

City Hall  
80 Broad Street  
December 17, 2019  
5:00 p.m.

## CITY COUNCIL

- A. Roll Call
- B. Invocation – Councilwoman Jackson
- C. Pledge of Allegiance
- D. Presentations and Recognitions
- E. Public Hearings

*(City Council may give second reading, order to third reading, give third reading, and order engrossed for ratification any bill listed on the agenda as a second reading.)*

1. An ordinance to amend the Zoning ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 52 Kennedy Street (Peninsula) (0.08 acre) (TMS #460-07-04-106) (Council District 3), be rezoned from Height District 2.5 (2.5) classification to Height District 3 (3.0) classification. The property is owned by Martay, LLC.
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 80 Alexander Street (Peninsula) (0.17 acre) (TMS #459-13-04-045) (Council District 4), be rezoned from General Business (GB) classification to Diverse Residential (DR-2F) classification. The property is owned by 1776 Development, LLC.
3. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-263, and the Daniel Island Master Plan Zoning Text, to add provisions that allow communications towers and indoor athletic facilities and to revise the impervious surface lot coverage percentage for the Daniel Island Business Park District.
4. An ordinance to amend Part 15 (Mixed Use 1 - Workforce Housing District Mixed Use 2 - Workforce Housing District) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance), to implement the Federal Opportunity Zone Program, by creating certain incentives to encourage the development of workforce housing units within designated qualified Opportunity Zones. **(AS AMENDED)**  
**(SECOND READING)**
5. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add to Sec. 54-299.4.b of the Zoning Ordinance a requirement for the installation of a twelve foot (12') wide multi-use path along the frontage of parcels within the Folly Road, FR, Overlay Zone; to authorize the Zoning Administrator to reduce the minimum required buffer plantings adjacent to a right-of-way and/or reduce the minimum required width of the multi-use path in certain circumstances, with appeal to the Board of Zoning Appeals-Site

Design; and to amend Sec. 54-120 of the Zoning Ordinance to add definitions for the terms "bikeway" and "multi-use path." **(AS AMENDED) (SECOND READING)**

6. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to clarify the types of dwellings defined in Sec. 54-120 by including definitions for "Single-Family Detached Dwelling" and "Single-Family Attached Dwelling."
7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 320 Woodland Shores Road (James Island) (1.0 acre) (TMS #343-11-00-117) (Council District 11), annexed into the City of Charleston November 12, 2019 (#2019-112), be zoned Single-Family Residential (SR-1) classification. The property is owned by Cecil K. and Janice M. Cargile.
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 property located on Brickyard Road (Johns island) (2.0 acre) (TMS #311-00-00-090) (Council District 5), annexed into the City of Charleston November 12, 2019 (#2019-113), be zoned Rural Residential (RR-1) classification. The property is owned by Worldwide Investments, LLC.

**F. Act on Public Hearing Matters**

**G. Approval of City Council Minutes:**

1. November 12, 2019
2. November 26, 2019

**H. Citizens Participation Period**

**I. Petitions and Communications:**

**J. Council Communications:**

- a. Request Corporation Counsel to research and prepare for City Council adoption of amendments to the City's current Small Cell Ordinance Design Guidelines restricting the placement of small cell structures at certain locations for public health purposes. *(Requested by Councilwoman Carol Jackson)*

**K. Council Committee Reports:**

**1. Committee on Public Works and Utilities: (Meeting was held Monday, December 16, 2019 at 4:00 p.m.)**

**a. Acceptances and Dedications:**

- (i) Dedication and Acceptance of Stonoview, Phase 4.1 – Sturgeon Street (50' R/W, 860 LF), a portion of McFadden Way (50' R/W, 1084 LF), a portion of Lieutenant Dozier Drive (50'R/W, 887 LF). There are 54 lots. All infrastructure with the exception of sidewalks has been completed. The sidewalks have been bonded.

- (ii) Dedication and Acceptance of River Glen- Donerail Lane (50' R/W, 541 LF), Cavalcade Circle (50' R/W, 2788 LF), Glasson Street (R/W Varies, 240 LF), Cannonade Road (50' R/W, 240 LF). There are 70 lots. All infrastructure with the exception of sidewalks has been completed. The sidewalks have been bonded.
- (iii) Dedication and Acceptance of Reveille on the Ashley-(Reveille Court (R/W Varies, 245 LF). There are 4 lots. All infrastructure with the exception of the final course of asphalt has been completed. The final course of asphalt has been bonded.
- (iv) Dedication and Acceptance of Daniel Island, Parcel FF, Phase 2- Wayfaring Point (50' R/W, 1053 LF), a portion of Captain Goddard Road (50' R/W, 1000 LF), a portion of Captains Island Drive (50'R/W, 946 LF), a portion of Old Compass Road (50' R/W, 372 LF), a portion of Old Compass Road (50' R/W, 880 LF). There are 26 lots. All infrastructure has been completed.
- (v) Approval to notify SCDOT that the City intends to accept maintenance responsibility for 126 LF of granite curb and concrete sidewalk to be constructed on St. Phillips Street(S-106) at 86/82 Sheppard Street in conjunction with the new parking lot at that location.
- (vi) Approval to notify SCDOT that the City intends to accept maintenance responsibility for to be constructed at 31& 32 Laurens Street in conjunction with the project there

**b. Stormwater Management Department Update (waiting for additional updates from Stormwater Management):**

- (i) Stormwater Design Standard Manual Update – Stakeholder Taskforce Update
- (ii) Fill Ordinance – Stakeholder Taskforce Update
- (iii) Castlewood/Savage Area Drainage Discussion

**2. Committee on Recreation: (Meeting was held on Tuesday, December 17, 2019 at 2:30 p.m.)**

- (i) Approval of a Construction Contract with NMP Golf Construction in the amount of \$2,038,535.68 for the renovation of the Municipal Golf Course ***(To be sent under separate cover by the Parks Department)***
- (ii) Memorandum of Understanding between the City and Charleston County related to Municipal Golf Course Improvements
- (iii) Additional Items for Discussion as requested:
  - Update: 1099 Meeting Street, the Reverend Alma Dungee Community Center;
  - Update: Renovations at the Municipal Golf Course;
  - Update on the Charleston Battery;
  - City property on Woodland Road;
  - Golf Course Commission and Recreation Commission (citizen advisory boards);
  - Brantley Park;
  - Longborough Exchange Agreement;
  - Stoney Field;
  - WPAL;
  - Status of the ongoing Cultural Planning Process;

- Status of Cannon Street Arts Center (134 Cannon);
- Corrine Jones Community Garden proposal;
- Fallen Oak Park;
- Ferguson Village;
- Wellness and Aquatics Center Complex;
- Mrs. Tee

### 3. Committee on Ways and Means:

(Bids and Purchases)

(Parks-Capital Projects: Approval of Stoney Field Concrete Repairs Change Order #1 with Volunteer Restoration, Inc. in the amount of \$11,300 for the removal of damaged existing metal bleacher brackets. Approval of Change Order #1 also approves an additional 7 calendar days to the contract time. Approval of Change Order #1 will increase the Construction Contract by \$11,300 (from \$229,712 to \$241,012). Funding sources for the project are: 2005 GO Bond (\$399,048), 2018 GO Bond (\$2,600,000), 2017 Hospitality Funds (\$1,250,000), and Capital Contributions (\$19,432.50).

(Parks-Capital Project: Approval of Shiloh Church Demolition and Land Restoration Construction Contract with IPW Construction Group, LLC, in the amount of \$49,460 to perform demolition and land restoration work at the Shiloh Church location. Approval of this Construction Contract will obligate \$49,460 of the \$500,000 project budget. Funding sources for this project are 2018 General Fund Reserves (\$500,000).

(Parks-Capital Projects: Approval of a Construction Contract with NMP Golf Construction in the amount of \$2,038,535.68 for the renovation of the Municipal Golf Course. With approval of the project budget, Staff is authorized to award and/or amend contracts less than \$40,000, to the extent contingency funds exist in the Council Approved Budget. Approval of the Construction Contract will obligate \$2,038,535.68 of the \$2,438,000 project budget. Funding Sources for this project are: 2018 GO Bond (\$1,500,000), 2019 Hospitality Funds (\$300,000), 2018 General Fund Reserves (\$500,000), 2020 Hospitality Funds (\$138,000)

***(To be sent under separate cover by the Parks Department)***

(Police Department: Approval of changes to CPD's Range Facilities Agreement to provide that outside agencies using CPD's range shall pay a fee for such use.

(Budget Finance and Revenue Collections: Approval of a Resolution adopting financial policies for the City of Charleston ***(To be sent under separate cover by the Legal Department)***

(Legal Department: Request authority for the Mayor to execute the Memorandum of Understanding between the City of Charleston and Charleston Area Convention and Visitors Bureau ("CVB") in the amount of \$45,000 for promotional activities related to the 350 Celebration. CVB will provide promotional activities to attract tourists to the event, including but not limited to development and management of an official event website, multi-media marketing and promotional services through the internet, social media, and print. This will be paid with 2020 Hospitality Funds.

(Stormwater Management: Approval to accept the grant award in the amount of \$413,175 from FEMA through SC Emergency Management Division to demolish two residential structures subject to repetitive flood. A City match in the amount of \$137,725 will come from the drainage fund.

(Executive session in accordance with S.C. Code Section 30-4-70(a)(2) to receive legal advice on pending Gaillard litigation.

(Approval to authorize the Mayor to execute the necessary documents to rescind the portion of Ordinance Number 2006-364 authorizing the Transfer Agreement between the City of Charleston and PASTORS Organization for the transfer of 67 America Street for \$30,000 and authorize the Transfer Agreement conveying 67 America Street to JJR Development, LLC for \$30,000 for the development of four-ten affordable homeownership houses subject to the City's Homeownership Initiative guidelines. (TMS: 459-09-02-132) [Ordinance]

(An ordinance authorizing the Mayor to execute the necessary documents and take related actions pertinent to the consent to the Assignment of the Lease between the City of Charleston and the International African American Museum ("IAAM") for 14 Wharfside Street, City of Charleston, marked as Exhibit A, to the IAAM support organization.

(An ordinance authorizing the Mayor to execute the necessary documents to enter into that certain 10<sup>th</sup> Amendment to the Purchase Agreement and Transfer Fee Declaration, Second Amended Statement of parking provisions in Purchase Agreement for Concord Park Site, First Amendment to Declaration of Transfer Fee Covenants as to tract A2-2, and Construction Option and Lease Agreement between the City of Charleston and RB Charleston, LLC, a Delaware Limited Liability Company for the Concord Park Site, said property being located in the City and County of Charleston, South Carolina; said 10<sup>th</sup> Amendment to the Purchase Agreement and Transfer Fee Declaration attached hereto and incorporated by reference herein, and Second Amended Statement of Parking Provisions in Purchase Agreement for Concord Park Site, First Amendment to Declaration of Transfer Fee Covenants as to Tract A2-2, and Construction Option and Lease Agreement being marked and attached hereto as Exhibits A, B, and C, respectively, and incorporated by reference herein.

(Consider the following annexations:

- 114 Tall Oak Avenue (TMS# 418-13-00-092) 0.24 acre, West Ashley (District 9). The property is owned by Myrtle Graves Rahn Mixson.
- 0 Oakville Plantation Road (TMS#317-00-00-007) 10.47 acres, Johns Island (District 5). The property is owned by Keith W. Lackey. (*DEFERRED*)
- 2495 River Road (TMS#317-00-00-012) 4.75 acres, Johns Island (District 5). The property is owned by Gail Grimball. (*DEFERRED*)
- 2493 Summerland Drive (TMS#317-00-00-075) 9.91 acres, Johns Island (District 5). The property is owned by Gary S. Worth. (*DEFERRED*)
- 0 Summerland Drive (TMS# 317-00-00-076) 8.70 acres, Johns Island (District 5). The property is owned by Gary S. Worth. (*DEFERRED*)

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

Resolution adopting financial policies for the City of Charleston

An ordinance authorizing the Mayor to execute on behalf of the City of Charleston ("City") all necessary documents to amend or rescind a portion of that certain Transfer Agreement between the City of Charleston and Pastors, a South Carolina non-profit corporation, adopted by Ordinance no. 2006-364, as such portion relates to certain property located at 67 America Street and currently designated as Charleston County TMS No. 459-09-02-132, as more particularly described herein (the "property"), and to execute a Transfer Agreement and other necessary documents to convey the property to JJR Development, LLC, for \$30,000 for the development of between four and ten affordable housing units, subject to the City's Homeownership Initiative Guidelines.

An ordinance authorizing the Mayor to execute the necessary documents and take related actions pertinent to the consent to the Assignment of the Lease between the City of Charleston and the International African American Museum ("IAAM") for 14 Wharfside Street, City of Charleston, marked as Exhibit A, to the IAAM support organization.

An ordinance authorizing the Mayor to execute the necessary documents to enter into that certain 10<sup>th</sup> Amendment to the Purchase Agreement and Transfer Fee Declaration, Second Amended Statement of parking provisions in Purchase Agreement for Concord Park Site, First Amendment to Declaration of Transfer Fee Covenants as to tract A2-2, and Construction Option and Lease Agreement between the City of Charleston and RB Charleston, LLC, a Delaware Limited Liability Company for the Concord Park Site, said property being located in the City and County of Charleston, South Carolina; said 10<sup>th</sup> Amendment to the Purchase Agreement and Transfer Fee Declaration attached hereto and incorporated by reference herein, and Second Amended Statement of Parking Provisions in Purchase Agreement for Concord Park Site, First Amendment to Declaration of Transfer Fee Covenants as to Tract A2-2, and Construction Option and Lease Agreement being marked and attached hereto as Exhibits A, B, and C, respectively, and incorporated by reference herein.

An ordinance to provide for the annexation of property known as 114 Tall Oak Avenue (0.24 acre) (TMS# 418-13-00-092), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Myrtle Graves Rahn Mixson.

**L. Bills up for Third Reading:**

1. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to eliminate the requirement in Section 54-943(c) thereof for a three-fourths vote of all members of the City Council to adopt a proposed amendment, supplement, or change to the Zoning Ordinance or Zoning Map when the Planning Commission disapproves such amendment, supplement, or change or when a protest is presented. (Requested by Councilmember Perry K. Waring)(DEFERRED UNTIL DECEMBER 19, 2019)*
2. *An ordinance amending Chapter 27 of **the Code of the City of Charleston**, by amending Flood Hazard Prevention and Control Requirements in Section 27-117 to increase the Freeboard Requirement from one foot to two feet, effective August 1, 2019 **(AS AMENDED)**(DEFERRED)*

**M. Bills up for Second Reading:**

***(City Council may give second reading, order to third reading, give third reading, and order engrossed for ratification any bill listed on the agenda as a second reading.)***

1. *An ordinance providing for the distribution of funds for fiscal year 2020 generated by the Municipal Accommodations Fee as required by Ordinance No. 1996-18.*
2. *An ordinance providing for the distribution of funds for fiscal year 2020 generated by the Municipal Accommodations Fee as required by Ordinance No. 1996-56.*

3. An ordinance to make appropriations to meet the liabilities of the City of Charleston for the fiscal year ending December 31, 2020.
4. An ordinance to raise funds for the fiscal year ending December 31, 2020 and to meet the appropriation of \$237,951,128 authorized by Ordinance 2019-\_\_\_\_\_ ratified the 17th day of December, 2019.
5. An ordinance to amend Chapter 2, Section 56, to expand the responsibilities of the Public Safety Committee to include review of judicial candidates nominated by the Mayor. **(AS AMENDED)**
6. An ordinance to provide for the annexation of property known as 1623 Woodcrest Avenue (0.24 acre) (TMS# 351-11-00-027), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Kristen and Eric Chappell.
7. An ordinance to provide for the annexation of property known as 1249 Wisteria Road (0.19 acre) (TMS# 351-12-00-111), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Rachel Carson Holling.
8. An ordinance to provide for the annexation of property known as 1701 Woodcrest Avenue (0.25 acre) (TMS# 351-11-00-021), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Gregory R. Thomas.
9. An ordinance to amend Chapter 21, Article II of the Code of the City of Charleston by adding a new Section 21-17 that prohibits certain building construction operations during stated hours. **(AS AMENDED)**
10. An ordinance to amend Chapter 27, Stormwater Management and Flood Control, of the Code of the City of Charleston, to add a new Article IV to provide fill requirements for all new construction, developments, and redevelopments within the City.
11. An ordinance to amend Article 3, Part 2, Sec. 54-306 through 54-306.V, Old City Height Districts, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), for corrections and clarifications. (DEFERRED FOR PUBLIC HEARING)
12. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to the Design Review Board in order to establish board member alternates, prioritize placement of affordable/workforce housing projects on agendas, and limit the number of agenda items. (DEFERRED)
13. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 403 Fleming Road (James Island) (0.96) (TMS #343-07-00-067) (Council District 11), to be annexed into the City of Charleston December 3, 2019, be zoned Light Industrial (LI) classification. The property is owned by 403 Fleming, LLC. (DEFERRED FOR PUBLIC HEARING)
14. An ordinance to amend Chapter 29, Article V1, Sec. 29-240 of the Code of the City of Charleston pertaining to the procedure of accident reporting. (DEFERRED)

15. *An ordinance to provide for the annexation of property known as 3894 Savannah Highway, and 711 & 715 Hughes Road (28.85 acres) (TMS# 287-00-00-139; and 287-00-00-140, 142, 178), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Colson Jean R Saltwater Breeze LLC. (DEFERRED)*
16. *An ordinance to amend Article III (Stormwater Management Utility) of Chapter 27 (Stormwater Management and Flood Control) of the Code of the City of Charleston, South Carolina, by eliminating the "Homestead Exemption" in Sec. 27-140(a), applicable to the payment of Stormwater Utility Fees; by deleting Sec. 27-132(j), (k), and (l), which contain certain findings associated with the adoption of the "Homestead Exemption" with respect to Stormwater Utility Fees; and to provide that the elimination of the "Homestead Exemption" in Sec. 27-140(a) shall not apply until January 1, 2020. (DEFERRED FOR PUBLIC HEARING)*
17. *An ordinance to provide for the annexation of property known as 1415 S Edgewater Drive (0.72 acre) (TMS# 349-13-00-095), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Robert F. Kauffmann.(DEFERRED)*
18. *An ordinance to provide for the annexation of property known as 1389 River Road (10.94 acres) (TMS# 311-00-00-025), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Knapp A Partnership. (DEFERRED)*
19. *An ordinance to provide for the annexation of property known as 1381 River Road (1.28 acres) (TMS# 311-00-00-097), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Knapp A Partnership. (DEFERRED)*

#### **N. Bills up for First Reading**

1. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone to correct a scrivener's error.
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 7 Calhoun Street (Peninsula) (approximately 1.798 acres) (TMS #458-01-02-064 and 458-01-02-067) (Council District 1), be rezoned from Mixed Use (MU-2) classification to Planned Unit Development (Gadsdenboro Park PUD) classification. The property is owned by RB Charleston LLC.
3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 7 Calhoun Street (Peninsula) (approximately 1.798 acres) (TMS #458-01-02-064 and 458-01-02-067) (Council District 1), be rezoned from 30/56V Old City Height District Classification to 6 Story Old City Height District Classification. The property is owned by RB Charleston LLC.
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 1815 Beechwood Road (West Ashley) (0.65 acre) (TMS #354-07-00-101) (Council District 2), be rezoned from Single-Family Residential (SR-6)



classification to Diverse Residential (DR-6) classification. The property is owned by Matt and Angela Chambers. *(DEFERRED)*

5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is part thereof, so that property located on River Road, Summerland Drive, and Oakville Plantation Road (Johns Island) (126.95 acre) (TMS #317-00-00-007, 317-00-00-011, 317-00-00-012, 317-00-00-075, 317-00-00-076, and 317-00-00-089) (Council District 5), be zoned, and existing Light Industrial (LI) classification be rezoned to Planned Unit Development (PUD) classification. The property is owned by Keith W. Lackey, Gail Grimbball, and Gary S. Worth. *(DEFERRED)*
6. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to make rooftop eating and drinking places subject to the approval of a special exception in the GB, UC, MU-2, MU-2/WH, and UP base zoning districts, adopt regulations for rooftop eating and drinking places in the GB, UC, MU-2, MU-2/WH, and UP base zoning districts, and prohibit rooftop eating and drinking places in all other base zoning districts. *(DEFERRED)*
7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that a portion of former Summerville Avenue right-of-way (Peninsula Neck) (approximately 1.4 acres) (Unzoned Right-of-Way) (Council District 4), be zoned General Business (GB) classification. The property is former right-of-way deeded to adjacent property owners. *(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 217 Ashley Avenue (Peninsula) (0.33 acre) (TMS #460-11-04-080) (Council District 6), be rezoned from Diverse Residential (DR-2F) classification to Limited Business (LB) classification. The property is owned by Trust of Robert J. Lowe, Jr. & Trust of Gwendolyn M. Lowe. *(TO BE WITHDRAWN)*

#### **O. Miscellaneous Business:**

1. A Special Meeting of City Council will be held Thursday, December 19, 2019 at 5:00 p.m. at City Hall, 80 Broad Street.
2. The inaugural meeting of City Council will be Monday, January 13, 2020 at 12:00 p.m. at City Hall, 80 Broad Street.
3. The next regular meeting of City Council will be Tuesday, January 14, 2020 at 5:00 p.m. at City Hall, 80 Broad Street.

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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

## PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, December 17, 2019 beginning at 5:00 p.m. at City Hall, 80 Broad Street, on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

### REZONINGS

1. To rezone 52 Kennedy Street (*Westside - Peninsula*) (0.08 acre) (TMS # 460-07-04-106) from Height District 2.5 classification to Height District 3 classification. Base zoning is Diverse Residential (DR-2F).
2. To rezone 80 Alexander Street (*Mazyck-Wraggborough - Peninsula*) (0.17 acre) (TMS # 459-13-04-045) from General Business (GB) classification to Diverse Residential (DR-2F) classification.

### ORDINANCE AMENDMENTS

1. To amend an ordinance providing for an amendment to the Daniel Island Master Plan zoning text.
2. To amend Part 15 (Mixed Use 1 - Workforce Housing District Mixed Use 2 - Workforce Housing District) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance), to implement the federal Opportunity Zone program, by creating certain incentives to encourage the development of workforce housing units within designated qualified opportunity zones.
3. To amend Chapter 54 of the code of the City of Charleston (Zoning Ordinance) to add to Sec. 54-299.4.b of the Zoning Ordinance a requirement for the installation of a twelve foot (12') wide multi-use path along the frontage of parcels within the Folly Road, FR, Overlay Zone; to authorize the Zoning Administrator to reduce the minimum required buffer plantings adjacent to a right-of-way and/or reduce the minimum required width of the multi-use path in certain circumstances, with appeal to the Board of Zoning Appeals-Site Design; and to amend Sec. 54-120 of the Zoning Ordinance to add definitions for the terms "bikeway" and "multi-use path."
4. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to clarify the types of dwellings defined in Sec. 54-120 by including definitions for "single-family detached dwelling" and "single-family attached dwelling."

### ZONINGS

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

1. 320 Woodland Shores Road (*Woodland Shores – James Island*) (1.0 acre) (TMS # 343-11-00-117) Single-Family Residential (SR-1).
2. Brickyard Road (*Johns Island*) (2.0 acre) (TMS# 311-00-00-090) Rural Residential (RR-1).

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 [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

Please insert as a Display Ad in the Post Courier on Sunday, December 1, 2019. Charge account PC103190.

Please insert as a Display Ad in the Charleston Chronicle on Wednesday, December 4, 2019. **Please provide an affidavit of publication for all public hearings.**

**CITY OF CHARLESTON  
PLANNING COMMISSION**

**MEETING OF NOVEMBER 20, 2019**

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, November 20, 2019** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications were considered:

**REZONINGS**

1. **1555 Juniper St (Ardmore/Sherwood Forest – West Ashley) TMS # 3500300185 AND 186 – 0.58 ac.** Request rezoning from Single- and Two-Family Residential (STR) to Diverse Residential (DR-1)

**RECOMMENDED APPROVAL (5-0)**

2. **52 Kennedy St (Westside - Peninsula) TMS # 4600704106 – 0.08 ac.** Request rezoning from Height District 2.5 to Height District 3. Base zoning is Diverse Residential (DR-2F)

**RECOMMENDED APPROVAL (3-2)**

3. **80 Alexander St (Mazyck-Wraggborough - Peninsula) TMS # 4591304045 – 0.17 ac.** Request rezoning from General Business (GB) to Diverse Residential (DR-2F).

**RECOMMENDED APPROVAL (5-0)**

**SUBDIVISION PROPERTY CONVERSION**

1. **0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167 – 0.28 ac.** Request under Section 54-815 of the Zoning Code to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.

**WITHDRAWN BY APPLICANT**

**SUBDIVISIONS**

1. **Pepperbush St (Crossing at Verdier - West Ashley) TMS# 3010000028 – approx. 21.275 ac.** 42 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD) (Verdier Pointe)

**APPROVAL WITH CONDITION THAT APPLICANT MEET MINIMUM STORMWATER AND GIS ADDRESSING REQUIREMENTS (5-0)**

2. **Maybank Highway (Kerr Tract Residential – Johns Island) TMS # 3450000090 – 32.83 ac.** 116 lots. Request for subdivision concept plan approval. Zoned Planned Unit Development (PUD) (Kerr Tract).

**DEFERRED**

3. **Daniel Island - Northern Parcel FF (Daniel Island) TMS # 2720000001 AND 2720501004 – 81.30 ac.** 62 lots. Request approval of subdivision concept plan.

**APPROVAL WITH CONDITION THAT APPLICANT MEET MINIMUM STORMWATER AND GIS ADDRESSING REQUIREMENTS (5-0)**

## ORDINANCE AMENDMENTS

1. Request approval of an ordinance providing for an **amendment to the Daniel Island Master Plan zoning text.**

**RECOMMENDED APPROVAL WITH CONDITION THAT LANGUAGE BE INCLUDED TO RESTRICT COMMUNICATION TOWERS FROM BEING LOCATED IN MARSH AREA (5-0)**

2. Request approval of an ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending applicable sections related to Planning Commission composition to establish commission member alternates and to update other applicable sections related to Planning Commission rules and procedures.**

**DEFERRED**

4. Request approval of an ordinance to amend Part 15 (Mixed Use 1 - Workforce Housing District Mixed Use 2 - Workforce Housing District) of Article 2 (Land Use Regulations) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance), **to implement the federal Opportunity Zone program, by creating certain incentives to encourage the development of workforce housing units within designated qualified opportunity zones.**

**RECOMMENDED APPROVAL WITH CONDITION THAT OPTION FOR PAYING FEE-IN-LIEU BE REMOVED (5-0)**

5. Request approval of an ordinance to amend Chapter 54 of the code of the City of Charleston (Zoning Ordinance) **to add to Sec. 54-299.4.b of the Zoning Ordinance a requirement for the installation of a twelve foot (12') wide multi-use path along the frontage of parcels within the Folly Road, FR, Overlay Zone; to authorize the Zoning Administrator to reduce the minimum required buffer plantings adjacent to a right-of-way and/or reduce the minimum required width of the multi-use path in certain circumstances, with appeal to the Board of Zoning Appeals-Site Design; and to amend Sec. 54-120 of the Zoning Ordinance to add definitions for the terms "bikeway" and "multi-use path."**

**RECOMMENDED APPROVAL WITH CONDITION THAT LANGUAGE SUGGESTED BY STAFF BE INCORPORATED (4-0) (HARRISON ABSTAINED)**

6. Request approval of an ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to clarify the types of dwellings defined in Sec. 54-120 by including definitions for "single-family detached dwelling" and "single-family attached dwelling."**

**RECOMMENDED APPROVAL (5-0)**

## ZONINGS

1. **320 Woodland Shores Rd (Woodland Shores – James Island) TMS # 3431100117 – 1.0 ac.** Request zoning of Single-family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL (5-0)**

2. **Brickyard Rd (Johns Island) TMS# 3110000090 – 2.0 ac.** Request zoning of Rural Residential (RR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL (5-0)**



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 52 KENNEDY STREET (PENINSULA) (0.08 ACRE) (TMS #460-07-04-106) (COUNCIL DISTRICT 3), BE REZONED FROM HEIGHT DISTRICT 2.5 (2.5) CLASSIFICATION TO HEIGHT DISTRICT 3 (3.0) CLASSIFICATION. THE PROPERTY IS OWNED BY MARTAY, LLC.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Height District 2.5 (2.5) classification to Height District 3 (3.0) classification.

Section 2. The property to be rezoned is described as follows:  
52 Kennedy Street (Peninsula) (0.08 acre) (TMS #460-07-04-106)

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





Ratification  
Number \_\_\_\_\_

# A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 80 ALEXANDER STREET (PENINSULA) (0.17 ACRE) (TMS #459-13-04-045) (COUNCIL DISTRICT 4), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO DIVERSE RESIDENTIAL (DR-2F) CLASSIFICATION. THE PROPERTY IS OWNED BY 1776 DEVELOPMENT, LLC.

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

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

Section 2. The property to be rezoned is described as follows:  
80 Alexander Street (Peninsula) (0.17 acre) (TMS #459-13-04-045)

Section 3. This ordinance shall become effective upon ratification.

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

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Rezoning 2

80 Alexander St (Peninsula)

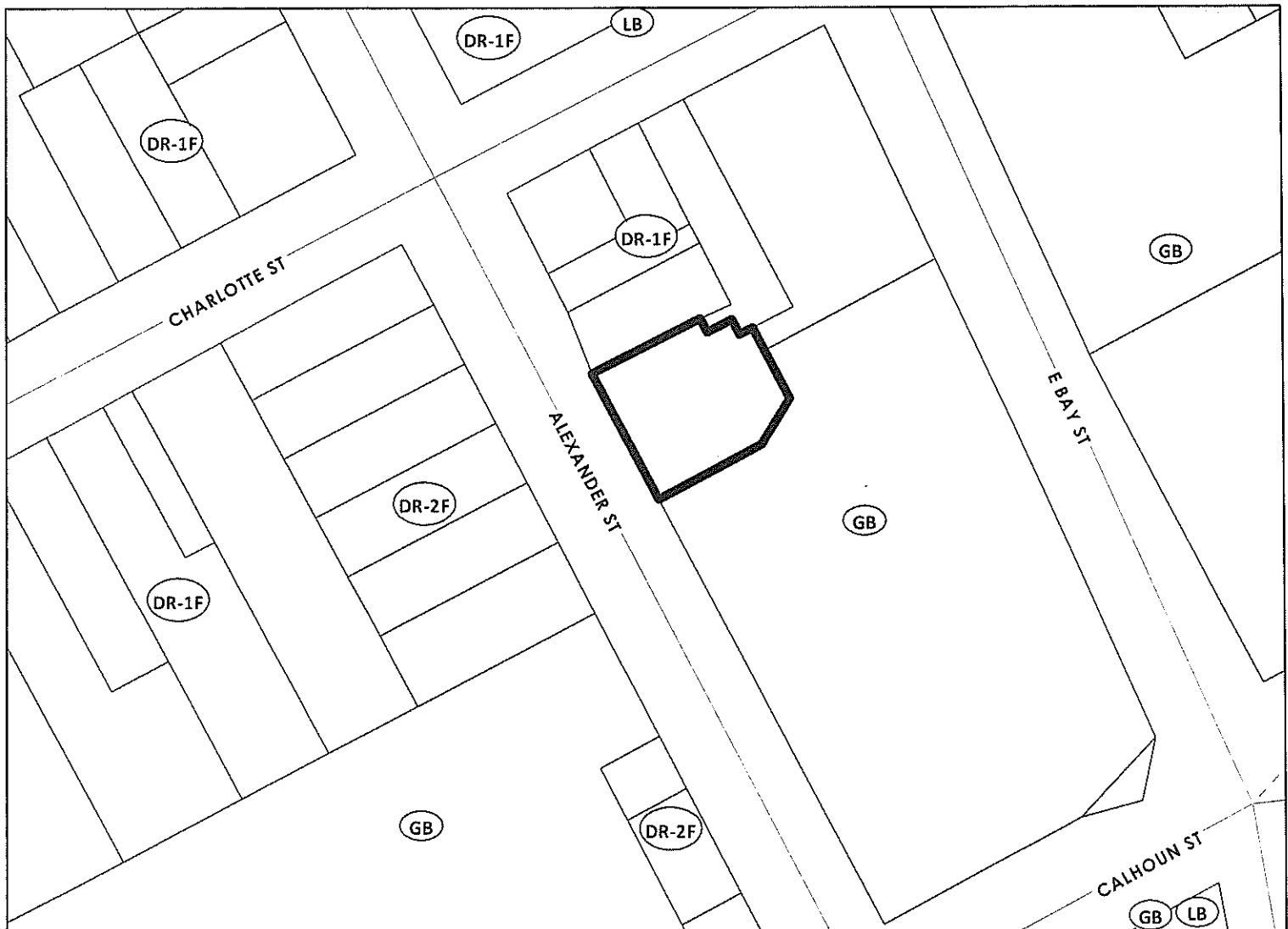
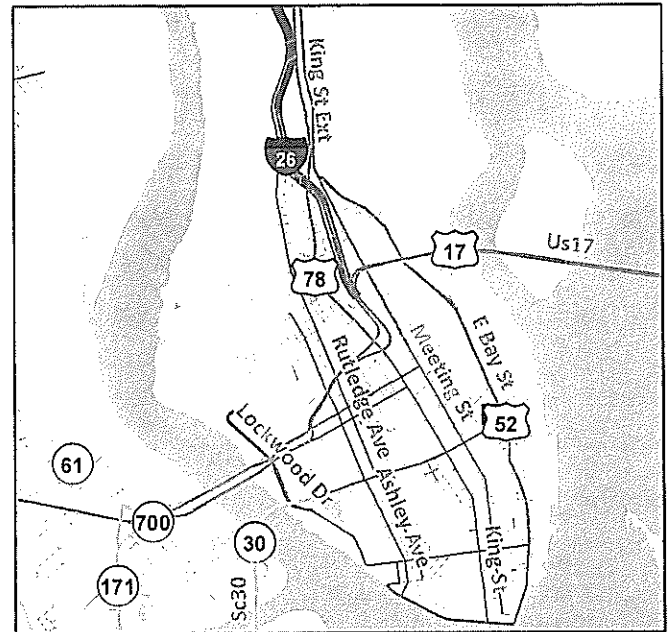
TMS # 4591304045

0.17 ac.

Request rezoning from General Business (GB)  
to Diverse Residential (DR-2F).

Owner: 1776 Development, LLC

Applicant: Seamon Whiteside & Associates







Ratification  
Number \_\_\_\_\_

## A N O R D I N A N C E

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-263, AND THE DANIEL ISLAND MASTER PLAN ZONING TEXT, TO ADD PROVISIONS THAT ALLOW COMMUNICATIONS TOWERS AND INDOOR ATHLETIC FACILITIES AND TO REVISE THE IMPERVIOUS SURFACE LOT COVERAGE PERCENTAGE FOR THE DANIEL ISLAND BUSINESS PARK DISTRICT.

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

Section 1. Section 54-263 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting text shown below with a **bold double underline**:

“Within the DI-PUD District, land may be used and buildings erected, altered, or used pursuant to the Daniel Island Master Plan Zoning Text, adopted by Ordinance 1993-32 on March 23, 1993; and amended by Ordinance 1994-440 on December 20, 1994, and Ordinance 1995-160 on May 9, 1995; and Ord. No. 2015-075, §§ 1, 2, on July 21, 2015; and amended by Ord. No. 2015-141, §§ 1, 2, on October 13, 2015; and amended by Ord. No. 2019-023, on April 9, 2019; **and amended by Ord. No. 2019-\_\_\_\_\_ , on \_\_\_\_\_**, made a part hereof.”

Section 2. Section 3.2(2): Daniel Island Conservation Zone, of the Daniel Island Master Plan Zoning Text, which is part of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by amending Section 3.2(2) to read as follows (new text in **bold double underline**):

“3.2(2) **Daniel Island Conservation Zone** (“Daniel Island Conservation” or “Daniel Island Conservation Zone”) (DI-C)

A zone designed primarily to protect and encourage the appropriate use of marshlands, forested areas, scenic areas, and wetlands that are not to be developed for urban purposes.

There are to be no structures of any kind located in the marshlands other than docks or other structures permitted by the South Carolina Office of Ocean and Coastal Resource Management.

**In Daniel Island Conservation Zones, land may be used for communication towers subject to the criteria and approval as set forth in Section 3.2(4)(8) and provided that no communications towers shall be permitted to be located within marsh lands.**”

Section 3. Section 3.2(3): Daniel Island Residential Zone, of the Daniel Island Master Plan Zoning Text, which is part of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by amending subsection 3.2(3)(3) to read as follows (new text in **bold double underline**):

“3.2(3)(3) Parks, playgrounds, golf courses, club houses and **indoor and** outdoor athletic facilities, except that as to facilities proposing outdoor lighting, the Board of Zoning Appeals-Zoning shall approve as an exception such outdoor lighting if in its judgment any adverse effects of such lighting on surrounding property are appropriately minimized.”

Section 4. Section 3.2(4): Daniel Island General Office Zone, of the Daniel Island Master Plan Zoning Text, which is part of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding a new subsection which shall read as follows:

**“3.2(4)(8) Communication towers (as defined in the Zoning Ordinance of the City of Charleston), subject to approval by the Zoning Administrator or the Board of Zoning Appeals—Zoning, as applicable, pursuant to the criteria set forth in Section 54-207(c) of the Zoning Ordinance of the City of Charleston, as amended from time to time. The criteria set forth in Section 54-207(c) of the Zoning Ordinance of the City of Charleston shall be applied notwithstanding that such Section does not reference zoning districts within the Daniel Island Master Plan, provided that the criteria relating to proximity to conservation zoned property shall not apply for property subject to the Daniel Island Master Plan. The height limits for communication towers set forth in Section 54-207(c) of the Zoning Ordinance of the City of Charleston shall apply in lieu of the height limits otherwise set forth in the Daniel Island Master Plan.**”

**Communication towers which are no longer used for communication purposes must be dismantled and removed within 120 days of the date the tower is taken out of service.”**

Section 5. Section 4.5(4): Lot Coverage, of the Daniel Island Master Plan Zoning Text, which is part of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance), pertaining to the Daniel Island Business Park zone district, is hereby amended by amending Section 4.5(4) to read as follows (new text in **bold double underline**):

“4.5(4) Lot Coverage No more than **80%** of a lot may be covered by impervious surfaces.”

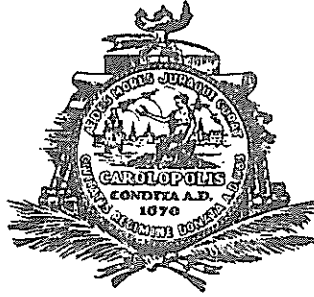
Section 6. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2019, and in the \_\_\_\_\_ Year of the Independence of the United States of America

\_\_\_\_\_  
John J. Tecklenburg, Mayor

ATTEST:

\_\_\_\_\_  
Vanessa Turner Maybank,  
Clerk of Council



Ratification  
Number \_\_\_\_\_

## A N O R D I N A N C E

TO AMEND PART 15 (MIXED USE 1 - WORKFORCE HOUSING DISTRICT MIXED USE 2 - WORKFORCE HOUSING DISTRICT) OF ARTICLE 2 (LAND USE REGULATIONS) OF CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA (ZONING ORDINANCE), TO IMPLEMENT THE FEDERAL OPPORTUNITY ZONE PROGRAM, BY CREATING CERTAIN INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF WORKFORCE HOUSING UNITS WITHIN DESIGNATED QUALIFIED OPPORTUNITY ZONES. (AS AMENDED)

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

Section 1. Part 4 of Article 3 of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance) is hereby amended to read as follows (new text in **bold and double underlined** and deleted text with ~~strikethrough~~):

PART 15 - ~~MIXED USE 1~~ WORKFORCE HOUSING DISTRICT ~~MIXED USE 2~~  
WORKFORCE HOUSING DISTRICT DISTRICTS AND OPPORTUNITY ZONES

Sec. 54-297. - Findings.

- a. City Council finds that its urban areas have traditionally included mixed use developments that incorporate housing opportunities for persons of varying means and incomes, along with complementary nonresidential uses. City Council finds that these mixed use developments have contributed significantly to the economic success and unique fabric of its urban environment by enhancing diversity and providing job opportunities, and that it is in the public interest that incentive-driven districts be established to encourage the continued development of mixed use projects.
- b. City Council finds that opportunity zones, which were added to the federal tax code by the Tax Cuts and Jobs Act (the "Act") on December 22, 2018, provide for preferential tax treatment for new investments in economically-distressed areas, including areas within the City designated as qualified opportunity zones under the procedures set forth in the Act.

Sec. 54-298. - Purpose.

- a. These The MU-1/WH and MU-2/WH base zoning districts are intended to promote a mixture of housing opportunities within a single development, along with appropriate nonresidential uses, by providing incentives for the creation of such developments in urban areas of the city City where on street parking or other public parking is customary and can be reasonably accommodated.
- b. The creation of qualified developments in areas of the City designated as qualified opportunity zones is intended to take advantage of the Act and the economic development tools provided therein to spur economic development and job creation in distressed communities, while ensuring appropriate housing is provided in these areas.**

Sec. 54-299. – Availability.

- a. Except as set forth in Sec. 54-299.b, T**the MU-1/WH and MU-2/WH districts, being incentive based, are only available to ~~property~~ owners who apply for the district designation.
- b. Subject to the terms, conditions, and restrictions set forth in this Part, notwithstanding Sec. 54-299.a, any owner may apply for the incentives applicable to the MU-1/WH or MU-2/WH districts without applying for the district designation, by demonstrating to the Zoning Administrator that the proposed development on the owner's property meets all of the following criteria:**
  - i. The development is funded wholly or in part by a qualified opportunity zone fund.**
  - ii. The development lies wholly or in part within a designated qualified opportunity zone.**
  - iii. The development will occur on property lying entirely in at least one of the following base zoning districts: UC, GB, LB, CT, GO, BP, LI, or HI.**

Sec. 54-299.1. – Definitions.

**Terms in this Part shall be defined as follows:** ~~For the purpose of this part, the following terms mean:~~

- a. Owner occupied workforce housing unit: A dwelling unit where at least one occupant is an owner, and where all occupants have, in the aggregate, household income less than or equal to one hundred twenty (120%) percent of the area median income (AMI) for owner occupied units. ~~Area median income (AMI) shall be determined annually by the United States Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or their successors.~~

- b. Rental workforce housing unit: A dwelling unit, where occupants have, in the aggregate, household income less than or equal to eighty (80%) percent of the area median income (AMI) for rental units. ~~Area median income (AMI) shall be determined annually by the United States Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or their successors.~~
- c. Qualified household: Households where occupants have, in the aggregate, (1) a household income less than or equal to one hundred twenty (120%) percent of the area median income (AMI) for owner occupied **workforce housing** units; (2) and a household income less than or equal to eighty (80%) percent of the area median income (AMI) for rental units. ~~Area median income (AMI) shall be determined annually by the United States Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or their successors.~~**workforce housing units; or (3) a household income less than or equal to sixty (60%) percent of the area median income (AMI).**
- d. Initial maximum allowable sales price: An amount equal to three (3) times one hundred twenty (120%) percent of ~~the area median income(AMI), as determined annually by the United States Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or their successors~~ **plus any subsidy available to the buyer/purchaser.**
- e. Affordable rent: An amount equal to thirty (30%) percent of ~~eighty (80%) percent of the annual Area Median Income (AMI), as published annually by the United States Department of Housing and Urban Development, or its successor, for the Charleston-North Charleston Metropolitan Statistical Area, as may be adjusted by the City of Charleston Department of Housing and Community Development, or their successors~~AMI. Affordable rent for efficiency/studio units is the High HOME rents as published annually by the United States Department of Housing and Urban Development, or its successor, for the Charleston-North Charleston Metropolitan Statistical Area, as may be adjusted by the City of Charleston Department of Housing and Community Development, or their successors. In the absence of such information, the ~~rents~~**total annual rent** charged by the owner shall not exceed thirty (30%) percent of the annual household income.
- f. Household income: All sources of financial support, both cash and in kind, of adult occupants of the housing unit, to include wages, salaries, tips, commissions, all forms of self-employment income, interest, dividends, net rental income, income from estates or trusts, Social Security benefits, railroad retirement benefits, Supplemental Security income, Aid to Families with Dependent Children or other public assistance welfare programs, other sources of income regularly received, including Veterans' (VA) payments, unemployment compensation and alimony, and awards, prizes, government or institutional or eleemosynary loans, grants or subsidies and contributions made by the ~~H~~household members' families for medical, personal or educational needs.

**g. Area Median Income (AMI). Area median income (AMI) shall be as determined annually by the United States Department of Housing and Urban Development, as adjusted by the City of Charleston Department of Housing and Community Development, or their successors.**

**h. Designated qualified opportunity zone: A designated qualified opportunity zone is a qualified opportunity zone, as defined in subsection (a) of Section 1400Z-1 of Title 26 of the United States Code, that has received a designation pursuant to that section.**

**i. Qualified opportunity zone fund: The term “qualified opportunity zone fund” is defined in subsection (d) of Section 1400Z-2 of Title 26 of the United States Code.**

**j. Qualified development: A development satisfying the criteria in Sec. 54-299.b, as determined by the Zoning Administrator.**

Sec. 54-299.2. – Land uses for MU-1/WH and MU-2/WH districts.

[The provisions of the current Sec. 54-299.2 are incorporated fully herein by reference]

Sec. 54-299.3. – Parking and loading.

[The provisions of the current Sec. 54-299.3 are incorporated fully herein by reference]

Sec. 54-299.4. – Height, area and setback regulations.

**a. The height, area and setback regulations for the MU-1/WH and MU-2/WH districts are listed under Article 3, Part 1, Table 3.1: (Height, Area and Setback Regulations.) of Article 3 (Site Regulations) of this Chapter in Table 3.1 (Height, Area and Setback Regulations).**

**b. The height, area and setback regulations for the MU-1/WH and MU-2/WH districts, as set forth in Table 3.1, shall also apply within qualified developments.**

Sec. 54-299.5. - Affordable/workforce housing account.

[The provisions of the current Sec. 54-299.5 are incorporated fully herein by reference]

Sec. 54-299.6. - Existing MU-1/WH and MU-2/WH classifications.

[The provisions of the current Sec. 54-299.6 are incorporated fully herein by reference]

Sec. 54-299.7. – Lot frontage requirements.

**a. New lots created in the MU-1/WH and MU-2/WH zone districts shall not be required to have frontage on a street, per Section as set forth in Sec. 54-824.**

**b. New lots created within a qualified development shall not be required to have frontage on a street, unless such frontage would be required on a new lot created in the MU-1/WH and MU-2/WH zone districts.**

**Sec. 54-299.8 – Land Uses for Qualified Developments.**

**With respect to a qualified development, the following standards shall apply:**

**a. Every qualified development containing dwelling units shall be subject to the same incentives and requirements applicable to a development in the MU-1/WH or MU-2/WH zoning districts except that the option of a fee payment in lieu of workforce housing units as set forth in Sec 54-299.2(c) shall not apply.**

**b. Nonresidential uses allowable in a qualified development are the nonresidential uses allowable in the base zoning district of the property.**

Sec. 54-299.98–54-299.10. – Reserved

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the year of Our Lord, 2019, in the \_\_\_\_ Year of the Independence of the United States of America.

By: \_\_\_\_\_  
John J. Tecklenburg, Mayor  
City of Charleston

ATTEST:

By: \_\_\_\_\_  
Vanessa Turner Maybank,  
Clerk of Council





Ratification Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO ADD TO SEC. 54-299.4.B OF THE ZONING ORDINANCE A REQUIREMENT FOR THE INSTALLATION OF A TWELVE FOOT (12') WIDE MULTI-USE PATH ALONG THE FRONTAGE OF PARCELS WITHIN THE FOLLY ROAD, FR, OVERLAY ZONE; TO AUTHORIZE THE ZONING ADMINISTRATOR TO REDUCE THE MINIMUM REQUIRED BUFFER PLANTINGS ADJACENT TO A RIGHT-OF-WAY AND/OR REDUCE THE MINIMUM REQUIRED WIDTH OF THE MULTI-USE PATH IN CERTAIN CIRCUMSTANCES, WITH APPEAL TO THE BOARD OF ZONING APPEALS-SITE DESIGN; AND TO AMEND SEC. 54-120 OF THE ZONING ORDINANCE TO ADD DEFINITIONS FOR THE TERMS "BIKEWAY" AND "MULTI-USE PATH."

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

Section 1. The following terms and definitions are hereby added to Sec. 54-120 of the Code of the City of Charleston ("Zoning Ordinance"), to be included in alphabetical order with the other definitions listed therein:

"Bikeway" is a generic term for any road, street, path, or traveled way that is in some manner specifically or legally designated for bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes.

"Multi-Use Path" means a bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way. Multi-use paths may also be used by pedestrians, skaters, wheelchair users, joggers, and other non-motorized users.

Section 2. Sec. 54-299.4.b of the Zoning Ordinance is hereby amended to read as follows (new text in **bold and double underlined** and deleted text with ~~strikethrough~~):

b. Generally.

1. **Development regulations for all areas of the FR overlay zone.** The following development regulations apply to all parcels within the FR overlay zone in addition to the requirements described below for each of the five sub-areas. All ~~non-single family detached development applications,~~ **except for development applications for one-family detached**

dwellings, shall, at the time application is made, provide proof that the following requirements will be met prior to the issuance of any approvals:

(a) Vehicle access.

(1) All parcels in this overlay zoning district with a base zoning of RO (Residential Office) shall be allowed one curb cut per 150 feet of road frontage; all other parcels with a commercial base zoning shall be allowed one curb cut every 250 feet.

(2) Proposed new access drives shall be a minimum distance of 75 feet from a street intersection measured from the edge of the intersecting roadway to the beginning of the driveway radius. These minimum spacing requirements shall be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.

(3) All applications for development of non-residential uses shall include a suitable access management plan demonstrating that the driveway separation requirements can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property:

- a. Aggregation of parcel;
- b. Parallel frontage or "backage" roads;
- c. Shared curb cuts between adjoining properties; and
- d. Shared access easements between parcels.

(b) Pedestrian access. Paved pedestrian ways shall be included in site design and shall provide a continuous link to adjacent parcels, as well as within the development area. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways and sidewalks may be allowed in right-of-way-buffers.

(c) Building height. The height of buildings shall not exceed a maximum of two and one-half (2.5) stories or thirty-five (35) feet, whichever is less, measured from the highest curb elevation of Folly Road adjacent to the site, except that architectural features such as parapets, cupolas, roof structures, and other similar features shall be allowed to exceed the 35-foot height limitation but not exceed a total building height of 40 feet.

(d) Residential density. Parcels with a base zoning of CT, LB, GB and LI within the Folly Road Overlay shall be limited to a maximum of eight dwelling units per acre of high ground. A maximum of 12 dwelling units per acre of high ground shall be permitted if workforce housing requirements contained in Article 2, Part 15, of this Chapter are met. All parcels developed with residential uses greater than 10,000 square feet shall include commercial uses so that the square footage of conditioned, commercial floor space equals a minimum of 10 percent of the total square footage of conditioned floor space on the parcel. Residential developments that provide workforce housing shall be exempt from the 10 percent commercial use requirement.

(e) Uses. Permitted uses and prohibited uses are described in each of the five sub-areas below. Gun shops shall be permitted only on parcels in this overlay zoning district with a base zoning of General Business (GB).

(f) Coordination with adjacent jurisdictions. A letter of notification to the Town of James Island, Charleston County, and/or City of Folly Beach shall be required as part of all land development applications, dependent upon overlay zoning district area. The purpose of the notification is to ensure that each jurisdiction is aware of proposed development.

**(g) Multi-Use Path. A multi-use path of at least twelve feet (12') in width shall be installed along the frontage of the parcel on the west side of Folly Road or a twelve feet (12') wide easement if outside the right-of-way, or a combination thereof if the entire path cannot be accommodated within the right-of-way. On the east side of Folly Road, the multi-use path shall be eight feet (8') in width within the right-of-way or a twelve feet (12') wide easement if outside the right-of-way, or a combination thereof totaling twelve feet (12') in width if the entire eight feet (8') path cannot be accommodated within the right-of-way. The design of the multi-use path shall be reviewed and approved by the Design Review Board ("DRB"). The DRB shall seek to have the path implemented in an aesthetically pleasing manner with regards to landscaping, the proposed building, existing trees and other site features and context. The multi-use path may be fully in the right-of-way or on private property with an easement. The multi-use path shall be as safely designed as possible with good separation from moving traffic on Folly Road. If the applicant establishes that the required minimum width of the multi-use path is not feasible based on site conditions, the DRB may: (1) permit a reduction in the required minimum buffer plantings along the road right-of-way to accommodate the minimum required width of the path; and/or (2) permit a reduction in the required width of the multi-use path.**

Section 3. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2019, and in the \_\_\_\_ Year of the Independence of the United States of America

\_\_\_\_\_  
John J. Tecklenburg, Mayor

ATTEST:

\_\_\_\_\_  
Vanessa Turner Maybank,  
Clerk of Council



Ratification  
Number \_\_\_\_\_

## A N O R D I N A N C E

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO CLARIFY THE TYPES OF DWELLINGS DEFINED IN SEC. 54-120 BY INCLUDING DEFINITIONS FOR "SINGLE-FAMILY DETACHED DWELLING" AND "SINGLE-FAMILY ATTACHED DWELLING."

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

Section 1. The definition of "Dwelling" in Sec. 54-120 of the Code of the City of Charleston ("Zoning Ordinance") is hereby amended to read as follows (new text in **bold and double underlined** and deleted text with ~~strikethrough~~):

**Dwelling.** Any building, or part thereof, used and occupied for human habitation or intended to be so used including any appurtenances belonging thereto or usually enjoyed therewith but not including hotels, motels, inns, bed and breakfasts, boarding or rooming houses, and timesharing facilities (see also "Residential Use").

### **Types of Dwellings:**

**One-Family Detached Dwelling.** A separate detached building designed for and occupied exclusively as a residence by one family.

**Single-Family Detached Dwelling. See One-Family Detached Dwelling.**

**One-Family Attached Dwelling.** A building designed for and occupied exclusively as a residence by one family, being attached by means of a common dividing side wall or walls to one or more buildings likewise designed for and occupied as a residence for one family. A single housing unit occupies each structure from ground to roof and independent access is available for each unit from the outside. Such attached one-family dwellings are commonly referred to as "town", "patio", or "row" houses.

**Single-Family Attached Dwelling. See One-Family Attached Dwelling.**

**Two-Family Dwelling.** A separate detached building designed for or occupied exclusively as a residence by two families.

**Mobile Home.** See definition under "Mobile Home" in this Section.

**Multi-family Dwelling.** A building designed or occupied otherwise than as a one-family dwelling or a two-family dwelling. The term "multi-family dwelling" shall be understood to include apartment houses, tenement houses, residential condominiums and similar multi-family buildings exclusive of hotels, apartment hotels, and motels, inns, boarding or rooming houses, bed and breakfasts, and timesharing facilities.

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord, 2019,  
and in the \_\_\_\_ Year of the Independence of  
the United States of America

\_\_\_\_\_  
John J. Tecklenburg, Mayor

ATTEST:

\_\_\_\_\_  
Vanessa Turner Maybank,  
Clerk of Council



Ratification  
Number \_\_\_\_\_

# A N O R D I N A N C E

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 320 WOODLAND SHORES ROAD (JAMES ISLAND) (1.0 ACRE) (TMS #343-11-00-117) (COUNCIL DISTRICT 11), ANNEXED INTO THE CITY OF CHARLESTON NOVEMBER 12, 2019 (#2019-112), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY CECIL K. AND JANICE M. CARGILE.

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

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

320 Woodland Shores Road (James Island) (1.0 acre) (TMS #343-11-00-117)

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

Section 3. This ordinance shall become effective upon ratification.

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

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Zoning 1

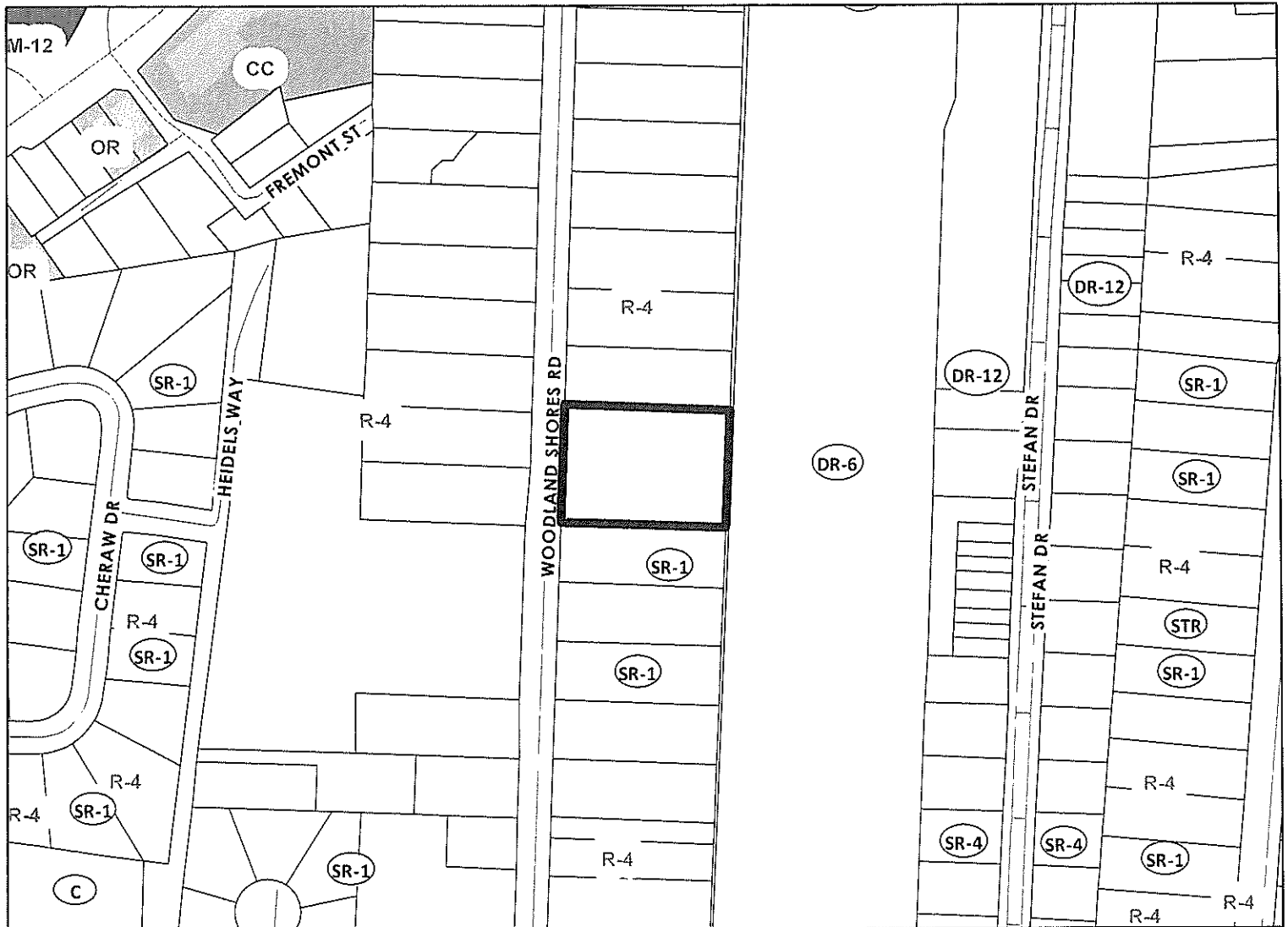
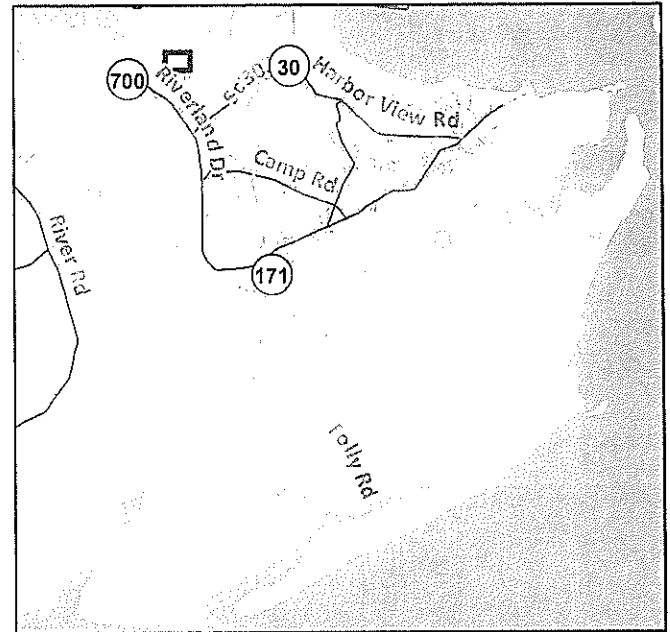
320 Woodland Shores Rd  
(Woodland Shores - James Island)

TMS # 3431100117

1.0 acre

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

Owner:  Cecil K. and Janice M. Cargile





Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON BRICKYARD ROAD (JOHNS ISLAND) (2.0 ACRE) (TMS #311-00-00-090) (COUNCIL DISTRICT 5), ANNEXED INTO THE CITY OF CHARLESTON NOVEMBER 12, 2019 (#2019-113), BE ZONED RURAL RESIDENTIAL (RR-1) CLASSIFICATION. THE PROPERTY IS OWNED BY WORLDWIDE INVESTMENTS, LLC.

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

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

property located on Brickyard Road (Johns Island) (2.0 acre) (TMS #311-00-00-090)

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

Section 3. This ordinance shall become effective upon ratification.

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

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council



## Zoning 2

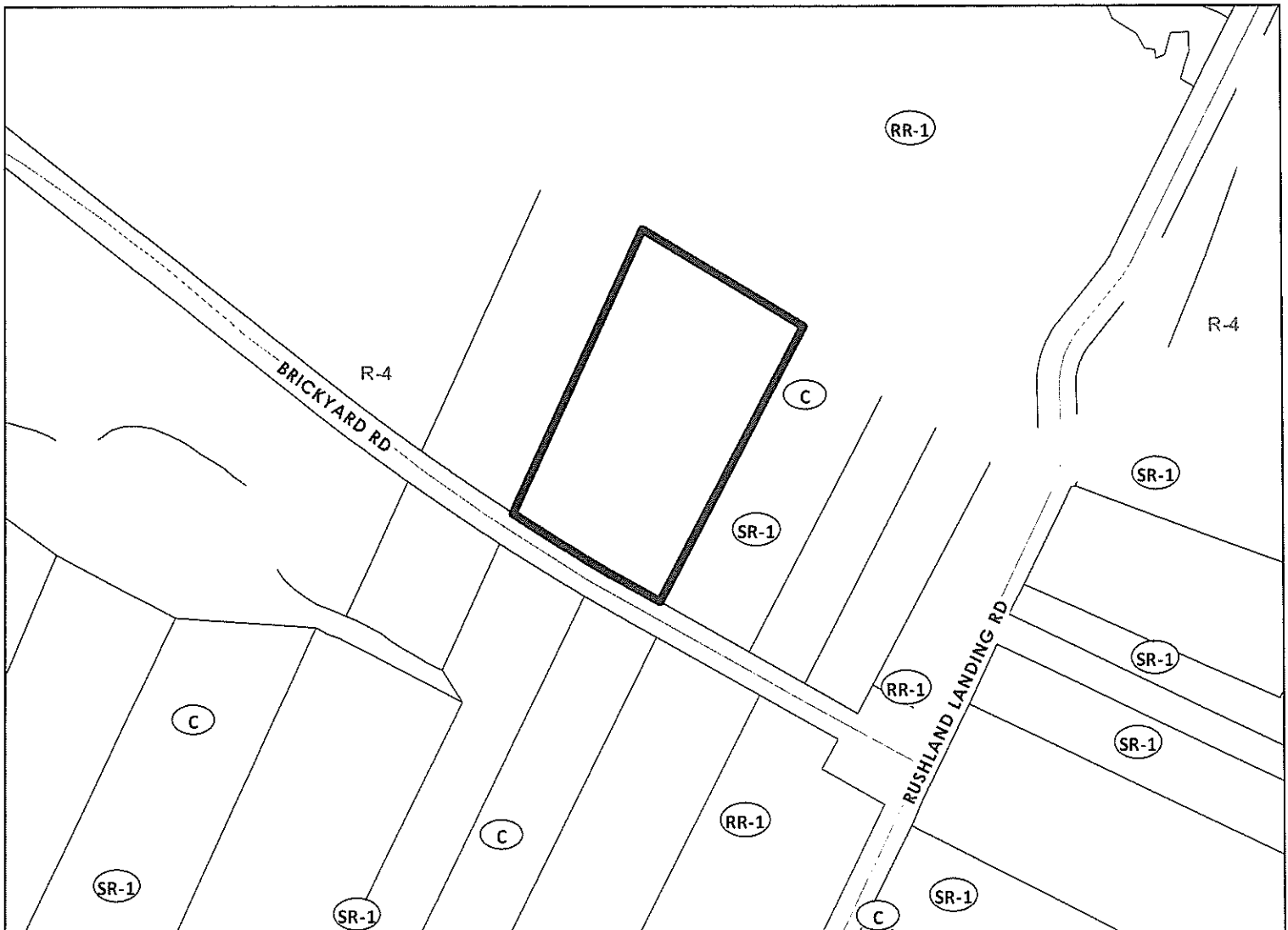
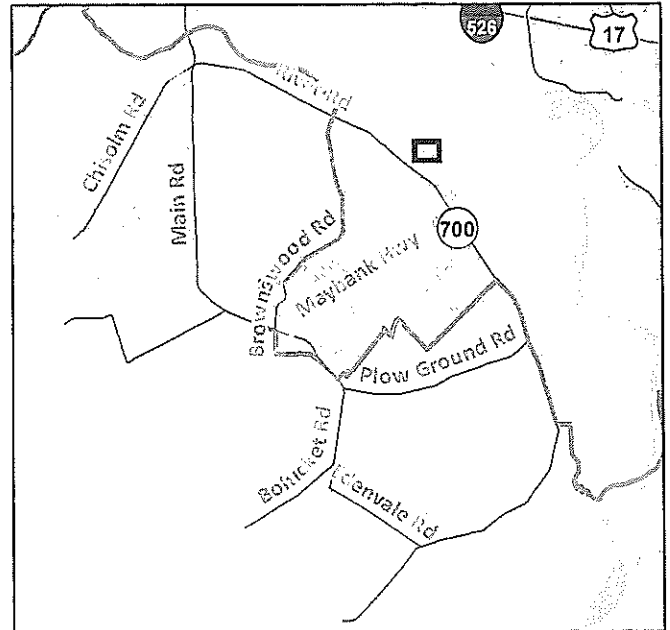
Brickyard Rd  
(Johns Island)

TMS # 3110000090

approx. 2.0 acre

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

Owner:  Worldwide Investments, LLC



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

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

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

as shown and designated on a plat entitled PLAT SHOWING PARTIAL SUBDIVISION OF  
STONOVIEW, PHASE 4.1, (40.402 AC.), 54 LOTS, TMS# 345-00-00-073, LOCATED IN  
THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

prepared by Parker Land Surveying, LLC  
 dated 11/04/2019, revised \_\_\_\_\_, and recorded on \_\_\_\_\_  
 in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston County,  
 Said property butting and bounding, measuring and containing, and having such courses and  
 distances as are shown on said plat. Reference being had to the aforesaid plat for a full and  
 complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the  
Stono Charleston, LLC dated 11/14/2016 and recorded  
11/15/2016 in Book 0597 at Page 218 in the RMC Office for  
Charleston County, South Carolina.

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

Portion of TMS No.:                           345-00-00-073

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

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

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

WITNESS our Hand(s) and Seal(s) this 13 day of May, 2019.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
Witness Number One

John Hoff  
Printed Name

[Signature]  
Witness Number Two

Chris King  
Printed Name

Grantor  
[Signature]  
Gabe Ebner  
Printed Name  
VP / Director of Land

\*\*\*\*\*

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

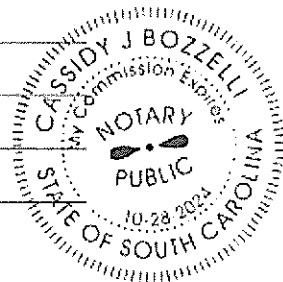
This foregoing instrument was acknowledged before me (the undersigned notary) by Gabe Ebner, the VP / Director of Land of Lennar Carolinas, LLC, a Corporation, on behalf of the Grantor on the 13 day of May, 2019.

Signature of Notary: Cassidy J Bozzelli

Print Name of Notary: Cassidy J Bozzelli

Notary Public for South Carolina

My Commission Expires: 10/28/24



SEAL OF NOTARY

STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON ) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

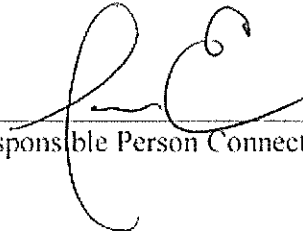
1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Lennar Carolinas, LLC  
to City of Charleston on \_\_\_\_\_.
3. Check one of the following: The deed is
  - (A) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (B) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
  - (C)  exempt from the deed recording fee because (See Information section of affidavit): #2 (explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes \_\_\_\_\_ or No \_\_\_\_\_

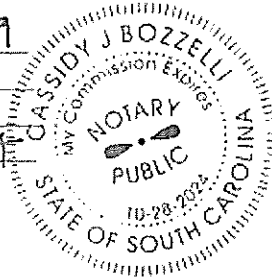
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
  - (A) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_
  - (B) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_
  - (C) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_
5. Check YES \_\_\_\_\_ or NO \_\_\_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_.
6. The deed recording fee is computed as follows:
  - (A) Place the amount listed in item 4 above here: \_\_\_\_\_
  - (B) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (C) Subtract Line 6(b) from Line 6(a) and place the result here: \_\_\_\_\_

7. The deed recording fee is based on the amount listed on Line 6(e) above and the deed recording fee due is \_\_\_\_\_.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

  
\_\_\_\_\_  
Responsible Person Connected with the Transaction

Gabe Ebner  
Print or Type Name Here Director of LAND/VP

Sworn this 13 day of May 2019  
Cassidy J. Bozzelli  
Notary Public for South Carolina  
My Commission Expires: 10/29/2024



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

This Agreement is made and entered into this 21<sup>st</sup> day of November 2019, 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 Lenner Carolinas, LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of \_\_\_\_\_ property identified by and designated as Charleston County tax map number 345-00-00-073 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced 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 certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of \_\_\_\_\_ property and which are more fully shown on that certain plat entitled:

FINAL PLAT SHOWING PARTIAL SUBDIVISION OF STONOVIEW, PHASE 4.1  
(40.158 AC), 54 LOTS, TMS# 345-00-00-073  
LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

Prepared and executed by Parker Land Surveying, LLC dated November 4, 2019,  
revised on \_\_\_\_\_, and recorded on \_\_\_\_\_ in Plat  
Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston, South Carolina (herein the "Plat").

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

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

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

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

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

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

WITNESSES:

CITY OF CHARLESTON

\_\_\_\_\_  
Witness #1

By: ~~Laura Cabiness~~ THOMAS O'BRIEN  
Its: Public Service Director

\_\_\_\_\_  
Witness #2

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF CHARLESTON        )

ACKNOWLEDGEMENT

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

Signature: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
SEAL OF NOTARY

WITNESSES:

OWNER:

\_\_\_\_\_  
Witness #1

\_\_\_\_\_  
Name: GAUBE ERNER  
VP / Director of Land

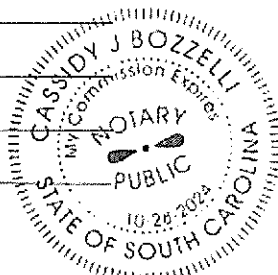
\_\_\_\_\_  
Witness #2

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF CHARLESTON        )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Gabe Ebner, the VP / Director of Land of Lehmar Carolinas, LLC, a corporation, on behalf of the Owner on May 13, 2019.

Signature: Cassidy J Bozzelli  
Print Name of Notary: Cassidy J Bozzelli  
Notary Public for South Carolina  
My Commission Expires: 10/28/24  
SEAL OF NOTARY



**REFERENCES**

1. MAP OF WHITEWOOD PLANTATION OWNED BY CHARLES S. DOWNT, JOHNS ISLAND, CHARLESTON COUNTY, S.C. CONTAINING 812.25 ACRES SURVEYED JAN. 1931 BY J.P. GALLARD, C.E. SUBDIVIDED AND REPLATTED BY J.P. GALLARD, C.E. JAN. 1943 AND RECORDED IN PLAT BOOK F, PAGE 713, CHARLESTON COUNTY RMC OFFICE.
2. PLAT OF THE MAJOR PORTION OF LOT F-1, WHITEWOOD PLANTATION, JOHNS ISLAND, CHARLESTON COUNTY, S.C. OWNED BY CLEO PHILLIPS, ABOUT TO BE CONVEYED TO RICHARD BOGALLE, SURVEYED JAN. 14, 1943 BY W.L. GALLARD, C.E. JAN. 1943 AND RECORDED IN PLAT BOOK H, PAGE 164, CHARLESTON COUNTY RMC OFFICE.
3. PLAT OF PROPERTY IN WHITEWOOD PLANTATION, JOHNS ISLAND, CHARLESTON COUNTY, S.C. OWNED BY ROBERT L. PELHAM, LOT G3-X, ABOUT TO BE CONVEYED TO MARK BYRNE, DATED APRIL 27, 1983 BY W.L. GALLARD, S.C.P.S. NO. 433, AND RECORDED IN PLAT BOOK A7, PAGE 6, CHARLESTON COUNTY RMC OFFICE.
4. PLAT OF GENERAL SURVEY OF No. 3023 RIVER ROAD, JOHNS ISLAND, CONTAINING 18,300 SQ. FT. - 0.44 AC. OWNED BY BETTY E. BOLLERIVE TO BE CONVEYED TO JOSEPHINE E. HOLEY, PART OF TRACT F-1, WHITEWOOD PLANTATION, DATED APRIL 6, 1942, BY W.L. GALLARD, S.C.P.S. NO. 433, AND RECORDED IN PLAT BOOK C3, PAGE 121, CHARLESTON COUNTY RMC OFFICE.
5. A SUBDIVISION PLAT OF TRACT ON INTO LOTS G1, G4, AND G3 ON RIVER ROAD, OWNED BY PAUK ON THE STONE, LLC, LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, DATED SEPTEMBER 8, 2004, BY DOUGLAS L. DANFELS, S.C.P.S. NO. 17263, AND RECORDED IN PLAT BOOK 14, PAGE 374, CHARLESTON COUNTY RMC OFFICE.
6. PLAT SHOWING A DRAINAGE EASEMENT PREPARED FOR CHARLESTON WATER SYSTEM, LOCATED ON JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED MARCH 18, 2008, BY JOSEPH P. EDLMAN, S.C.P.S. NO. 18462, AND RECORDED IN PLAT BOOK 109, PAGE 026, CHARLESTON COUNTY RMC OFFICE.
7. PLAT SHOWING NEW 30' C.W.S. SEWER EASEMENT AND 20' C.W.S. TEMP. EASEMENT PREPARED FOR CHARLESTON WATER SYSTEM, LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY, SC, DATED JAN. 08, 2007, BY JOSEPH P. EDLMAN, S.C.P.S. NO. 18462, AND RECORDED IN PLAT BOOK 008, PAGE 0043.

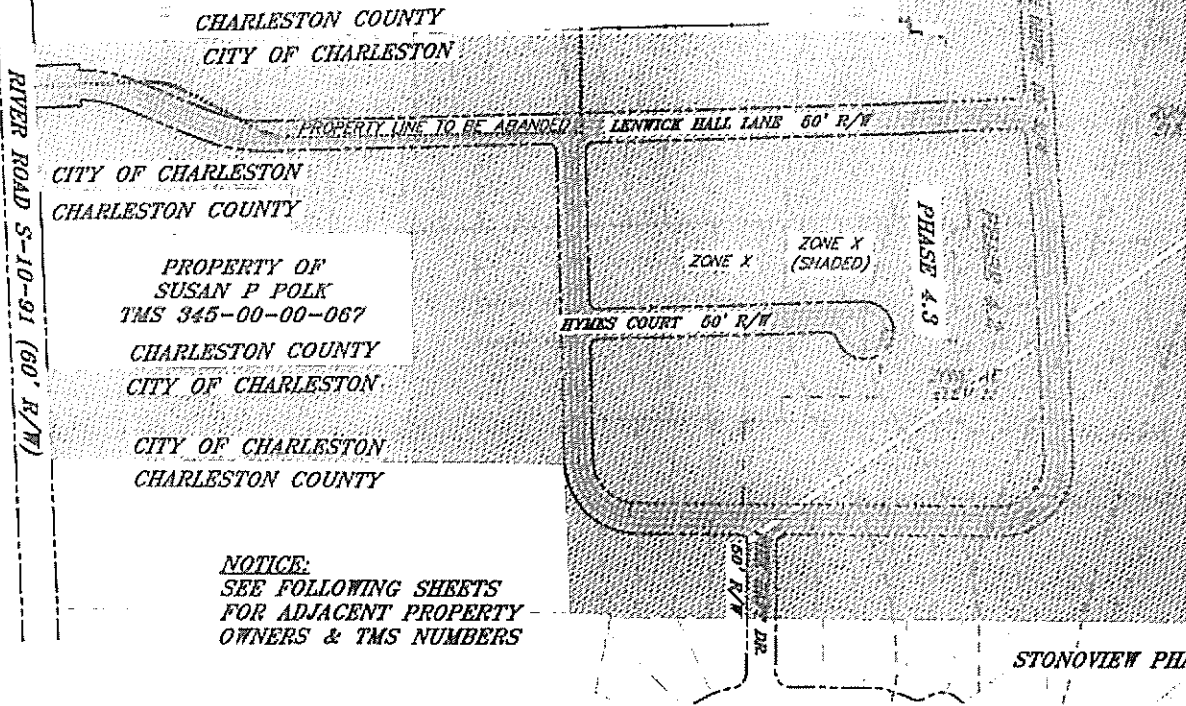
8. A WETLAND SURVEY OF LOTS G1, G4 AND G3, RIVER ROAD, OWNED BY PAUK ON THE STONE, LLC, DATED APRIL 1, 2013, BY JESSAM M. WILLIAMS, R. S.C.P.S. NO. 7626.
9. SUBDIVISION PLAT SHOWING STONOVIEW PHASE 1, (100,000 AC.) PROPERTY OF RIVER ROAD DEVELOPMENT, LLC, DATED JULY 15, 2014, REVISED AUGUST 28, 2014, BY ANDREW C. GILLETTE, S.C.P.S. NO. 5833-B, AND RECORDED IN PLAT BOOK 114, PAGES 0483-0484.
10. PLAT SHOWING THE PROPERTY LINE ADJUSTMENT BETWEEN TRACT G4, 60.88 ACRES, SWS 315-00-00-D11, PROPERTY OF LENNAR CAROLINAS, LLC, AND TRACT G4-1, 3.042 ACRES, SWS 315-00-00-187, PROPERTY OF SUSAN PELHAM AND LAUREN EDWARD POLK, LOCATED ON JOHNS ISLAND, IN THE CITY OF CHARLESTON AND CHARLESTON COUNTY, SOUTH CAROLINA, DATED JUNE 14, 2017, BY ANDREW C. GILLETTE, S.C.P.S. NO. 5833-B, AND RECORDED OCTOBER 30, 2017, IN PLAT BOOK 117, PAGES 0567 & 0568.

**NOTES**

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AE AND VE (A SHOWN) PER GRAPHIC FLOODING ONLY, AS PER FEMA MAP 1, COMMUNITY NUMBER 45080 J, EFFECTIVE DATE NOVEMBER 2004.
2. ANCA MAPS DETERMINED BY COORDINATE METHOD.
3. CHARLESTON COUNTY TMS 345-00-00-074 AND 345-00-00-005, PROPERTIES OF LENNAR CAROLINAS, LLC.
4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS S FOR DESCRIPTIVE PURPOSES ONLY.
5. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY, ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. TOTAL NUMBER OF LOTS IN PHASE 4.1-54, PHASE 4.1-74, PH. 4.1-100: LOTS 100 / AREA 68.54 = 2.1 UNITS/AC.
7. PHASE 4.1 LARGEST LOT IS LOT 118 AT 14,007.58 SQ. FT. OR 0.32 AC.
8. PHASE 4.1 SMALLEST LOT IS LOT 131 AT 4,444.49 SQ. FT. OR 0.10 AC.
9. ALL AREAS OUTSIDE LOT BOUNDARIES OF PHASE 4 WILL BE ON MAINTAINED BY THE STONOVIEW H.O.A.
10. PROPOSED BURIED AREAS OUTSIDE LOTS SHALL BE MAINTAINED BY STONOVIEW H.O.A.
11. WASTEWATER DISPOSAL SHALL BE PROVIDED BY CHARLESTON WATER SYSTEM.
12. WATER DISTRIBUTION SHALL BE PROVIDED BY ST. JOHN'S WATER SYSTEM.
13. USABLE H.O.A. AREAS DO NOT INCLUDE WETLANDS, WETLAND & PROPOSED STORMWATER PONDS (TWP).
14. ALL EASEMENTS ARE NEW UNLESS NOTED OTHERWISE.

PROPERTY OF  
**TOMMY & MILDRED MEW**  
 TMS 345-00-00-078  
 (PB. M, PG. 208/DB.  
 N121, PG. 367)

**NOTICE:**  
 SEE FOLLOWING SHEETS  
 FOR ADJACENT PROPERTY  
 OWNERS & TMS NUMBERS



**NOTICE:**  
 SEE FOLLOWING SHEETS  
 FOR ADJACENT PROPERTY  
 OWNERS & TMS NUMBERS

SEE SHEET 5 OF 5 FOR  
 STONOVIEW ACREAGE CHART  
 &  
 LINE & CURVE TABLES

PHASE  
 TOTAL  
 PHASE 4,  
 RIGHT OF  
 UPLAND &  
 WETLAND,  
 POND IN  
 TOTAL HC  
 AREA ADDED TO  
 TOTAL AREA 54 LOTS

**Parker Land Surveying, LLC**  
 2016 Clifton Street  
 Florence, SC 29518  
 Phone (843) 324-1777  
 www.parkerland.com

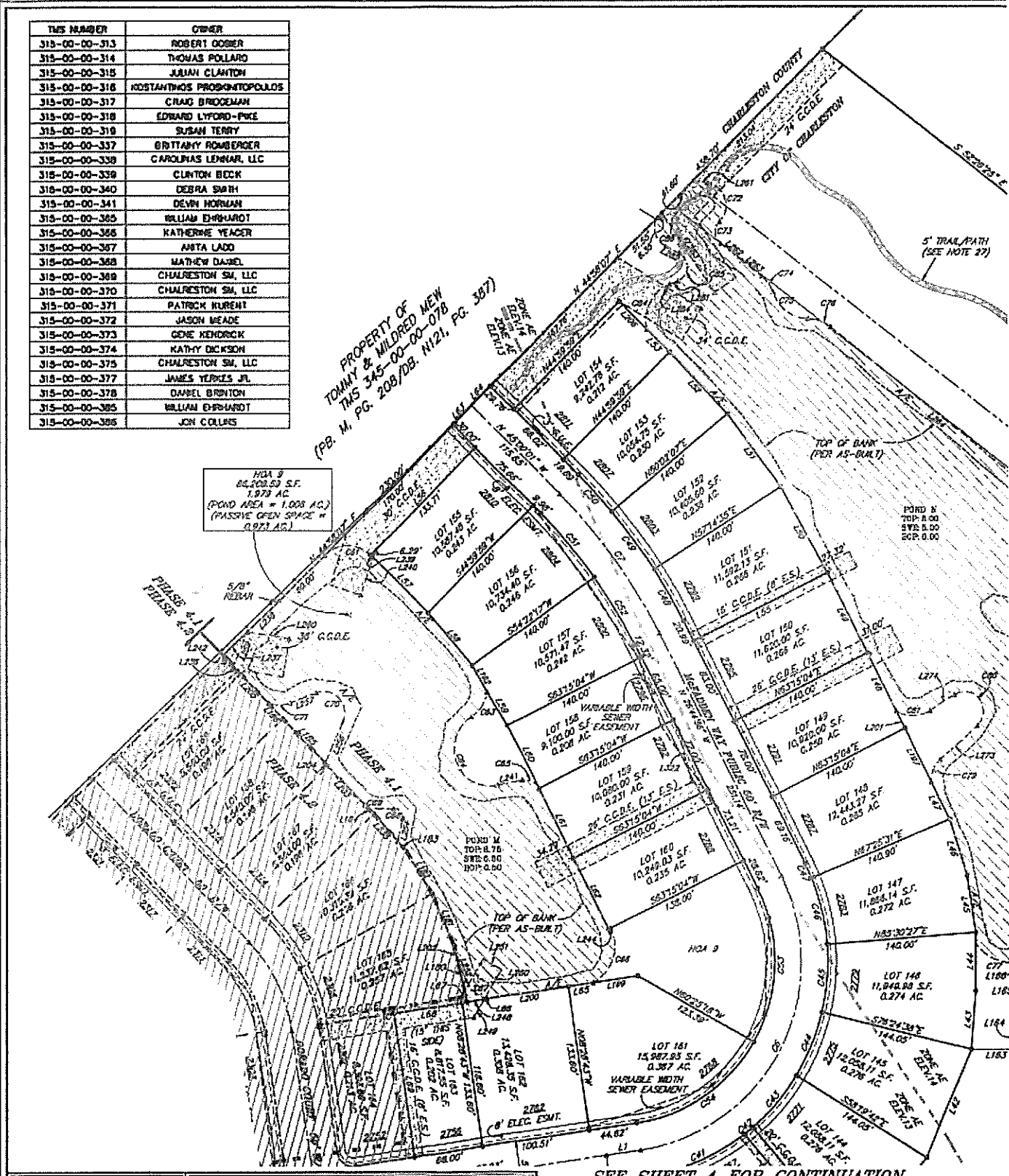
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYORS IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO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

*Andrew C. Gillette*  
 ANDREW C. GILLETTE  
 S.C. 5833-B



TMS NUMBER	OWNER
315-00-00-313	ROBERT DOBER
315-00-00-314	THOMAS POLLARD
315-00-00-315	JAMAH CLANTON
315-00-00-316	KOSTANTINOS PROSINOTOPOLLOS
315-00-00-317	CHANG BROGEMAN
315-00-00-318	EDWARD LYFORD-POKE
315-00-00-319	SUZAN TERRY
315-00-00-337	BRITTANY ROEMERGER
315-00-00-338	CAROLINAS LEMAR, LLC
315-00-00-339	CLYTON BECK
315-00-00-340	DEBRA SMITH
315-00-00-341	DEVIN NORMAN
315-00-00-365	WILLIAM EHRHARDT
315-00-00-366	KATHERINE YEAGER
315-00-00-367	ARITA LADD
315-00-00-368	MATHEW DAHEL
315-00-00-369	CHARLESTON SM, LLC
315-00-00-370	CHARLESTON SM, LLC
315-00-00-371	PATRICK KURENT
315-00-00-372	JASON MEADE
315-00-00-373	GENE KENDRICK
315-00-00-374	KATHY DICKSON
315-00-00-375	CHARLESTON SM, LLC
315-00-00-377	JAMES YERKES JR.
315-00-00-378	DANIEL BRINTON
315-00-00-385	WILLIAM EHRHARDT
315-00-00-386	JOH COLLINS

PROPERTY OF  
TOMMY & MILDRED MEW  
TMS 345-00-00-078  
(PB. M. PG. 208/DB. N121, PG. 387)



HDA 9  
64,200.00 S.F.  
1.478 AC  
(POND AREA = 1,000 AC)  
(PASSIVE OPEN SPACE =  
0.021 AC.)

5' TRAIL/PATH  
(SEE NOTE 27)

SEE SHEET 4 FOR CONTINUATION

**Ficker Land Surveying, LLC**  
2919 Collins Street  
Hendrix, SC 29418  
Phone: (803) 254-7777

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

**ANDREW C. GILLETTE** P.L.S. 0813-B

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION


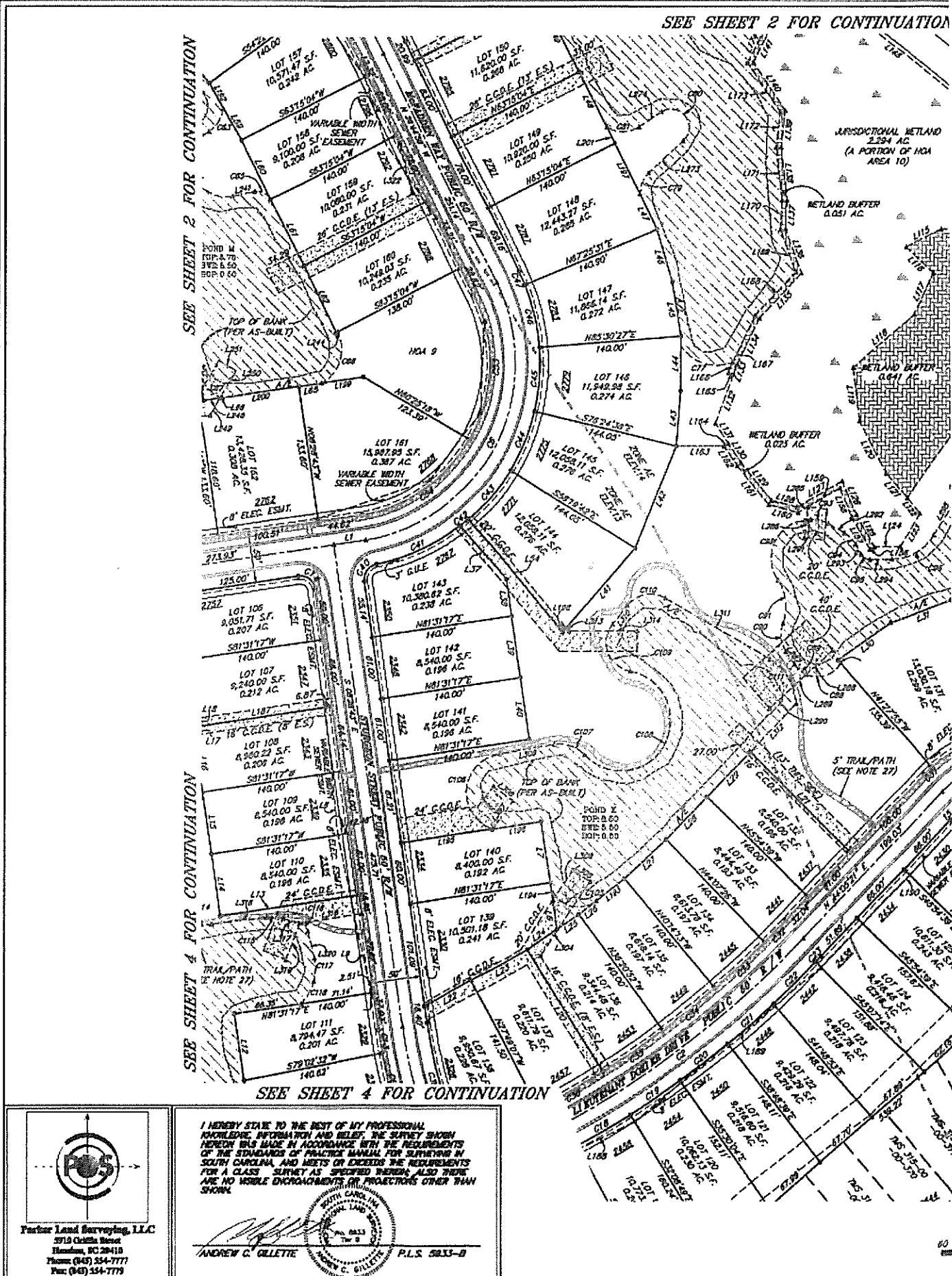
SEE SHEET 4 FOR CONTINUATION



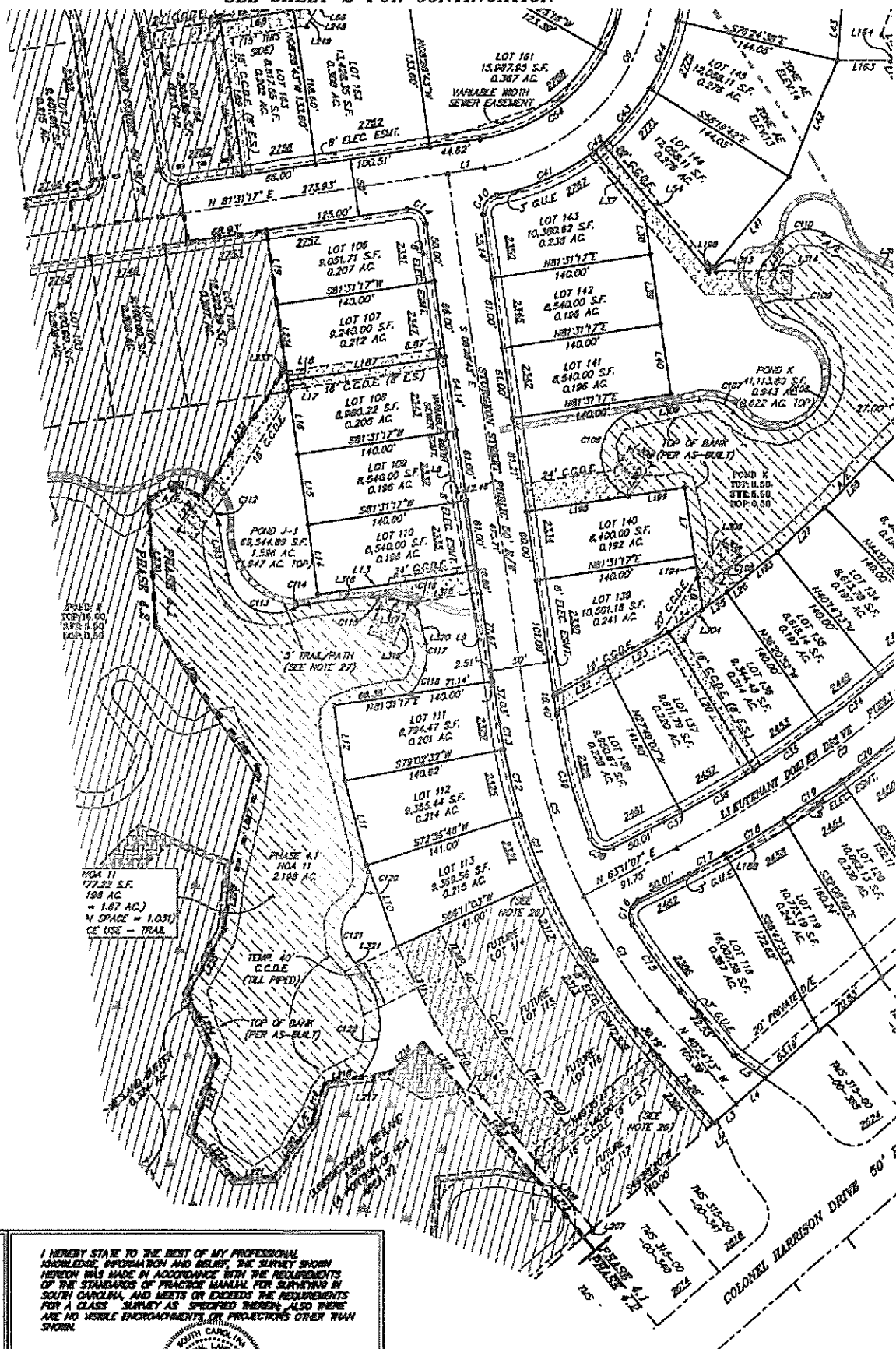
**Parker Land Surveying, LLC**  
 5919 Olden Street  
 Henderson, NC 28418  
 Phone: (843) 554-7777  
 Fax: (843) 554-7779

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

*Andrew C. Gillette*  
 ANDREW C. GILLETTE  
 P.L.S. 5833-B

SEE SHEET 2 FOR CONTINUATION



**Parker Land Surveying, LLC**  
 2910 Odellia Street  
 Hamburg, SC 29428  
 Phone: (843) 254-7777  
 Fax: (843) 254-7778

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

*Andrew C. Gillette*  
**ANDREW C. GILLETTE** P.L.S. 3933-B



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

TITLE TO REAL ESTATE

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

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

Cavalcade Circle; Cannonade Road; Glasson Street; Donerail Lane;

as shown and designated on a plat entitled Final Plat Showing the Subdivision of River Glen TMS 312-00-00-056, 166, 193 & 194 (31.060 AC), into Lots 1 thru 70 and POA Areas, Property of Mungo Homes Coastal Division Properties, LLC, located in the City of Charleston, Johns island, Charleston County, South Carolina

prepared by Parker Land Surveying, LLC, dated May 2, 2019, revised N/A, and recorded on 12-04-2019 in Plat Book L19 at Page 6518 in the ROD Office for Charleston County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the Mungo Homes Coastal Division, LLC dated October 31, 2018 and recorded November 2, 2018 in Book 0757 at Page 849 in the ROD Office for Charleston County, South Carolina.

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

Portion of TMS No.: 312-00-00-056, 166, 193 & 194

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

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

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

WITNESS our Hand(s) and Seal(s) this 25<sup>th</sup> day of November 2019.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Grantor

Matthew J. Halter  
Witness Number One

Mungo Homes Coastal Division Properties, LLC

Matthew J. Halter  
Printed Name

F. Johnson Putney  
Printed Name F. Johnson Putney  
Land Development Manager

[Signature]  
Witness Number Two

Cantrell Belcher  
Printed Name

\*\*\*\*\*

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by F. Johnson Putney, the Land Development Manager of Mungo Homes Coastal Division Properties, LLC, a Limited Liability Company, on behalf of the Grantor on the 25<sup>th</sup> day of November, 2019.

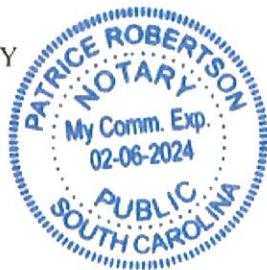
Signature of Notary: [Signature]

Print Name of Notary: Patrice Robertson

Notary Public for South Carolina

My Commission Expires: February 6, 2024

SEAL OF NOTARY



STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON ) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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


1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Mungo Homes Coastal Division Properties, LLC  
to City of Charleston on 11-26-2019.
3. Check one of the following: The deed is
  - (A) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (B) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
  - (C)  exempt from the deed recording fee because (See Information section of affidavit): 2 (explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes \_\_\_\_\_ or No \_\_\_\_\_

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
  - (A) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_
  - (B) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_
  - (C) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_
5. Check YES \_\_\_ or NO \_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_.
6. The deed recording fee is computed as follows:
  - (A) Place the amount listed in item 4 above here: \_\_\_\_\_
  - (B) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (C) Subtract Line 6(b) from Line 6(a) and place the result here: \_\_\_\_\_

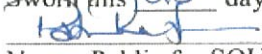
7. The deed recording fee is based on the amount listed on Line ~~6~~(c) above and the deed recording fee due is \_\_\_\_\_.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as GRANTOR.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

  
\_\_\_\_\_

Responsible Person Connected with the Transaction

F. Johnson Putney  
\_\_\_\_\_

Print or Type Name Here

Sworn this 25<sup>th</sup> day of November 2019  
  
\_\_\_\_\_  
Notary Public for SOUTH CAROLINA  
My Commission Expires: February 6, 2024





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

This Agreement is made and entered into this 4<sup>th</sup> day of December 2019, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and Mungo Homes Coastal Division Properties, LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of \_\_\_\_\_ property identified by and designated as Charleston County tax map number 312-00-00-056 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced 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 certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of \_\_\_\_\_ property and which are more fully shown on that certain plat entitled;

FINAL PLAT SHOWING THE SUBDIVISION OF RIVER GLEN TMS 312-00-00-056, 166, 193, 194 (31.060 AC), INTO LOTS 1 THRU 70 AND POA AREAS, PROPERTY OF MUNGO HOMES COASTAL DIVISION PROPERTIES, LLC, LOCATED IN THE CITY OF CHARLESTON, JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

Prepared and executed by Parker Land Surveying, LLC dated May 2, 2019, revised on N/A, and recorded on 12-04-2019 in Plat Book 49 at Page 0516 thru 0518 in the ROD Office for Charleston, South Carolina (herein the "Plat").

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

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

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

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

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

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

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: ~~Laura Cabiness~~ THOMAS O'BRIEN  
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

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

Signature: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

SEAL OF NOTARY

WITNESSES:

Witness #1

Witness #2

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

Mungo Homes Coastal Division Properties, LLC  
OWNER:  
Name: F. Johnson Putney  
Its: Land Development Manager

The foregoing instrument was acknowledged before me (the undersigned notary) by F. Johnson Putney, the Land Development Manager of Mungo Homes Coastal Div. Prop. LLC, a Limited Liability Company, on behalf of the Owner on 4/25/2019.

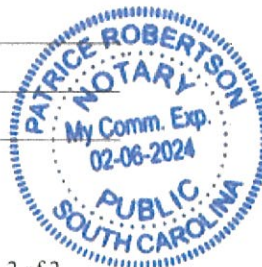
Signature: \_\_\_\_\_

Print Name of Notary: Patrice Robertson

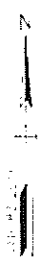
Notary Public for South Carolina

My Commission Expires: February 6, 2024

SEAL OF NOTARY

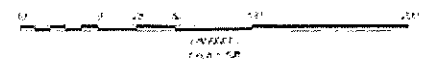
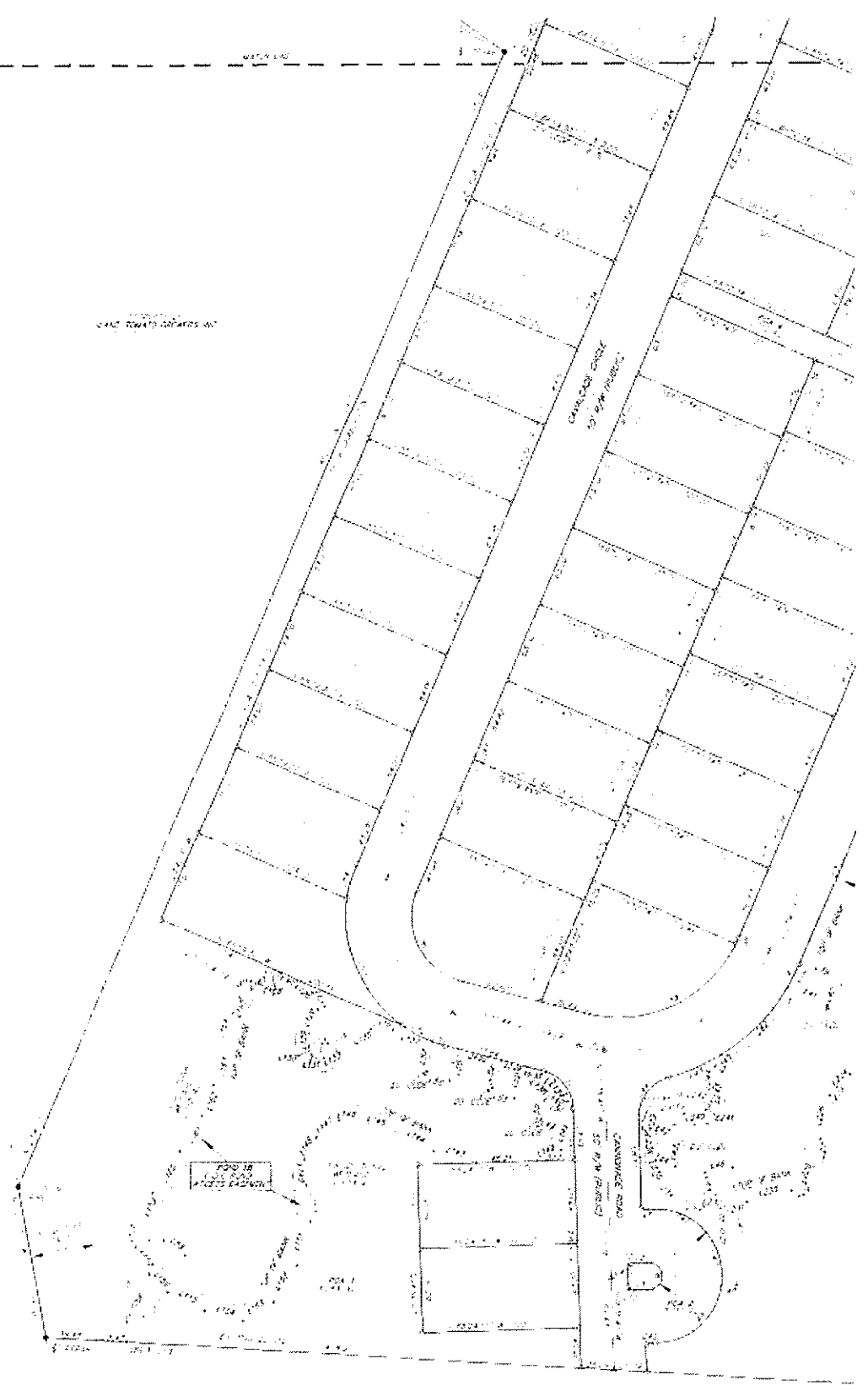






REDESIGNED ROAD 2-10-1947  
50 R/W

EXIST. ROAD CORRECTED



DATE: 2-10-1947  
DRAWN BY: J. J. SMITH

1. 100' x 100' LOTS  
2. 50' x 100' LOTS  
3. 25' x 100' LOTS  
4. 12.5' x 100' LOTS

NO	DESCRIPTION	AMOUNT	NO	DESCRIPTION	AMOUNT	NO	DESCRIPTION	AMOUNT
1	...	...	101	...	...	201	...	...
2	...	...	102	...	...	202	...	...
3	...	...	103	...	...	203	...	...
4	...	...	104	...	...	204	...	...
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99	...	...	199	...	...	299	...	...
100	...	...	200	...	...	300	...	...

K1(a)(iii)

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that LAA Family Legacy Trust

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

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names) Reveille Court as shown and designated on a plat entitled Reveille on the Ashley

prepared by Parker Land Surveying, LLC, dated January 16, 2018, revised June 1, 2018, and recorded on \_\_\_\_\_ in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the Lot 10, Lot 45 and the northern portion of lot 44 dated June 30, 2016, and recorded Jul 7, 2016 in Book 0566 at Page 635 in the RMC Office for Charleston County, South Carolina

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

Portion of TMS No 418-15-00-039 & 017

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

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

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

WITNESS our Hand(s) and Seal(s) this 11 day of July, 2018.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Grantor

Witness Number One

[Signature]

Susan Bahr  
Printed Name

Edward L. Terry, Trustee  
Printed Name Ed L Terry  
LENNY TRUST

Witness Number Two

Mark Mathewson  
Printed Name

\*\*\*\*\*

STATE OF SOUTH CAROLINA  
COUNTY OF CHARLESTON

ACKNOWLEDGEMENT

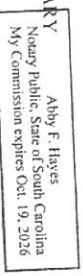
This foregoing instrument was acknowledged before me (the undersigned notary) by EDWARD L. TERRY the TRUSTEE of LENNY TRUST on behalf of the Grantor on the 11 day of July, 2018.

Signature of Notary [Signature]

Print Name of Notary Abby F. Hayes

Notary Public for South Carolina

My Commission Expires Oct 19, 2026



STATE OF SOUTH CAROLINA )

COUNTY OF Charleston ) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1 I have read the information on this affidavit and I understand such information  
2 The property was transferred by LVA Family Legacy Trust  
to City of Charleston on \_\_\_\_\_

3 Check one of the following: The deed is

- (A)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth
- (B)  subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary
- (C)  exempt from the deed recording fee because (See Information section of affidavit) transferred to City of Charleston (explanation required)  
(If exempt, please ship items 4-7, and go to item 8 of this affidavit )

If exempt under exemption #4 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?  
Check Yes \_\_\_\_\_ or No \_\_\_\_\_

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

- (A)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_
- (B)  The fee is computed on the fair market value of the realty which is \_\_\_\_\_
- (C)  The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_

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

6 The deed recording fee is computed as follows:

- (A) Place the amount listed in item 4 above here \_\_\_\_\_
- (B) Place the amount listed in item 5 above here \_\_\_\_\_  
(If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here \_\_\_\_\_



- 7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is \_\_\_\_\_
- 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as \_\_\_\_\_
- 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

Edward L. Terry, Trustee  
Print or Type Name Here  
LAA FAMILY  
LEGACY TRUST

Sworn this 14<sup>th</sup> day of July 2018  
Notary Public for South Carolina  
My Commission Expires Oct 19, 2026

Abby F. Hayes  
Notary Public, State of South Carolina  
My Commission expires Oct. 19, 2026

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

This Agreement is made and entered into this 4<sup>th</sup> day of ~~May~~ December 2018, 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 LAA Family Legacy Trust (herein the "Owner")

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of \_\_\_\_\_ property identified by and designated as \_\_\_\_\_ County tax map number 418-15-00-039 & 017 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced 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 certain permanent and exclusive storm water drainage easements in and to the property necessary therefor

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D E ) as such are identified on the above referenced portion of \_\_\_\_\_ property and which are more fully shown on that certain plat entitled, "Reville on the Ashles"

Prepared and executed by Parker Land Surveying, LLC dated 1/16/2018  
revised on 6/11/2018 and recorded on 12-04-2018 in Plat  
Book 119 at Page 6521 in the RMC Office for Charleston \_\_\_\_\_, South Carolina (herein the "Plat")  
A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein

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

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land

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

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

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

WITNESSES CITY OF CHARLESTON

Witness #1 By ~~Edward L. Terry~~ THOMAS O'BRIEN  
Its Public Service Director

Witness #2

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON ) ACKNOWLEDGEMENT

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

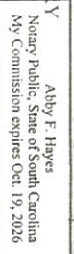
Signature \_\_\_\_\_  
Print Name of Notary \_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
SEAL OF NOTARY

WITNESSES OWNER  
Witness #1 Susan Bate Name Edward L. Terry, Trustee  
Witness #2 Mark Mathewson

STATE OF South Carolina )  
COUNTY OF Charleston ) ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by \_\_\_\_\_ of LAA Family Legacy Trust, the Trustee, on behalf of the Owner on 7-11-18

Signature Abby F. Hayes  
Print Name of Notary Abby F. Hayes  
Notary Public for South Carolina  
My Commission Expires Oct 19, 2026





STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

TITLE TO REAL ESTATE

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

All of the property underneath, above, and containing those certain streets, roads, drives,  
 and cul-de-sacs situate, lying and being in the City of Charleston, County of Berkeley  
 State of South Carolina, identified as (list street names)  
 Captain Goddard Road, Captains Island Drive, Old Compass Road and Wayfaring Point

as shown and designated on a plat entitled "A Final Subdivision Plat of Daniel Island Master  
 Plan Parcel FF to Create Parcel FF, Block A, Lots 23 thru 27, Block B, Lots 42 thru 52, Block C,  
 Lots 9 thru 10, Block D, Lots 1 thru 3 & Block E, Lots 1 thru 5, Daniel Island, City of  
 Charleston, Berkeley County, South Carolina prepared for and owned by Daniel Island  
 Associates LLC

prepared by Phillip P. Gerard of Thomas & Hutton Engineering  
 dated August 1, 2019 , revised \_\_\_\_\_, and recorded \_\_\_\_\_, 2019 as  
 Instrument Nos. \_\_\_\_\_ in the ROD 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.

This being a portion of the property conveyed to Grantor herein by deed of the  
 Daniel Island Residential Investments LLC dated November 9, 1997 and recorded  
 November 9, 1998 in Book 1478 at Page 286 in the ROD 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

Portion of TMS No.: 275-00-00-092

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

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

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

WITNESS our Hand(s) and Seal(s) this 9<sup>th</sup> day of October 2019.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Grantor

M Feix

Daniel Island Associates L.L.C.

Witness Number One

By: [Signature]

Michelle Feix

Matthew R. Sloan, Its President

Printed Name

Printed Name

Carol Mashay

Witness Number Two

Carol Mashay

Printed Name

\*\*\*\*\*

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Matthew R. Sloan, the President of Daniel Island Associates L.L.C., a Delaware LLC, on behalf of the Grantor on the 9<sup>th</sup> day of October, 2019.

Signature of Notary: [Signature]

Print Name of Notary: Maggie R. Dusbiber

Notary Public for South Carolina

My Commission Expires: 10/16/24

SEAL OF NOTARY



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 Daniel Island Associates L.L.C.  
to City of Charleston on \_\_\_\_\_, 2019.
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 government entity (explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes \_\_\_ or No \_\_\_

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
  - (A) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_
  - (B) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_
  - (C) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_
5. Check YES \_\_\_ or NO \_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_
6. The deed recording fee is computed as follows:
  - (A) Place the amount listed in item 4 above here: \_\_\_\_\_
  - (B) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (C) Subtract Line 6(b) from Line 6(a) and place the result here: \_\_\_\_\_

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is -0- exempt.
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.

Daniel Island Associates L.L.C.

BY: 

Matthew R. Sloan, its ~~agent~~ President

Print or Type Name Here

Sworn this 9<sup>th</sup> day of October 2019  
Maggie R. Dusbiber  
Notary Public for South Carolina  
My Commission Expires: October 16<sup>th</sup>, 2024





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

This Agreement is made and entered into this 4th day of December 2019, 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 Island Associates L.L.C. (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of property identified by and designated as Berkeley County tax map number 275-00-00-092 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced 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 certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of property and which are more fully shown on that certain plat entitled;

"A Final Subdivision Plat of Daniel Island Master Plan Parcel FF to Create Parcel FF, Block A, Lots 23 thru 27, Block B, Lots 42 thru 52, Block C, Lots 9 thru 10, Block D, Lots 1 thru 3 & Block E, Lots 1 thru 5, Daniel Island, City of Charleston, Berkeley County, South Carolina Prepared for and owned by Daniel Island Associates, LLC

Prepared and executed by Phillip P. Gerard of Thomas & Hutton Engineering dated August 1, 2019, revised on \_\_\_\_\_, and recorded on 12-5, 2019 as Instrument Nos. 2019044393, 9495 in the ROD 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 and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

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

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

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

WITNESSES: CITY OF CHARLESTON

Witness #1 By: Laura Cabiness  
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON ) ACKNOWLEDGEMENT

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

Signature: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
SEAL OF NOTARY

WITNESSES: OWNER: Daniel Island Associates L.L.C.  
Witness #1 By: \_\_\_\_\_  
Name: Matthew R. Sloan, Its President

Witness #2 \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
COUNTY OF BERKELEY ) ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Matthew R. Sloan, the President of Daniel Island Associates L.L.C., a Delaware LLC, on behalf of the Owner on October 9<sup>th</sup>, 2019.

Signature: \_\_\_\_\_  
Print Name of Notary: Maggie R. Duschiber  
Notary Public for South Carolina  
My Commission Expires: 10/16/24  
SEAL OF NOTARY



NOTES

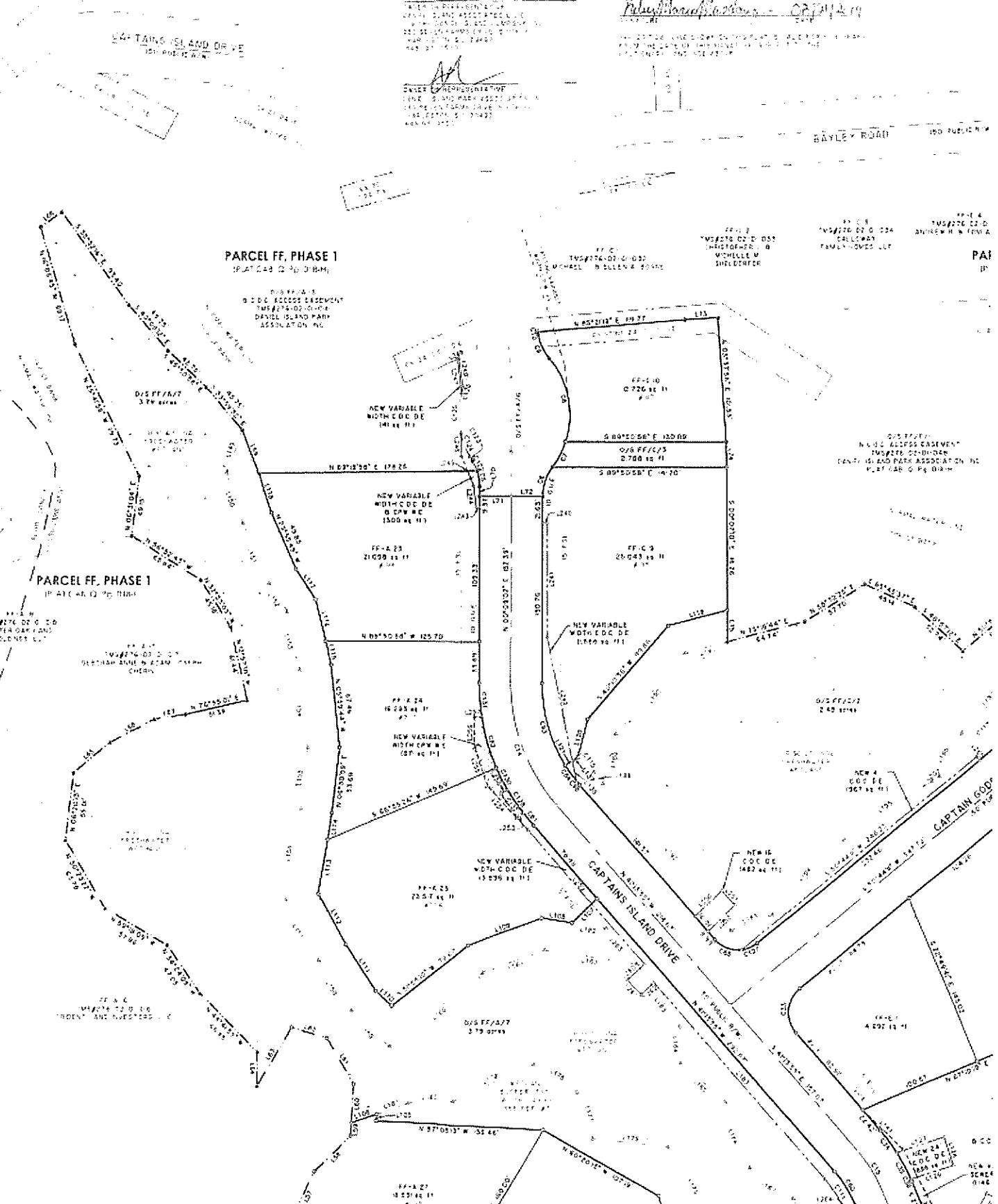
1. THIS PLAN IS A REPRESENTATION OF THE AREA SHOWN ON THE PLAN AND SHOULD BE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF CHARLESTON. THE UNPROPOSED DRIVE SHOULD BE CONSIDERED AS A PUBLIC DRIVE.

BY THE RECORDING OF THIS PLAN AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, THE UNPROPOSED DRIVE SHOULD BE CONSIDERED AS A PUBLIC DRIVE.

THIS AREA SHOWN ON THIS PLAN IS A REPRESENTATION OF THE AREA SHOWN ON THE PLAN AND SHOULD BE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF CHARLESTON. THE UNPROPOSED DRIVE SHOULD BE CONSIDERED AS A PUBLIC DRIVE.

*Robert Marshall* 08/21/14

DIVISION OF PERMITS  
1015 S. ANDERSON STREET  
CHARLESTON, SOUTH CAROLINA 29403  
403.762.1234



PARCEL FF, PHASE 1  
IP AT CAB 0 P 6 DRUM

PARCEL FF, PHASE 1  
IP AT CAB 0 P 6 DRUM

FF-A 21  
21,000 sq ft  
NEW VARIABLE WIDTH C/D DE 141 sq ft

FF-A 22  
21,000 sq ft  
NEW VARIABLE WIDTH C/D DE 1500 sq ft

FF-A 23  
25,043 sq ft  
NEW VARIABLE WIDTH C/D DE 1,850 sq ft

FF-A 24  
16,228 sq ft  
NEW VARIABLE WIDTH C/D DE 157 sq ft

FF-A 25  
22,574 sq ft  
NEW VARIABLE WIDTH C/D DE 13,536 sq ft

FF-A 26  
16,228 sq ft  
NEW VARIABLE WIDTH C/D DE 157 sq ft

FF-A 27  
16,228 sq ft  
NEW VARIABLE WIDTH C/D DE 157 sq ft

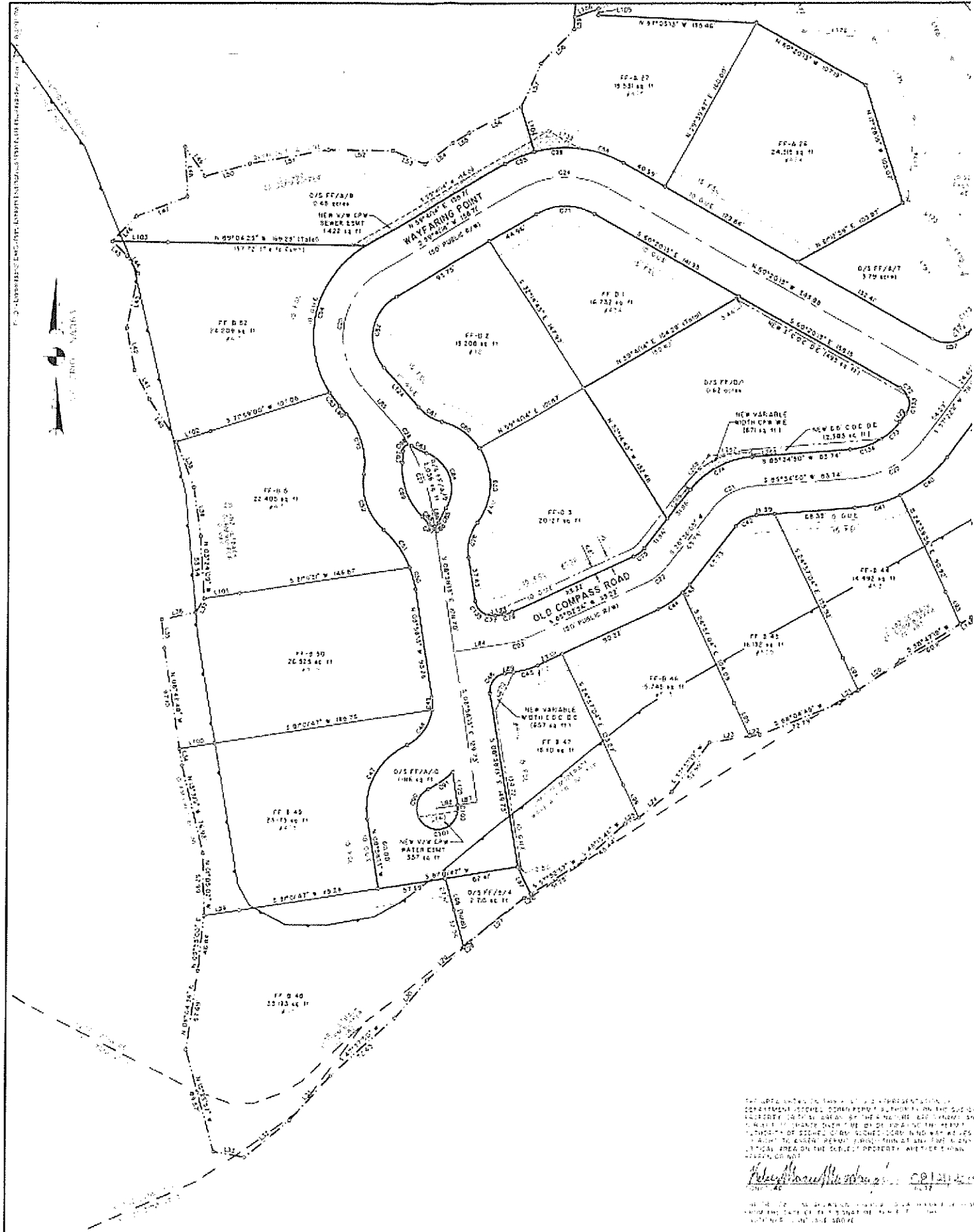
FF-A 28  
2,420 sq ft  
NEW VARIABLE WIDTH C/D DE 157 sq ft

FF-A 29  
16,228 sq ft  
NEW VARIABLE WIDTH C/D DE 157 sq ft

FF-A 30  
4,892 sq ft  
NEW VARIABLE WIDTH C/D DE 157 sq ft

1. THIS PLAN IS A REPRESENTATION OF THE AREA SHOWN ON THE PLAN AND SHOULD BE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF CHARLESTON. THE UNPROPOSED DRIVE SHOULD BE CONSIDERED AS A PUBLIC DRIVE.

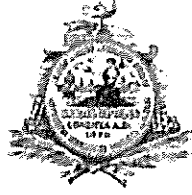
PA 10



THIS MAP WAS PREPARED BY THE SURVEYING DEPARTMENT OF THE MISSOURI DEPARTMENT OF REVENUE, UNDER THE SUPERVISION OF THE COMMISSIONER OF REVENUE, AND IS HEREBY CERTIFIED TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY THE SURVEYOR THEREON.

*Richard H. H. H. H. H.* 08121  
 SURVEYOR

K1(a)(c)



JOHN J. TECKLENBURG  
Mayor

THOMAS O'BRIEN  
Director

*City of Charleston*  
*South Carolina*  
*Department of Public Service*

December 18, 2019

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

RE: Maintenance of granite curb & sidewalk on St. Philips Street (S-106) for the parking lot

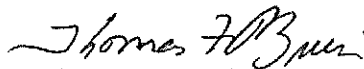
Dear Mr. Richards:

This letter concerns the proposed installation of a granite curb and sidewalk on St. Philips Street.

The City Council of Charleston, at its meeting held December 17, 2019, agreed to accept maintenance responsibility for 126 LF granite curb and sidewalk within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at [obrient@charleston-sc.gov](mailto:obrient@charleston-sc.gov).

Sincerely,

  
Thomas F. O'Brien  
Director of Public Service

cc: Mike Johnson, Forsberg Eng.  
Robert Hauck, GIS

TFO/kc

**O'Brien, Tom F.**

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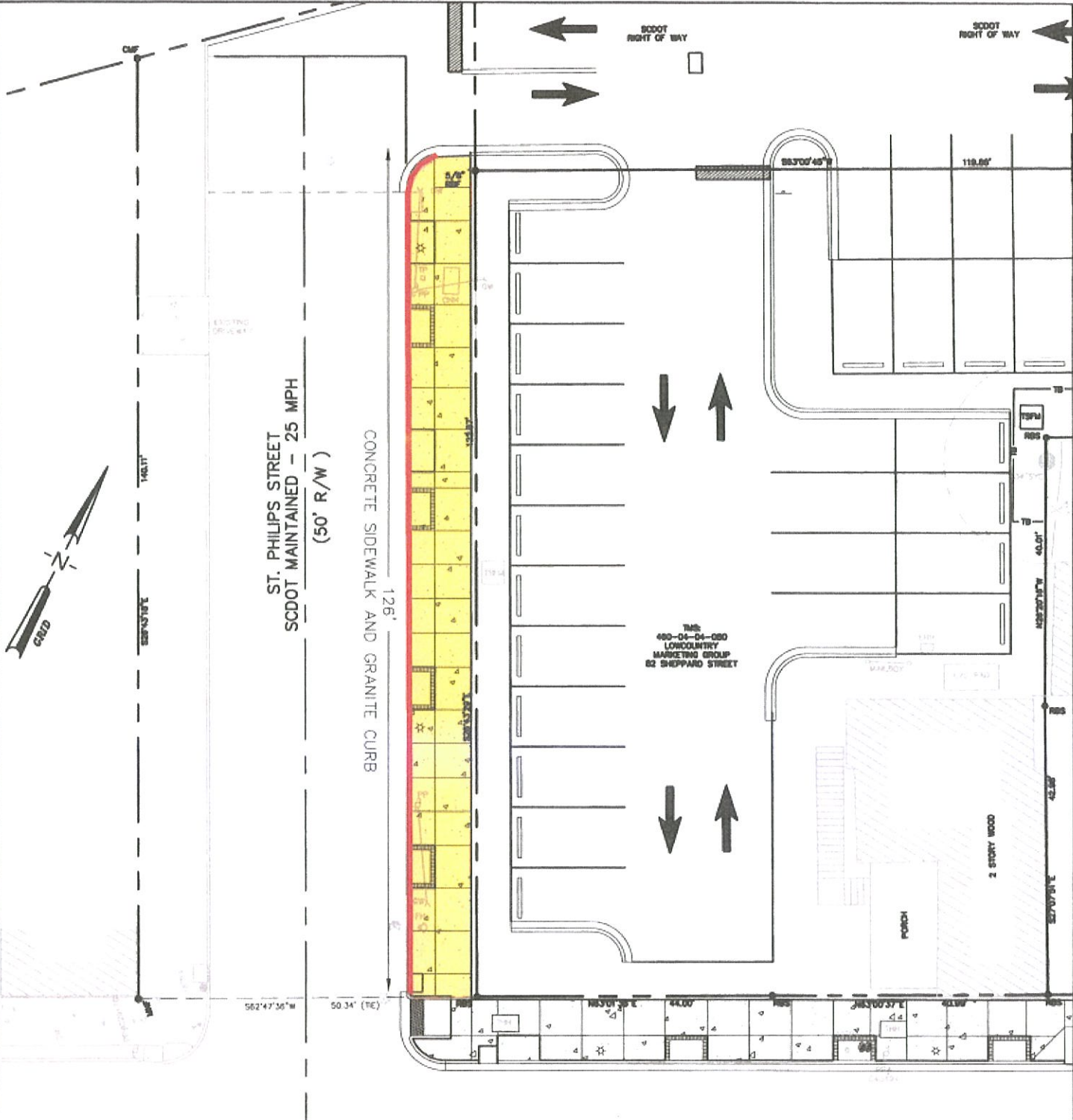
**From:** Mike Johnson <mjohnson@forsberg-engineering.com>  
**Sent:** Tuesday, November 26, 2019 3:28 PM  
**To:** O'Brien, Tom F.  
**Subject:** St. Philips Street Maintenance Request  
**Attachments:** 5067 SIDEWALK.pdf

Tom

We have a project going through TRC for a new parking lot at the corner of Sheppard Street and St. Philips Street. There are currently a few residential driveways that will be removed so we are going to replace/reset the granite curb and also replace the existing sidewalk instead of patching the driveways. SCDOT has requested a letter from the City to provide maintenance for this 126' of St. Philips Street. Can you please put us on the next agenda? Please let me know if you need anything more than the attached exhibit.

Thanks

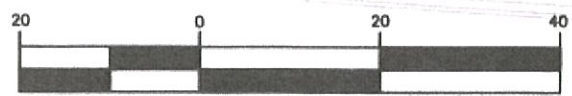
**Michael S. Johnson**  
*Forsberg Engineering & Surveying Inc.*  
1587 Savannah Hwy, Suite B  
Charleston SC 29417  
(O) 843-571-2622  
(F) 843-571-6780



TMS  
488-04-04-080  
LOWCOUNTRY  
MARKETING GROUP  
82 SHEPPARD STREET

SHEPPARD STREET  
CITY MAINTAINED - 25 MPH  
(R/W VARIES)

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

CITY OF CHARLESTON  
SIDEWALK AND CURB EXHIBIT  
86/82 SHEPPARD STREET  
PARKING LOT PROJECT  
SCALE: 1" = 20'  
DATE: 11-26-19



STATE OF SOUTH CAROLINA )  
 ) MEMORANDUM OF AGREEMENT  
 COUNTY OF CHARLESTON )

This Memorandum of Agreement (the “MOA”) is executed by and between Charleston County, a public body and corporate and political subdivision of the State of South Carolina (“County”), and the City of Charleston, a South Carolina municipal corporation, (the “City”). County and the City shall be collectively referred to herein as the “Parties.”

### RECITALS

**WHEREAS**, the City owns that certain real property commonly known as the City of Charleston Municipal Golf Course, as shown on Exhibit 1, attached hereto and incorporated herein by reference (“Muni”);

**WHEREAS**, the City intends, in the very near future, to embark on a full scale, major renovation project at the Muni to include drainage improvements, course play improvements, and beautification (the “City Project”);

**WHEREAS**, the County is desirous of completing a drainage improvement project for the Woodland Shores area lying adjacent to the Muni more particularly described in Exhibit 3, attached hereto and incorporated herein by reference (the “County Project - Phase 1”);

**WHEREAS**, the County is desirous of completing a potential streetscape project along a portion of Woodland Shores Road lying adjacent to the Muni more particularly described in Exhibit 2, attached hereto and incorporated herein by reference (the “County Project - Phase 2”);

**WHEREAS**, in order to effectuate the County Project – Phase 1 and/or the County Project - Phase 2, the County needs to increase its stormwater runoff onto the Muni. In order to effectuate the City Project, the City needs additional drainage facilities constructed and excavation work completed on the Muni (“the “Work”);

**WHEREAS**, the Parties routinely cooperate with each other on projects and enjoy a long standing relationship, during which time the Parties have collaborated on various projects to promote the social and economic well-being of the constituents of each;

**WHEREAS**, in recognition of the benefits inuring to the County and the benefits inuring to the City as a result of the above mentioned City and County Projects, and in keeping with the collaboration that has existed between the Parties over the course of many years, the Parties have consulted and agreed to work together to accomplish the City’s Project and the County’s Project; and

**WHEREAS**, the purpose of this MOA is to memorialize the terms of the Agreement between Parties to work together to accomplish portions of the Work necessary for the completion of the City’s Project and the County’s projects.

**NOW, THEREFORE**, for and in consideration of the foregoing recitals, which are incorporated herein by reference, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

**1. Obligations of the County.** The County's obligations shall be as follows:

- a. The County agrees to complete the construction activities necessary for County Project – Phase 1 to increase the storage capacity of the existing Stormwater Conveyance System which drains Woodland Shores area located adjacent to Riverland Drive and Muni hole numbers two, three and four as more fully shown in Exhibit 3, attached hereto, and incorporated herein by reference;
- b. The County agrees to excavate fill dirt from Pond 1 and Pond 2 in the amounts set forth on Exhibit 3 and will relocate the excavated fill material in the amounts stated and to areas marked as A, B, C, D and E on Exhibit 3. The County further agrees to install a 40-Foot pipe extension as shown on Exhibit 3. The County agrees that all excavated materials are to remain on the City's property.
- c. The County agrees that it will access the City's property only through now existing County or State right-of-ways.
- d. The County agrees that it will take all safety precautions necessary to protect the general public and invitees while constructing the portion of the County's Project on the Muni.
- e. The County anticipates that all Work associated with the County's construction activities as shown on Exhibit 3 shall be completed on or before April 1, 2020; however, the County reserves the right to modify the schedule based on changes in circumstances.
- f. The County agrees to provide the City with 7 days' notice prior to commencing the construction activities described herein.
- g. The County will perform the construction activities described herein with its own forces, and there shall be no charge to the City for the County's construction activities pursuant to this Agreement.
- h. The County agrees it will perform the construction activities on the Muni with care and diligence and in a professional and workmanlike manner.
- i. Utilities may have been allowed by the Muni to traverse the areas of excavation shown in Exhibit 3, while neither the County nor SC811 would be aware of such utilities. Therefore, SC811 tickets shall be applied for and issued to the City. Coordination during excavation and digging operations shall be accompanied by a City representative who is familiar with the grounds and such

utilities. If utilities are encountered or damaged during County's Project – Phase 1, the City shall be responsible for relocating or repairing such utilities or providing an equivalent area within the immediate watershed which provides similar excavated area. The County shall take all precautions and appropriate excavation safety measures.

j. Hazardous Materials

- i. If during the course of executing the Work, the County encounters material believed to be hazardous or of archeological significance, the County shall immediately stop Work in the affected area and report the conditions to the City in writing. Except by written agreement of the City and County, the County shall not resume Work until the material has been rendered harmless, removed or protected.
- ii. As to hazardous materials, this Article shall apply only to hazardous, toxic or radioactive materials or substances subject to the regulations of agencies having jurisdiction such as, but not limited to, the S.C. Department of Health and Environmental Control (SCDHEC), the U.S. Environmental Protection Agency (USEPA) and the U.S. Nuclear Regulatory Commission (USNRC).
- iii. For the purposes of this Contract, the term "rendered harmless" shall be interpreted to mean that measured levels of verified hazardous, toxic or radioactive materials or substances are less than the applicable standards established by authorities having jurisdiction. In no event, shall the City have any responsibility for any substance or material that is brought to the Project site by the County, any Subcontractor, any material supplier, or any entity for whom any of them is responsible. The County agrees not to use any fill or other materials to be incorporated into the Work that are hazardous, toxic, or radioactive, or made up of any items that are hazardous, toxic, or radioactive.

**2. Obligations of the City.** The City's obligations shall be as follows:

- a. The City agrees to grant a temporary access easement over the Muni to complete the County's construction activities as shown on Exhibit 3.
- b. The City agrees to modify the golf course tee box locations so that golf play will not be in conflict with the County's Project – Phase 1.
- c. The City agrees to notify golfers of the course modification prior to play and to enforce an equipment clear zone of 150 feet from construction activity pertaining to County Project – Phase 1.
- d. During the permitting phase of County Project – Phase 2, the predevelopment conditions should reflect the existing conditions as without County Project – Phase 1 completed.

3. **Reservations of Rights by City.** Except as otherwise expressly provided in Exhibits 1, 2, and 3 the rights granted to the County under the foregoing instruments shall at all times be subservient to City's use of the Muni.
4. **Scope of Services.** The Work elements shall be performed by the County as described herein and shown in Exhibit 3.
5. **Release of Liability.**
  - a. The Parties to this Agreement shall be liable for any claims, demands, expenses, liabilities and losses, which may arise out of their acts, or failures to act, by their respective employees or agents, in connection with the performance of this MOA.
  - b. The County agrees to release the City from any and all liability from any claims for environmental cleanup, natural resource damage, or any other activities incident to the Work, unless otherwise stated within this MOA.
6. **Insurance Requirements.** The Parties to this Memorandum of Agreement shall carry public liability insurance during the term of this MOA with minimum policy limits of not less than Three Hundred Thousand and No/100 (\$300,000) Dollars for injuries or death sustained by one person, Six Hundred Thousand and No/100 (\$600,000) Dollars for injuries or death sustained in one occurrence, and Three Hundred Thousand and No/100 (\$300,000) Dollars for property damage, or such other minimum statutory caps for liability as may be established by the South Carolina Tort Claims act, as the same may from time to time be amended.
7. **Signature.** The instrument referenced herein, shall be signed by the Parties upon their approval of the MOA. Either party shall have the option to record any or all of the documents or memoranda of the same in the Register of Deeds Office for Charleston County, South Carolina. In such event, the Parties will cooperate in having the documents or memoranda thereof placed in recordable form.
8. **Governing Law.** This MOA shall be construed and enforced in accordance with the laws of the State of South Carolina.
9. **Effective Date.** This MOA will become effective when all parties have signed it. The date of this MOA (the "Effective Date") will be the date this MOA is signed by the last party to sign it (as indicated by the date associated with that party's signature).

10. **Termination.** Either party may terminate this MOA with 30 days’ advance written notice to the other party or 30 days after completion of the project whichever occurs first.

11. **Severability.** Should any part of this MOA be determined by a Court of competent jurisdiction to be invalid, illegal, or against public policy, said offending Section shall be void and of no effect and shall not render any other Section herein, nor this MOA as a whole, invalid. Any terms which, by their nature, should survive the suspension, termination or expiration hereof shall be deemed to so survive.

12. **Notices.** All notices provided for in this MOA shall be in writing and shall be deemed to be given when sent by registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to the City:	City of Charleston Edmund Most Deputy Director of Parks Department 823 Meeting Street Charleston, South Carolina 29403
-----------------	--

With a copy to:	City of Charleston Office of Corporation Counsel 50 Broad Street Charleston, South Carolina 29401
-----------------	--

If to Charleston County:	County of Charleston Deputy Administrator for Transportation and Public Works 4045 Bridge View Drive North Charleston, South Carolina 29405
--------------------------	---

13. For purposes of this MOA, normal work hours, unless otherwise approved by the City, shall be 7:00 am to 7:00 pm Monday thru Friday.

[The remainder of this page has been intentionally left blank. The signature pages follow.]

[CHARLESTON COUNTY'S SIGNATURE PAGE TO MOA]

IN WITNESS WHEREOF, Charleston County has caused these presents to be executed as of the date set forth below.

Signed, Sealed and Delivered in the Presence of:

CHARLESTON COUNTY

\_\_\_\_\_
First Witness

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_
Second Witness

Date: \_\_\_\_\_

STATE OF SOUTH CAROLINA )
COUNTY OF \_\_\_\_\_ )

ACKNOWLEDGEMENT

I, \_\_\_\_\_, a Notary Public for South Carolina, do hereby certify that CHARLESTON COUNTY, by \_\_\_\_\_, its \_\_\_\_\_, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_
Notary Public for South Carolina
Print Name: \_\_\_\_\_
My Commission Expires: \_\_\_\_\_

[The remainder of this page has been intentionally left blank.]

[CITY'S SIGNATURE PAGE TO MOA]

IN WITNESS WHEREOF, the City of Charleston, also known as the City Council of Charleston, has caused these presents to be executed as of the date set forth below.

Signed, Sealed and Delivered in the Presence of:

CITY OF CHARLESTON, also known as the CITY COUNCIL OF CHARLESTON

\_\_\_\_\_  
First Witness

By: \_\_\_\_\_  
Print Name: John J. Tecklenburg  
Its: Mayor

\_\_\_\_\_  
Second Witness

Date: \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

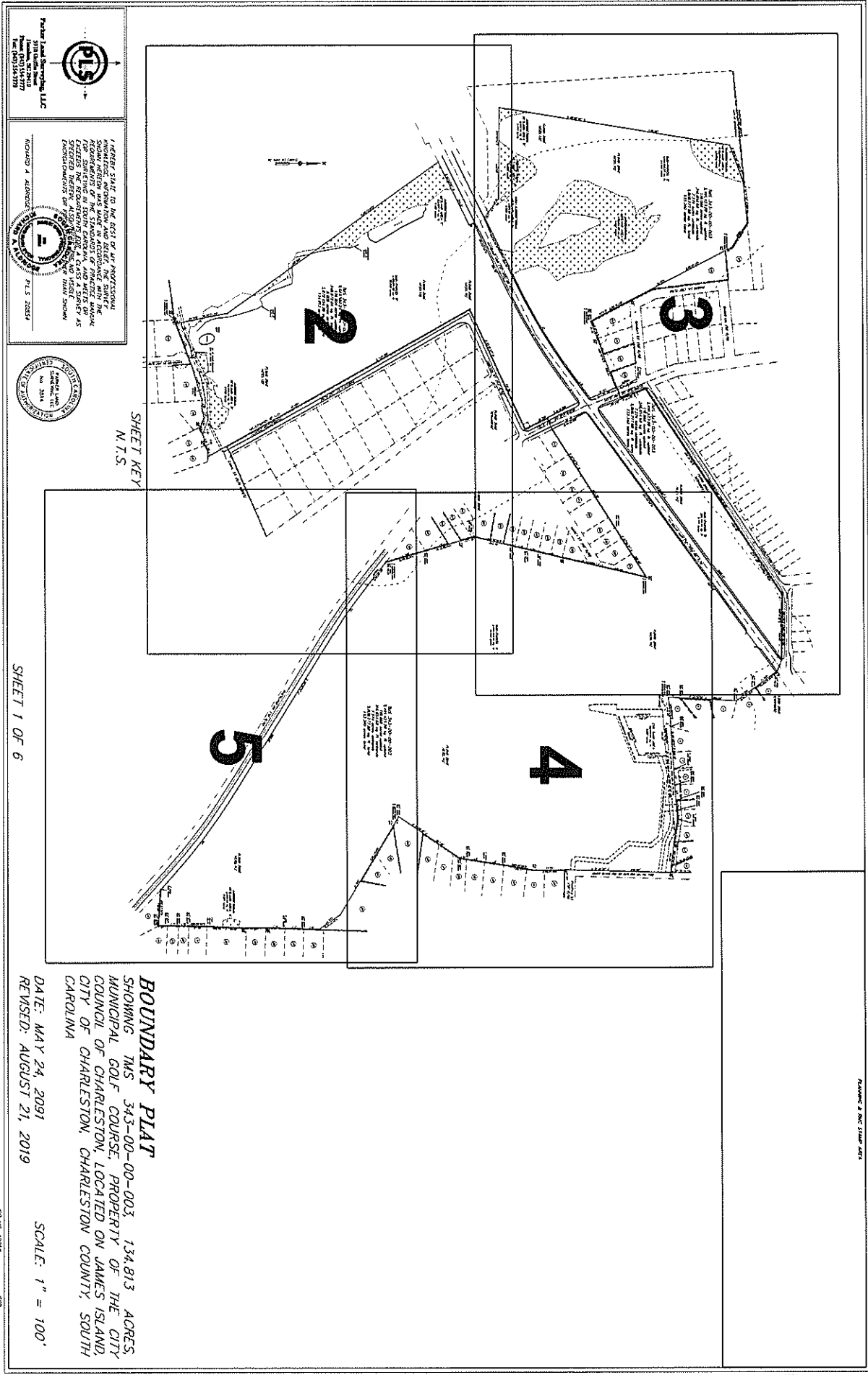
I, \_\_\_\_\_, a Notary Public for South Carolina, do hereby certify that the CITY OF CHARLESTON, a South Carolina municipal corporation, also known as the CITY COUNCIL OF CHARLESTON, by John J. Tecklenburg, its Mayor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public for South Carolina  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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# Exhibit 1



**Professional Seal**  
**PLS**  
 License No. 31123  
 State of North Carolina  
 Surveying  
 Exp. 08/31/2019

1 HEREBY STATE TO BE THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY, MEASUREMENTS, CALCULATIONS AND RESULTS SHOWN HEREON WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NORTH CAROLINA, AND THAT I AM NOT PROVIDING ANY SERVICES OR OPINIONS AS A REAL ESTATE BROKER OR REALTOR.

ROBERT A. ALLEN  
 P.L.S. 31123



**SHEET KEY**  
 N.T.S.

**5**

**4**

**3**

**2**

**1**

**BOUNDARY PLAT**  
 SHOWING TMS 343-00-00-003, 134.813 ACRES,  
 MUNICIPAL GOLF COURSE, PROPERTY OF THE CITY  
 COUNCIL OF CHARLESTON, LOCATED ON JAMES ISLAND,  
 CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH  
 CAROLINA

DATE: MAY 24, 2011  
 REVISED: AUGUST 21, 2019

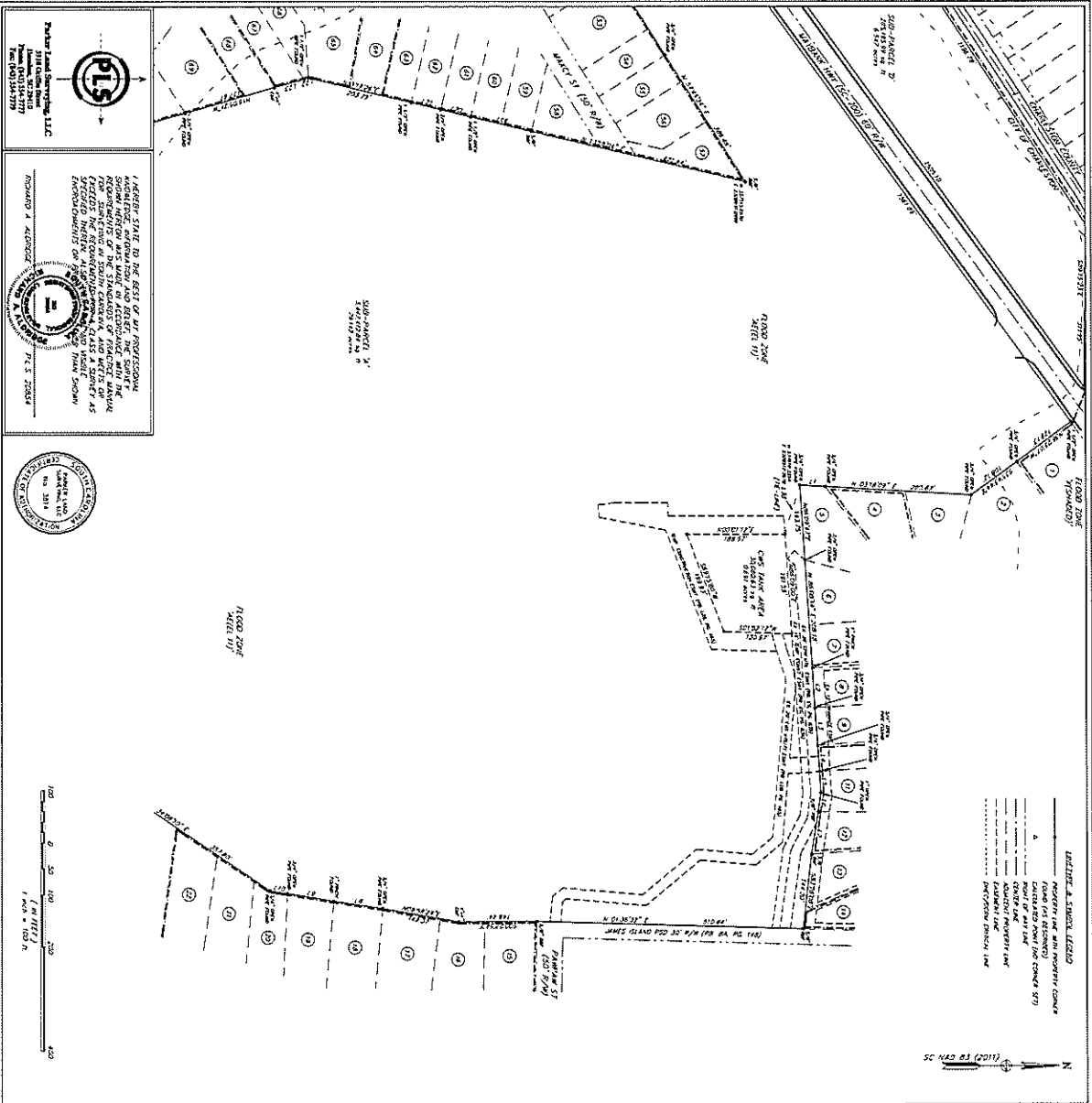
SCALE: 1" = 100'

SHEET 1 OF 6









**PLAN 4000 - 4000 SQ. FT. LOTS**

**NOTES:**

1. THE DEVELOPER ACKNOWLEDGES THAT THIS PROPERTY APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
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25. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
26. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
27. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.

Professional Seal and License Information for the Engineer and Surveyor.

Professional Seal and License Information for the Professional Engineer and Surveyor, including the name of the engineer and the date of the seal.

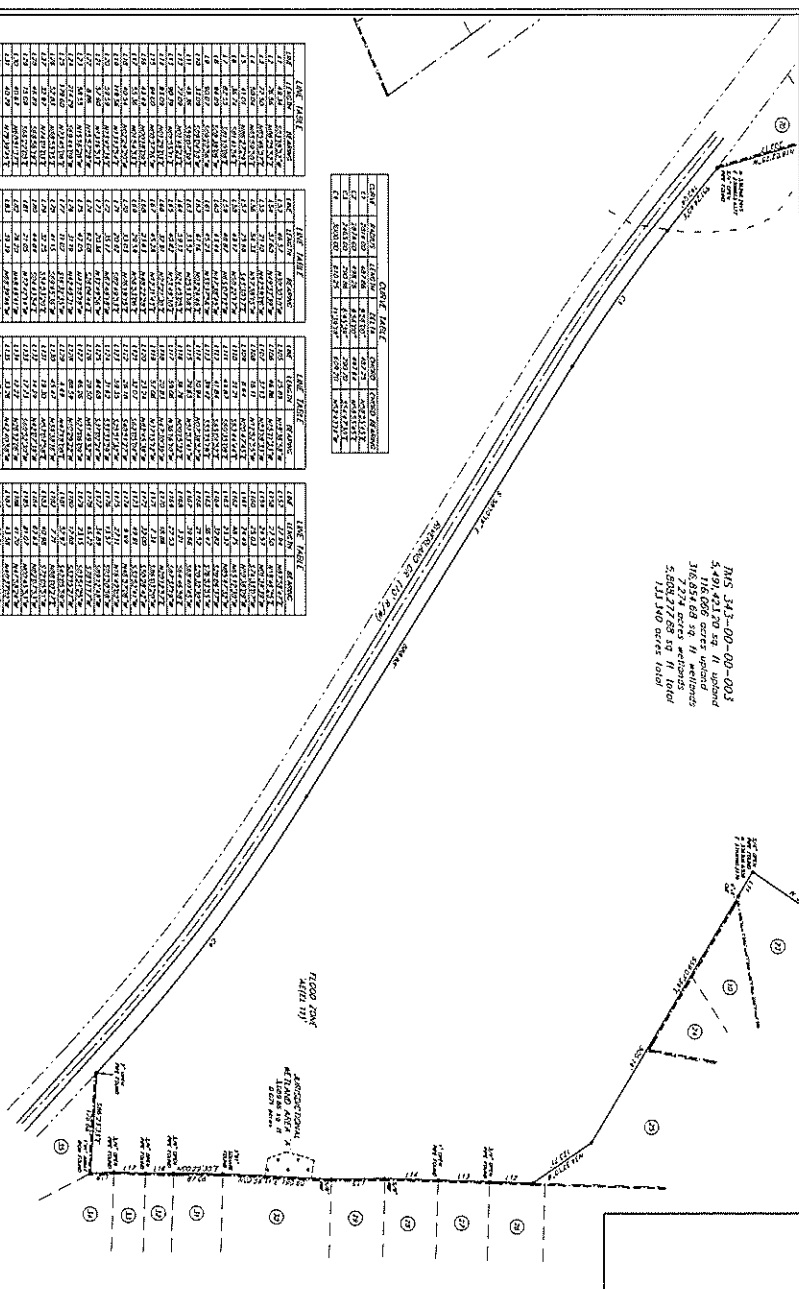
Vertical text on the left margin containing project details and contact information.

Vertical text on the right margin containing project details and contact information.

MIS 343-00-00-001  
5,491,421.70 sq ft (100 acres)  
184,006 sq ft (4.2 acres)  
7,274 sq ft (0.17 acres)  
5,584,776.8 sq ft (128.1 acres)  
133,340 sq ft (3.0 acres)

LINE	START	END	LENGTH	AREA
1	0+00	0+10	10.00	100.00
2	0+10	0+20	10.00	200.00
3	0+20	0+30	10.00	300.00
4	0+30	0+40	10.00	400.00
5	0+40	0+50	10.00	500.00
6	0+50	0+60	10.00	600.00
7	0+60	0+70	10.00	700.00
8	0+70	0+80	10.00	800.00
9	0+80	0+90	10.00	900.00
10	0+90	1+00	10.00	1,000.00

LINE	START	END	LENGTH	AREA
11	1+00	1+10	10.00	1,100.00
12	1+10	1+20	10.00	1,200.00
13	1+20	1+30	10.00	1,300.00
14	1+30	1+40	10.00	1,400.00
15	1+40	1+50	10.00	1,500.00
16	1+50	1+60	10.00	1,600.00
17	1+60	1+70	10.00	1,700.00
18	1+70	1+80	10.00	1,800.00
19	1+80	1+90	10.00	1,900.00
20	1+90	2+00	10.00	2,000.00



**LEGEND & SYMBOLS**

- PROPERTY LINE AND PROPERTY CORNER
- BOUNDARY POINT (NO CORNER 21)
- BOUNDARY POINT
- EASEMENT PROPERTY LINE
- EASEMENT PROPERTY LINE
- BOUNDARY POINT

**ADJACENT PROPERTY OWNERS**

NO. 20 (2000-00-00) [Name]  
 NO. 19 (1900-00-00) [Name]  
 NO. 18 (1800-00-00) [Name]  
 NO. 17 (1700-00-00) [Name]  
 NO. 16 (1600-00-00) [Name]  
 NO. 15 (1500-00-00) [Name]  
 NO. 14 (1400-00-00) [Name]  
 NO. 13 (1300-00-00) [Name]  
 NO. 12 (1200-00-00) [Name]  
 NO. 11 (1100-00-00) [Name]  
 NO. 10 (1000-00-00) [Name]  
 NO. 9 (900-00-00) [Name]  
 NO. 8 (800-00-00) [Name]  
 NO. 7 (700-00-00) [Name]  
 NO. 6 (600-00-00) [Name]  
 NO. 5 (500-00-00) [Name]  
 NO. 4 (400-00-00) [Name]  
 NO. 3 (300-00-00) [Name]  
 NO. 2 (200-00-00) [Name]  
 NO. 1 (100-00-00) [Name]

**Professional Engineer Seal**

PLANNING & ENVIRONMENTAL DESIGN

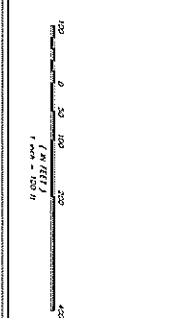
1-A DESIGN STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND INFORMATION AND BELIEF, THE SHOWN INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE PROFESSION OF SURVEYING IN SOUTH CAROLINA, AND WITH THE AS SPECIFIED THEREIN. ALL INFORMATION HAS BEEN OBTAINED FROM THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE STATE OF SOUTH CAROLINA.

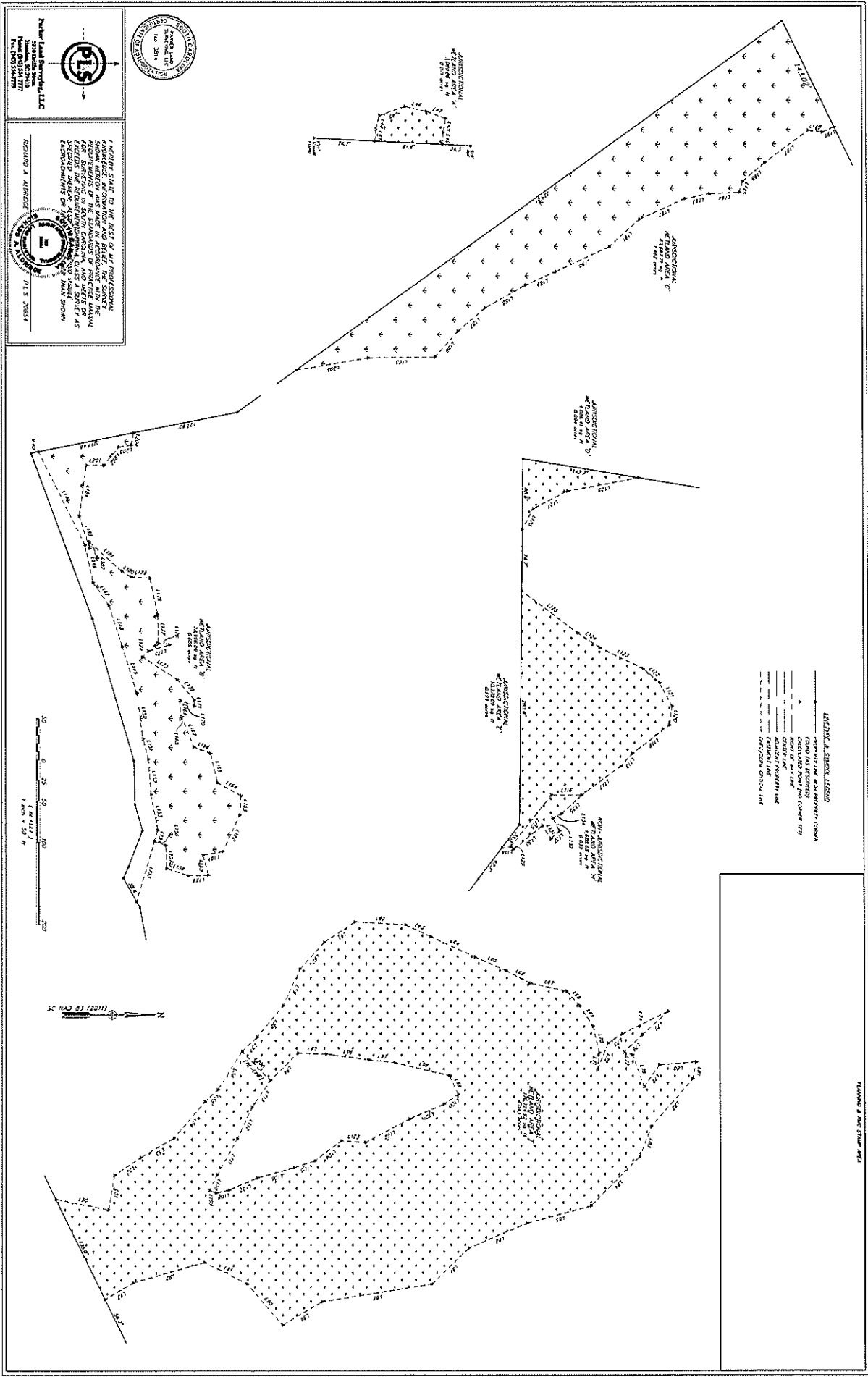
REGISTERED PROFESSIONAL ENGINEER

PLANNING & ENVIRONMENTAL DESIGN

PLANNING & ENVIRONMENTAL DESIGN

PLANNING & ENVIRONMENTAL DESIGN





PETER L. SHAW, INC.  
 SURVEYORS  
 1500 S. 15TH ST.  
 TULSA, OKLAHOMA 74106

SECTION A, SUBDIVISION  
 NOVEMBER 1983

SECTION A, SUBDIVISION  
 NOVEMBER 1983

SECTION A, SUBDIVISION  
 NOVEMBER 1983

SECTION A, SUBDIVISION  
 NOVEMBER 1983

SECTION A, SUBDIVISION  
 NOVEMBER 1983

SECTION A, SUBDIVISION  
 NOVEMBER 1983

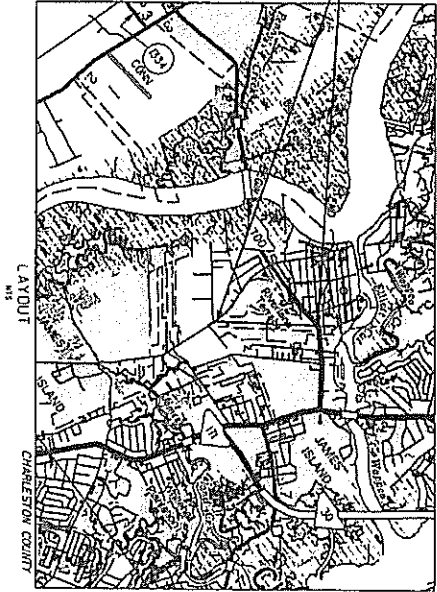
# CHARLESTON COUNTY TRANSPORTATION COMMITTEE

## PRELIMINARY PLAN FOR WOODLAND SHORES ROAD SIDEWALK ALTERNATIVE 2

SHEET #	DESCRIPTION	SHEET TOTALS
1	TOTAL SHEETS	1
2	TOTAL SECTIONS	1
3	PLAN SHEETS	9
4	CROSS SECTIONS	0
TOTAL SHEETS		10

### INDEX OF SHEETS

PROJECT LIMITS FOR WOODLAND SHORES ROAD SIDEWALK



3 DAY BEFORE NOBIDDING IN  
2004 Calendar  
CALL 811  
PLEASE VISIT THE WEBSITE: WWW.CC811.COM

NET LENGTH OF PROJECT	0.000 MILES
NET LENGTH OF RIGHT-OF-WAY	0.000 MILES
NET LENGTH OF PROJECT	0.000 MILES
NET LENGTH OF PROJECT	0.000 MILES
NET LENGTH OF PROJECT	0.000 MILES
NET LENGTH OF PROJECT	0.000 MILES

NOTE: ALL CORRESPONDENCE AND MATERIAL ON THIS PROJECT TO BE SUBMITTED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION, 1000 MARKET STREET, COLUMBIA, SOUTH CAROLINA 29201. EDITIONS, AND BOOK OF STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION.

**DAVIS & FLOYD**  
SINCE 1954  
WWW.DAVISANDFLOYD.COM

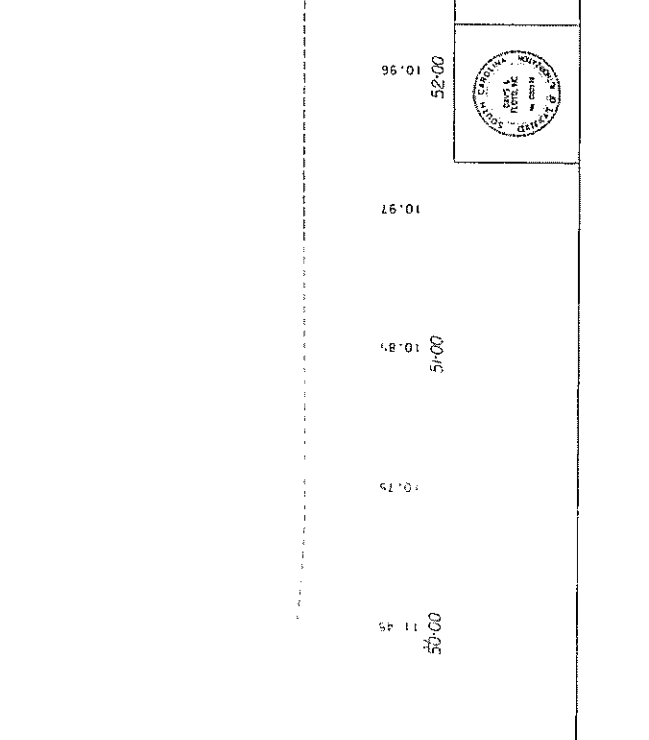
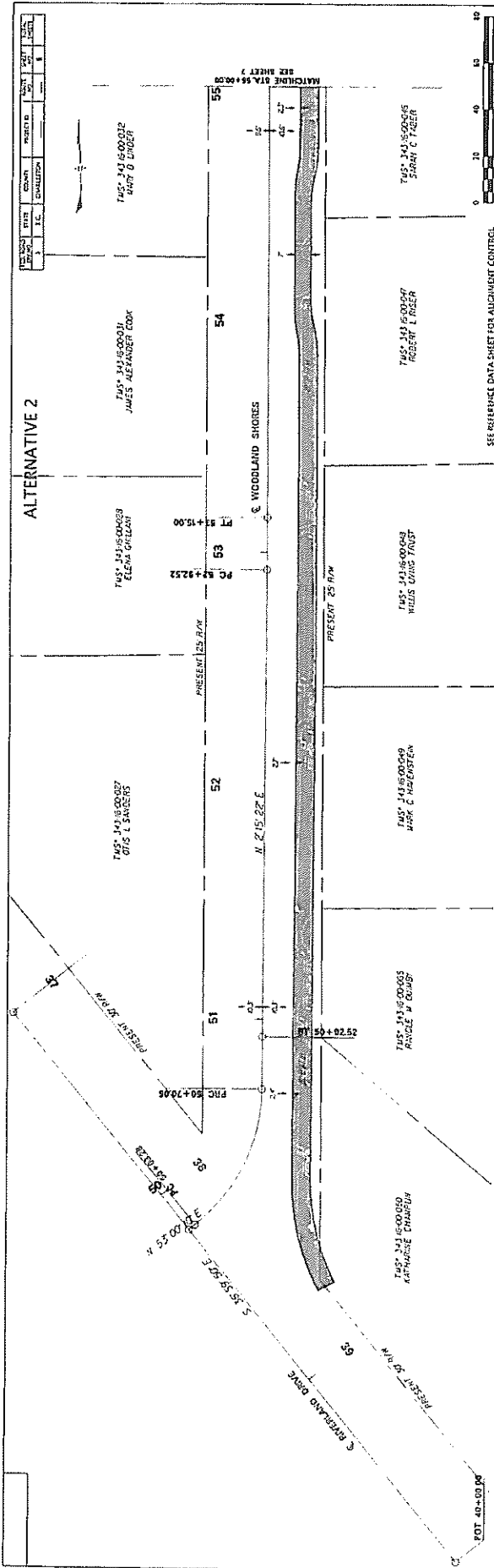
CONSULTING ENGINEERING FIRM  
PROJECT COUNCILERS

**FORRAGENCE**  
INCORPORATED  
1988

**BEVNEW**  
INCORPORATED  
1988

RAILROAD INVOLVEMENT?  
YES / NO

DATE	BY	REVISION	DESCRIPTION



SEE REFERENCE DATA SHEET FOR ALIGNMENT CONTROL

SCALE 1" = 20' HORIZ., 1" = 5' VERT.

NO.	REV.	BY		DATE
		DR.	CHK.	
1				
2				
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4				

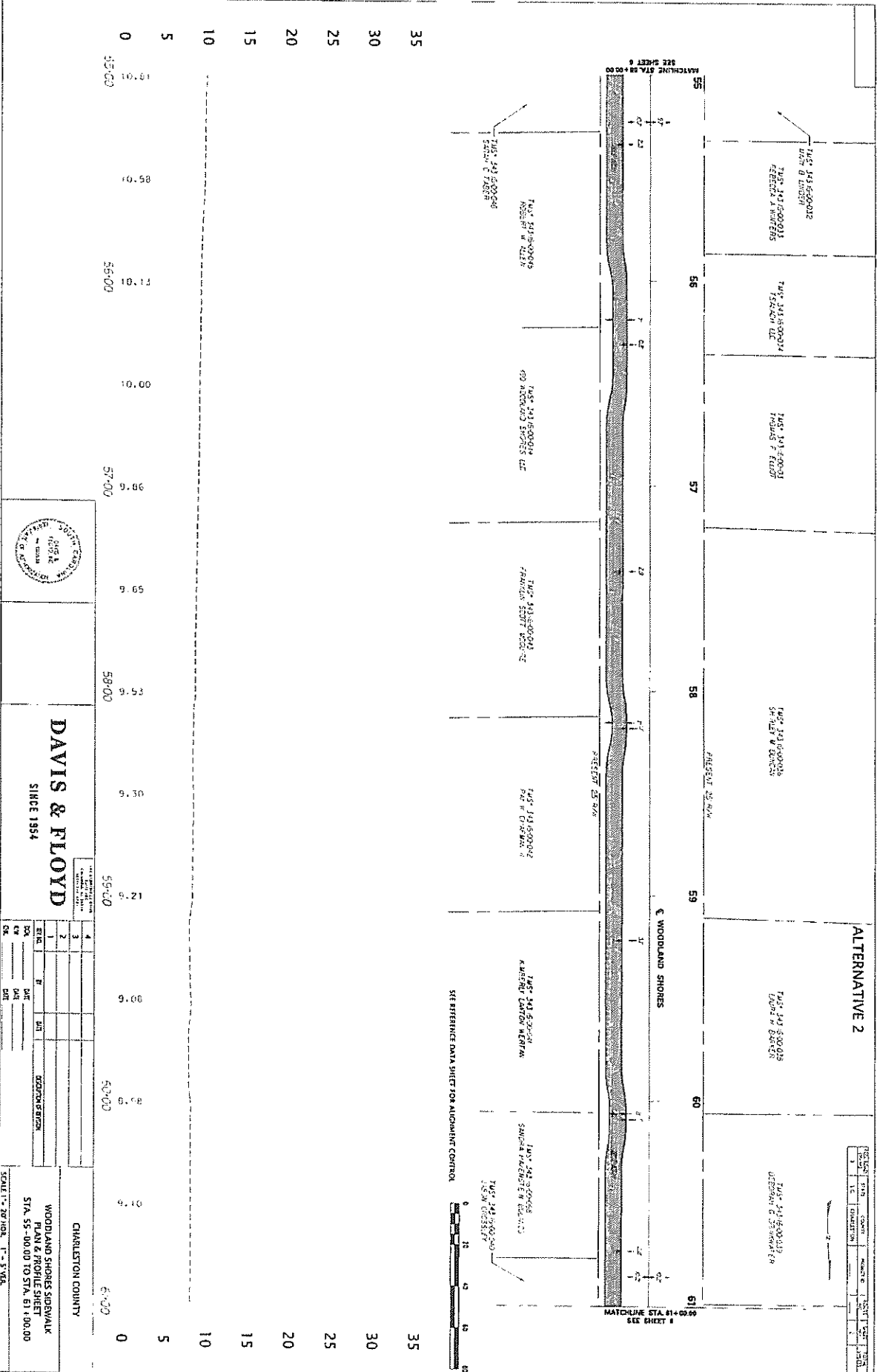
**DAVIS & FLOYD**

SINCE 1954

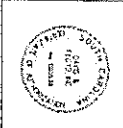
CHARLESTON COUNTY		WOODLAND SHORES SIDEWALK PLAN & PROFILE SHEET STA. 50+00.00 TO STA. 55+00.00	
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NO.	REV.	BY	DATE
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20 000 h / m  
P.L.O. DRIVER  
031776-05 Min-PDF.tti  
031776-05  
C:\Users\k131726-05\Production\Transportation\1.dgn101176-05 Sheet 6.dgn  
8/13/2016



NO.	DATE	BY	REVISION
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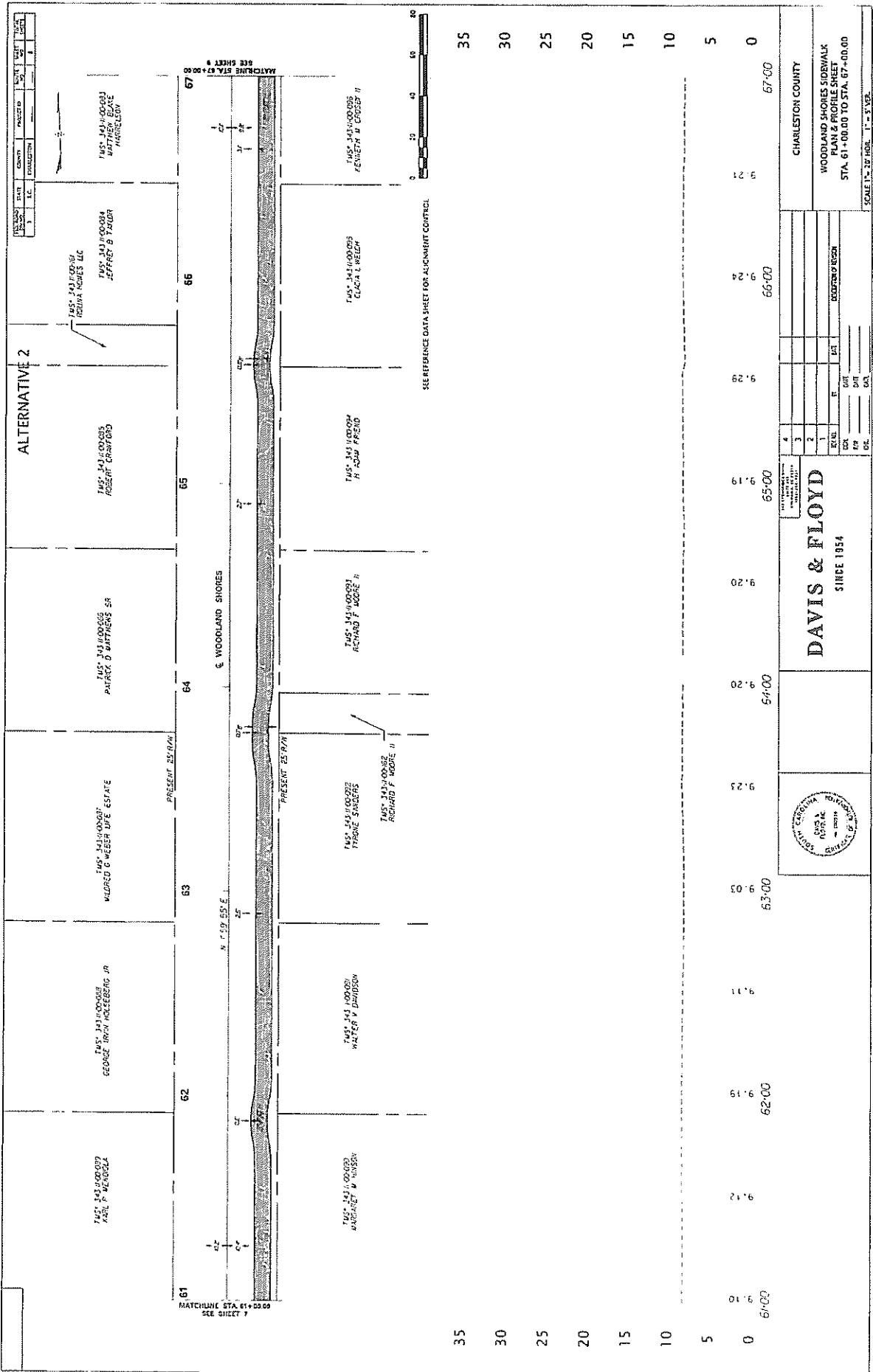
**DAVIS & FLOYD**  
 SINCE 1954

NO.	DATE	BY	REVISION
1			
2			
3			
4			

WOODLAND SHOES SUBWALK  
 PLAN & PROFILE SHEET  
 STA. 55+00.00 TO STA. 61+00.00  
 CHARLSTON COUNTY

SCALE: 1" = 20' HOR. 1" = 5' VEA.





SCALE  
20,000 H/1 V

PLAN DATE  
03/17/2015

PROJECT  
031726-05 P110-105-101

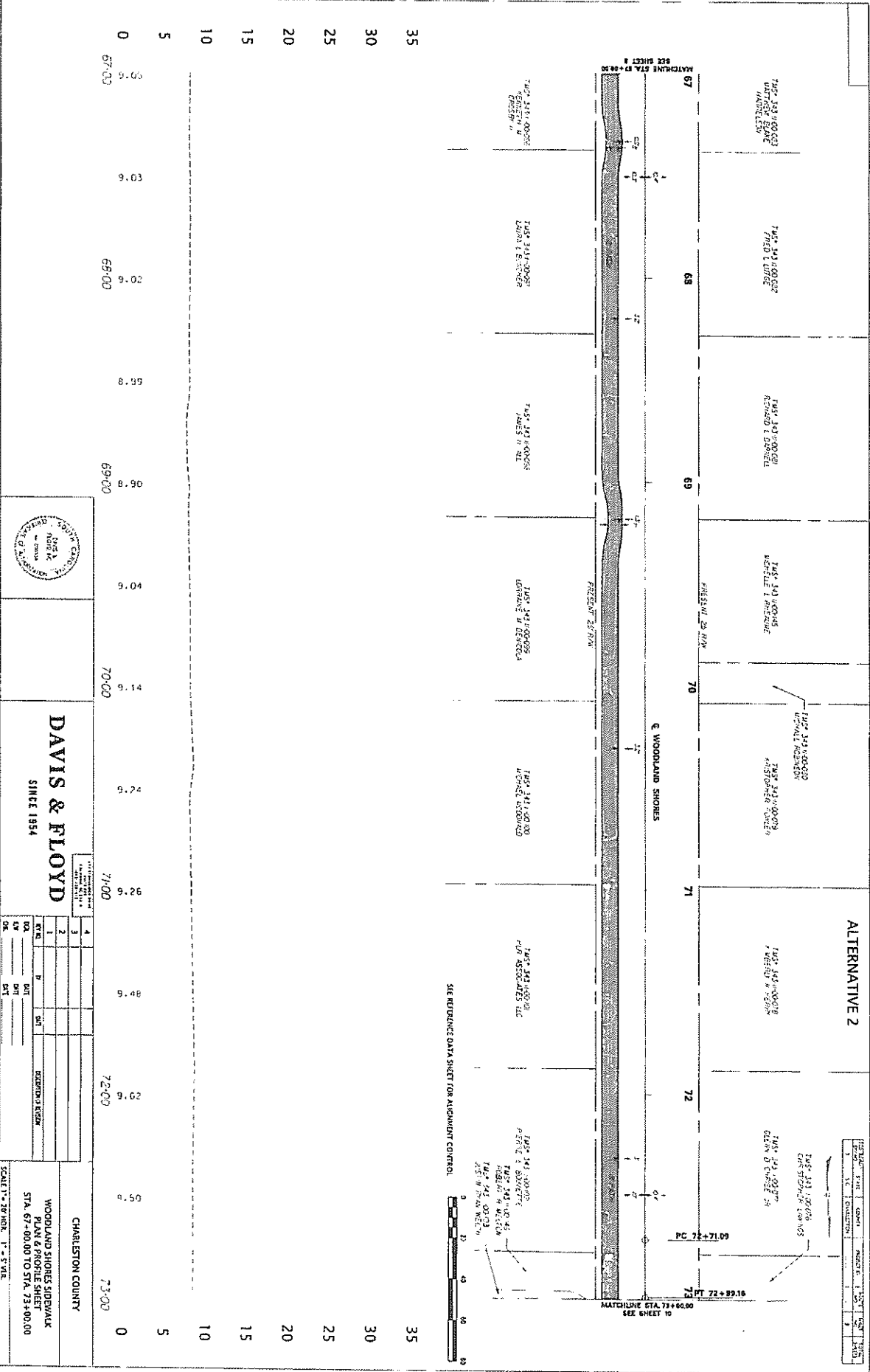
FILE  
C:\Users\m\31726-05\Production\101\101\101\101\101.dgn  
8/13/2015

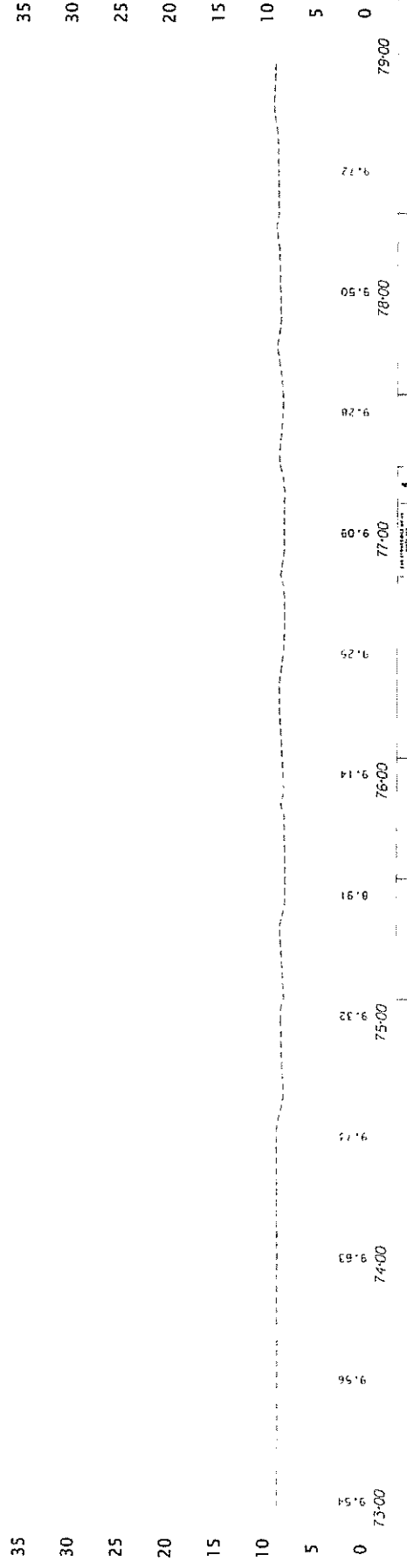
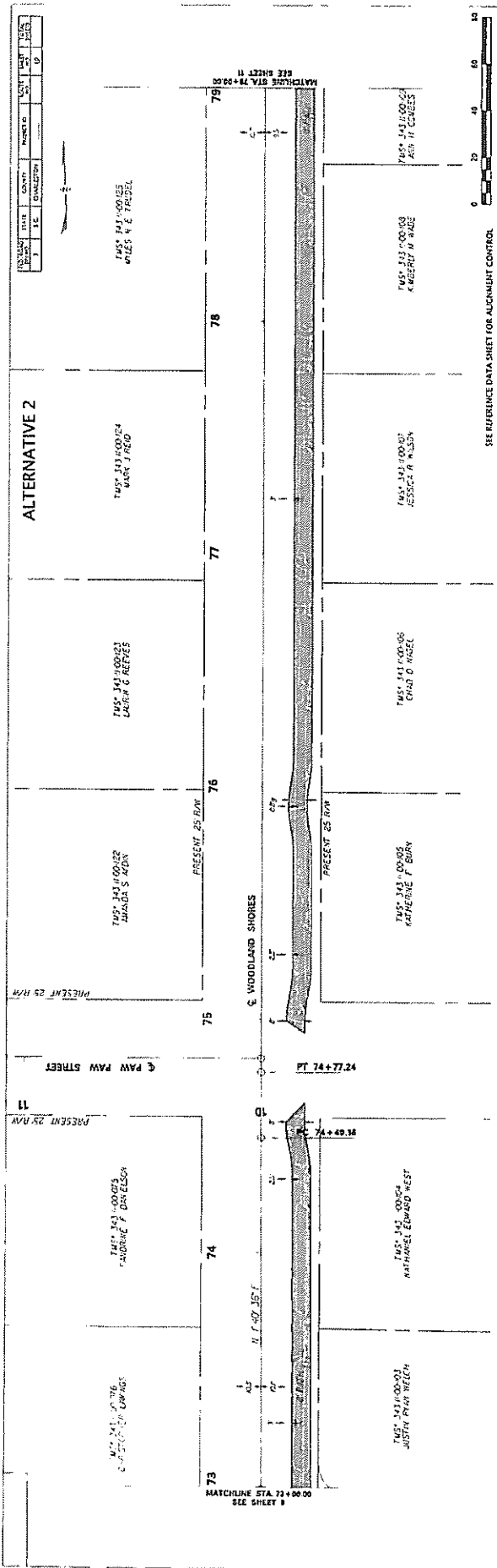


**DAVIS & FLOYD**  
SINCE 1954

DATE OF DESIGN  
DATE OF PERMITS  
DATE OF RECORDS

4	DATE OF PERMITS
3	DATE OF DESIGN
2	DATE OF RECORDS
1	DATE OF PERMITS
0	DATE OF DESIGN
0	DATE OF RECORDS





**DAVIS & FLOYD**  
SINCE 1954

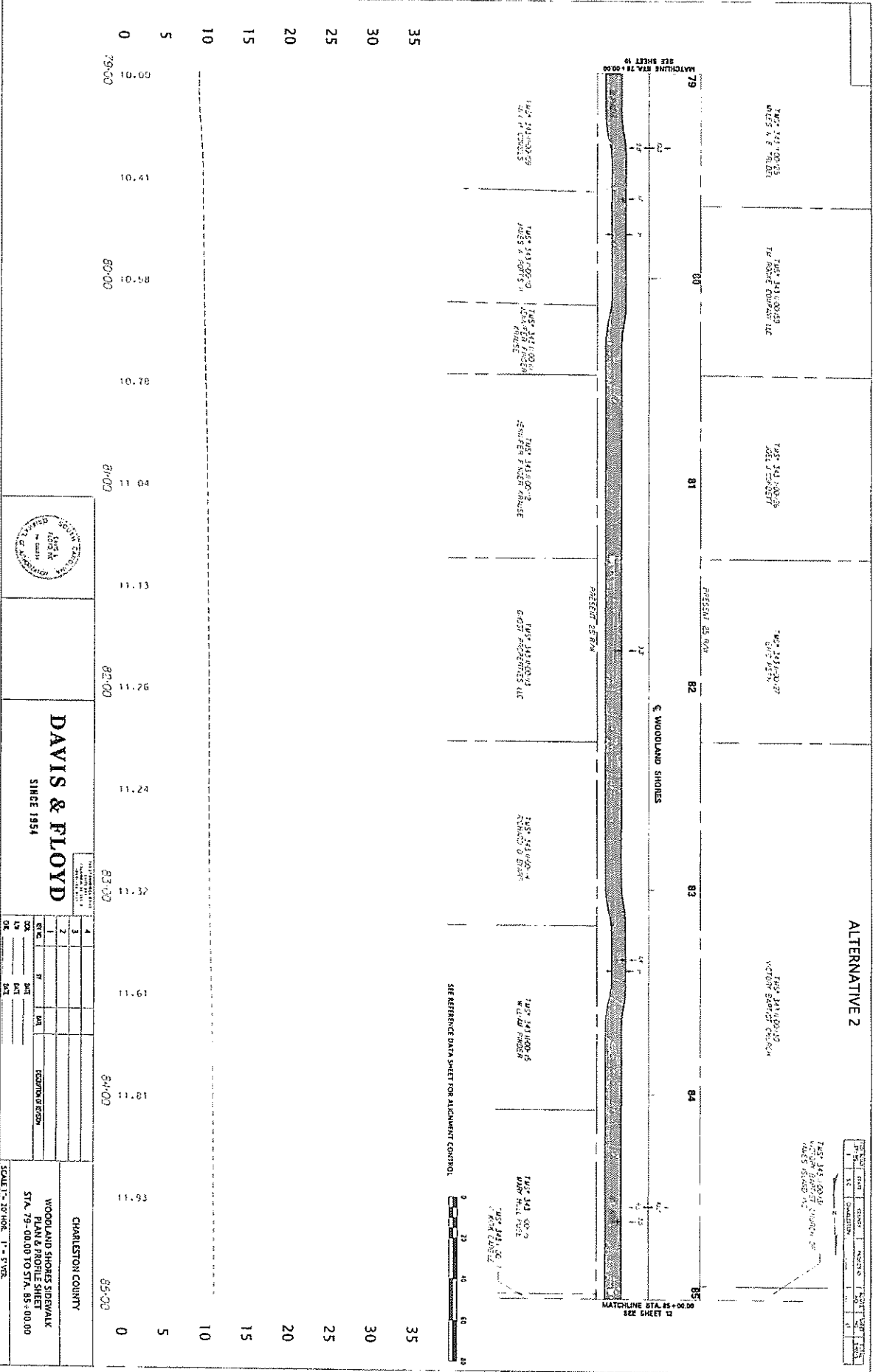
WOODLAND SHORES SIDEWALK  
PLAN & PROFILE SHEET  
STA. 73+00.00 TO STA. 79+00.00

SCALE: 1" = 30' HOR. 1" = 5' VER.

DATE: [ ] BY: [ ] CHECKED: [ ]

DATE: [ ] BY: [ ] CHECKED: [ ]

DATE: [ ] BY: [ ] CHECKED: [ ]



ALTERNATIVE 2

NO.	DATE	DESCRIPTION	BY	CHECKED
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SEE REFERENCE DATA SHEET FOR ALIGNMENT CONTROL.



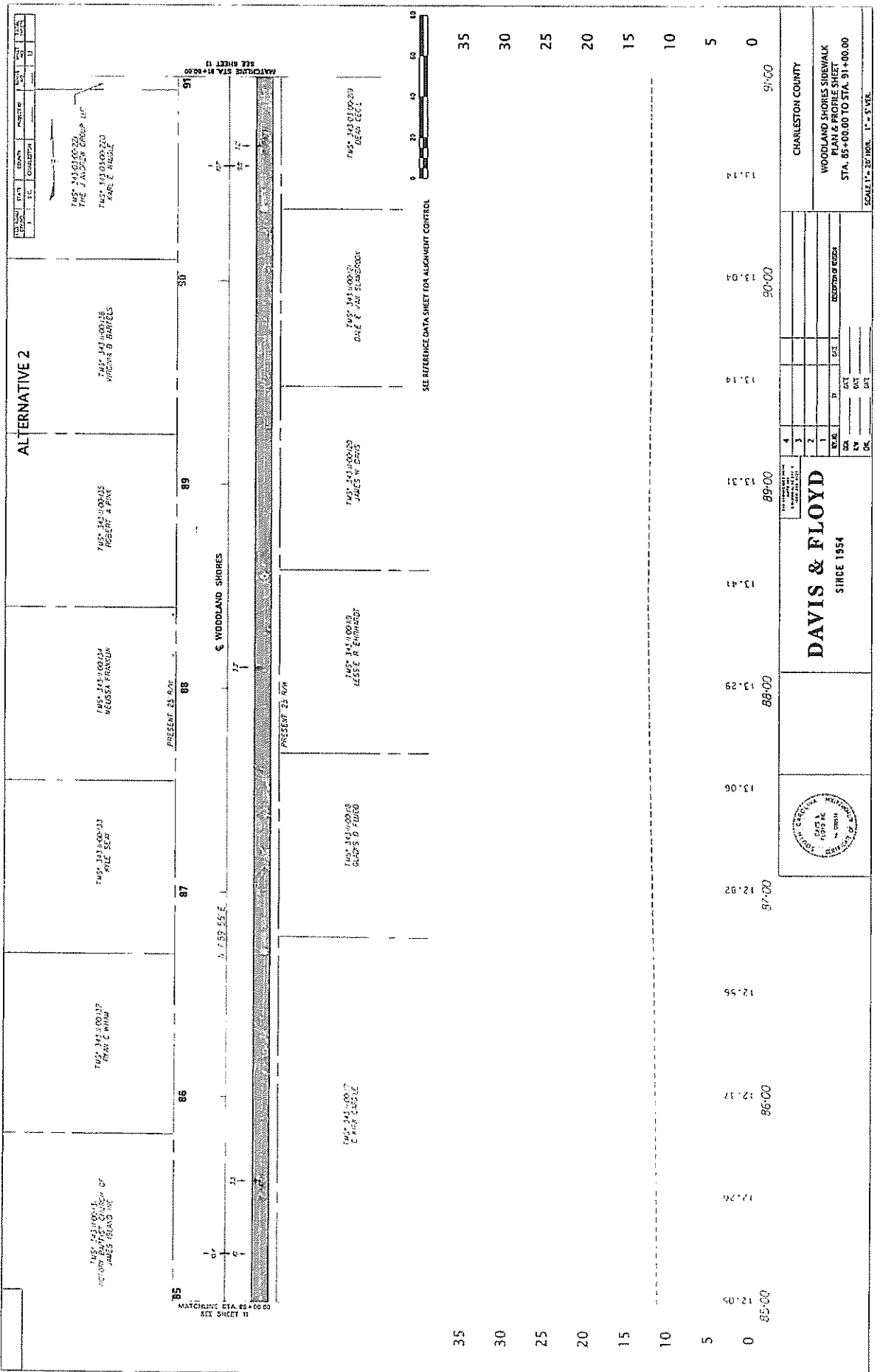
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**DAVIS & FLOYD**  
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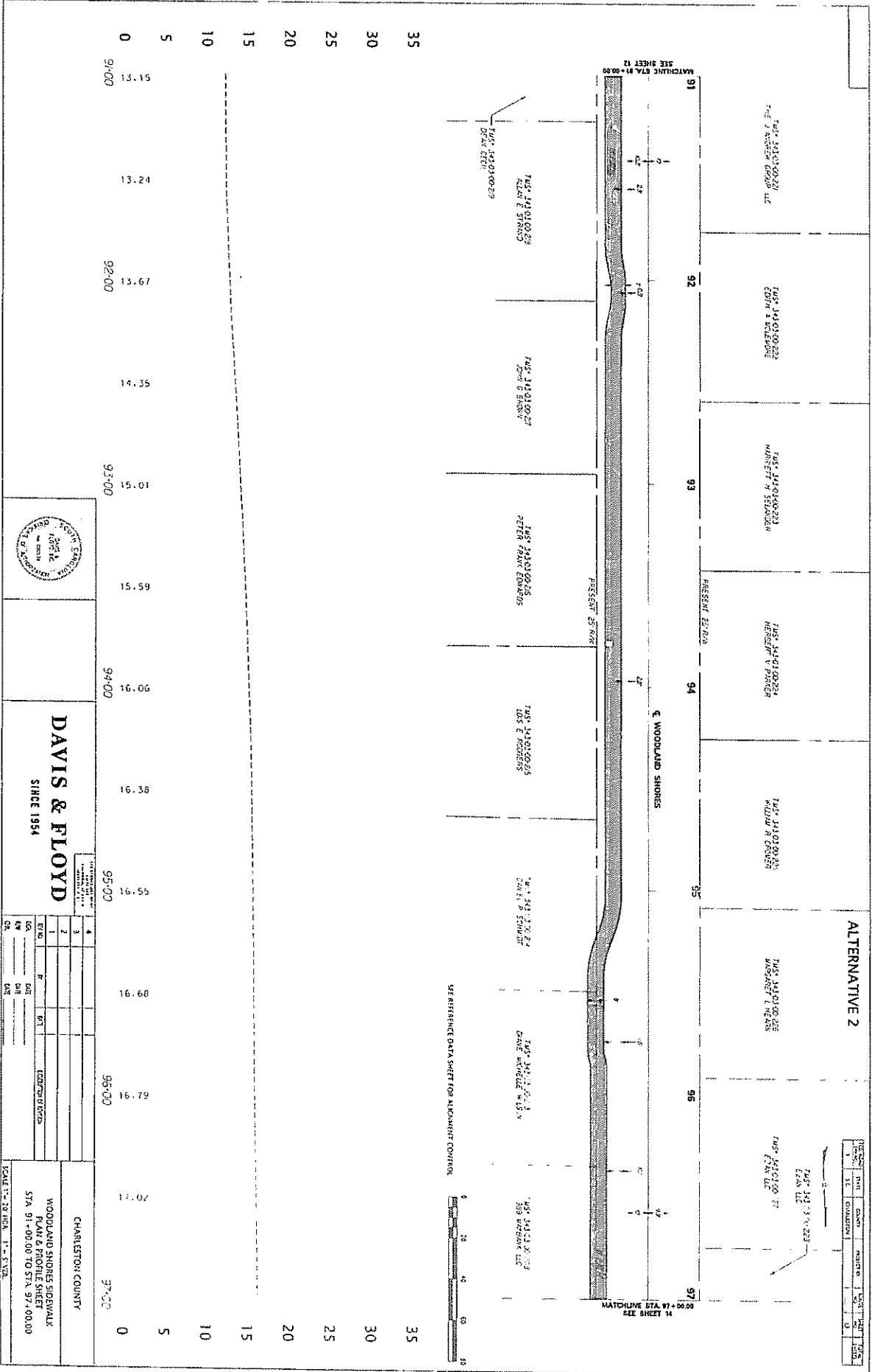
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CHARLESTON COUNTY  
 WOODLAND SHORES SIDEWALK  
 PLAN & PROFILE SHEET  
 STA. 79+00.00 TO STA. 85+00.00  
 SCALE: 1" = 5' HORIZ. 1" = 5' VERT.



**DAVIS & FLOYD**  
 SINCE 1954

CHARLESTON COUNTY  
 WOODLAND SHORES SIDEWALK  
 PLAN & PROFILE SHEET  
 STA. 85+00.00 TO STA. 91+00.00

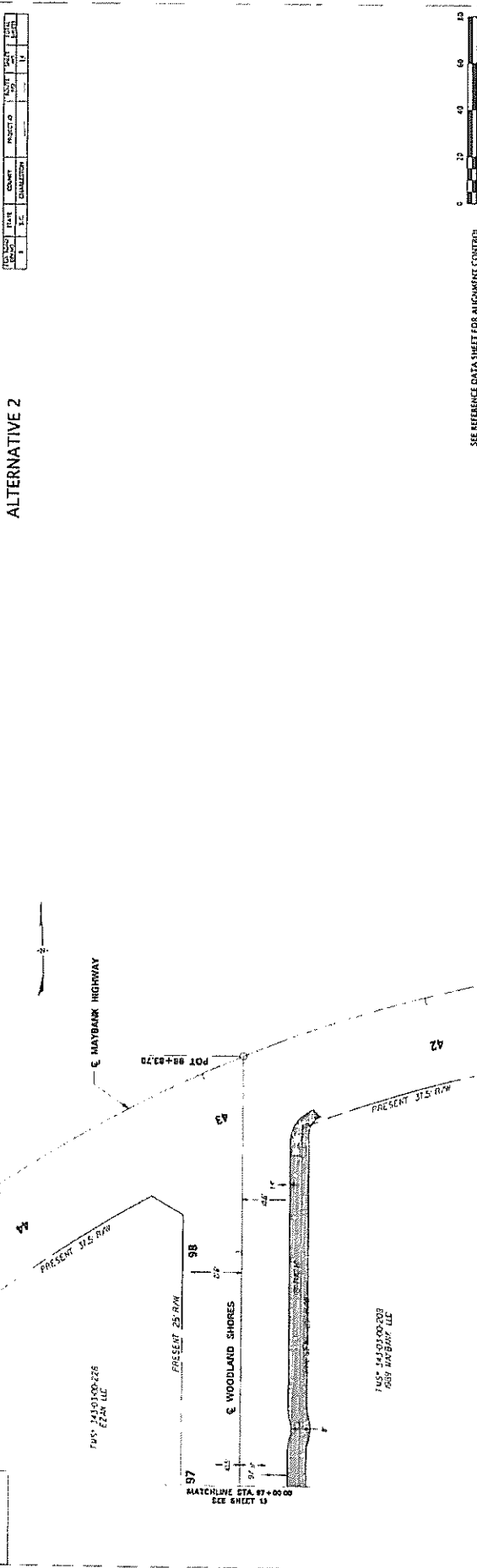


**DAVIS & FLOYD**  
 SINCE 1954

NO.	DATE	BY	CHKD.	DESCRIPTION
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4				

CHARLESTON COUNTY  
 WOODLARK SHORES SIDEWALK  
 PLAN & PROFILE SHEET  
 STA 91+00.00 TO STA 97+00.00  
 SCALE 1" = 20' HORIZ. 1" = 5' VERT.

ALTERNATIVE 2



SEE REFERENCE DATA SHEET FOR ALIGNMENT CONTROL



NO.	DATE	BY	CHK'D	DESCRIPTION
1				
2				

**DAVIS & FLOYD**  
SINCE 1854

REGISTERED PROFESSIONAL ENGINEER  
STATE OF MISSISSIPPI  
No. 11004

CHARLESTON COUNTY  
WOODLAND SHORES SIDEWALK  
PLAN & PROFILE SHEET  
STA. 97+00.00 TO STA. 98+43.69  
SCALE 1" = 20' HOR. 1" = 5' VER.



STATION	ELEVATION
97+00	12.22
97+16.9	16.9
97+33.8	16.61
97+50.7	15.90

# DAVIS & FLOYD

SINCE 1954

**TECHNICAL MEMORANDUM No.1 Summary**  
**Analysis of Woodland shores Off-Site Extended Area**

August 28th, 2019

**To:** Megan Smith  
Charleston County

**From:** Joey M. Woody, PE  
Davis & Floyd, Inc.

**Subject:** Woodland Shores Extended Area Conceptual H&H  
Woodland Shores Mod#1 Off-Site Extended Area  
D&F Project No.: 31776.05

The Woodland Shores Off-site analysis included the development of conceptual stormwater improvements within the study area. After studying several designs, the Project Team recommends an alternative that limits-reduces adverse upstream impacts and improves drainage in areas that frequently flood (e.g., end of Carol Street). Additionally, this design alternative allows for the construction of the proposed sidewalk along Woodland Shores Road without causing downstream impacts to the existing golf course or the Riverland Road-Drive bridge Crossing.

The recommended alternative includes the addition of pipes at the Carol Street crossing, additional pond storage, and pipe extensions on the golf course. This alternative will use the new golf course ponds, as planned by the City of Charleston, for flood storage capacity necessary for the future Woodland Shores streetscape project. The recommended design will improve drainage along the majority of the project area and downstream of Riverland Drive bridge, while meeting the SCDOT's no impact requirements within their right-of-way.

It is important to note that while the preferred alternative will not relieve all existing flooding associated with Woodland Shores, it is our opinion that this design will improve the current flow of stormwater.

1229 W. Montague Avenue, North Charleston, SC 29418

☎ (813) 551-8602 (813) 717-6185

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OUTFALL #2



Vicinity map of proposed **Carol Street Outfall #2** @ the Municipal Golf Course Renovation Project & Charleston County Woodland Shores Sidewalk Project. Proposed new pond to provide reshaping material for the Golf Course renovation and to accommodate additional stormwater from the Charleston County Woodland Shores Sidewalk project @ course #2, 3 & 4

Access from Drainage easement @ end of Carol Street and The curb cut on Riverland Drive next to bridge & Galloway Lane.

-  Access off of Riverland Drive
-  New Excavated/expansion of ponds
-  Outfall #2 & Access off of Carol Street Easement

Overview of Golf Course Renovation plan to reference the above improvements for Outfall #1 & #2

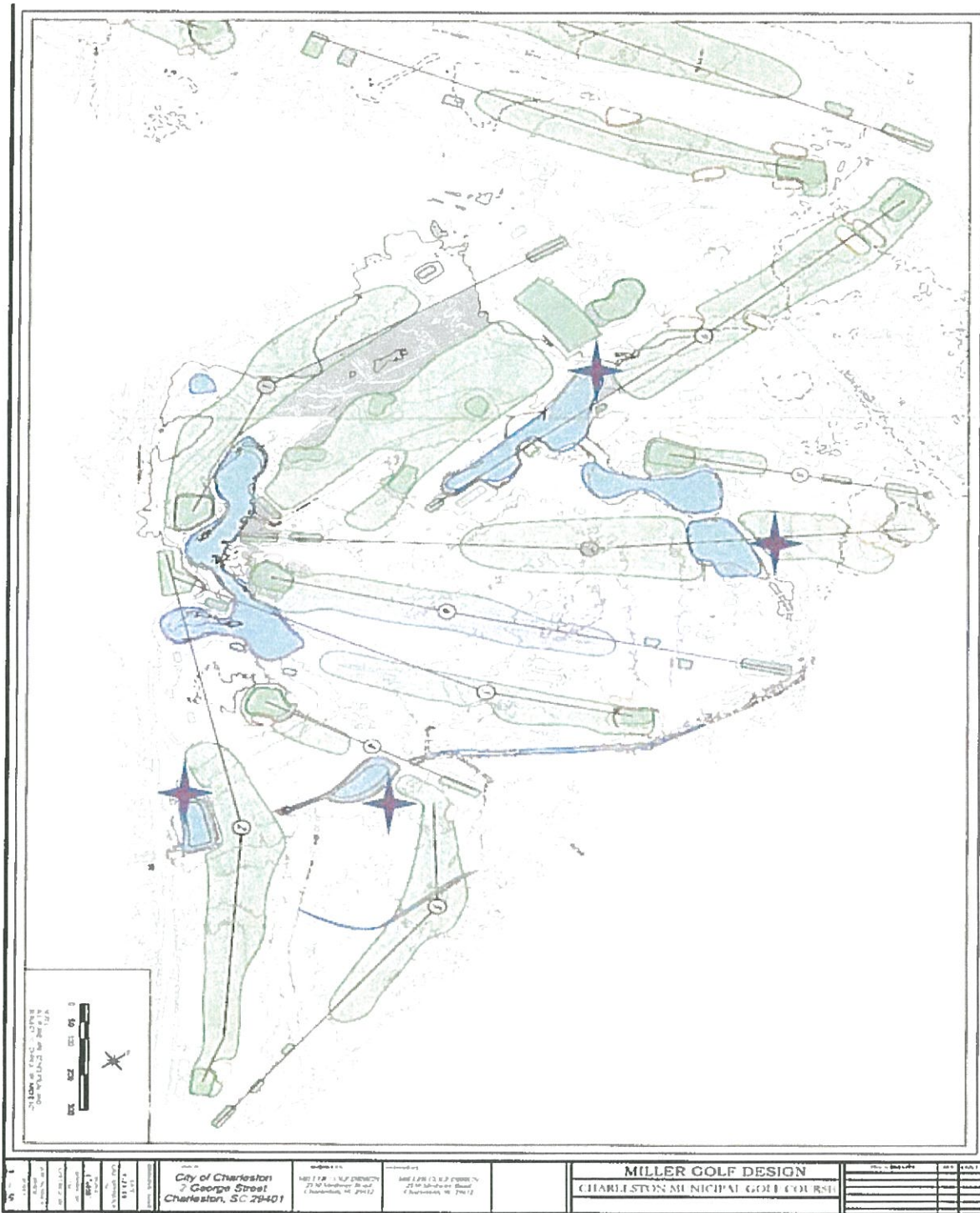
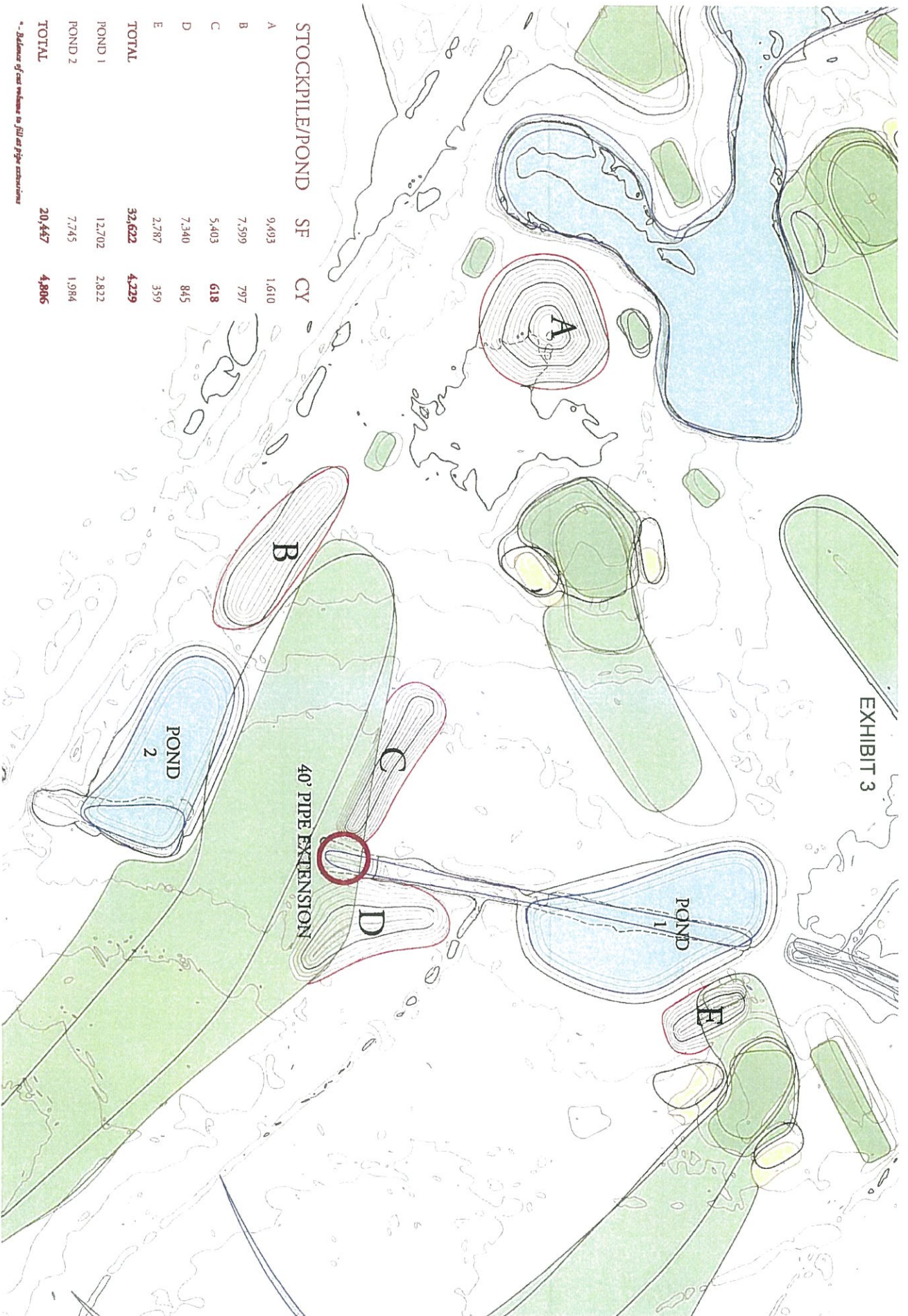


EXHIBIT 3



STOCKPILE/POND	SF	CY
A	9,493	1,610
B	7,599	797
C	5,403	618
D	7,340	845
E	2,787	359
<b>TOTAL</b>	<b>32,622</b>	<b>4,229</b>
POND 1	12,702	2,822
POND 2	7,745	1,984
<b>TOTAL</b>	<b>20,447</b>	<b>4,806</b>

\* - Balance of cut volume to fill of pipe extension

m9.)



Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

**TO AMEND CHAPTER 21, ARTICLE II OF THE CODE OF THE CITY OF CHARLESTON BY ADDING A NEW SECTION 21-17 THAT PROHIBITS CERTAIN BUILDING CONSTRUCTION OPERATIONS DURING STATED HOURS. (AS AMENDED)**

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

**SECTION 1.** Chapter 21 of the Code of the City of Charleston is hereby amended to create a new Section 17 that reads as follows:

**“Sec. 21-17. BUILDING CONSTRUCTION OPERATION NOISE.**

(a) It shall be unlawful for any person to use or cause the use of any mechanical equipment or tool operated by fuel or electric power in the building, construction, repair, renovation, or demolition project, including, but not limited to pile drivers, steam shovels, pneumatic hammers, derricks, steam or electric hoists, the use of which causes loud, repetitive, or sustained noises in the City other than between the hours of 7:00 a.m. and 7:00 p.m. weekdays and 9:00 a.m. and 7:00 p.m. on Saturdays. No such construction operations shall occur on Sundays.

(b) The following noises shall be exempt from the prohibition of subsection (a):

- (1) The sound produced by emergency repair measures necessary to safe guard or restore public utilities or property to a safe condition, or to protect persons or property from imminent danger, in preparation for, or following a fire, accident or natural disaster, such as a hurricane.
- (2) Work ordered by a City Official or by court order to secure property.
- (3) Work related to a City project.
- (4) Utility construction work or construction work conducted on the public right of way.
- (5) Concrete pouring.
- (6) Repairs, maintenance, or indoor remodeling that is completed entirely by the homeowner and where the noise is contained completely within the structure.

(c) The City may issue a permit exempting specific construction and maintenance of public streets and rights-of-way from the prohibitions of subsection (a), provided the person seeking such permit can make a showing that no reasonable alternatives exist to creating the noise at night, that the activity involved is compatible with the public safety and interest (such as avoiding traffic congestion on main thoroughfares), and the disruption is temporary. This includes but is not limited to:

- (1) Projects whose timely completion is deemed key to public interest, such as schools, hospitals, municipal facilities, etc.
- (2) Repairs, maintenance, or remodeling to existing occupied spaces that would prohibit normal operations if conducted during standard business hours.
- (3) Placement of equipment and delivery of materials that would impact public safety and transportation if conducted during standard business hours.

**SECTION 3.** This Ordinance shall become effective six months after its adoption.

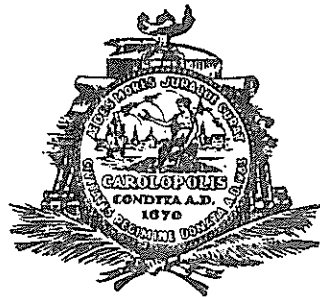
Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2019, in the \_\_\_\_\_ Year of Independence of the United States of America.

By: \_\_\_\_\_

John J. Tecklenburg  
Mayor, City of Charleston

ATTEST: \_\_\_\_\_

Vanessa Turner Maybank  
Clerk of Council



Ratification  
Number \_\_\_\_\_

# A N O R D I N A N C E

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-220 ACCOMMODATIONS OVERLAY ZONE TO CORRECT A SCRIVENER'S ERROR

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

Section 1. That Section 54-220, b. 1., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by revising subsection (l) to correct the description of hotels that count toward the cap on the number of full-service hotels on the peninsula by making the following changes:

“(l) the proposed accommodations use will not result in there being more than eight (8) Full-Service Hotels on the peninsula, inclusive of those Full-Service Hotels existing on the peninsula and those with approved special exceptions as of the effective date of this ordinance; for purposes of this subsection (l) only, a Full-Service Hotel means ~~(1)~~ a Full-Service Hotel as defined in subsection (i); ~~and (2) any accommodations use on the peninsula~~ having in excess of 150 sleeping units; and”

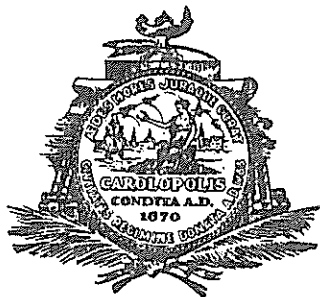
Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord, 2019,  
and in the \_\_\_\_ Year of the Independence of  
the United States of America

\_\_\_\_\_  
John J. Tecklenburg, Mayor

ATTEST:

\_\_\_\_\_  
Vanessa Turner Maybank,  
Clerk of Council



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 7 CALHOUN STREET (PENINSULA) (APPROXIMATELY 1.798 ACRES) (TMS #458-01-02-064 AND 458-01-02-067) (COUNCIL DISTRICT 1), BE REZONED FROM MIXED USE (MU-2) CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (GADSDENBORO PARK PUD) CLASSIFICATION. THE PROPERTY IS OWNED BY RB CHARLESTON LLC.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Mixed Use (MU-2) classification to Planned Unit Development (Gadsdenboro Park PUD) classification.

Section 2. The property to be rezoned is described as follows:  
7 Calhoun Street (Peninsula) (approximately 1.798 acres) (TMS #458-01-02-064 and 458-01-02-067)

Section 3. This ordinance shall become effective upon ratification.

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

By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council



## Rezoning

7 Calhoun St (Peninsula)

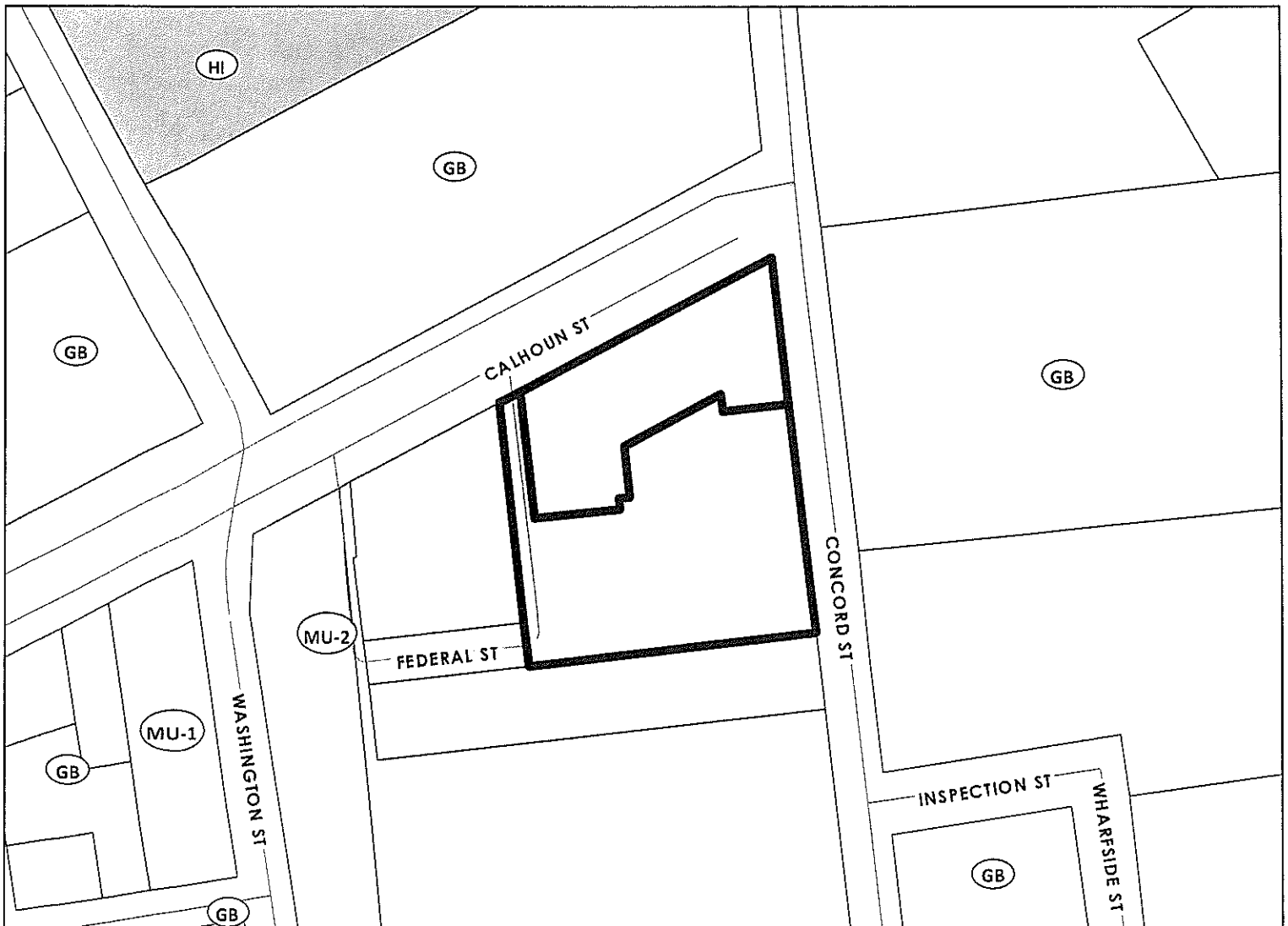
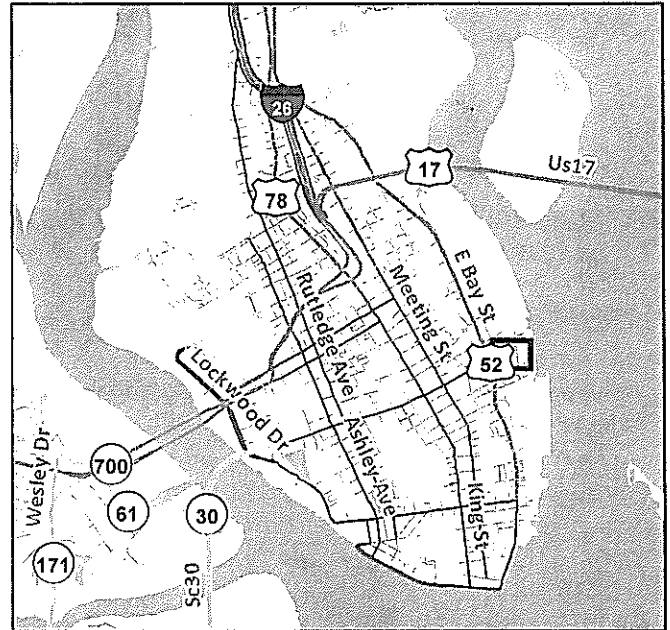
TMS # 4580102064 & 067

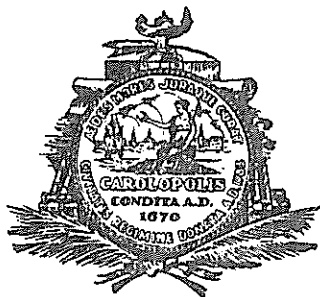
approx. 1.798 ac.

Request rezoning from Mixed-Use (MU-2) to  
Planned Unit Development (PUD)  
(Gadsdenboro Park PUD).

Owner: RB Charleston LLC

Applicant: Hellman Yates & Tisdale PA





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 7 CALHOUN STREET (PENINSULA) (APPROXIMATELY 1.798 ACRES) (TMS #458-01-02-064 AND 458-01-02-067) (COUNCIL DISTRICT 1), BE REZONED FROM 30/56V OLD CITY HEIGHT DISTRICT CLASSIFICATION TO 6 STORY OLD CITY HEIGHT DISTRICT CLASSIFICATION. THE PROPERTY IS OWNED BY RB CHARLESTON LLC.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from 30/56V Old City Height District classification to 6 Story Old City Height District classification.

Section 2. The property to be rezoned is described as follows:  
7 Calhoun Street (Peninsula) (approximately 1.798 acres) (TMS #458-01-02-064 and 458-01-02-067)

Section 3. This ordinance shall become effective upon ratification.

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By: \_\_\_\_\_  
John J. Tecklenburg  
Mayor, City of Charleston

Attest: \_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

## Rezoning

7 Calhoun St (Peninsula)

TMS # 4580102064 & 067

approx. 1.798 ac.

Request rezoning from 30/56V Old City Height District  
to 6 story Old City Height District

Owner: RB Charleston LLC  
Applicant: Hellman Yates & Tisdale PA

