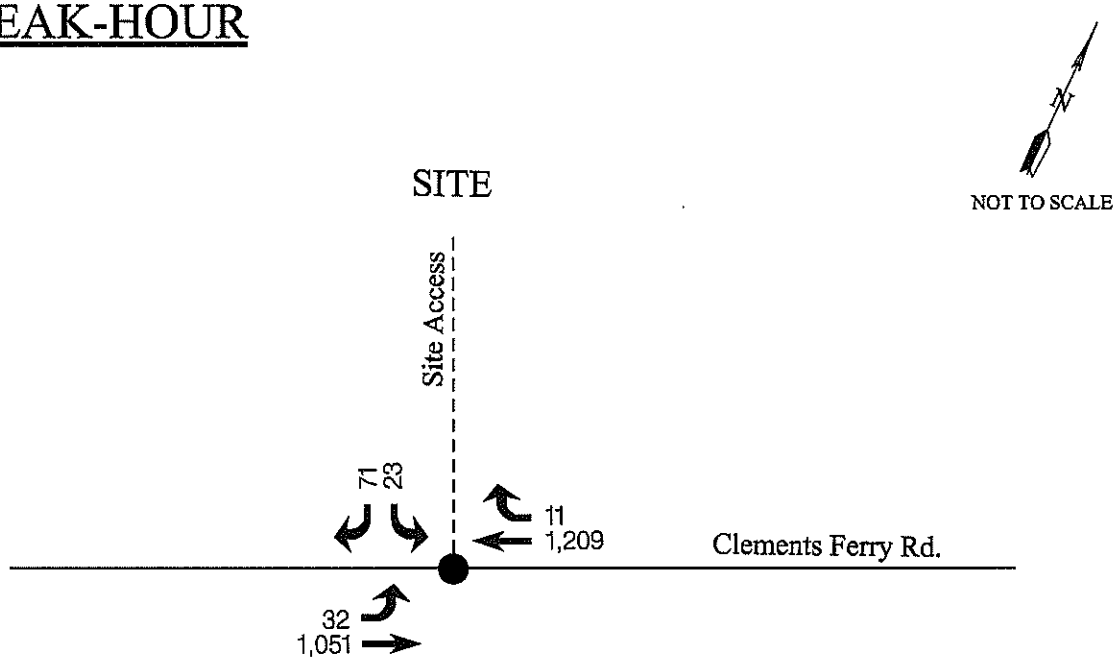
Figure 4

SITE-GENERATED TRAFFIC VOLUMES

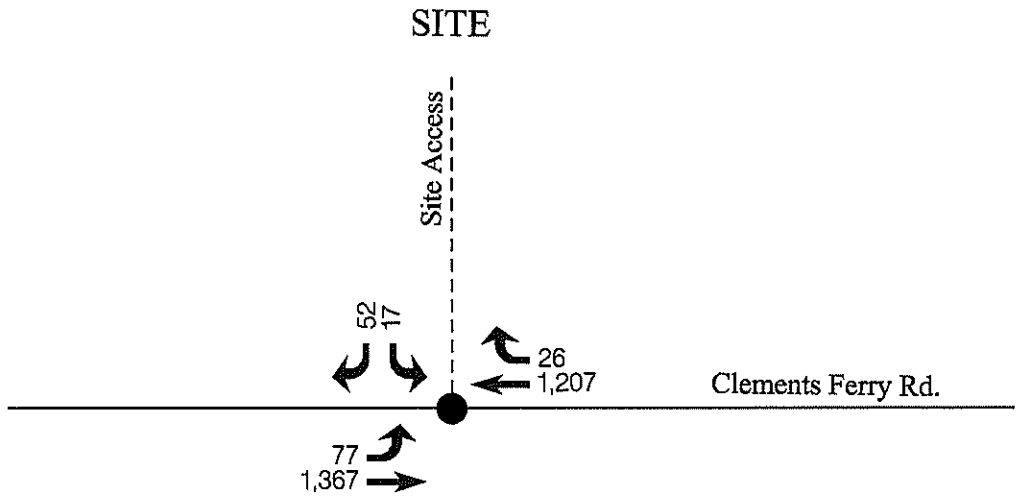
The Marshes at Cooper River: Charleston, SC

SRS ENGINEERING
Traffic, Transportation, & Parking Consultants

AM PEAK-HOUR



PM PEAK-HOUR



LEGEND

● = Unsignalized Intersection

Note: These volumes include 3% annual background growth for Clements Ferry Road.

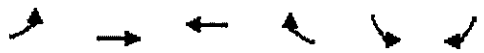
Figure 5

2017 BUILD TRAFFIC VOLUMES

The Marshes at Cooper River: Charleston, SC

SRS ENGINEERING
Traffic, Transportation, & Parking Consultants

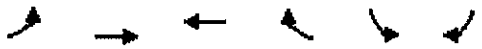
CAPACITY ANALYSES



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Volume (veh/h)	32	1051	1209	11	23	71
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	36	1168	1343	12	26	79
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		TWLTL	TWLTL			
Median storage veh)		2	2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1356				2004	678
vC1, stage 1 conf vol					1349	
vC2, stage 2 conf vol					655	
vCu, unblocked vol	1356				2004	678
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)	2.2				3.5	3.3
p0 queue free %	93				86	80
cM capacity (veh/h)	503				186	395

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	SB 1	SB 2
Volume Total	36	584	584	896	460	26	79
Volume Left	36	0	0	0	0	26	0
Volume Right	0	0	0	0	12	0	79
cSH	503	1700	1700	1700	1700	186	395
Volume to Capacity	0.07	0.34	0.34	0.53	0.27	0.14	0.20
Queue Length 95th (ft)	6	0	0	0	0	12	18
Control Delay (s)	12.7	0.0	0.0	0.0	0.0	27.5	16.4
Lane LOS	B					D	C
Approach Delay (s)	0.4			0.0		19.1	
Approach LOS						C	

Intersection Summary				
Average Delay	0.9			
Intersection Capacity Utilization	44.8%	ICU Level of Service		A
Analysis Period (min)	15			



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Volume (veh/h)	77	1367	1207	26	17	52
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	86	1519	1341	29	19	58
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		TWLTL	TWLTL			
Median storage veh)		2	2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1370				2286	685
vC1, stage 1 conf vol					1356	
vC2, stage 2 conf vol					931	
vCu, unblocked vol	1370				2286	685
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)	2.2				3.5	3.3
p0 queue free %	83				88	85
cM capacity (veh/h)	497				162	391

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	SB 1	SB 2
Volume Total	86	759	759	894	476	19	58
Volume Left	86	0	0	0	0	19	0
Volume Right	0	0	0	0	29	0	58
cSH	497	1700	1700	1700	1700	162	391
Volume to Capacity	0.17	0.45	0.45	0.53	0.28	0.12	0.15
Queue Length 95th (ft)	15	0	0	0	0	10	13
Control Delay (s)	13.7	0.0	0.0	0.0	0.0	30.1	15.8
Lane LOS	B					D	C
Approach Delay (s)	0.7			0.0		19.3	
Approach LOS						C	

Intersection Summary				
Average Delay	0.9			
Intersection Capacity Utilization	51.8%	ICU Level of Service		A
Analysis Period (min)	15			

3

CULTURAL RESOURCES

(Full Report has been provided to the City of Charleston. The section included in this PUD is the results/recommendations of the report. Please contact our office if a pdf copy is desired.)

4.0 Results and Recommendations

4.1 Results

Brockington designed the intensive cultural resources survey of the 32-acre Cabin Creek Tract to identify and assess all cultural resources in the project tract. During these investigations, we identified three new archaeological sites (Sites 38BK2552-38BK2554) and one isolated artifact occurrence (Isolate 1). The discussion below describes each of these cultural resources and provides NRHP eligibility and management recommendations.

4.1.1 Site 38BK2552

Cultural Affiliation *– Early/Middle Woodland; late nineteenth-early-twentieth century*
Site Type *– ceramic scatter; domestic scatter*
Site Dimensions *– 45 meters north-south (n/s) by 75 meters east-west (e/w)*
Soil Type *– Cainhoy fine sand (Long 1980:12)*
Elevation *– 10.7 meters amsl*
Nearest Water Source *– Unnamed swamp; tributary of Yellow House Creek*
Present Vegetation *– Savannah: predominantly grass with sparse hardwoods*
NRHP Recommendation *– Not eligible*
Management Recommendations *– No further management*

Site 38BK2552 is a surface/subsurface scatter of Pre-Contact ceramic artifacts and Post-Contact architectural and kitchen artifacts located in the central portion of the project tract. Site 38BK2552 is likely associated with 38BK2553, another multicomponent archaeological site located across a wetland to the west (see Figures 1.1 and 4.1). Figure 4.2 provides views of 38BK2552. Site 38BK2552 measures 45-by-75 meters, oriented to grid north. Vegetation across the site is characterized as savannah, predominantly covered in grass with sparse hardwoods. Surface visibility across the site is fair (26-50 percent). However, investigators observed an earthen push pile with brick and mortar interspersed near a stand of trees in the central portion of the site. Two consecutive negative shovel tests, wetlands, and a modern collection pond form the site boundaries.

We excavated 29 shovel tests at 15-meter intervals in and around 38BK2552; four of these shovel tests produced artifacts. Shovel tests consistently revealed a dark grayish brown (10YR4/2) fine sand A1 horizon 0-10 cm bs, underlain by a yellowish brown (10YR5/6) fine sand B21 horizon 10-40 cm bs, and a brownish yellow (10YR6/6) to yellow (10YR7/6) fine sand B22/23 horizon 40-80 cm below surface (bs). We recovered artifacts from the A1 and B22 soil horizons, 0-50 cm bs. This suggests that the archaeological deposits within the site have been affected by processes related to soil development and possibly by plowing associated with agricultural activities during the twentieth century.

We recovered two artifacts from 38BK2552 as well as 100 grams of brick and 125 grams of mortar. One of the artifacts is an Early/Middle Woodland Deptford Check Stamped sherd and the other is a clear bottle glass fragment; both recovered from Shovel Test 2.1.

The Early/Middle Woodland Deptford Check Stamped sherd indicates minor Pre-Contact activities at 38BK2552. It is likely this artifact represents a seasonal resource extraction encampment. The clear glass bottle fragment and brick and mortar recovered from 38BK2552 likely indicate late nineteenth-early-twentieth century activities in the site area. Historic maps indicate several historic roads and structures in the site area (Latimer et al. 1916; USACE 1918). However, the site area is heavily disturbed, possibly related to land clearing activities and the construction of the collection pond. Neither component can be distinguished in vertical soil horizons at 38BK2552.

Archaeologists assessed 38BK2552 with respect to Criteria A-D (see Sections 2.5 and 2.6). Site 38BK2552 produced artifacts associated with an Early/Middle Woodland Deptford camp site and a possible late nineteenth-/early twentieth-century homesite. Neither component can be distinguished in vertical soil horizons across 38BK2552. Site 38BK2552 appears disturbed by modern construction activities. Both components identified at 38BK2552 are common throughout Berkeley County and the region. These factors suggest that additional investigation of 38BK2552 cannot provide important information about Early/Middle Woodland and the late nineteenth/early twentieth century use of the site or region beyond that recovered to date. We recommend 38BK2552 not eligible for the NRHP.

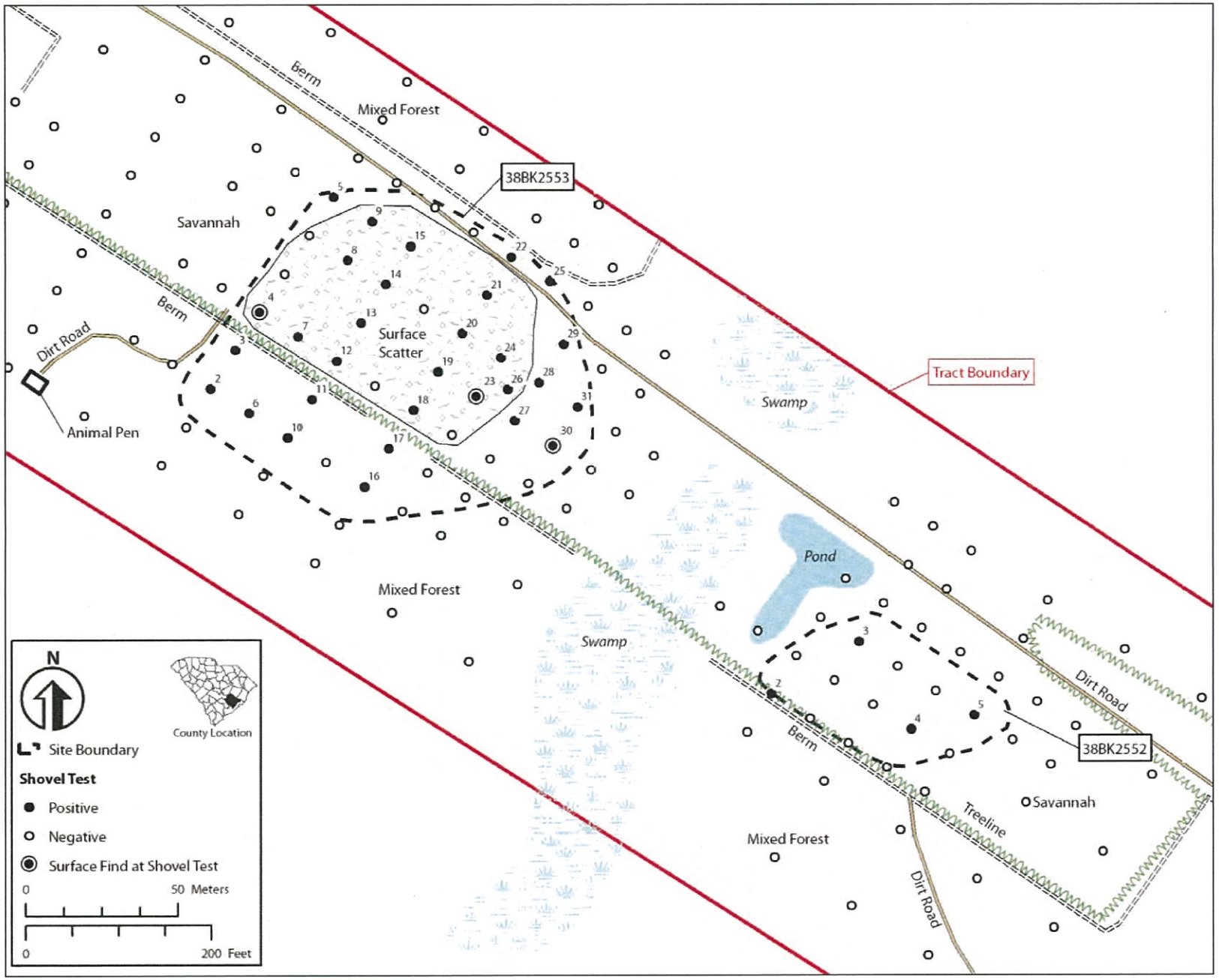


Figure 4.1 Plan of Sites 38BK2552 and 38BK2553.

Figure 4.2 Views of 38BK2552: push pile with brick and mortar looking grid east (top); typical vegetation looking grid east (bottom).

4.1.2 Site 38BK2553

Cultural Affiliation *– Middle/Late Woodland; mid-nineteenth-early-twentieth century*
Site Type *– ceramic and lithic scatter; domestic scatter*
Site Dimensions *– 105 meters north-south (n/s) by 90 meters east-west (e/w)*
Soil Type *– Cainhoy fine sand (Long 1980:12)*
Elevation *– 10.7 meters amsl*
Nearest Water Source *– Unnamed swamp; tributary of Yellow House Creek*
Present Vegetation *– Savannah and mixed forest*
NRHP Recommendation *– Not eligible*
Management Recommendations *– No further management*

Site 38BK2553 is a surface/subsurface scatter of Pre-Contact ceramic and lithic artifacts and Post-Contact domestic artifacts located in the central portion of the project tract. Site 38BK2553 is likely associated with 38BK2552, another multi-component archaeological site located across a wetland to the east (see Figures 1.1 and 4.1). Figure 4.3 provides views of 38BK2553. Site 38BK2553 measures 105-by-90 meters, oriented to grid north. Vegetation across the site is characterized as savannah, predominantly covered in grass with sparse hardwoods. Surface visibility across the site is poor (1-25 percent) in the wooded areas and good (26-50 percent) in the open savannahs. Investigators observed a broad and diffuse artifact scatter in the northern portion of 38BK2553 and a discrete, approximately three-meter-diameter shell scatter in the central portion of the site. Two consecutive negative shovel tests and wetlands form the site boundaries.

We excavated 76 shovel tests at 7.5- and 15-m intervals in and around 38BK2547; 27 of these shovel tests produced artifacts. Shovel tests consistently revealed a dark grayish brown (10YR4/2) fine sand A1 horizon 0-30 cm bs, underlain by a yellowish brown (10YR5/6) fine sand B21 horizon 30-50 cm bs, and a brownish yellow (10YR6/6) to yellow (10YR7/6) fine sand B22/23 horizon 50-100 cm bs. We recovered artifacts from the A1, B22, and B23 soil horizons, at an average depth of 0-40 cm bs. Two shovel tests (Shovel Tests 19 and 24) produced Pre-Contact artifacts to a maximum depth of 80 cm bs. Investigators excavated Shovel Test 26 into the shell scatter, exposing a matrix of oyster and periwinkle shell, along with small amounts of bone and charcoal, as well as Pre-Contact and Post-Contact artifacts, to a depth of 25 cm bs. Across the rest of 38BK2553, most of the Pre-Contact artifacts and all of the Post-Contact artifacts were recovered 0-40 cm bs. This suggests that the archaeological deposits within the site have been affected by processes related to soil development and possibly by plowing associated with agricultural activities during the twentieth century.

We recovered 119 artifacts from 38BK2553, as well as 728.8 grams of brick, 4.5 grams of unidentifiable iron fragments, 2486.6 grams of oyster shell, and 126.8 grams of periwinkle shell. Table 4.1 summarizes the artifacts recovered from 38BK2553. Artifacts include 31 Pre-Contact artifacts, and 88 Post-Contact artifacts. Temporally diagnostic Pre-Contact artifacts include eight Wando Simple Stamped or Smoothed sherds, recovered from four shovel tests (Shovel Tests 20, 22, 25, and 26). Wando Simple Stamped and Smoothed sherds indicate a Middle/Late Woodland occupation. It is likely that the Pre-Contact occupation(s) at 38BK2553 are a palimpsest of temporary hunting camps, occupied on a seasonal basis, most likely during the Middle/Late Woodland subperiod.

The 88 Post-Contact artifacts and brick represent four distinct artifact classes (architectural, clothing/personal, hardware, kitchen, and tobacco). Kitchen artifacts (n=79) dominate the artifact assemblage, with high number of bottle, container, and table glass (n=67). Temporally diagnostic Post-Contact artifacts include cut nails (ca. 1805-present), wire nails (ca. 1850-present), milkglass (ca. 1869-present), whiteware (ca. 1830-present), and one clear German cologne bottle, embossed *E.W. Hoyt & Co., Lowell, Mass USA* (ca. 1900-1940). These artifacts indicate a mid-nineteenth to early twentieth-century occupation at 38BK2553. No maps or plats prior to the twentieth century indicate any buildings or structures in the vicinity of 38BK2553. However, Latimer et al. (1916) and the USACE (1918) *Meldrim* quadrangle show a network of roads and several buildings on the west site of a drainage in close proximity to 38BK2553. It is likely that 38BK2553 represents one or more buildings associated the Bennett family tenure at the Cabin Creek Tract (see Chapter 3).

Figure 4.3 Views of 38BK2553: wooded portion of 38BK2553 looking grid west along old road (top); savannah portion of 38BK2553 showing shell midden in foreground and grand oak in background looking grid east (bottom).

Table 4.1 Artifacts Recovered from 38BK2553.

Era	Artifact Class	Artifact Description	Count	Weight
Pre-Contact	Ceramic	residual sherd	23	48.6
		Wando Smoothed sherd	2	18.6
		Wando Simple Stamped sherd	6	54.3
	Lithic	chert non-cortical 3/4" flake	1	0.9
Indeterminate	Faunal	oyster		2486.6
		periwinkle		126.8
		unidentifiable bird bone fragment	1	0.7
Post-Contact	Activities	UID iron fragment	2	4.5
	Architectural	brick		605.2
		mortar		18.3
		unidentifiable square nail	1	3.3
		wire nail	2	6.7
	Clothing	white metal buckle	1	1.1
		porcelain button	1	0.2
	Kitchen	amber bottle glass fragment	1	1.0
		amethyst container fragment	13	98.7
		aqua bottle glass fragment	16	113.5
		clear glass container fragment	16	57
		clear glass bottle*	1	23.5
		clear (flashed orange exterior) tableglass fragments	17	85.2
		dark olive green bottle glass fragment	1	12.3
		green glass container fragment	1	2.3
		milkglass container base	1	84.9
		milkglass container fragment	2	2.6
		undecorated porcelain sherd	1	0.8
		undecorated whiteware sherd	7	35.8
		Stoneware, blue underglazed salt glazed	1	41.0
	Tobacco	kaolin pipe stem fragment	1	1.5
		Total	**119**	**3935.9**

**"E.W. Hoyt & Co., Lowell, Mass USA", German cologne bottle, ca. 1900-1940*

Archaeologists assessed 38BK2553 with respect to Criteria A-D (see Sections 2.5 and 2.6). Site 38BK2553 is the largest site identified during the current investigation and produced artifacts associated with a Middle/Late Woodland Wilmington occupation, a late seventeenth to eighteenth century occupation, and a mid-nineteenth to mid-twentieth century occupation. These artifacts are scattered diffusely across the site and no discrete activity areas can be ascertained. The shell midden located in the center of site appears to contain a matrix of not only oyster and periwinkle shell, bone, and charcoal, but also Pre-Contact and Post-Contact artifacts. The two shovel tests that produced artifacts below the A1 horizon produced only small amounts of Pre-Contact artifacts. Furthermore, the highly acidic, excessively drained nature of Cainhoy fine sand soils found at the site has eroded artifacts and leached away cultural features that may have once been present. Therefore, it is unlikely that additional investigation of 38BK2553 will produce additional information about Middle/Late Woodland subperiod or the mid-nineteenth to early twentieth century use of the site or region beyond that recovered to date. We recommend 38BK2553 not eligible for the NRHP.

4.1.3 Site 38BK2554

Cultural Affiliation *– Unknown Pre-Contact; nineteenth- twentieth century*
Site Type *– ceramic scatter; architectural scatter*
Site Dimensions *– 22.5 meters n/s by 15 meters e/w*
Soil Type *– Cainhoy fine sand (Long 1980:12)*
Elevation *– 6.1 meters amsl*
Nearest Water Source *– Unnamed swamp tributary of Yellow House Creek*
Present Vegetation *–Mixed forest*
NRHP Recommendation *– Not eligible*
Management Recommendations *– No further management*

Site 38BK2554 is a subsurface scatter of Pre-Contact ceramic artifacts and a Post-Contact architectural artifact located in the western portion of the project tract. Site 38BK2554 is likely associated with an isolated artifact occurrence (Isolate 1), located 60 meters grid north (Figures 1.1 and 4.4). Site 38BK2554 is located on a sand ridge and overlooks hardwood swamp adjacent to Yellow House Creek to the west. Site 38BK2554 measures 22.5 by 15 meters, oriented to grid north. Vegetation across 38BK2554 consists of mixed hardwoods and pines with no surface visibility. Figure 4.5 provides views of 38BK2554 (top) and the Isolate 1 (bottom). Two consecutive negative shovel tests at 15-meter intervals and the project tract boundary form the site boundary.

We excavated 13 shovel tests at 7.5- and 15-meter intervals in and around 38BK2554; two of these shovel tests produced artifacts. Shovel tests consistently revealed a dark grayish brown (10YR4/2) fine sand A1 horizon 0-35 cm bs, underlain by a yellowish brown (10YR5/6) fine sand B21 horizon 35-55 cm bs, and a brownish yellow (10YR6/6) to yellow (10YR7/6) fine sand B22/23 horizon 55-80 cm bs. We recovered artifacts from the A1 soil horizon, to a maximum depth of 35 cm bs. This suggests that the archaeological deposits within the site have been affected by processes related to soil development and possibly by plowing associated with agricultural activities during the twentieth century.

We recovered three artifacts from 38BK2554. These artifacts include two residual sherds and one unidentifiable nail. Shovel Tests 2.1 and 3.1 produced one residual sherd each; Shovel Test 3.1 produced the cut nail. The two residual sherds are likely Pre-Contact but cannot be associated with a particular cultural subperiod. This component of 38BK2554 is likely the remnants of a temporally occupied, resource procurement camp, similar to those identified at Sites 38BK2552 and 38BK2553. The Post-Contact artifact could be associated with any kind of historic activity during the nineteenth and twentieth century. No historic maps or plats show structures in the vicinity of 38BK2554.

Archaeologists assessed 38BK2554 with respect to Criteria A-D (see Sections 2.5 and 2.6). Site 38BK2554 produced the minimum number of artifacts necessary to be considered an archaeological site and includes two components dating to an unknown Pre-Contact occupation and a nineteenth-twentieth century occupation. These artifacts cannot be distinguished horizontally or vertically across 38BK2554. Therefore, it is unlikely that additional investigation of 38BK2554 will produce important information about the period of use and possible functions presented above. We recommend 38BK2554 not eligible for the NRHP.

4.1.4 Isolate 1

Isolate 1 is a subsurface artifact scatter located in a wooded area in the western portion of the project tract (see Figures 1.1 and 4.4). Isolate 1 is composed of two artifacts, including one Pre-Contact residual sherd (recovered from Shovel Test 2.1) and one Post-Contact unidentifiable wire nail (recovered from Shovel Test 3.1). Investigators excavated 14 shovel tests at 15-meters in and around Isolate 1; both artifacts were recovered 0-30 cm bs. An earthen berm extends across Isolate 1 between Shovel Tests 2.1 and 3.1 (see Figure 4.5). Isolate 1 is not eligible for the NRHP (COSCAPA et al. 2013).

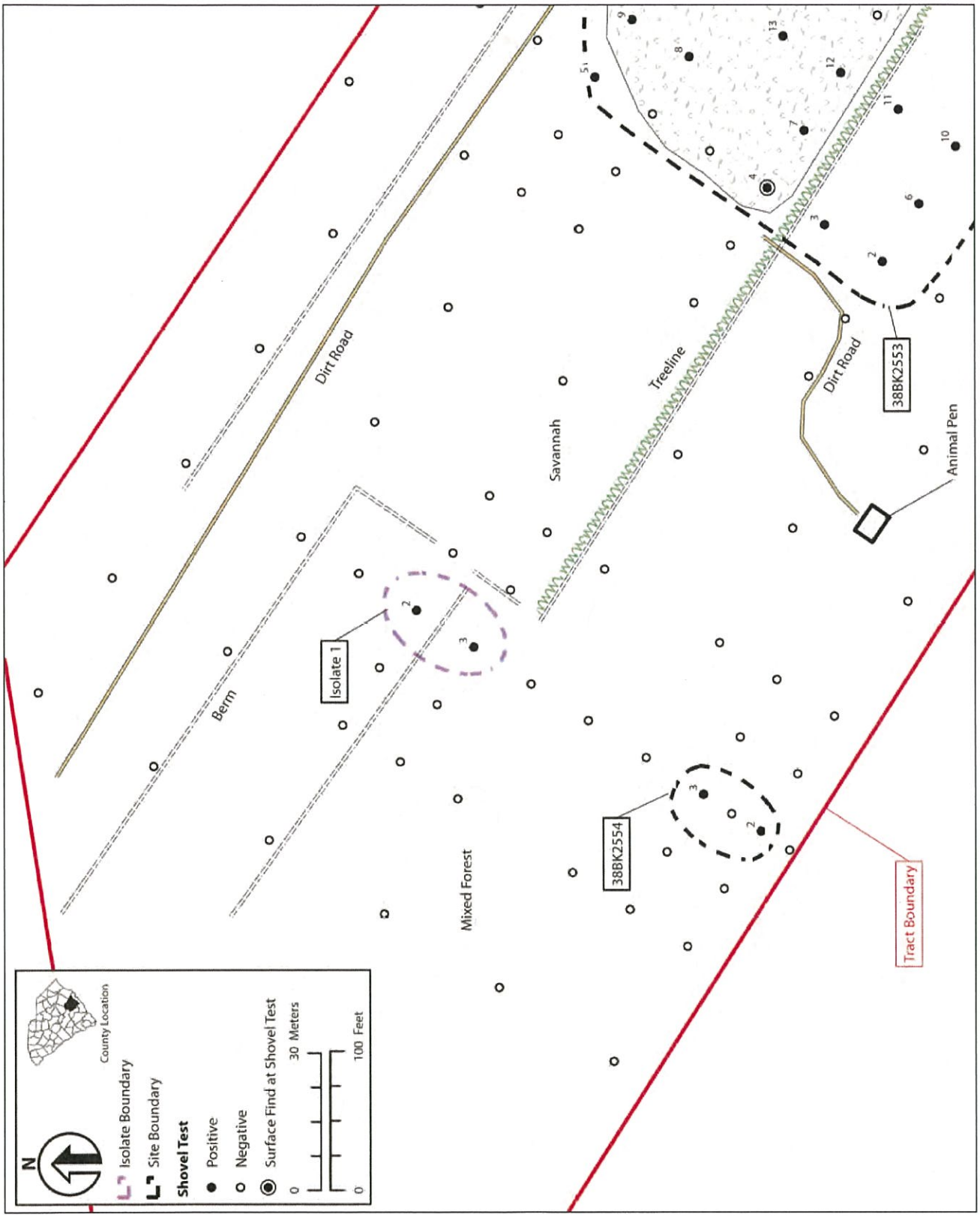


Figure 4.4 Plan of 38BK2554 and Isolate 1.

Figure 4.5 View of 38BK2554 looking grid north (top) and of Isolate 1 looking grid north, showing the berm (bottom).

4.2 Project Summary and Management Recommendations

From September 2-3, 2014, Brockington conducted an archaeological survey of the 32-acre APE of the Cabin Creek Tract. There are no survey-eligible structures within the project tract; therefore, an architectural survey was not necessary. Brockington identified three new archaeological sites (Sites 38BK2552-38BK2554) and one isolated artifact occurrence (Isolate 1). Site 38BK2552 is a surface/subsurface scatter of Pre-Contact ceramic artifacts dating to the Middle/Late Woodland subperiod and Post-Contact architectural and kitchen artifacts dating to the late nineteenth to early twentieth century, and. Site 38BK2553 is a surface/subsurface scatter of Pre-Contact ceramic and lithic scatter dating to the Middle/Late Woodland subperiod and Post-Contact domestic artifacts dating to the mid-nineteenth to early twentieth centuries. Site 38BK2554 is a subsurface scatter of Pre-Contact ceramic artifacts dating to an unknown Pre-Contact subperiod and a Post-Contact architectural artifact dating to the nineteenth to twentieth centuries. Although sites 38BK2552-38BK2554 vary greatly in size, none have the potential to contribute meaningful new data to the current understanding of any of the individual components represented. Therefore, we recommend Sites 38BK2552-38BK2554 and Isolate 1 not eligible for the NRHP. None of these cultural resources require additional management. Development of the project tract will not affect any historic properties.

4

LETTERS OF COORDINATION

Charleston Water System

PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners
Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor Joseph P. Riley, Jr. (Ex-Officio)
Councilmember Dean C. Riegel (Ex-Officio)

Officers
Kin Hill, P.E., Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

8/28/2014

Mr. Chris Donato
Sitecast, LLC
1250 Fairmont Avenue
Mt. Pleasant, SC 29464

Re: Water Availability to TMS #267-00-00-004, 005, 010, 049 - 057, 069 to serve 180 single family residential units and 10,000 sf of commercial units

Dear Mr. Donato,

This letter is to certify our willingness and ability to provide water to the above referenced site in Charleston County, South Carolina. We currently have a 30" water main in the right-of-way of Clements Ferry Rd. that your property may be served from. Please be advised that it may be necessary to loop the proposed mains so that sufficient fire flow demands are met. This review does not supplant any other review as required by governing authorities and municipalities. It will of course be a developer responsibility to ensure there are adequate pressures and quantities on this line to serve this site with domestic water/fire flow and not negatively impact the existing developments. Please be advised any extensions or modification to the infrastructure as well as any additional fire protection will be a developer expense. All fees and costs associated with providing water service to this site will be a developer expense. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

Sincerely,

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file

This is an "uncontrolled" copy of a controlled document.

Charleston Water System

PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners
Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor Joseph P. Riley, Jr. (Ex-Officio)
Councilmember Dean C. Riegel (Ex-Officio)

Officers
Kin Hill, P.E., Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

8/28/2014

Mr. Chris Donato
Sitecast, LLC
1250 Fairmont Avenue
Mt. Pleasant, SC 29464

Re: Sewer Availability to TMS #267-00-00-004, 005, 010, 049 - 057, 069 to serve 180 single family residential units and 10,000 sf of ocmmercial units

Dear Mr. Donato,

This letter is to certify our willingness and ability to provide wastewater collection service to the above referenced site in Charleston County, South Carolina. Wastewater collection service to this site may be made available via the existing 24" force main in the right of way of Clements Ferry Rd. Any subdividing of the property subsequent to this correspondence will require a review process of the civil engineering plans to ensure compliance with the Charleston Water System minimum standards. Please be advised that it is the policy of Charleston Water System that the proposed gravity sewer mains be designed and constructed at a depth that will allow future development to tie into the gravity mains. Any extensions and/or modifications to the infrastructure to serve this site will be a developer expense. Please be advised that wastewater impact fees, wastewater tap fees, change-in-use fees, and/or cost to extend fees will be due prior to connection of any Charleston Water System's sewer system. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing sewer main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

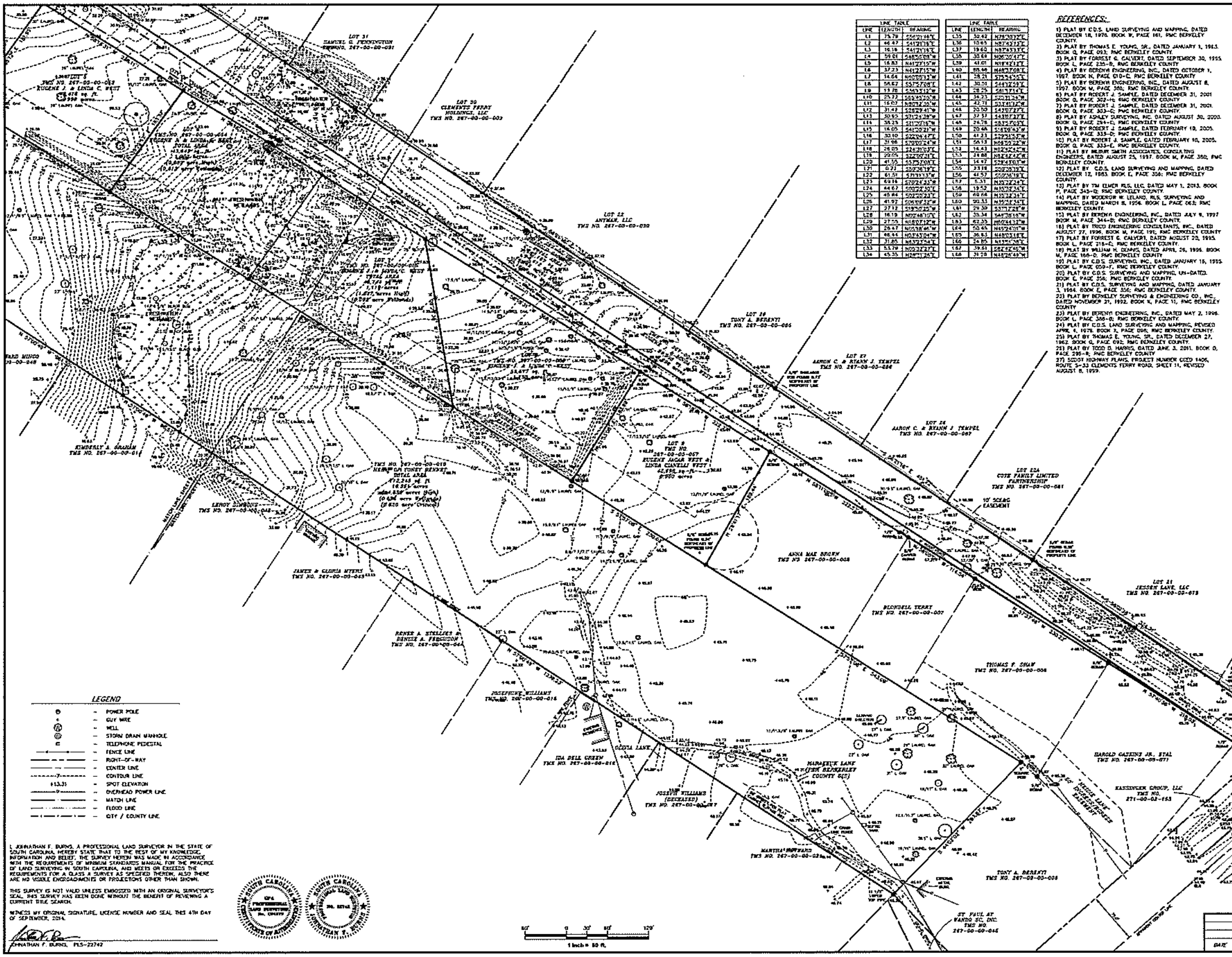
Sincerely,

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file

This is an "uncontrolled" copy of a controlled document.

APPENDIX



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.79	S56°21'16"E
L2	46.47	S41°21'15"E
L3	16.16	S41°21'19"E
L4	59.01	S48°52'08"W
L5	18.83	N41°27'15"W
L6	37.23	N41°27'15"W
L7	14.64	N50°09'13"W
L8	58.67	S57°57'08"E
L9	13.78	S56°15'12"W
L10	25.72	S63°45'38"W
L11	16.07	N80°12'35"W
L12	31.47	S28°29'41"W
L13	30.93	S71°24'39"W
L14	38.23	S71°20'16"W
L15	18.05	S41°20'21"W
L16	30.10	S26°24'47"E
L17	31.98	S20°10'24"W
L18	26.05	S24°30'05"E
L19	29.05	S22°09'21"E
L20	41.55	S57°57'08"E
L21	0.73	S50°36'19"E
L22	61.51	S71°11'13"W
L23	69.16	S70°24'33"W
L24	44.67	S00°26'50"E
L25	45.84	S02°20'23"E
L26	41.92	S06°07'53"W
L27	27.12	S19°57'25"W
L28	16.19	N02°48'15"E
L29	27.55	N18°07'12"W
L30	26.47	N05°58'46"W
L31	46.44	N05°43'04"W
L32	31.85	N43°27'54"E
L33	53.79	N00°32'27"E
L34	45.35	N28°11'26"E

LINE TABLE		
LINE	LENGTH	BEARING
L35	32.42	N78°20'12"E
L36	10.65	N87°43'12"E
L37	19.60	N87°43'12"E
L38	30.64	N86°20'47"E
L39	41.01	N18°42'12"E
L40	85.46	N48°52'08"E
L41	28.21	S75°54'55"E
L42	30.51	S41°32'59"E
L43	28.25	S61°17'14"E
L44	34.23	S23°11'24"W
L45	42.71	S31°41'12"W
L46	20.59	S43°07'27"E
L47	37.37	S43°07'27"E
L48	26.78	S35°52'05"E
L49	20.48	S18°08'43"W
L50	41.21	S29°15'52"E
L51	56.13	N65°30'22"W
L52	14.43	N02°42'42"W
L53	24.88	N52°42'42"W
L54	14.47	S59°41'07"W
L55	21.18	S59°25'12"E
L56	41.57	S20°36'19"E
L57	5.31	N52°22'24"E
L58	19.52	N52°22'34"E
L59	69.64	N52°22'34"E
L60	20.53	N30°23'36"E
L61	29.39	S37°17'25"W
L62	33.34	S47°36'18"W
L63	67.35	N60°44'12"W
L64	50.46	N65°24'01"W
L65	36.83	N48°05'18"E
L66	24.85	N43°51'06"E
L67	39.61	S82°47'45"W
L68	31.70	N48°26'49"W

REFERENCES:

1) PLAT BY C.D.S. LAND SURVEYING AND MAPPING, DATED DECEMBER 18, 1976, BOOK W, PAGE 161, RMC BERKELEY COUNTY.
2) PLAT BY THOMAS E. YOUNG, SR., DATED JANUARY 1, 1963. BOOK Q, PAGE 093; RMC BERKELEY COUNTY.
3) PLAT BY FORREST G. CALVERT, DATED SEPTEMBER 30, 1995. BOOK L, PAGE 235-B, RMC BERKELEY COUNTY
4) PLAT BY BERENYI ENGINEERING, INC., DATED OCTOBER 7, 1997. BOOK N, PAGE 010-C. RMC BERKELEY COUNTY
5) PLAT BY BERENYI ENGINEERING, INC., DATED AUGUST 8, 1997. BOOK M, PAGE 380; RMC BERKELEY COUNTY.
6) PLAT BY ROBERT J. SAMPLE, DATED DECEMBER 31, 2001 BOOK Q, PAGE 302-H; RMC BERKELEY COUNTY
7) PLAT BY ROBERT J. SAMPLE, DATED DECEMBER 31, 2001. BOOK Q, PAGE 303-G; RMC BERKELEY COUNTY.
8) PLAT BY ASHLEY SURVEYING, INC. DATED AUGUST 30, 2000. BOOK Q, PAGE 294-D; RMC BERKELEY COUNTY
9) PLAT BY ROBERT J. SAMPLE, DATED FEBRUARY 10, 2005. BOOK Q, PAGE 333-D; RMC BERKELEY COUNTY.
10) PLAT BY ROBERT J. SAMPLE, DATED FEBRUARY 10, 2005. BOOK Q, PAGE 333-E, RMC BERKELEY COUNTY.
11) PLAT BY WILBUR SMITH ASSOCIATES, CONSULTING ENGINEERS, DATED AUGUST 25, 1997. BOOK M, PAGE 380, RMC BERKELEY COUNTY.
12) PLAT BY C.D.S. LAND SURVEYING AND MAPPING, DATED DECEMBER 12, 1983. BOOK E, PAGE 356; RMC BERKELEY COUNTY.
13) PLAT BY TM ELMER RLS, LLC. DATED MAY 1, 2013. BOOK P, PAGE 345-Q; RMC BERKELEY COUNTY.
14) PLAT BY WOODROW W. LELAND, RLS, SURVEYING AND MAPPING, DATED MARCH 8, 1956. BOOK L, PAGE 062; RMC BERKELEY COUNTY.
15) PLAT BY BERENYI ENGINEERING, INC., DATED JULY 9, 1997 BOOK M, PAGE 344-B; RMC BERKELEY COUNTY.
16) PLAT BY TRICO ENGINEERING CONSULTANTS, INC., DATED AUGUST 27, 1996, BOOK M, PAGE 191; RMC BERKELEY COUNTY
17) PLAT BY FORREST G. CALVERT, DATED AUGUST 20, 1995. BOOK L, PAGE 218-C, RMC BERKELEY COUNTY.
18) PLAT BY WILLIAM H. DENNIS, DATED APRIL 26, 1996. BOOK M, PAGE 166-D. RMC BERKELEY COUNTY
19) PLAT BY C.D.S. SURVEYING, INC., DATED JANUARY 16, 1995. BOOK L, PAGE 059-F, RMC BERKELEY COUNTY.
20) PLAT BY C.D.S. SURVEYING AND MAPPING, UN-DATED. BOOK E, PAGE 356; RMC BERKELEY COUNTY.
21) PLAT BY C.D.S. SURVEYING AND MAPPING, DATED JANUARY 3, 1984. BOOK E, PAGE 356; RMC BERKELEY COUNTY.
22) PLAT BY BERKELEY SURVEYING & ENGINEERING CO., INC., DATED NOVEMBER 27, 1992. BOOK K, PAGE 11, RMC BERKELEY COUNTY
23) PLAT BY BERENYI ENGINEERING, INC., DATED MAY 2, 1996. BOOK L, PAGE 388-B; RMC BERKELEY COUNTY.
24) PLAT BY C.D.S. LAND SURVEYING AND MAPPING, REVISED APRIL 4, 1978. BOOK X, PAGE 096; RMC BERKELEY COUNTY.
25) PLAT BY THOMAS E. YOUNG, SR., DATED DECEMBER 27, 1962. BOOK Q, PAGE 092; RMC BERKELEY COUNTY.
26) PLAT BY TODD D. HARRIS, DATED JUNE 3, 2011. BOOK O, PAGE 295-R; RMC BERKELEY COUNTY
27) SCDOT HIGHWAY PLANS, PROJECT NUMBER CCED 1406, ROUTE S-33 CLEMENTS FERRY ROAD, SHEET 11, REVISED AUGUST 8, 1999.

VICINITY MAP (NTS)

NOTES:

1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
3) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
4) TMS NO.
267-00-00-005
267-00-00-010
267-00-00-050
267-00-00-057
267-00-00-069
CURRENTLY ZONED:
R2 – BERKELEY COUNTY (MANUFACTURED)
FRONT SETBACKS 35'
REAR SETBACKS 30'
SIDE SETBACKS 15'
5) TMS NO.:
267-00-00-051
267-00-00-052
267-00-00-053
267-00-00-054
267-00-00-055
267-00-00-056
CURRENTLY ZONED:
GC – BERKELEY COUNTY (GENERAL COMMERCIAL)
FRONT SETBACKS 25'
REAR SETBACKS 25'
SIDE SETBACKS 10'
6) TMS NO.:
267-00-00-005
CURRENTLY ZONED:
C – CITY OF CHARLESTON (CONSERVATION)
7) ALL ELEVATIONS ARE BASED ON NGVD 29 DATUM.
8) NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.
9) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
10) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X & AE (ELEV. 11) AS SHOWN FROM FEMA FLOOD MAPS, PANEL NO. 45015 C0718D, EFFECTIVE 10/16/2003.

LEGEND

- POWER POLE
- GUY WIRE
- WELL
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- FENCE LINE
- RIGHT-OF-WAY
- CENTER LINE
- CONTOUR LINE
- (13.3) SPOT ELEVATION
- OVERHEAD POWER LINE
- MATCH LINE
- FLOOD LINE
- CITY / COUNTY LINE

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

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 4TH DAY OF SEPTEMBER, 2014.

JOHNATHAN F. BURNS, PLS-22742

1 inch = 50 ft.

GPA
PROFESSIONAL LAND SURVEYORS
237 OLD SUMMERVILLE RD UNIT H
SUMMERVILLE SC 29483
OFFICE (843) 285-1424
GPA OF CHARLOTTE, INC.
603 PHILLIP DAVIS DRIVE
CHARLOTTE NC 28236-4916
OFFICE (704) 335-4600
GPA OF RALEIGH, INC.
333 WADE AVENUE
RALEIGH NC 27605
CHARLESTON SC 29492
OFFICE (843) 971-9098
FAX (843) 971-9957
"Integrity Without Boundaries"
www.gpaland.com

SCALE 1"=60'

PLB. BK. PG

JOB NO. 145090

DATE 02/04/2014

DRAWN BY SWM

CHECKED BY JB

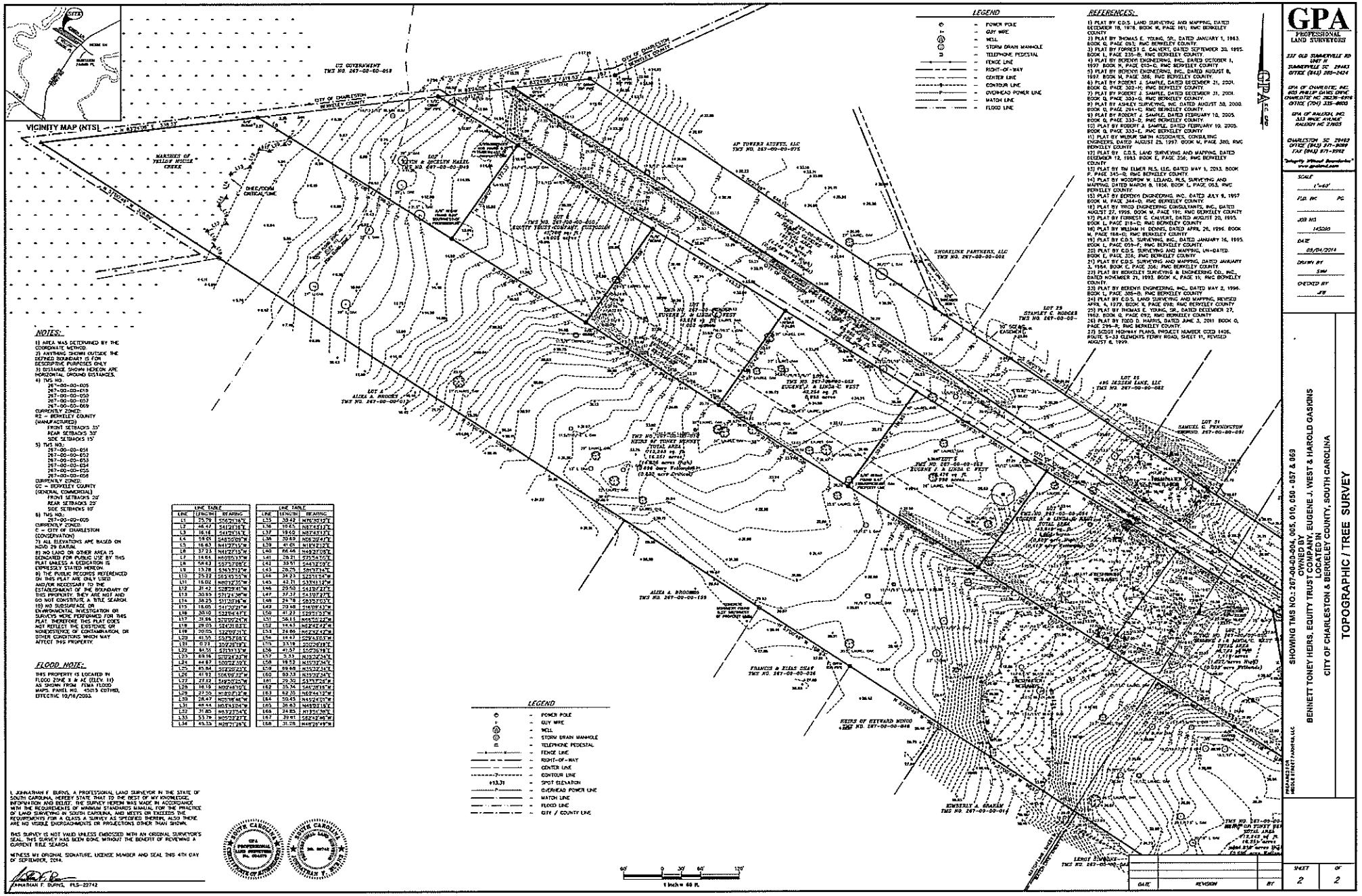
PREPARED FOR MIDDLE STREET PARTNERS, LLC

SHOWING TMS NO.: 267-00-00-004, 005, 010, 050 - 057 & 069
OWNED BY
BENNETT TONEY HEIRS, EQUITY TRUST COMPANY, EUGENE J. WEST & HAROLD GASKINS
LOCATED IN
CITY OF CHARLESTON & BERKELEY COUNTY, SOUTH CAROLINA

TOPOGRAPHIC / TREE SURVEY

DATE	REVISION	BY

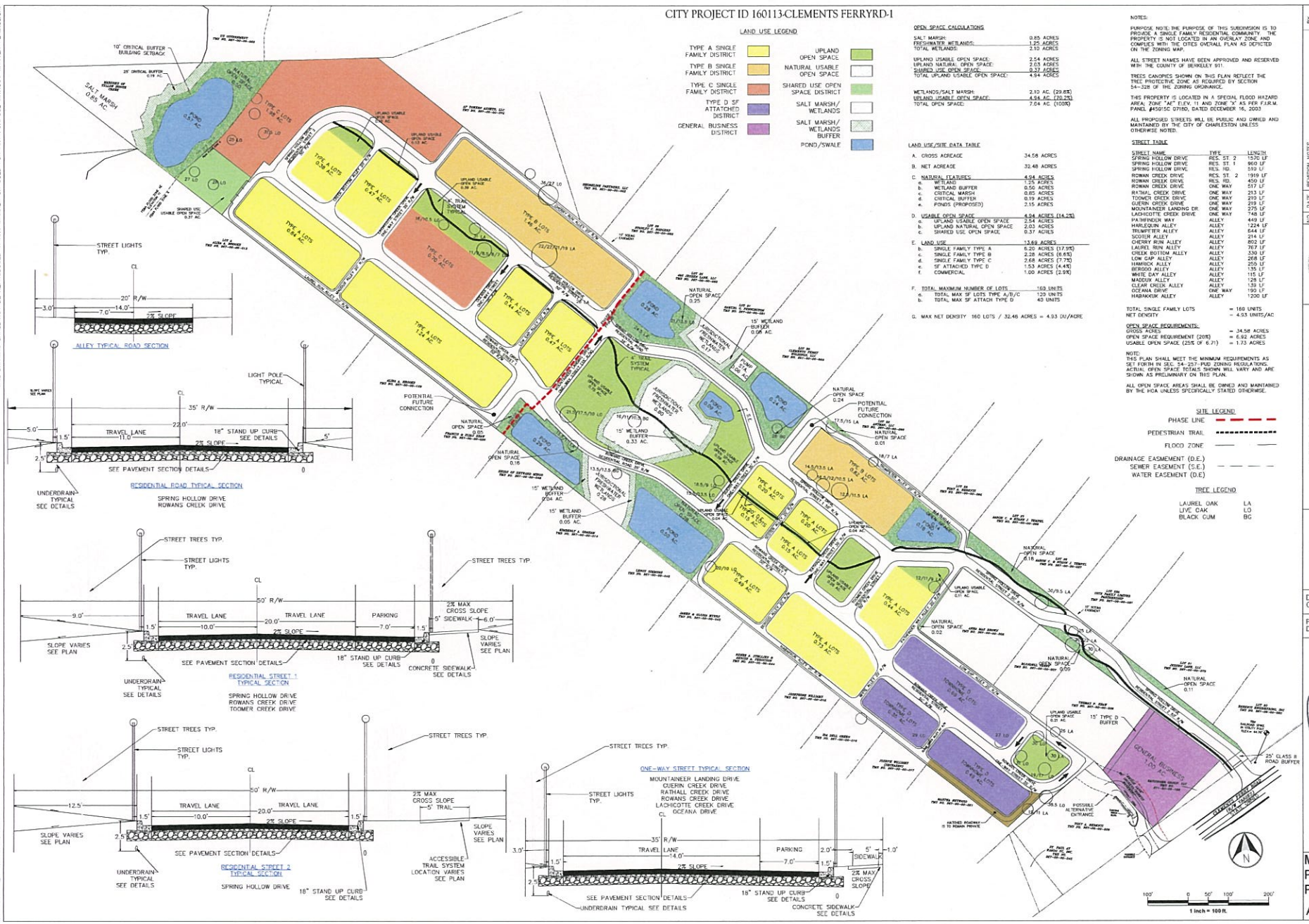
SHEET 1 OF 2



GPA
PROFESSIONAL LAND SURVEYORS
237 OLD SUMMERVILLE RD UNIT H
SUMMERVILLE SC 29483
OFFICE (843) 285-2424
GPA OF CHARLESTON, INC.
655 PHILIP EHRLICH DRIVE
CHARLOTTE NC 28236-4916
OFFICE (704) 331-8850
GPA OF RALEIGH, INC.
333 WADE AVENUE
RALEIGH NC 27605
CHARLESTON SC 29483
OFFICE (843) 571-8099
FAX (843) 571-9992
"Integrity Without Boundaries"
www.gpainc.com
SCALE
1"=60'
FLD. BK. PG.
JOB NO.
140306
DATE
09/04/2014
DRAWN BY
SMH
CHECKED BY
JFB
PREPARED FOR:
MERLE STREET PARTNERS, LLC
SHOWING TMS NO.: 267-00-00-004, 005, 010, 050 - 057 & 069
OWNED BY
BENNETT TONEY HEIRS, EQUITY TRUST COMPANY, EUGENE J. WEST & HAROLD GASKINS
LOCATED IN
CITY OF CHARLESTON & BERKELEY COUNTY, SOUTH CAROLINA
TOPOGRAPHIC / TREE SURVEY
DATE | REVISION | BY
SHEET 2 OF 2

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

CITY PROJECT ID 160113-CLEMENTS FERRYRD-1



OPEN SPACE CALCULATIONS

SALT MARSH:	0.85 ACRES
FRESHWATER WETLANDS:	1.25 ACRES
TOTAL WETLANDS:	2.10 ACRES
UPLAND USABLE OPEN SPACE:	2.54 ACRES
UPLAND NATURAL OPEN SPACE:	2.03 ACRES
SHARED USE OPEN SPACE:	0.37 ACRES
TOTAL UPLAND USABLE OPEN SPACE:	4.94 ACRES
WETLANDS/SALT MARSH:	2.10 AC. (29.6%)
UPLAND USABLE OPEN SPACE:	4.94 AC. (70.2%)
TOTAL OPEN SPACE:	7.04 AC. (100%)

LAND USE/SITE DATA TABLE

A.	GROSS ACREAGE	34.58 ACRES
B.	NET ACREAGE	32.48 ACRES
C.	NATURAL FEATURES:	4.94 ACRES
a.	WETLAND	1.25 ACRES
b.	WETLAND BUFFER	0.50 ACRES
c.	CRITICAL MARSH	0.85 ACRES
d.	CRITICAL BUFFER	0.19 ACRES
e.	PONDS (PROPOSED)	2.15 ACRES
D.	USABLE OPEN SPACE	4.94 ACRES (14.2%)
a.	UPLAND USABLE OPEN SPACE	2.54 ACRES
b.	UPLAND NATURAL OPEN SPACE	2.03 ACRES
c.	SHARED USE OPEN SPACE	0.37 ACRES
E.	LAND USE	13.69 ACRES
b.	SINGLE FAMILY TYPE A	6.20 ACRES (17.9%)
c.	SINGLE FAMILY TYPE B	2.28 ACRES (6.6%)
d.	SINGLE FAMILY TYPE C	2.68 ACRES (7.7%)
e.	SF ATTACHED TYPE D	1.53 ACRES (4.4%)
f.	COMMERCIAL	1.00 ACRES (2.9%)
F.	TOTAL MAXIMUM NUMBER OF LOTS	163 UNITS
a.	TOTAL MAX SF LOTS TYPE A/B/C	120 UNITS
b.	TOTAL MAX SF ATTACH TYPE D	43 UNITS

G. MAX NET DENSITY 160 LOTS / 32.48 ACRES = 4.93 DU/ACRE

NOTES:

PURPOSE NOTE: THE PURPOSE OF THIS SUBDIVISION IS TO PROVIDE A SINGLE FAMILY RESIDENTIAL COMMUNITY. THE PROPERTY IS NOT LOCATED IN AN OVERLAY ZONE AND COMPLIES WITH THE CITIES OVERALL PLAN AS DEPICTED ON THE ZONING MAP.

ALL STREET NAMES HAVE BEEN APPROVED AND RESERVED WITH THE COUNTY OF BERKELEY 911.

TREES CANOPIES SHOWN ON THIS PLAN REFLECT THE TREE PROTECTIVE ZONE AS REQUIRED BY SECTION 54-328 OF THE ZONING ORDINANCE.

THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA: ZONE "AE" ELEV. 11 AND ZONE "X" AS PER F.I.R.M. PANEL #45015C 0716D, DATED DECEMBER 16, 2003

ALL PROPOSED STREETS WILL BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF CHARLESTON UNLESS OTHERWISE NOTED.

STREET TABLE

STREET NAME	TYPE	LENGTH
SPRING HOLLOW DRIVE	RES. ST. 2	1570 LF
SPRING HOLLOW DRIVE	RES. ST. 1	960 LF
SPRING HOLLOW DRIVE	RES. RD.	510 LF
ROWAN CREEK DRIVE	RES. ST. 2	1919 LF
ROWAN CREEK DRIVE	RES. RD.	450 LF
ROWAN CREEK DRIVE	ONE WAY	517 LF
RATHAL CREEK DRIVE	ONE WAY	213 LF
TOOMER CREEK DRIVE	ONE WAY	210 LF
QUERIN CREEK DRIVE	ONE WAY	219 LF
MOUNTAINEER LANDING DR.	ONE WAY	275 LF
LACHICOTTE CREEK DRIVE	ONE WAY	748 LF
PATHFINDER WAY	ALLEY	449 LF
HARLEQUIN ALLEY	ALLEY	1224 LF
TRUMPTER ALLEY	ALLEY	644 LF
SCOTER ALLEY	ALLEY	214 LF
CHERRY RUN ALLEY	ALLEY	802 LF
LAUREL RUN ALLEY	ALLEY	767 LF
CREEK BOTTOM ALLEY	ALLEY	338 LF
LOW CAP ALLEY	ALLEY	268 LF
HAMRICK ALLEY	ALLEY	255 LF
BIRBSOO ALLEY	ALLEY	135 LF
WHITE DAY ALLEY	ALLEY	115 LF
MADOUX ALLEY	ALLEY	128 LF
CLEAR CREEK ALLEY	ALLEY	139 LF
OCEANA DRIVE	ONE WAY	190 LF
HABAKKUK ALLEY	ALLEY	1200 LF

TOTAL SINGLE FAMILY LOTS = 160 UNITS
NET DENSITY = 4.93 UNITS/AC

OPEN SPACE REQUIREMENTS:
GROSS ACRES = 34.58 ACRES
OPEN SPACE REQUIREMENT (20%) = 6.92 ACRES
USABLE OPEN SPACE (25% OF 6.71) = 1.73 ACRES

NOTE:
THIS PLAN SHALL MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN SEC. 54-257- PUD ZONING REGULATIONS. ACTUAL OPEN SPACE TOTALS SHOWN WILL VARY AND ARE SHOWN AS PRELIMINARY ON THIS PLAN.

ALL OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOA UNLESS SPECIFICALLY STATED OTHERWISE.

SITE LEGEND:
PHASE LINE
PEDESTRIAN TRAIL
FLOOD ZONE
DRAINAGE EASEMENT (D.E.)
SEWER EASEMENT (S.E.)
WATER EASEMENT (D.E)

TREE LEGEND

LAUREL OAK	LA
LIVE OAK	LO
BLACK GUM	BG

NO.	DATE	REVISION NOTES	BY

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION SITECAST, LLC No. C04442 No. C0263

THE MARSHES AT COOPER RIVER

TRC SUBMITTAL DATE: 10.13.14
MIDDLE STREET PARTNERS, LLC
CITY OF CHARLESTON, SC

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 2698 STEPHEN D. POWELL

DRAWN BY: JAC/CDO
CHECKED BY: JAC/CDO

PROJECT: 7120.00
DATE: 10.13.14

SITECAST ENGINEERING PLANNING CONSULTING
1250 Fairmont Avenue
Tel (843) 224-4264
Mt. Pleasant, SC 29464
www.sitecastllc.com

MASTER PLAN & PHASE PLAN

APPENDIX 5.2

COPYRIGHT © SITECAST, L.L.C.

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

COPYRIGHT © SITECAST, LLC

NO.	DATE	REVISION NOTES	BY

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
SITECAST, LLC
No. C04442
No. C0263

THE MARSHES AT COOPER RIVER

TRC SUBMITTAL DATE: 10.13.14

MIDDLE STREET PARTNERS, LLC

CITY OF CHARLESTON, SC

SOUTH CAROLINA PROFESSIONAL ENGINEER
NO. 26983
JEFFREY D. DOWD

DRAWN BY: JAC/CDD
CHECKED BY: JAC/CDD

PROJECT: 7120.00
DATE: 10.13.14

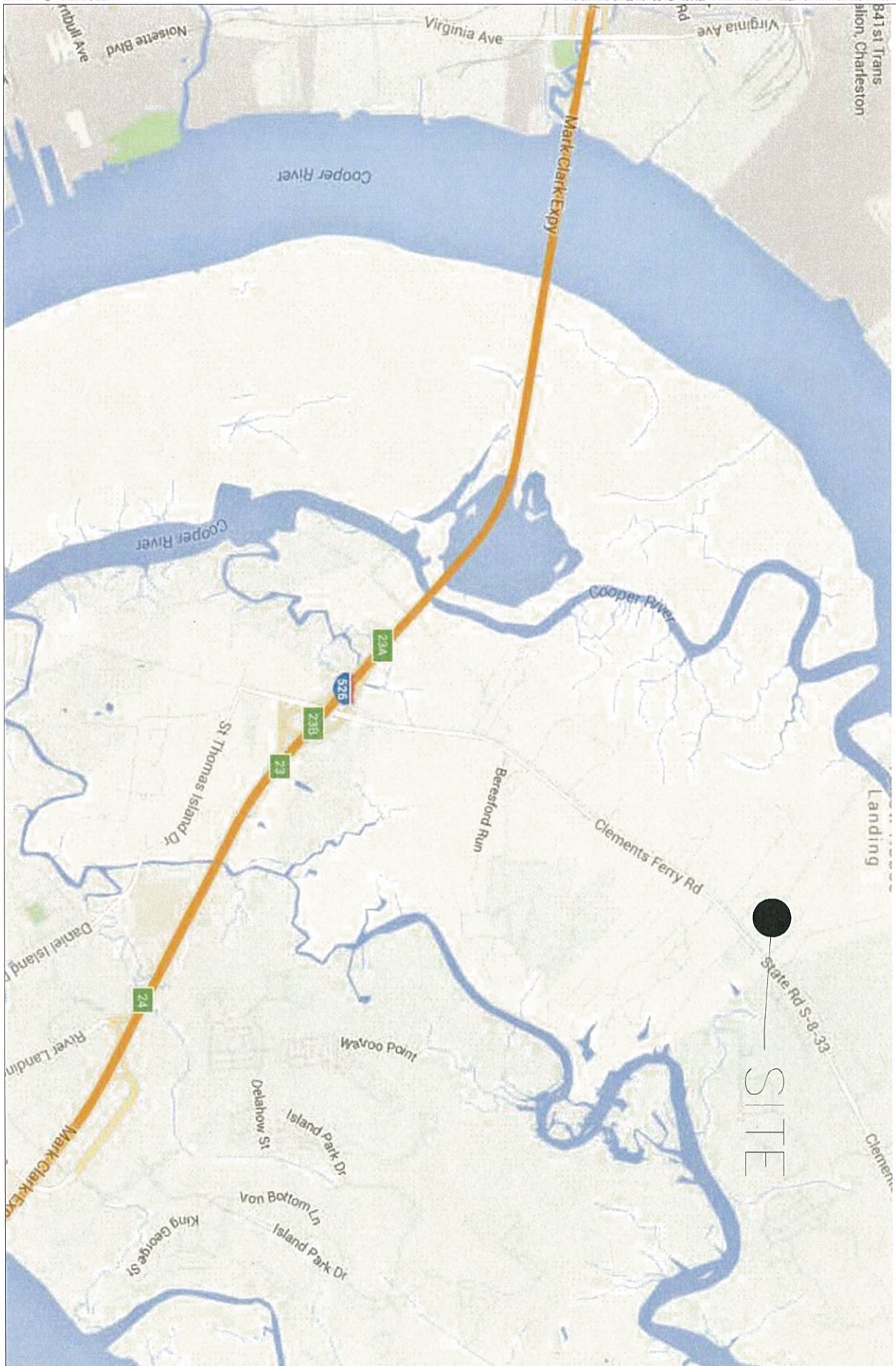
SITECAST ENGINEERING PLANNING CONSULTING
1256 Fremont Avenue
Mt. Pleasant, SC 29464
Tel (843) 224-4284
www.sitecastsc.com

TRAIL & OPEN SPACE PLAN

APPENDIX 5.3

COPYRIGHT © SITECAST, L.L.C.

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



APPENDIX 5.4

LOCATION MAP

SITECAST
ENGINEERING PLANNING CONSULTING
1250 Fairmont Avenue
Mt. Pleasant, SC 29464
Tel (843) 224-4264
www.sitecastsc.com

PROJECT: 7120.00
DATE: 10.13.14

DRAWN BY: JAC/CDD
CHECKED BY: JAC/CDD

THE MARSHES AT COOPER RIVER
TRC SUBMITTAL DATE: 10.13.14
MIDDLE STREET PARTNERS, LLC
CITY OF CHARLESTON, SC

NO.	DATE	REVISION NOTES	BY

COPYRIGHT © SITECAST, L.L.C.

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

APPENDIX 5.5

AERIAL PHOTOGRAPH

SITECAST
ENGINEERING PLANNING CONSULTING
1250 Fairmont Avenue
Mt. Pleasant, SC 29464
Tel (843) 224-4264
www.sitecastsc.com

PROJECT: 7120.00
DATE: 10.13.14

DRAWN BY: JAC/DDD
CHECKED BY: JAC/DDD

THE MARSHES AT COOPER RIVER

TRC SUBMITTAL DATE: 10.13.14

MIDDLE STREET PARTNERS, LLC

CITY OF CHARLESTON, SC

NO.	DATE	REVISION NOTES	BY

J1.)

Ratification
Number_____

AN ORDINANCE

AN ORDINANCE TO AMEND THE BUSINESS LICENSE ORDINANCE FOR THE CITY OF CHARLESTON TO DECREASE THE CLASS RATE FROM $1.55 PER THOUSAND TO $1.10 PER THOUSAND FOR NAICS CODE NUMBERS 4411 AND 4412.

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

Section 1. Section 25 of the Business License Ordinance of the City of Charleston is hereby amended by deleting the struck through text and adding thereto the following underlined words, which shall read as follows:

"4412 – Other motor vehicles.....0 - $2,000.00 .....$32.00
Over $2,000.00.....$1.10~~.55~~ per Thousand
4411 – Automobile Dealers..... 0 - $2,000.00 .....$32.00
Over $2,000.00.....$1.10~~55~~ per Thousand"

Section 2. This Ordinance shall become upon ratification.

Ratified in City Council this ____ day of _____, in the Year of Our Lord, 2016, and in the 240th Year of the Independence of the United States of America.

BY: _____
John Tecklenburg
Mayor, City of Charleston

ATTEST: BY: _____
Vanessa Turner Maybank
Clerk of Council

J2 (i)

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

KNOW ALL MEN BY THESE PRESENTS, that The Daniel Island Company, Inc. ("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 the 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 in Parcel J-2, Daniel Island as shown and designated on a plat entitled "Final Subdivision Plat of Parcel J-2 (29.31 Ac.) to Create a New Variable Width Public Right-of-Way (1.71 Ac.) & New Pump Station (0.06 Ac.), City of Charleston, Berkeley County, South Carolina, prepared for Daniel Island Company, Inc."

prepared by Phillip P. Gerard, dated Sept. 4, 2015, revised _____, and recorded in Plat Book _____ at Page _____ in the RMC Office for Berkeley 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. Said Street is known as Robert Daniel Drive (Variable width public R/W)

This being a portion of the property conveyed to Grantor herein by deed of the Daniel Island Residential Investments LLC dated November 8, 1998 and recorded November 9, 1998 in Book 1478 at Page 16 in the RMC Office for Berkeley 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

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 we do hereby bind ourselves and our 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 us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 24th day of November, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Maggie Hackett
Witness Number One

Maggie Hackett
Printed Name

Carol H Rashley
Witness Number Two

Carole L. Rashley
Printed Name

Grantor

The Daniel Island Company, Inc.

By: _____
Matthew R. Sloan, President
Printed Name

****

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw the within named The Daniel Island Company, Inc., by its duly authorized officer Matthew R. Sloan, its President sign, seal and as its act and deed, deliver the within written Deed, and that (s)he with the other witness witnessed the execution thereof.

Maggie Hackett

SWORN to before me this 24th day of November, 2015

Maggie R. Dusbiber
NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: 10/16/24

MAGGIE R. DUSBIBER
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES
10/16/2024

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY) 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 The Daniel Island Company, Inc.
to City of Charleston on _____, 2015.

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): Transfer to municipality (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 the 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 -0-.

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

Matthew R. Sloan, its President
Print or Type Name Here

Sworn this 24th day of November 2015
Notary Public for South Carolina
My Commission Expires: October 16th 2024

MAGGIE R. DUSBIBER
MY COMMISSION
EXPIRES
10/16/2024
NOTARY PUBLIC
SOUTH CAROLINA

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
BERKELEY	)	**EASEMENT**
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 Daniel Pointe Retirement Community LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining a storm water drainage ditch and appurtenances ("Storm Water System") across a portion of Parcel J-2C designated by Berkeley County tax map number 275-00-00-263 and to accomplish this objective, the City must obtain an easement from the Owner permitting the maintenance of the Storm Water System through a portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it an exclusive easement 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 a **NEW EXCLUSIVE** 16 **– FOOT WIDE PERMANENT STORM DRAINAGE EASEMENT,** more fully shown on a plat entitled

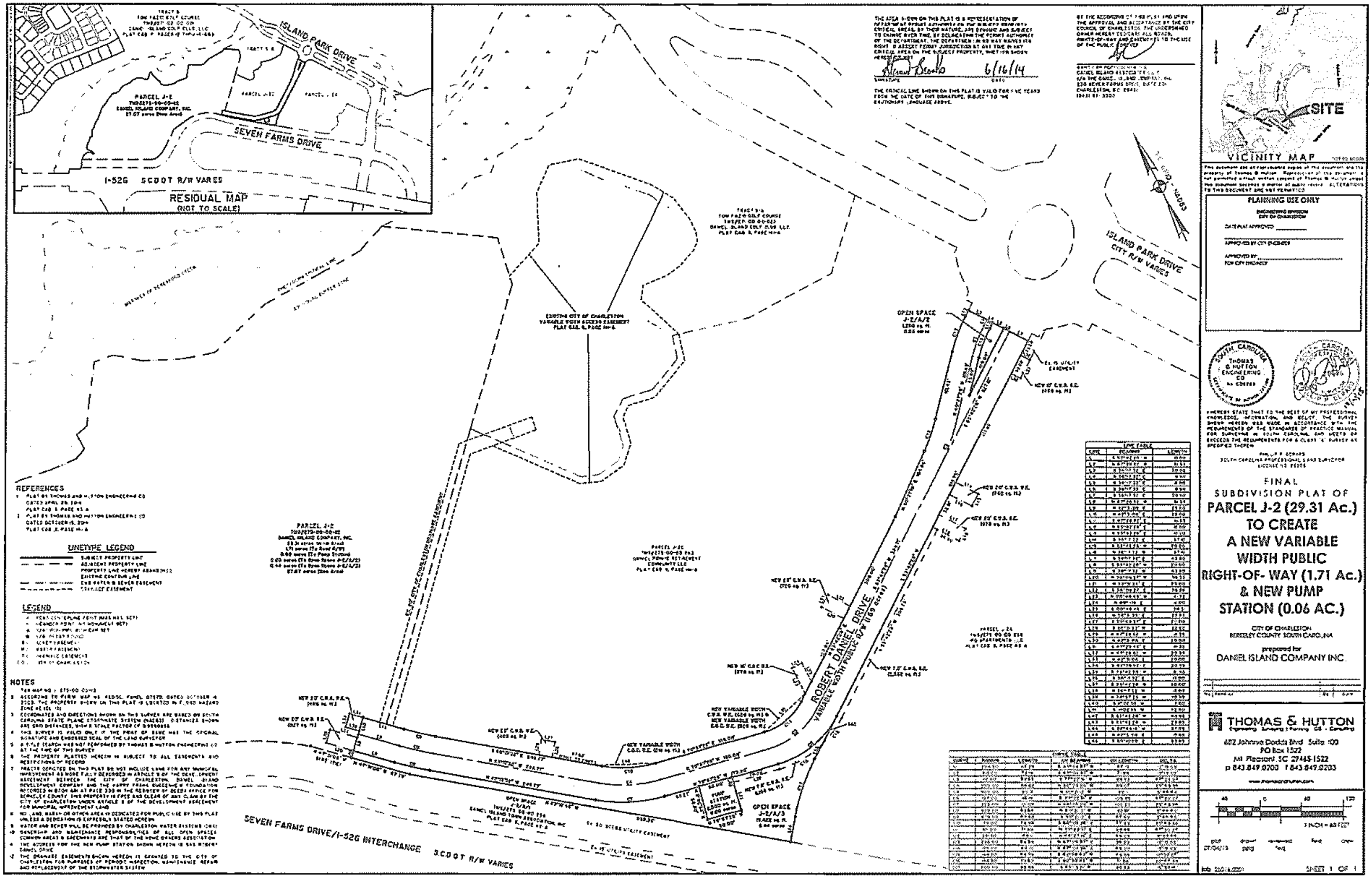
" Final Subdivision Plat of Parcel J-2 (29.31 Ac.) To Create a New Variable Width Public Right-of-Way (1.71 Ac.) & New Pump Station (0.06 Ac.), City of Charleston, Berkeley County, South Carolina Prepare for Daniel Island Company, Inc.

",

prepared by Thomas & Hutton Engineering, dated September 4, 2015, executed by Philip P. Gerard, on December 14, 2015, and recorded in Plat Book _____ at page _____ in the R.M.C. Office for Berkeley County, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

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

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive 16 -Foot Wide Permanent Stormwater Drainage Easement for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. This Exclusive 16 -Foot Wide Permanent Stormwater Drainage Easement shall be commercial in nature and shall run with the land.



RESIDUAL MAP
(NOT TO SCALE)
ISLAND PARK DRIVE
SEVEN FARMS DRIVE
I-526 SCDOT R/W VARES
PARCEL J-2
ROBERT DANIEL DRIVE
VARIABLE WIDTH PUBLIC R/W (1.69 Acres)
ISLAND PARK DRIVE
CITY R/W VARIES
SEVEN FARMS DRIVE/I-526 INTERCHANGE SCDOT R/W VARIES
OPEN SPACE
PUMP STATION
REFERENCES
LINETYPE LEGEND
LEGEND
NOTES
VICINITY MAP
SITE
PLANNING USE ONLY
6/16/14
FINAL
SUBDIVISION PLAT OF
PARCEL J-2 (29.31 Ac.)
TO CREATE
A NEW VARIABLE
WIDTH PUBLIC
RIGHT-OF- WAY (1.71 Ac.)
& NEW PUMP
STATION (0.06 AC.)
CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA
prepared for
DANIEL ISLAND COMPANY INC.
THOMAS & HUTTON
652 Johnnie Dodds Blvd Suite 100
PO Box 1522
Mt Pleasant, SC 29465-1522
p 843.849.0200 f 843.849.0203
SHEET 1 OF 1

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
BERKELEY	)	**EASEMENT**
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 Daniel Pointe Retirement Community LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining a storm water drainage ditch and appurtenances ("Storm Water System") across a portion of Parcel J-2C designated by Berkeley County tax map number 275-00-00-263 and to accomplish this objective, the City must obtain an easement from the Owner permitting the maintenance of the Storm Water System through a portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it an exclusive easement 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 a **NEW EXCLUSIVE** 16 **– FOOT WIDE PERMANENT STORM DRAINAGE EASEMENT,** more fully shown on a plat entitled

" Final Subdivision Plat of Parcel J-2 (29.31 Ac.) To Create a New Variable Width Public Right-of-Way (1.71 Ac.) & New Pump Station (0.06 Ac.), City of Charleston, Berkeley County, South Carolina Prepare for Daniel Island Company, Inc.

",

prepared by Thomas & Hutton Engineering, dated September 4, 2015, executed by Philip P. Gerard, on December 14, 2015, and recorded in Plat Book _____ at page _____ in the R.M.C. Office for Berkeley County, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

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

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive 16 -Foot Wide Permanent Stormwater Drainage Easement for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. This Exclusive 16 -Foot Wide Permanent Stormwater Drainage Easement shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of the Exclusive 16 -Foot Wide Permanent Stormwater Drainage Easement during the conduct of its allowable activities as described above.

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

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

OWNER

Witness #1

Witness #2

Name: Daniel Pointe Retirement Community LLC
By:
Name & Title:
Date: November 17, 2015

WITNESSES:

Witness #1

Witness #2

CITY OF CHARLESTON

By: Laura S. Cabiness
Its: Director of Public Service
Date:

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named ~~JAKE McCLADE~~ BRECK COLLINGSWORTH sign, on behalf of, Daniel Pointe Retirement Community LLC, the within Exclusive Permanent Stormwater Drainage Easement, and seal said Exclusive Permanent Stormwater Drainage Easement, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Bob Lum
Signature of Witness

SWORN to before me this
17th day of November, 2015.

Matthew M. Maude
Notary Public for ~~South Carolina~~ NEBRASKA
My Commission Expires: 9/29/18

General Notary - State of Nebraska
MATTHEW M. MAUDE
My Comm. Exp. Sept. 29, 2018

STATE OF SOUTH CAROLINA)
) **PROBATE**
COUNTY OF CHARLESTON)

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____ sign, on behalf of, City of Charleston, the within Exclusive Permanent Stormwater Drainage Easement, and seal said Exclusive Permanent Stormwater Drainage Easement, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

_____
Signature of Witness

SWORN to before me this
_____ day of _____, 20_____.

_____
Notary Public for South Carolina
My Commission Expires: _____

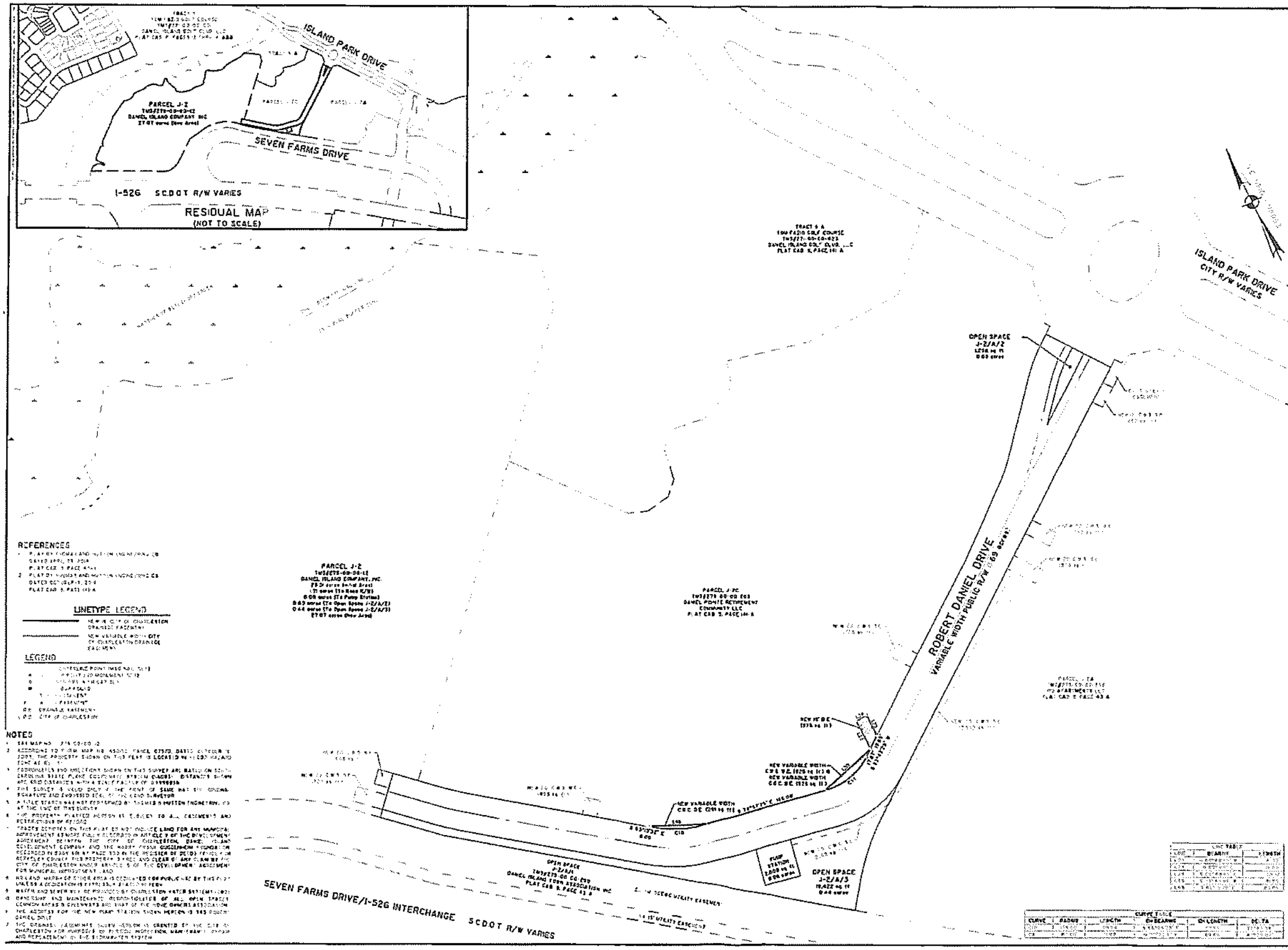


EXHIBIT "A" SHOWING

PARCEL J-2 (29.31 Ac.) TO CREATE A NEW VARIABLE WIDTH PUBLIC RIGHT-OF- WAY (1.71 Ac.) & NEW PUMP STATION (0.06 AC.)

CITY OF CHARLESTON
BERKELEY COUNTY SOUTH CAROLINA

prepared for
DANIEL ISLAND COMPANY INC.

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

SHEET 1 OF 1

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

This Agreement is made and entered into this _____ day of _____ 20 16 , 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 Daniel Pointe Retirement Community, 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 Parcel J2-C designated by Berkeley County tax map number 275-00-00-263 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 2 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 2 **NEW EXCLUSIVE** vari-**FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENTS,** more fully shown on a plat entitled

" Final Subdivision Plat of Parcel J-2 (29.31 Ac.) to Create a New Variable Width Public Right-of-Way (1.71 Ac.) & New Pump Station ((0.06 Ac.), City of Charleston, Berkeley County, South Carolina, Prepared for Daniel Island Company, Inc.

"

prepared by Thomas & Hutton dated September 5, 2015 , executed by Philip P. Gerard on December 14, 2015 , and recorded in Plat Book _____ at page _____ in the RMC Office for Berkeley , 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 variable-Foot Wide Permanent Stormwater Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. These

Exclusive variable-Foot Wide Permanent Stormwater 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 Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive variable -Foot Wide Permanent Stormwater 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 us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director
Date:_____

WITNESSES

Robert Lewis
Witness #1

Sara Miller
Witness #2

OWNER
Daniel Pointe Retirement Community, LLC

BY: Breck C Cll
Name: Breck C. Collingsworth

Date: 1-15-16

NEBRASKA
STATE OF ~~SOUTH CAROLINA~~)
LANCASTER)
COUNTY OF ~~CHARLESTON~~)

PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Brock C. Collingsworth sign, on behalf of Daniel Island Retirement Community, LLC the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this
15th day of January, 2016.

General Notary - State of Nebraska
LORI E. ODEN-MUTH
My Comm. Exp. Jan. 5, 2020

Notary Public for ~~South Carolina~~ NEBRASKA
My Commission Expires: 1/5/20

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

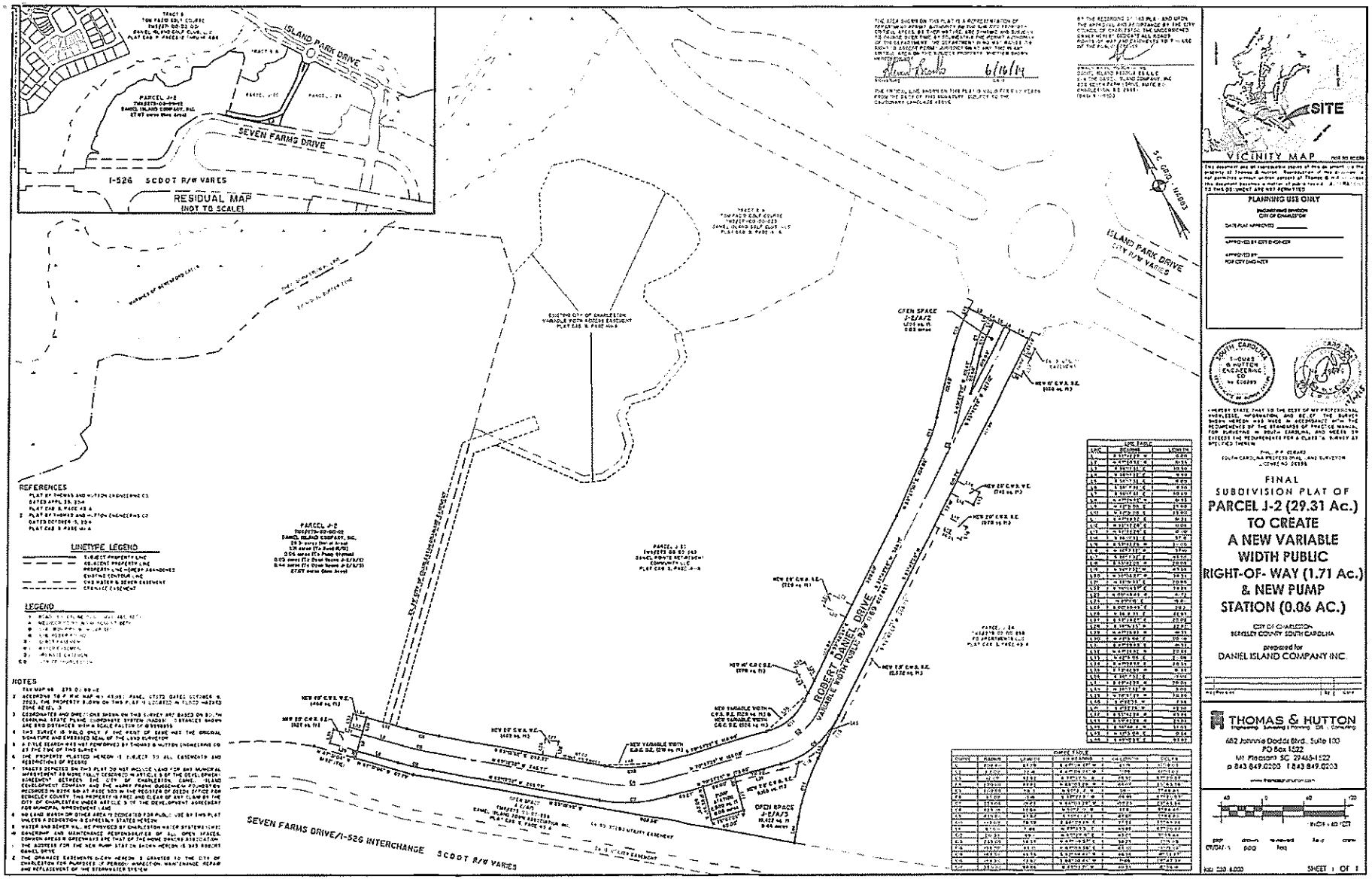
PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____ sign, on behalf of the City of Charleston the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

_____
Signature of Witness

SWORN to before me this
_____ day of _____, 20___.

_____
Notary Public for South Carolina
My Commission Expires: _____


ISLAND PARK DRIVE
SEVEN FARMS DRIVE
I-526 SCDOT R/W VARIES
RESIDUAL MAP
(NOT TO SCALE)
SITE
VICINITY MAP
PLANNING USE ONLY
ROBERT DANIEL DRIVE
VARIABLE WIDTH PUBLIC R/W
SEVEN FARMS DRIVE/I-526 INTERCHANGE SCDOT R/W VARIES
REFERENCES
LINETYPE LEGEND
LEGEND
NOTES
FINAL
SUBDIVISION PLAT OF
PARCEL J-2 (29.31 Ac.)
TO CREATE
A NEW VARIABLE
WIDTH PUBLIC
RIGHT-OF- WAY (1.71 Ac.)
& NEW PUMP
STATION (0.06 AC.)
CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA
prepared for
DANIEL ISLAND COMPANY INC.
THOMAS & HUTTON
Engineering Surveying GIS Consulting
652 Johnnie Dodds Blvd., Suite 100
PO Box 1522
Mt. Pleasant, SC 29465-1522
p 843.849.0200 f 843.849.0033
SHEET 1 OF 1

(7.)

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING ARTICLE 9 THEREOF BY REPLACING THE CURRENT PART 6 THEREOF WITH A NEW PART 6 TO PROVIDE FOR A TEMPORARY MORATORIUM UNTIL NO LATER THAN DECEMBER 31, 2016 ON THE PROCESSING OF ZONING AND DEVELOPMENT APPLICATIONS FOR ACCOMMODATIONS USES LOCATED ON THE PENINSULA SOUTH OF MOUNT PLEASANT STREET.

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

Section 1. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by amending to Article 9 by replacing the current Part 6 thereof and replacing the same with a new Part 6 to provide for a temporary moratorium until no later than December 31, 2016 on the processing of zoning and development applications for accommodations uses located on the Peninsula south of Mount Pleasant Street, which new Part 6 shall read as follows:

"Part 6: Temporary Moratorium

Sec. 54-970 Findings.
City Council makes the following findings of fact:

Over the course of many years, City Council has worked tirelessly to grow the tourism economy of the City, particularly on the historic Peninsula, by commissioning and implementing studies and making significant investments in infrastructure improvements such as undergrounding utility lines, repaving rights-of-way, installing or restoring curbs and sidewalks, planting trees and installing drainage facilities, all to make the Peninsula an attractive place to live, visit, conduct business and recreate.

These efforts of Council have produced tremendously positive results. Today the Peninsula, especially south of Mount Pleasant Street, is vibrant. King Street is nationally acclaimed and is ranked as one of the top ten shopping districts in America. Charleston was recently voted the number one tourist destination in the world by Condé Nast, and continues to rank in the top ten as one of the most desirable cities in the country to visit. A major draw of the Peninsula is the variety of experiences it offers. Retailers, from local antique, jewelry and apparel stores to those of national acclaim, restaurants, hotels, bars, parks, civic uses and the historic, viable neighborhoods make Peninsula Charleston unique, and are directly related to its success.

City Council is mindful that, to preserve this level of interest and success on the Peninsula, it is vital that a balance in the types of uses be maintained, both between residential, office, and commercial, and among commercial uses themselves. It is critical for the Peninsula to remain a desirable destination for residents and visitors, and a desirable place for long term business investment. A predominance of one type of use on the Peninsula will discourage the diversity of experience that has made it successful.

Along with the success on the Peninsula has come the pressure to accommodate more and more visitors. The establishment of hotels and other accommodations uses has been on the steady rise since 2005. There are now 4,826 hotel rooms on the Peninsula, either on-line or under construction. As of February 2, 2016, eleven more hotels have received a special exception from the Board of Zoning Appeals –Zoning that will add an additional 763 rooms to the hotel room inventory on the Peninsula. And there exists the potential for approximately 700 or more rooms that have been assigned a room count by the most recent review of the Accommodations Ordinance undertaken by City Council in 2013. While it is important to be accommodating and welcoming to visitors, it is as important that the Peninsula maintain its identity as the central business district and civic center of the region. A continued proliferation of accommodations uses on the Peninsula will result in less space and opportunity for other types of uses to locate on the Peninsula, posing a threat to the ambiance and character of the Peninsula as a place, not just of visit, but to work, live, recreate and invest. It is in public interest and general welfare that the issue of where, and under what circumstances, places of accommodation would be most beneficial to the goal of City Council to maintain the vibrancy and diversity of the Peninsula be studied and evaluated.

City Council deems it necessary and proper, in order to sustain the peace, good order and success of the Peninsula as a desirable place to live, work, recreate, invest and visit, and in furtherance of the powers of home rule devolved upon it by S. C. Code Ann. §5-7- 10 *et seq* and the land use, planning and zoning authority devolved upon it by S. C .Code Ann. § 6-29-310 *et seq* (South Carolina Local Government Comprehensive Planning Act) to enact

a temporary moratorium, until no later than December 31, 2016, on the processing of zoning and development applications for accommodations uses on the Peninsula, south of Mount Pleasant Street.

Sec. 54-971. Temporary Moratorium.

A temporary moratorium is hereby imposed on the processing of zoning and development applications for accommodations uses located on the Peninsula, south of Mount Pleasant Street. It is the express intent of City Council that the Study and Report contemplated by Sec. 54-972 be undertaken and finalized as soon as reasonably possible. This temporary moratorium shall expire upon such Study and Report being presented to City Council for action or until December 31, 2016, whichever first occurs.

Sec. 54-972. Purpose, Study and Report.

The purpose of the temporary moratorium is to allow the Department of Planning, Preservation and Sustainability, in consultation with other City departments and business, accommodation, and community stakeholders, sufficient time to study the areas subject to the moratorium to assess the impact of existing and potential accommodations uses on the Peninsula as it relates to maintaining a balance of uses on the Peninsula and to maintaining the ambiance and character of the Peninsula as a diverse, attractive place to live, work, recreate, visit and invest, and to formulate recommendations for consideration by City Council as to where, and under what circumstances, accommodations uses should be permitted on the Peninsula, south of Mount Pleasant Street. It is the express intent and directive of City Council that the Study be undertaken and a Report with recommendations for Council consideration be finalized as soon as reasonably possible.
During the temporary moratorium, the Department of Planning, Preservation and Sustainability shall update City Council on the status of the Study every six to eight weeks.

Sec. 54-972. Exemptions.

The temporary moratorium shall not apply to properties in the Accommodations Overlay zone that have received a visitor accommodation special exception from the Board of Zoning Appeals – Zoning as of February 23, 2016.

Sec. 54-973. Expiration.

The provisions of this Part 6 shall expire upon the Study and Report contemplated by Sec. 54- 972 being presented to City Council for action or on December 31, 2016, whichever shall first occur."

Section 2. This Ordinance shall become effective upon ratification.

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

_____
John J. Tecklenburg., Mayor

ATTEST: _____
Clerk of Council