James Island Recreation Complex
1088 Quail Drive
March 28, 2017
5:00 p.m.

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Riegel

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Holocaust Remembrance Proclamation

2. Proclamation recognizing American Red Cross Month

E. Public Hearings

1. Request to close and abandon a portion of Wharfside Street that is described as heading generally in a northerly direction consisting of 0.0179 acres as shown on a plat entitled "PLAT SHOWING THE ABANDONMENT OF A PORTION OF R/W FOR WHARFSIDE STREET DEFINED BY A-B-C-D-E-A WITH ONE HALF OF THE WIDTH OF WHARFSIDE STREET BEING ADDED TO TMS NO. 459-00-00-243 AND ONE HALF OF THE WIDTH OF WHARFSIDE STREET BEING ADDED TO TMS NO. 459-00-00-241 LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA"

2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property on Forrest Drive (Cainhoy) (approximately 2.145 acres) (TMS #271-00-02-150) (Council District 1), be rezoned from Gathering Place (GP) classification to Diverse Residential (DR-9) classification. The property is owned by David Gibbs Family Partnership.

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 26 F Street and adjacent vacant lot (Peninsula) (0.12 acre) (TMS #463-16-03-047 and 463-16-03-046) (Council District 4), be rezoned from Diverse Residential (DR-1) classification to Diverse Residential (DR-2F) classification. The property is owned by Arnold and Sara Mack.

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 445 Meeting Street (Peninsula) (approximately 2.2 acres) (TMS #459-09-01-045) (Council District 4), be rezoned from General Business (GB) classification to Planned Unit Development (PUD) classification. The property is owned by 445 Meetng Street Partners LLC. *(DEFERRED)*

5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 445 Meeting Street (Peninsula) (approximately 2.2 acres) (TMS #459-09-01-045) (Council District 4), be rezoned from the 80/30 and 55/30 Old City Height District classifications to the 100/30 Old City Height District classification. The property is owned by 445 Meetng Street Partners LLC. *(DEFERRED)*

6. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to prohibit mini-warehouse/self-storage uses in the Urban Commercial (UC) Zone District and change mini-warehouse/self-storage uses from a conditional use to a special exception use in the General Business (GB) Zone District (**AS AMENDED**) **(SECOND READING)**

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. March 14, 2017

H. Citizens Participation Period

I. Petitions and Communications:

a. Boards and Commissions Appointments and Reappointments: ***(To be sent under separate cover)***

(i) Mayor's Commission on Children, Youth and Families

(ii) Colonial Commons and Ashley River Embankment

(iii) Board of Appeals – Site Design

(iv) Accommodations Tax Advisory Committee

J. Council Committee Reports:

1. Committee on Traffic and Transportation: (Meeting was held on Tuesday, March 28, 2017 at 3:30 p.m.)

a. Application for Original Certificate of Public Convenience and Necessity:

-- Gloria D. Johnson DBA Ms. Gloria Express Cab (Taxi)
-- GE & S LLC (Limo)

b. Approval of Traffic Calming Speed Humps
-- Congress Street (Hampton Park Terrace Neighborhood)

c. Request public hearing to expand Charlestowne Neighborhood Residential Parking District B to include the southern boundary of Murray Boulevard from King Street to Tradd Street.

2. **Committee on Public Works and Utilities: (Meeting was held on Tuesday, March 28, 2017 at 3:00 p.m.)**

   a.) **Acceptance and Dedication of Rights-of-Way and Easements:**

      i. **Sidewalk at Orleans Road** – Approval to notify SCDOT that the City intends to accept maintenance responsibility for 432 linear feet of proposed concrete sidewalk and seven ADA ramps with detectable warning assemblies for a portion of sidewalk located within the SCDOT right-of-way at Orleans Road (S-10-1373) near Dulsey Road. Letter and map attached.

      -- Letter
      -- Map

      ii. **Daniel Island Parcel E Phase 3 -** Acceptance and dedication of Isaac Lane (20-foot right-of-way [375 linear feet]), a portion of Chimney Back Street (50-foot right-of-way [605 linear feet]), a portion of Dark Timber Street (50-foot right-of-way [635 linear feet]), and a portion of Lesesne Street (50-foot right-of-way [395 linear feet]). There are 33 lots. All infrastructure is complete.

      -- Title to Real Estate
      -- Affidavit for Taxable or Exempt Transfers
      -- Plat
      -- Exclusive Storm Water Drainage Easements

      iii. **The Oaks at St. Johns Crossing -** Acceptance and dedication of Wellons Drive (20-foot right-of-way [468 linear feet]), Biggio Drive (55-foot right-of-way [294 linear feet]), Potter Lane (22-foot right-of-way [287 linear feet]), Emmets Road (right-of-way varies [2,510 linear feet]), Chinook Crossing (20-foot right-of-way [821 linear feet]), and Cayla Street (right-of-way varies [303 linear feet]). There are 77 lots. Sidewalks and accessibility ramps are bonded.

      -- Title to Real Estate
      -- Affidavit for Taxable or Exempt Transfers
      -- Plat
      -- Exclusive Storm Water Drainage Easements

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

   (Bids and Purchases
   (Budget Finance and Revenue Collections: Approval of a Project Development Agreement with Johnson Controls to perform a Phase III assessment of facilities and equipment to identify energy efficiencies and savings primarily for lighting, HVAC, chillers and ice machines. A facility improvement measures plan will be

developed. The City will have the option of selecting JCI to implement the plan. If the City does this, then the cost of the plan will be incorporated into the financing agreement that will be brought back to Council for approval. If not, the City is required to pay $98,435 for the cost of developing the plan.

(Office of Cultural Affairs: Approval to submit a grant application to SCPRT in the amount of $6,000 for the 2017 MOJA Arts Festival. A City match in the amount of $12,181.82 is required. The match will come from corporate sponsorships and paid admissions.

(Parks-Capital Projects: Acceptance of a 2017 Park and Recreation Development (PARD) grant award for the funding of the construct a new playground at Lenevar Park, with the existing equipment removed upon completion. Scope of work includes site preparation, purchase and installation of new playground equipment, purchase and installation of safety surfacing, and related site improvements. This grant provides 80% of the cost of a project, with the remaining 20% to be provided as matching funds. The grant funding provides $55,055.31, requiring a $13,763.83 match for total project funding of $68,819.14. Funding will be available upon acceptance of award, and work must be completed by May 31, 2019. The approval of the grant award will institute a $68,819.14 project budget. The funding source for the project is: 2017 PARD Grant Funding ($55,055.31) and 2017 Construction – Playground Equipment Maintenance ($13,763.83).

(Public Service: Approve Spring/Fishburne US17 Drainage and Transportation Improvements: Division III Federal Match (Phase 2) Change Order #6 in the amount of $1,350,269 from Crowder Construction Co. on subject project for establishing proper street, curb, and gutter grades and cross-slopes along President St., Fishburne St., and Ashley Ave. Funding for this change order will be covered by the project contingency

(Public Service: Approve Amendment #14 in the amount of $915,570.40 to the original design contract with Davis & Floyd for additional services for Phase 2 of the US17 Spring/Fishburne Drainage Improvement Project. Included in the scope of this amendment are additional CEI services to complete the project and design services for street-section improvements (establishment of proper curb and gutter grade and elevations) for the portions of the project on President St., Fishburne St, and Ashley Ave. The latter task includes Project Management, DATA Collection, and Preparation of Construction Documents.

(Public Service: Approve Forest Acres Drainage Improvement Project Change Order #1 in the amount of $97,424.80 from Gulf Stream Construction Co. on subject project for the relocation of a sanitary sewer force main on 5th Ave that was in conflict with the new box culvert. CO#1 will be funded from the project contingency.

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

An ordinance to provide for the annexation of property known as 1844 Produce Lane (0.65 acre) (TMS# 313-00-00-157), 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 the estate of Mary Lurie Hewett.

An ordinance to provide for the annexation of property known as 113 Riverland Drive (0.55 acre) (TMS# 343-01-00-006), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Mary and James Gatch.

K. Bills up for Second Reading:

1. *An ordinance to authorize the execution and delivery of Lease/Purchase and Security Agreements with TD Equipment Finance, Inc. in order to provide for the acquisition of certain Police, Fire, Public Service, Fleet, Stormwater and IT equipment and vehicles; to provide the terms and conditions of such Lease/Purchase and Security Agreements; to provide for the granting of a security interest to secure all obligations of Lessee under the Lease/Purchase and Security Agreements; to authorize the execution and delivery of all documents necessary or appropriate to the consummation of such Lease/Purchase and Security Agreements; and to provide for other matters related thereto.*

2. *An ordinance authorizing the Mayor to execute on behalf of the City a Second Amendment to the Purchase and Sale Agreement between the City and South Carolina State University pertaining to property located in the Cooper River Bridge Redevelopment area and such other documents as may be required to effect the transfer of said property.*

3. *An ordinance to provide for the annexation of property known as 1522 Grimball Road Extension (0.41 acre) (TMS# 427-00-00-008), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 6. The property is owned by Francina Backman.*

4. *An ordinance to provide for the annexation of property known as 2205 Ramsay Street (0.25 acre) (TMS# 343-05-00-125), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Edward Mungo.*

5. *An ordinance to provide for the annexation of property known as 1524 Grimball Road Extension (0.58 acre) (TMS# 427-00-00-085), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 6. The property is owned by Clyde J. Smalls and Carol J. Smalls.*

6. *An ordinance to provide for the annexation of property known as Grimball Road Extension and Cooper Judge Lane (1.19 acres) (TMS# 427-00-00-081; and 427-00-00-113), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 6. The property is owned by JJR Development LLC.*

7. *An ordinance to provide for the annexation of property known as vacant property off Folly Road (0.99 acre) (TMS# 427-00-00-114), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 6. The property is owned by Clyde J. Smalls and Carol J. Smalls.*

8. *An ordinance to amend Chapter 29, Article V, Sec.29-212 (g), Weather Conditions, Subparts (7) and (8) of the Code of the City of Charleston pertaining to weather conditions for the operation for animal-drawn vehicles used for the purposes of touring.*

9. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities; and by changing the map pertaining to the Accommodations Overlay Zone district in the Peninsula portion of the City in accordance with the maps attached to this ordinance. (DEFERRED FOR PUBLIC HEARING)*

10. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding to Article 9, Administration and Enforcement, a new part 6, Temporary Moratorium. (DEFERRED FOR PUBLIC HEARING)*

11. *An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) pertaining to Article 2, Part 15 – Mixed Use 1 - Workforce Housing District and Mixed Use 2 - Workforce Housing District. (DEFERRED FOR PUBLIC HEARING)*

12. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by repealing part thereof (Old and Historic District and Old City District Regulations) and substituting in its place and stead a new Part 6 establishing regulations for the Old and Historic District and the Old City District. (DEFERRED FOR PUBLIC HEARING)*

13. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) pertaining to Sec. 54-306, Old City Height Districts. (DEFERRED FOR PUBLIC HEARING)*

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

15. *An ordinance to amend the Old and Historic District and Old City District Regulations of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend the definition of structure, to provide definitions for height, scale, mass and immediate*

surroundings, immediate surrounding area and neighborhood, to clarify the authority of the Board of Architectural Review as it pertains to its review of height, scale and mass of new construction to achieve compatibility and proper form and proportion between new structures and those in its immediate surroundings, and to codify certain policy statements for the use in evaluation applications. (DEFERRED FOR PUBLIC HEARING)

16. *An ordinance to provide for the annexation of property known as property located on Ashley Hall Plantation Road (44.59 acres) (TMS# 353-00-00-003 and 353-00-00-004), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by the Estate of Rosina Kennerty Siegnious. (DEFERRED)*

17. *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 Ashley Hall Plantation Road (West Ashley) (approximately 44.59 acres) (TMS #353-00-00-003 and 353-00-00-004) (Council District 2), be zoned to Single-Family Residential (SR-1) classification and Landmark Overlay Zone (LMK) on a portion of the property. The property is owned by the Estate of Rosina Kennerty Siegnious. (DEFERRED)*

L. Bills up for First Reading

1. An ordinance authorizing the Mayor to execute on behalf of the City Quit-Claim Deeds, approved as to form by the Office of Corporation Counsel, to the owners of those properties abutting each side of Hayne Street, running from Church Street to Anson Street, conveying to such owners one-half of the width of Hayne Street as said street abuts the respective owner's property, subject to any and all easements or other matters of record. *(DEFERRED)*

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 portions of 573 Meeting Street and 35 Walnut Street (Peninsula) (approximately 1.76 acres) (portions of TMS # 463-16-04-022 and 463-16-04-035) (Council District 4), be rezoned from 55/30 Old City Height District classification to 80/30 Old City Height District classification. The property is owned by Charleston Interfaith Crisis Assistance Ministry. *(DEFERRED)*

3. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone, by inserting language to preserve Mixed-Use Districts; prohibit the displacement of housing by accommodations and consider the effects of housing units to be altered or replaced on the housing stock and whether requirements to protect the affordability of the housing units should be attached to an accommodations special exception approval; prohibit the displacement or reduction of office space by accommodations to be located within areas on the Peninsula designated "A-1" on the Accommodations

Overlay Zoning Map and on streets with office use as a predominant use; prohibit the displacement of more than 25 percent of ground floor, store front retail space by accommodations uses on streets with ground floor, store front retail as a dominant use; prohibit an overconcentration of accommodations units within areas on the Peninsula designated "A-1" on the Accommodations Overlay Zoning Map; amend revised Subsection B. 1. (g) by deleting wording regarding pedestrian activity and transit system usage and inserting language regarding the location and design of guest drop off and pick up areas; and amend revised Subsection B. 1. (h) 15 to require additional information on parking and public transit provisions for employees **(AS AMENDED)** *(DEFERRED)*

4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located off North Westchester Road (West Ashley) (2.225 acres) (TMS #309-15-00-070) (Council District 7), be rezoned from Light Industrial (LI) classification to General Business (GB) classification. *(TO BE WITHDRAWN).*

M. Miscellaneous Business:

1. a. Legal briefing on lawsuits related to DeReef Park.

   b. Legal briefing on a potential claim related to a parcel of land West of the Ashley.

   c. Personnel matter

   Council may take action on any matter discussed in Executive Session.

2. The next regular meeting of City Council will be April 11, 2017 at 5:00 p.m. at City Hall, 80 Broad Street.

D1.)

City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

WHEREAS; the Holocaust was the state-sponsored systematic persecution and annihilation of European Jews by Nazi Germany and its collaborators between 1933 and 1945; and

WHEREAS; we remember with sadness the six million Jews, including one and a half million children, who were victims of Hitler's "final solution," along with those who were persecuted for their religious and political beliefs, sexual orientation, and physical disabilities; and

WHEREAS; we remember with admiration the resisters and rescuers, both known and unknown, who risked and lost their lives to save others; and

WHEREAS; we remember with respect the survivors who escaped, were sheltered, or who were freed and who lived to contribute so much to our community and to our world; and

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

WHEREAS; we have an obligation to ensure that the memory and legacy of lives lost or forever changed in this horrific event are never forgotten; and

WHEREAS; we hereby declare April 24, 2017 as Yom HaShoah Holocaust Remembrance Day in our community, and we pledge today to firmly commit ourselves to work to promote human dignity by confronting intolerance and hate whenever and wherever it occurs.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor of the City of Charleston, pursuant to an act of Congress (Public Law 96-388 October 7 1980) and the United States Holocaust Memorial Council, do hereby proclaim the week of April 23–29, 2017 as:

DAYS OF REMEMBRANCE IN MEMORY OF THE VICTIMS, SURVIVORS, RESCUERS, AND LIBERATORS OF THE HOLOCAUST

and further proclaim that we as citizens of Charleston should promote human dignity and confront hate whenever and wherever it occurs. In addition, I encourage you to join the community in remembering the victims during the community-wide Yom HaShoah Holocaust Remembrance Program on Sunday, April 23, 2017 at 3:00 pm at the Holocaust Memorial in Marion Square.

John J. Tecklenburg, Mayor

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

D2)

City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

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

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

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

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

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

NOW THEREFORE, I, John J. Tecklenburg, Mayor of the City of Charleston, do hereby proclaim March 2017 to be:

AMERICAN RED CROSS MONTH

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

John J. Tecklenburg, Mayor

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

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, March 28, 2017 beginning at 5:00 p.m. at James Island Recreation Center, 1088 Quail Drive, regarding a closing and abandonment as follows:

Request to close and abandon a portion of Wharfside Street that is described as heading generally in a northerly direction consisting of 0.0179 acres as defined by points AC, AD, AF, M, L, AC as shown on a plat entitled "PLAT SHOWING THE PROPERTY LINE ABANDONMENT AND ADJUSTMENT FOR PROPERTIES OWNED BY THE CITY OF CHARLESTON – THE ABANDONMENT OF A PORTION OF WHARF SIDE STREET – THE ABANDONMENT OF A PORTION OF CPW WATER EASEMENT AND SEWER EASEMENT – THE CREATION OF A NEW VARIABLE WIDTH UTILITY EASEMENT LOCATED AT INSPECTION STREET AND WHARF SIDE STREET, CITY OF CHARLESTON, CHARLESTON COUNTY, SC."

A detailed survey of the area under consideration for closure may be viewed at the City of Charleston Department of Public Service, 2 George Street, Charleston, South Carolina.

Interested parties are invited to attend the public hearing and express their views. Extended presentations should be submitted in writing.

VANESSA TURNER-MAYBANK
Clerk of Council

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

C02-1557795-1

E1.)

John J. Tecklenburg
Mayor

City of Charleston
South Carolina
Department of Parks - Capital Projects Division

Edmund F. Most
Deputy Director

February 10, 2017

City of Charleston | Department of Public Service
Attn: Tom O'Brien
2 George Street, Suite 2100
Charleston, SC 29401

Re: Abandonment of Right of Way – Wharfside Street

Mr. O'Brien:

By this correspondence, please accept the request for abandonment of the right of way at the northern portion of Warfside Street as illustrated in the attached exhibit.
The amount of area to be abandoned totals .0179 acres, and is to be consolidated for the development of the International African American Museum at this location.

Please consider this request for the next available Public Works and Utilities Committee meeting for review and approval.

If I can provide any additional information, materials, or clarification, please do not hesitate to contact me.

Sincerely,

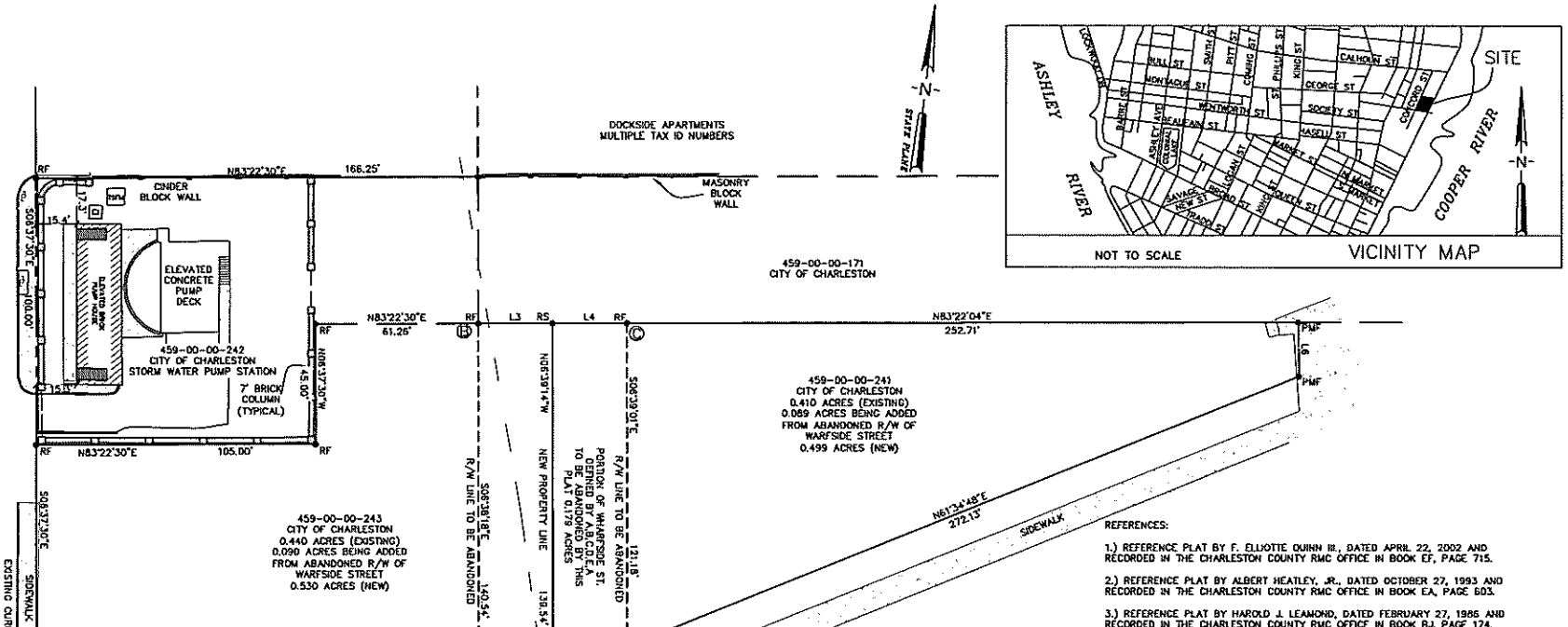
Peter Hedegon, Project Manager
City of Charleston
Department of Parks | Capital Projects Division

Cc: Edmund Most

Att: subdivision plat iaam.pdf

823 MEETING STREET, CHARLESTON, SOUTH CAROLINA 29403, (843) 724-7191 PHONE (843)724-7300 FAX

FOR USE OF THE CITY OF CHARLESTON AND CHARLESTON COUNTY



HATCH TYPES:

DECORATIVE SLATE

CONCRETE

LEGEND
RS – 5/8"REBAR SET
RF – 5/8"REBAR FOUND
PMF – PUNCHMARK FOUND
RCP – CONCRETE PIPE
DI – DROP INLET
o – LIGHT POLE

LINE TYPES:
– EXISTING R/W LINE
– FEMA FLOOD LINE
– R/W LINE TO BE ABANDONED

LINE	LENGTH	BEARING
L1	28.06	N81°21'17"E
L2	28.06	N81°21'17"E
L3	28.00	N83°24'26"E
L4	28.00	N83°24'26"E
L5	17.35	S06°48'20"E
L6	20.17	S06°41'08"E

REFERENCES:

1.) REFERENCE PLAT BY F. ELLIOTTE QUINN III., DATED APRIL 22, 2002 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN BOOK EF, PAGE 715.

2.) REFERENCE PLAT BY ALBERT HEATLEY, JR., DATED OCTOBER 27, 1993 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN BOOK EA, PAGE 603.

3.) REFERENCE PLAT BY HAROLD J. LEAMOND, DATED FEBRUARY 27, 1986 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN BOOK BJ, PAGE 174.

4.) REFERENCE PLAT BY E.M. SEABROOK, JR., DATED DECEMBER 22, 1981 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN BOOK AU, PAGE 086.

5.) REFERENCE PLAT BY ALBERT HEATLEY, JR., DATED FEBRUARY 14, 2000 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN BOOK ED, PAGE 855.

6.) REFERENCE DEED FOR TMS NO 459-00-00-241 RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN BOOK B412, PAGE 394.

7.) REFERENCE PLANS FOR THE CHARLESTON MARITIME CENTER – EDA PROJECT NO. 04-19-03716 DATED AUGUST 4, 1995.

8.) REFERENCE PLAT BY KEVIN THEWS DATED SEPTEMBER 10, 2013 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK S14 PAGE 0092.

NOTES:

1.) THE PROPERTY IS BEING SURVEYED AT THE REQUEST OF THE CITY OF CHARLESTON.

2.) ACCORDING TO FEMA FLOOD MAP 45019C0516J, DATED NOVEMBER 17, 2004 THE PROPERTY LIES IN FLOOD ZONE VE-16 AND VE-17.

3.) THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL FRESHWATER WETLANDS.

4.) THIS SURVEY IS NOT INTENDED TO SHOW EXISTING EASEMENTS THAT MAYBE ON THE PROPERTY.

SOUTH CAROLINA REGISTERED LAND SURVEYOR 21621 LEWIS SMITH MOORE

SOUTH CAROLINA FORSBERG ENGINEERING & SURVEYING, INC. No. C00343 CERTIFICATE OF AUTHORIZATION

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

LEWIS SMITH MOORE, P.L.S. No. 21621

GRAPHIC SCALE

30 0 30 60

(IN FEET)
1 inch = 30 ft.

PLAT SHOWING THE ABANDONMENT OF A PORTION OF R/W FOR WHARFSIDE STREET DEFINED BY A–B–C–D–E–A WITH ONE HALF OF THE WIDTH OF WARFSIDE STREET BEING ADDED TO TMS NO. 459–00–00–243 AND ONE HALF OF THE WIDTH OF WARFSIDE STREET BEING ADDED TO TMS NO. 459–00–00–241 LOCATED IN THE CITY OF CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA

SCALE 1"=30' MARCH 21, 2017
REVISED MARCH 22, 2017

FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6760
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, March 28, 2017 beginning at 5:00 p.m. at James Island Recreation Center, 1088 Quail Drive, on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

REZONINGS

1. To rezone Forrest Drive (Cainhoy) (Approximately 2.145 acres) (TMS# 271-00-02-150) Gathering Place (GP) classification to Diverse Residential (DR-9) classification.
2. To rezone 26 F Street and adjacent vacant lot (Peninsula) (0.12 acre) (TMS# 463-16-03-047 & 046) from Diverse Residential (DR-1) classification to Diverse Residential (DR-2F) classification.
3. To rezone 445 Meeting Street (Peninsula) (Approximately 2.2 acres) (TMS# 459-09-01-045) from General Business (GB) classification to Planned Unit Development (PUD) classification.
4. To rezone 445 Meeting Street (Peninsula) (Approximately 2.2 acres) (TMS# 459-09-01-045) from 80/30 and 55/30 Old City Height Districts classifications to 100/30 Old City Height District classification.

ORDINANCE AMENDMENT

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to prohibit mini-warehouse/self-storage uses in the Urban Commercial (UC) zone district and change mini-warehouse/self-storage uses from a conditional use to a special exception use in the General Business (GB) zone district (**As Amended**).

VANESSA TURNER MAYBANK
Clerk of Council

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

C02-1557723-1

CITY OF CHARLESTON
PLANNING COMMISSION MEETING REPORT

SPECIAL MEETING & REGULAR MEETING OF FEBRUARY 15, 2017

A Special Meeting of Planning Commission was held at **4:00 p.m., on Wednesday, February 15, 2017** in the Public Meeting Room, 1st Floor, 2 George St. A regular meeting of the City of Charleston Planning Commission was held following the special meeting, but no sooner than **5:00 p.m., on Wednesday, February 15, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were be considered:

SPECIAL MEETING

PLAN REVIEW

Review of key issues resulting from the December 2016 review of the ***City of Charleston Century V 2010 Comprehensive Plan Update.*** The main topic this month is sea-level rise and drainage issues.

PLANNING COMMISSION REVIEWED SEA LEVEL RISE MAPS AND ISSUES AND SEPARATELY REVIEWED DRAINAGE STANDARDS AND FLOOD-PRONE AREAS IN THE CITY. RECOMMENDATIONS WILL BE PRESENTED TO THE COMMISSION LATER THIS YEAR.

REGULAR MEETING

REZONINGS

1. **10 Society and two vacant parcels on Society St (Peninsula) TMS# 4580104002, 004 & 021** – 0.62 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).

   DEFERRED BY APPLICANT

2. **32 Laurens St and a vacant parcel on Laurens St (Peninsula) TMS# 4580104003 & 4580102017** – 1.32 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).

   DEFERRED BY APPLICANT

3. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).

   DEFERRED BY APPLICANT

4. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from 80/30 and 55/30 Old City Height Districts to 100/30 Old City Height District.

   DEFERRED BY APPLICANT

5. **Forrest Dr (Cainhoy) TMS# 2710002150** - approx. 2.145 ac. Request rezoning from Gathering Place (GP) to Diverse Residential (DR-9).

   RECOMMENDED APPROVAL

6. **26 F St and adjacent vacant lot (Peninsula) TMS# 4631603047 & 046** – 0.12 ac. Request rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F).

   RECOMMENDED APPROVAL

SUBDIVISIONS

1. **Twin Lakes, Phase 2 (Cane Slash Rd – Johns Island) TMS# 3450000036** – 61.19 ac. 122 lots. Request approval of revised subdivision concept plan. Zoned Single-Family Residential (SR-1).

   APPROVED WITH CONDITIONS

2. **Essex Village (Henry Tecklenburg Dr – West Ashley) TMS# 3090000003** – 12.66 ac. 41 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).

   APPROVED WITH CONDITIONS

3. **Murraywood Rd (Johns Island) TMS# 3120000026 & 182** – 2.71 ac. 9 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Single- & Two-Family Residential (STR).

   DEFERRED BY APPLICANT

4. **Cane Slash Cluster Development (Johns Island) TMS# 3450000007 & 023** – 30.23 ac. 47 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

   DEFERRED BY APPLICANT

5. **Nabors Drive (James Island) TMS# 4281600013, 046-048, 052** – 3.86 ac. 25 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).

   APPROVED WITH CONDITIONS

6. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013 & 040** – 30.99 ac. 86 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

   DEFERRED BY APPLICANT

7. **Riverview Estates (River Rd – Johns Island) TMS# 3120000065 & 066** – 24.147 ac. 49 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

   APPROVED WITH CONDITIONS

8. **The Cottages, Phase 3 (River Rd – Johns Island) TMS# 312-00-00-125** – 15.3 ac. 60 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).

   DEFERRED BY APPLICANT

9. **Woodbury Park, Phase 2 (Marlin Rd – Johns Island) TMS# 313-00-00-048** – 10.87 ac. 38 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

   DEFERRED BY APPLICANT

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to prohibit Mini-warehouse/self-storage uses in the Urban Commercial (UC) zone district and change Mini-warehouse/self-storage uses from a conditional use to a special exception use in the General Business (GB) zone district.**

   RECOMMENDED APPROVAL

APPROVAL OF MINUTES

APPROVED THE MINUTES FROM THE JULY 20, 2016 MEETING

REPORT OF THE TECHNICAL REVIEW COMMITTEE

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

Preliminary & Final Plats

1. **Oakfield, Phase 5A (Cane Slash Road – Johns Island) TMS# 2780000043 & 128** – 57.4 ac. 57 lots. PUD. Preliminary subdivision plat pending approval.
2. **1466 River Road (Johns Is) TMS# 3120000069** – 5.1 ac. 4 lots. DR-6. Prelim. subdivision plat pending approval.
3. **Foundry Alley, Phase 1 (Hanover & Nassau Streets – Peninsula) TMS# 4590504156, 172, 174-177** – 0.9 ac. 8 lots. PUD. Final subdivision plat under review.
4. **Cainhoy Entrance Road, Phase 2B (Seven Sticks Drive – Cainhoy) TMS# 2620000008** – 12.6 ac. R/W. PUD. Final subdivision plat under review.
5. **Parcel A, Charleston Regional Business Center (Clements Ferry Road – Cainhoy) TMS# 2670000129** – 11.7 ac. 3 lots. LI. Preliminary subdivision plat approved.
6. **Forrest Dr Bridge (Cainhoy) TMS# 2710002114 & 115** – 35.6 ac. R/W. PUD. Prelim. subdivision plat approved.
7. **Brigade Street Apartments (Peninsula) TMS# 4640000003 & 017** – 15.9 ac. 3 lots. MU-2/WH. Preliminary subdivision plat approved. Final subdivision plat under review.
8. **The Marshes at Cooper River (Clements Ferry Road – Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069** – 34.6 ac. 128 lots. PUD. Preliminary subdivision plat approved.
9. **Tidal View Lane (James Island) TMS# 4280000015** – 2.7 ac. 2 lots. SR-2. Preliminary subdivision plat pending approval.
10. **The Oaks at Saint Johns Crossing (River Road – Johns Island) TMS# 3120000082** – 22.1 ac. 77 lots. SR-1(ND). Final subdivision plat pending approval.
11. **Rivers Point Townhomes (Rivers Point Row – James Island) TMS# 4250700179** – 1.3 ac. 16 lots. GB. Final subdivision plat pending approval.
12. **Huger Street (Peninsula) TMS# 4631604017** – 2.9 ac. 2 lots. MU-2/WH. Final subdivision plat pending approval.
13. **Parcel E, Phases 3 & 4 (Lesesne Street – Daniel Island) TMS# 2750000110** – 31.6 ac. 70 lots. DI-R. Preliminary subdivision plat approved.
14. **Maybank Village, Tract D (Maybank Highway – Johns Island) TMS# 3130000248** – 10.3 ac. 2 lots. GB. Preliminary subdivision plat approved.
15. **Brownswood Village, Phase 2 (Brownswood Road – Johns Island) TMS# 2790700264** – 12.5 ac. 48 lots. PUD. Final subdivision plat recorded.
16. **Oakfield, Phase 5B (Cane Slash Road – Johns Island) TMS# 2780000043 & 128** – 47.5 ac. 57 lots. PUD. Preliminary subdivision plat pending approval.
17. **Maybank Village, Phase 3 (Maybank Highway – Johns Island) TMS# 3130000248** – 10.3 ac. 35 lots. GB. Preliminary subdivision plat under review.
18. **Oakfield, Phase 4 (Cane Slash Road – Johns Island) TMS# 2780000043** – 87.8 ac. 62 lots. PUD. Final subdivision plat pending approval.
19. **1109 Brownswood Road (Johns Island) TMS# 3120000181** – 0.8 ac. 2 lots. SR-1. Final subdivision plat pending approval.
20. **Jessy Elizabeth, Phase 2 (Jessy Elizabeth Road – Johns Island) TMS# 3120000159** – 4.1 ac. 14 lots. SR-1. Preliminary subdivision plat approved.
21. **Parcel R, Block A/B (Island Park Drive – Daniel Island) TMS# 2750000157** – 3.1 ac. 2 lots. DI-TC. Preliminary subdivision plat approved.

Road Construction Plans

Grace Plantation (Main Road – Johns Island) TMS# 2530000199, 285, 334 – 55.2 ac. 76 lots. SR-1 & SR-7. Road construction plans under review.

E2.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY ON FORREST DRIVE (CAINHOY) (APPROXIMATELY 2.145 ACRES) (TMS #271-00-02-150) (COUNCIL DISTRICT 1), BE REZONED FROM GATHERING PLACE (GP) CLASSIFICATION TO DIVERSE RESIDENTIAL (DR-9) CLASSIFICATION. THE PROPERTY IS OWNED BY DAVID GIBBS FAMILY PARTNERSHIP.

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 Gathering Place (GP) classification to Diverse Residential (DR-9) classification.

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

property on Forrest Drive (Cainhoy) (approximately 2.145 acres) (TMS #271-00-02-150)

Section 3. This ordinance shall become effective upon ratification.

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

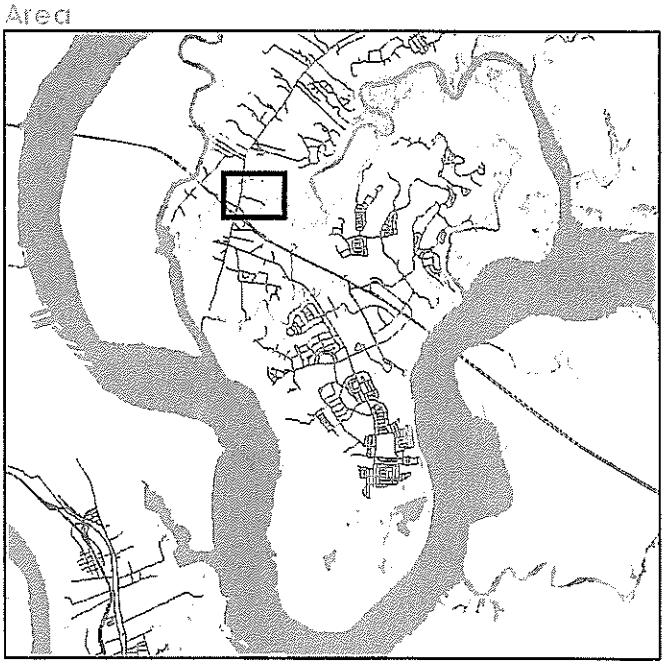
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
February 15, 2017

Area



Rezoning 5

Forrest Dr (Cainhoy)

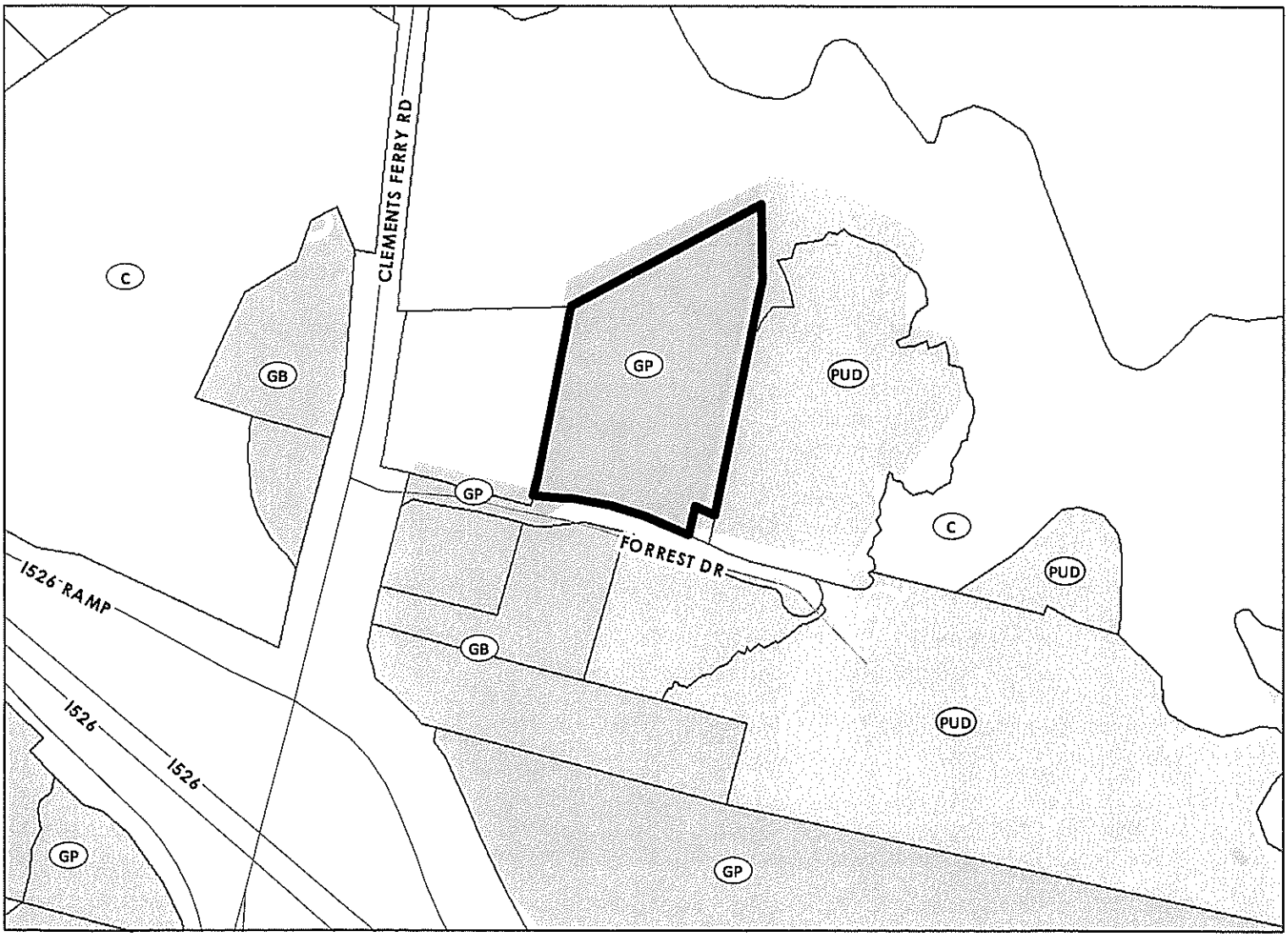
TMS# 2710002150

approx. 2.145 ac.

Request rezoning from Gathering Place (GP) to Diverse Residential (DR-9).

Owner: David Gibbs Family Partnership
Applicant: Stantec - Josh Lilly

Location



E3.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 26 F STREET AND ADJACENT VACANT LOT (PENINSULA) (0.12 ACRE) (TMS #463-16-03-047 AND 463-16-03-046) (COUNCIL DISTRICT 4), BE REZONED FROM DIVERSE RESIDENTIAL (DR-1) CLASSIFICATION TO DIVERSE RESIDENTIAL (DR-2F) CLASSIFICATION. THE PROPERTY IS OWNED BY ARNOLD AND SARA MACK.

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

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

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

26 F Street and adjacent vacant lot (Peninsula) (0.12 acre) (TMS #463-16-03-047 and 463-16-03-046)

Section 3. This ordinance shall become effective upon ratification.

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

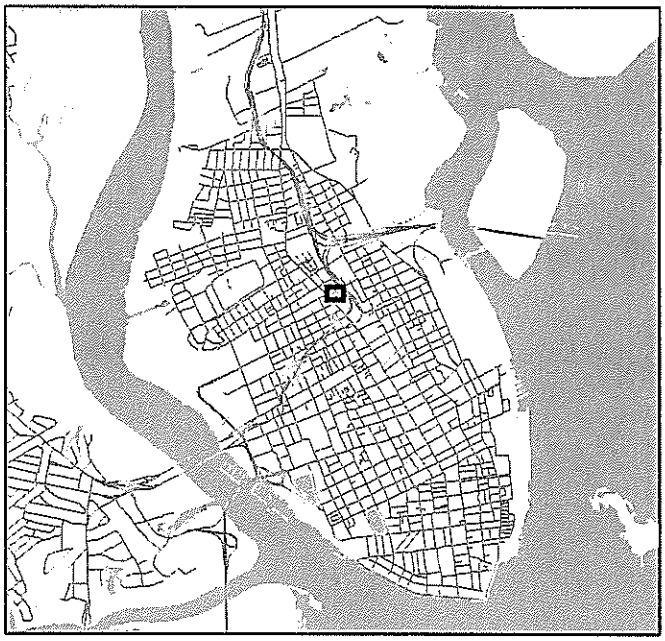
By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
February 15, 2017

Area



Rezoning 6

26 F St and adjacent vacant lot (Peninsula)

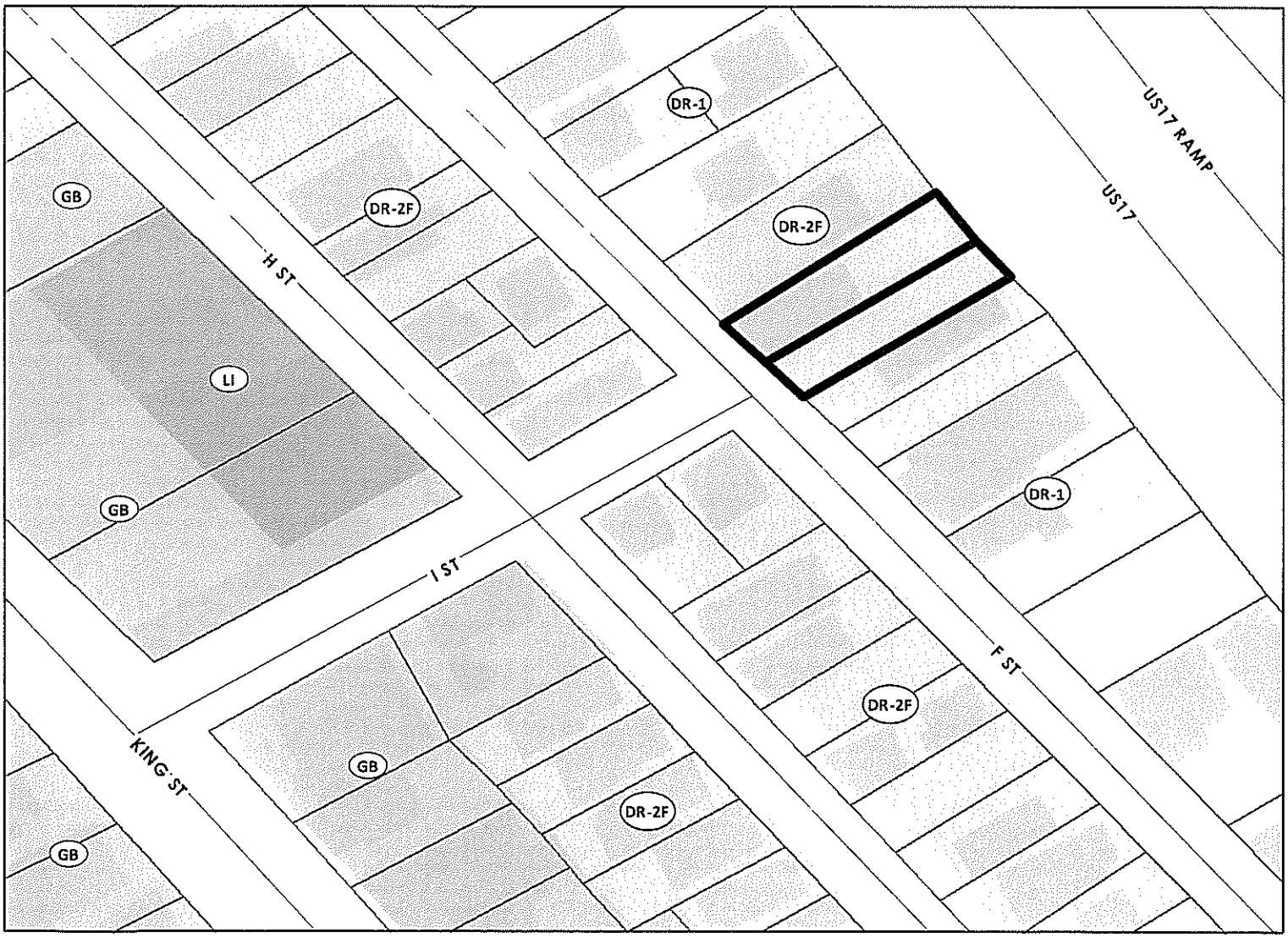
TMS# 4631603047 & 046

0.12 ac.

Request rezoning from Diverse Residential (DR-1) to Diverse Residential (DR-2F).

Owner/Applicant: Arnold & Sara Mack

Location



N

E6.)

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO PROHIBIT MINI-WAREHOUSE/SELF-STORAGE USES IN THE URBAN COMMERCIAL (UC) ZONE DISTRICT AND CHANGE MINI-WAREHOUSE/SELF-STORAGE USES FROM A CONDITIONAL USE TO A SPECIAL EXCEPTION USE IN THE GENERAL BUSINESS (GB) ZONE DISTRICT (AS AMENDED)

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

Section 1. Section 54-201 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting subsection "l." in its entirety and substituting in its place and stead the following:

'l. General Business, **GB** District. The GB district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, and storage yards (except for vehicles and boats). Mini-warehouse/self-storage uses may be permitted as special exception uses subject to the approval of the Board of Zoning Appeals. Automotive repair shops, communication towers, gas stations, short term lenders, veterinary clinics, and stables may be permitted as conditional uses."

Section 2. Article 2, Part 3: Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by replacing the symbol "‡" with the symbol "†" in the row for principal use 4227 Mini-warehouse/self-storage and the column for the following zoning districts: GB, UC, MU-2, and MU-2/WH.

Section 3. Article 2, Part 3: Table of Permitted Uses of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting "54-207, m." in the use description in the row for principal use 4227 Mini-warehouse/self-storage and inserting "54-206, f." so that the principal use description shall read as follows:

"4227. Mini-warehouse/self-storage 54-206, f., 54-206, r. or 54-207, k."

Section 4. Section 54-207 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting subsection "m." in its entirety.

Section 5. Article 2, Part 2: Permitted Uses By Base Zoning District of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the following new section into Section 54-206 in alphabetical order:

"f. Mini-warehouse/self-storage facilities shall be prohibited within the UC, MU-2, and MU-2/WH districts and shall be permitted within the GB district only as an exception where the Board, after review, finds that the proposed mini-warehouse/self-storage facility satisfies the following requirements:

1. The lot on which the mini-warehouse/self-storage facility is located is not within 200 feet of any MU-1, MU-1/WH, MU-2, MU-2 WH;

2. The lot on which the mini-warehouse/self-storage facility is located is not within 200 feet of any RR-1, SR-**1, SR-2, SR-3, SR-4, SR-5, SR-6, SR-7, SR-8**, STR, DR-**1, DR-1F, DR-2, DR-2F, DR-3, DR-4, DR-6, DR-9, DR-12** or RO zoning district;

3. All loading bays are located on building sides that do not face a street;

4. First floor frontage of buildings within 50 feet of a street shall be designed to accommodate retail and office spaces to a depth of no less than 30 feet, ~~and~~ have a minimum floor to ceiling height of 12 feet **and not be occupied as mini-warehouse/self-storage space**;

5. The site provides a twenty-five foot Type C buffer, as specified in Section 54-348, along all streets adjacent to the site, or satisfies the buffer requirements of Article 3, Part 8, whichever requirement is greater; except that for properties within the jurisdiction of the Board of Architectural Review (BAR) or the Design Review Board (DRB), the BAR or DRB may reduce or eliminate this buffer requirement if they deem the reduction or elimination to be appropriate;

6. All buildings maintain a minimum setback from street rights-of-way of fifty feet (50') or satisfy setback requirements of Section 54-311, whichever is greater; except that for properties within the jurisdiction of the Board of Architectural Review (BAR) or the Design Review Board (DRB), the BAR or DRB may reduce or eliminate this setback requirement if they deem the reduction or elimination to be appropriate; and

7. The site satisfies all other applicable regulations of this Chapter.

Outdoor boat and boat trailer storage shall be permitted in connection with mini-warehouse/self-storage facilities if the above conditions are met."

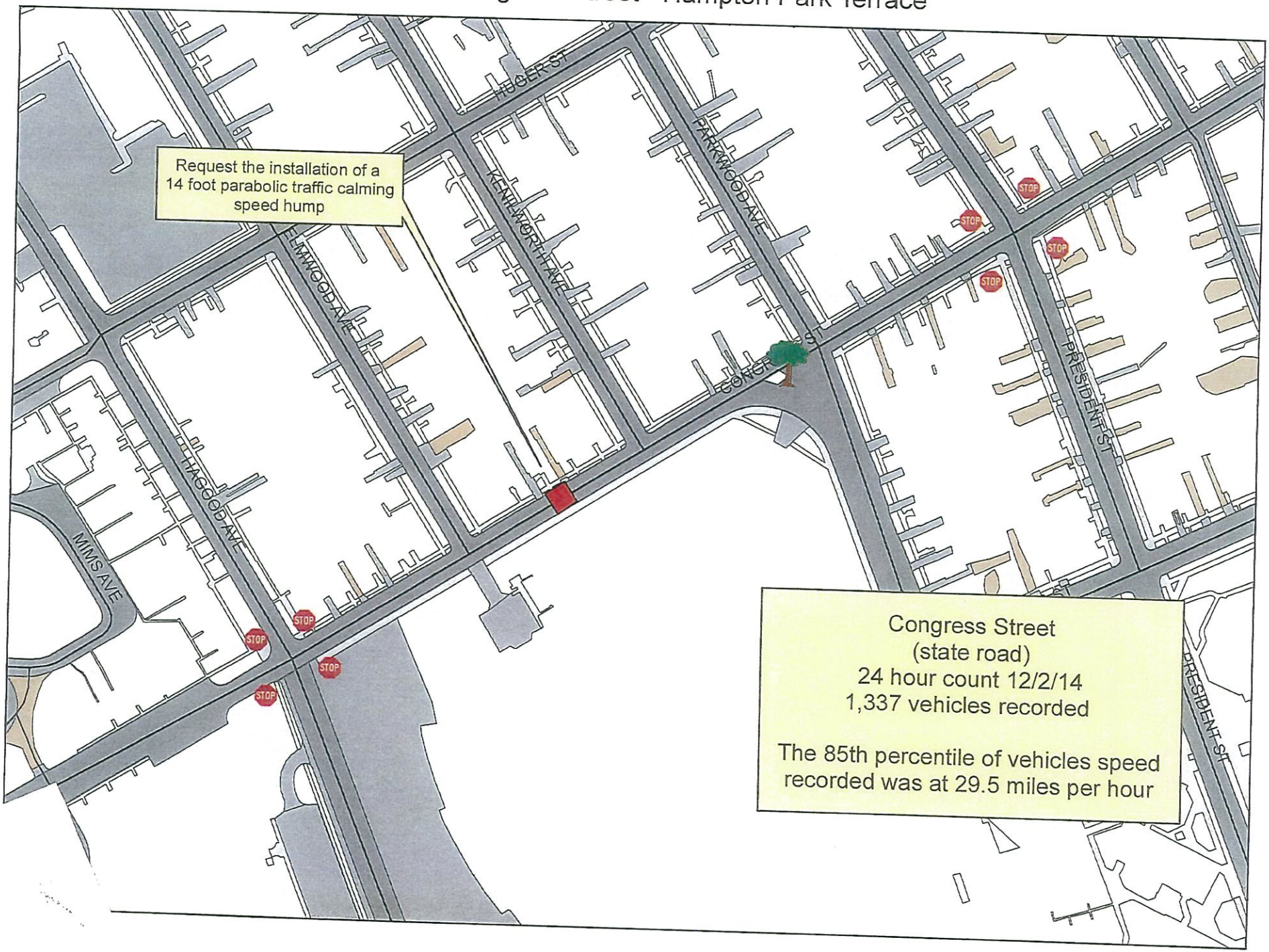
Section 6. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord, 2017,
and in the 241st Year of the Independence of
the United States of America

_____
John J. Tecklenburg, Mayor

ATTEST: _____
Vanessa Turner Maybank,
Clerk of Council

Congress Street - Hampton Park Terrace



J1(b)

J2(a)(i)

City of Charleston

South Carolina

Department of Public Service

JOHN J. TECKLENBURG
Mayor

LAURA S. CABINESS, PE
Director

Date

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

RE: Maintenance of Standard Construction Materials within the Sidewalk at Orleans Road (S-10-1373) near Dulsey Road

Dear Mr. Richards:

This letter concerns the proposed concrete sidewalk, 5 feet wide by 432 linear feet long and seven ADA ramps with detectable warning assemblies to be constructed in conjunction with the Town Place Hotel and Courtyard Marriot Hotel construction projects, within the SCDOT right-of-way at Orleans Road (S-10-1373) near Dulsey Road. It is our intention that this will be a public sidewalk.

The City Council of Charleston, at its meeting held [date of meeting], agreed to accept full maintenance responsibility for the proposed 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 handicap 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 cabinessl@charleston-sc.gov.

Sincerely,

Laura S. Cabiness, P.E.

Cc: Michael R. Metzler, Deputy Director
Thomas F. O'Brien, Deputy Director
Eduardo A. Calderon, Senior Civil Engineer
Brian Pokrant, GIS Analyst
Earthsource Engineering

PROPOSED 4-STORY COURTYARD MARRIOTT HOTEL FFE=11.65

TOWN PLACE HOTEL (UNDER CONSTRUCTION)

LIMITS OF IMP END SIDEWALK

ADA ACCESSIBLE ACCESS (TYP)

R/W

R/W ABUTS SIDEWALK (TYP)

LIMITS OF IMP. TIE TO EXISTING SIDEWALK

EX-SIDEWALK

43 LF OF 5' CONCRETE SIDEWALK (BROOM FINISH)

210 LF OF 5' CONCRETE SIDEWALK (BROOM FINISH)

111 LF OF 5' CONCRETE SIDEWALK (BROOM FINISH)

ADA ACCESSIBLE ENTRY AT INTERSECTIONS (TYP)

68 LF OF 5' CONCRETE SIDEWALK (BROOM FINISH)

ORLEANS ROAD

50' SCDOT R/W (S-10-1373)

DULSEY ROAD

SIDEWALK DETAILS

TOTAL LENGTH	ADA ACCESSES
432 FT	(7)

LIMITS OF DISTURBANCE: 1.00 ACRES

BENCH MARK DATA

FINAL TOP OF TELEPHONE MANHOLE
ELEV.= 8.94' (NAVD 1988)

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EARTHSOURCE

EARTHSOURCE ENGINEERING No. C01075

CERTIFICATE OF AUTHORIZATION

COURTYARD BY MARRIOTT

711 ORLEANS ROAD
CHARLESTON, SC 29407

SIDEWALK EXHIBIT

REVISIONS

NO	DATE		BY
1	12.11.15	PER COMMENTS COUNTY SPR. COMMENTS	TS
2	12.14.15	PER SCDOT COMMENTS	TS
3	05.16.16	PER DESIGN MODIFICATIONS(SDD)	TS
4	06.01.16	PER VSA COMMENTS(WATER)	TS
5	11.22.16	PER NEW SITE COMMENTS(STORMWATER)	JRD
6	02.13.17	PER NEW SCDOT COMMENTS	JRD

DRAWN: TSL
CHECKED: KWB
DATE: 05.16.16
JOB NO: 15-133

FINAL PERMIT DOCUMENTS

SHEET NUMBER

J2(a)(ii)

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

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) Lesesne Street (50' R/W), Black Powder Lane (50' R/W), Dark Timber Street (50' R/W), Chimney Back Street (50' R/W), Aera Furnace Lane (20' R/W), and Isaac Lane (20' R/W)

as shown and designated on a plat entitled "A Final Subdivision Plat of Daniel Island Master Plan Parcel E, to Create Parcel E, Block H, Lots 4 through 8, Block J, Lots 14 through 23, Block K, Lots 7 through 10, Block L, Lots 5 through 9, Block M, Lots 1 through 4, Block N, Lots 9 through 13, Daniel Island, City of Charleston, Berkeley County, South Carolina, prepared for and owned by Daniel Island Associates, LLC

prepared by Thomas & Hutton Engineering Company, dated October 4, 2016, revised _____, and recorded on _____ in Plat Book _____ at Page _____ 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, 1998 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.: 275-00-00-110

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 2nd day of December 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Number One

JOHN ROBERT CALDWELL
Printed Name

Witness Number Two

CAROLE L. RASHLEY
Printed Name

Grantor

Daniel Island Associates L.L.C.

By:
Matthew R. Sloan
Printed Name

****

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BERKELEY)

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 limited liability company, on behalf of the Grantor on the 2nd day of December, 2016.

Signature of Notary:
Print Name of Notary: CAROLE L. RASHLEY
Notary Public for South Carolina
My Commission Expires: 8/28/19

CAROLE L. RASHLEY NOTARY PUBLIC exp. 08/28/2019 SOUTH CAROLINA

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 _____.

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): Conveyance 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 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's agent.

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

Responsible Person Connected with the Transaction

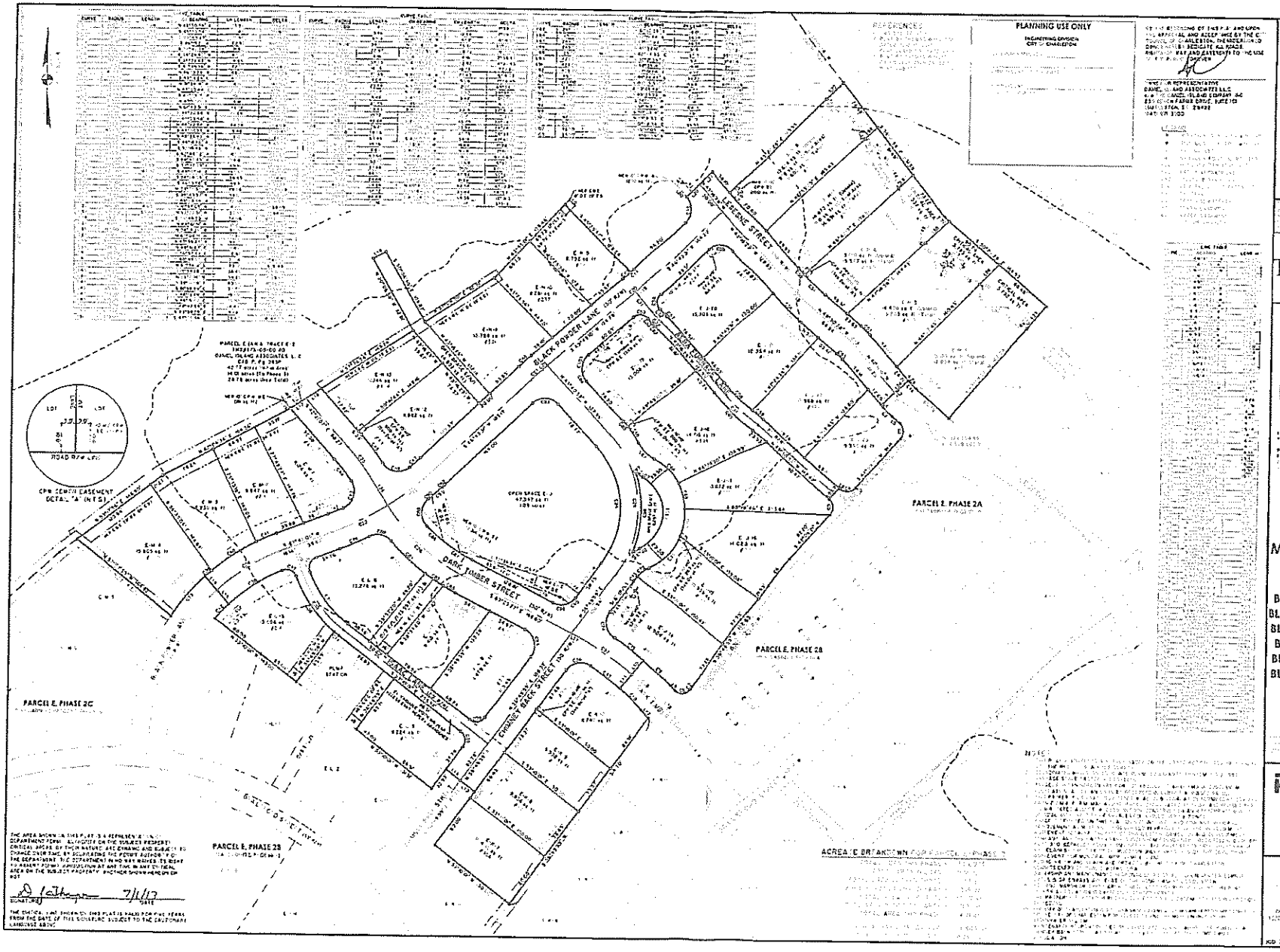
Matthew R. Sloan, President
Print or Type Name Here

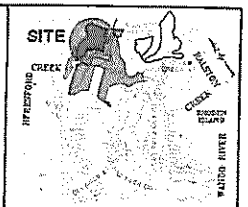
Sworn this 2nd day of December 2016

Notary Public for South Carolina
My Commission Expires: 8/28, 2019

CAROLE L. RASHLEY
NOTARY
PUBLIC
EXP. 08/28/2019
SOUTH CAROLINA

ATET4-2013





The Daniel Island COMPANY

A FINAL SUBDIVISION PLAT OF

DANIEL ISLAND MASTER PLAN PARCEL E

TO CREATE

PARCEL E

BLOCK H, LOTS 4 THROUGH 8.
BLOCK J, LOTS 14 THROUGH 23,
BLOCK K, LOTS 7 THROUGH 10,
BLOCK L, LOTS 5 THROUGH 9,
BLOCK M, LOTS 1 THROUGH 4,
BLOCK N, LOTS 9 THROUGH 13

prepared for and owned by:
DANIEL ISLAND ASSOCIATES, LLC

THOMAS & HUTTON

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

This Agreement is made and entered into this _____ day of _____ __, 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 275-00-00-110 _____ 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 E, TO CREATE PARCEL E, BLOCK H, LOTS 4 THROUGH 8, BLOCK J, LOTS 14 THROUGH 23, BLOCK K, LOTS 7 THROUGH 10, BLOCK L, LOTS 5 THROUGH 9, BLOCK M, LOTS 1 THROUGH 4, BLOCK N, LOTS 9 THROUGH 13, DANIEL ISLAND, CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA, PREPARED FOR AND OWNED BY DANIEL ISLAND ASSOCIATES L.L.C

"

Prepared and executed by Phillip P. Gerard of Thomas & Hutton Engineering dated October 4, 2016 _____, revised on _____, and recorded on _____ in Plat Book _____ at Page _____ 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:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

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

Signature: _____

Print Name of Notary: _____

Notary Public for South Carolina

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

_____
Witness #1

_____
Witness #2

OWNER:

Daniel Island Associates L.L.C.

By: _____
Matthew R. Sloan, its President

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 limited liability, on behalf of the Owner on 12/2, 2016.

Signature: _____

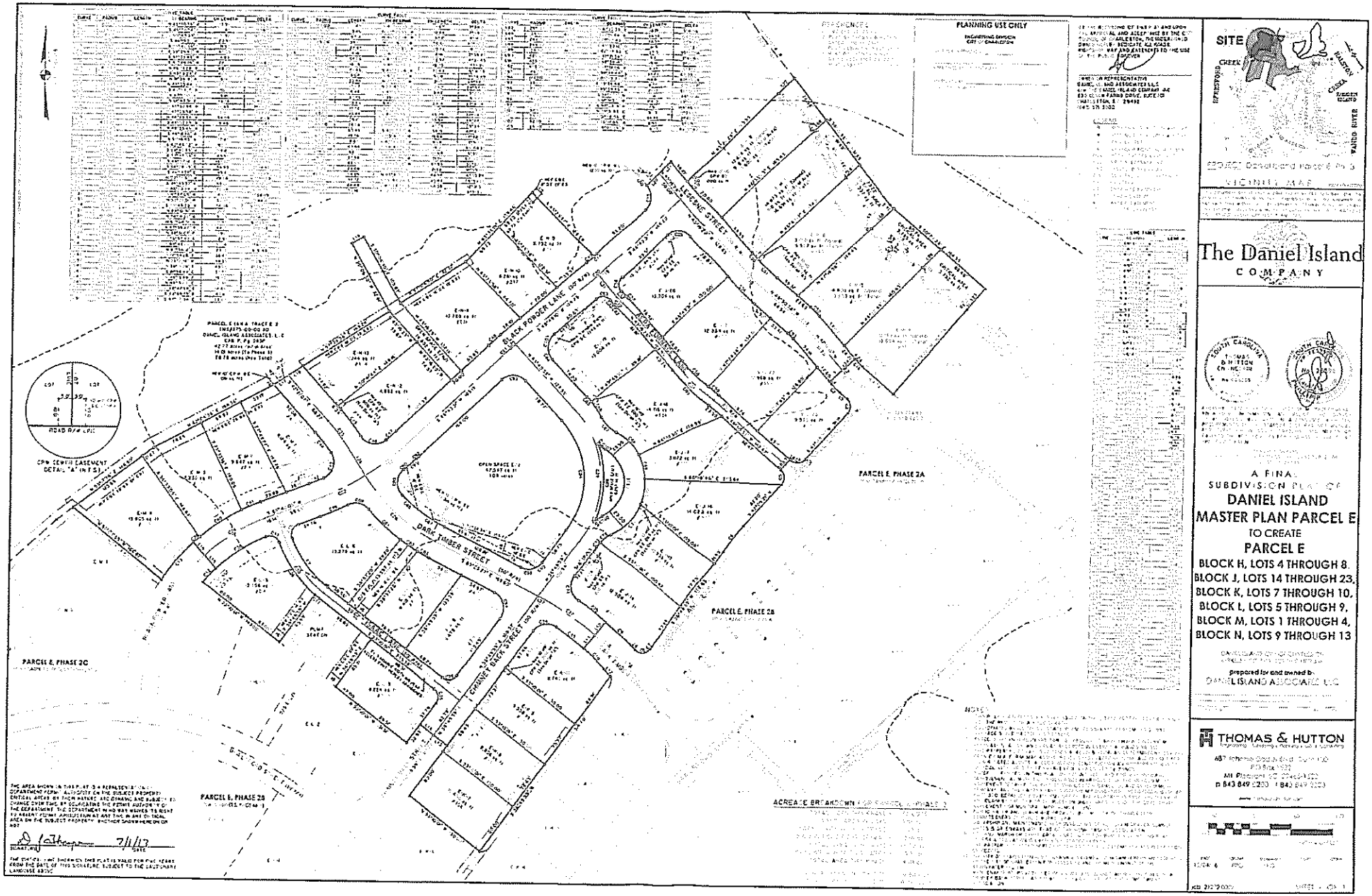
Print Name of Notary: CAROLE L. RASHLEY

Notary Public for South Carolina

My Commission Expires: 8/28/19

SEAL OF NOTARY

CAROLE L. RASHLEY
NOTARY PUBLIC
EXP. 08/28/2019
SOUTH CAROLINA


PLANNING USE ONLY
SITE
The Daniel Island
COMPANY
A FINAL
SUBDIVISION PLAT OF
DANIEL ISLAND
MASTER PLAN PARCEL E
TO CREATE
PARCEL E
BLOCK H, LOTS 4 THROUGH 8,
BLOCK J, LOTS 14 THROUGH 23,
BLOCK K, LOTS 7 THROUGH 10,
BLOCK L, LOTS 5 THROUGH 9,
BLOCK M, LOTS 1 THROUGH 4,
BLOCK N, LOTS 9 THROUGH 13
prepared for and owned by
DANIEL ISLAND ASSOCIATE LLC
THOMAS & HUTTON
BLACK POWDER LANE
DARK TIMBER STREET
CHANNEL ROCK STREET
PARCEL E, PHASE 2A
PARCEL E, PHASE 2B
PARCEL E, PHASE 2C
ACREAGE BREAKDOWN

J2(a)(iii)

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

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

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

Potters Lane, Emmets Road, Chinook Crossing, Biggio Drive, Wellons Drive, Cayla Street

as shown and designated on a plat entitled
Final Subdivision Plat The Oaks at St. Johns Crossing TMS 312-00-00-082(22.062AC) Property of Mungo Homes Coastal Division, LLC, Located on Johns Island, City of Charleston, Charleston County, South Carolina

prepared by Parker Land Surveying, LLC, dated October 10, 2016, revised N/A, and recorded on _____ in Plat Book _____ at Page _____ in the _____ 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 SUP River Road LLC dated September 15, 2015 and recorded September 17, 2015 in Book 0505 at Page 004 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.: 312-00-00-082

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 6th day of February 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Number One

MATTHEW J. HALTER
Printed Name

Witness Number Two

F. JOHNSON PURNEY
Printed Name

Grantor

Mungo Homes Coastal Division, LL

Printed Name Walt D. Martin, III
Vice President Land Development

****

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

This foregoing instrument was acknowledged before me (the undersigned notary) by Walt D. Martin, III, the Vice President Land Development of Mungo Homes Coastal Divsion, LLC, a Limited Liability Company, on behalf of the Grantor on the 6th day of February, 2017.

Signature of Notary:

Print Name of Notary: Patrice Robertson

Notary Public for SOUTH CAROLINA

My Commission Expires: February 6, 2024

SEAL OF NOTARY

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

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 Divsion, LLC to the 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): Transfer to Governmental 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 _____.

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

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

_____
Responsible Person Connected with the Transaction

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

Sworn this 6th day of February 2017

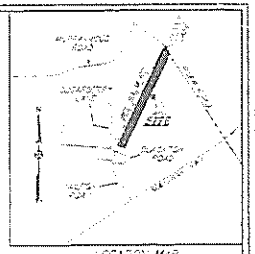
_____
Notary Public for SOUTH CAROLINA
My Commission Expires: February 6, 2024

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

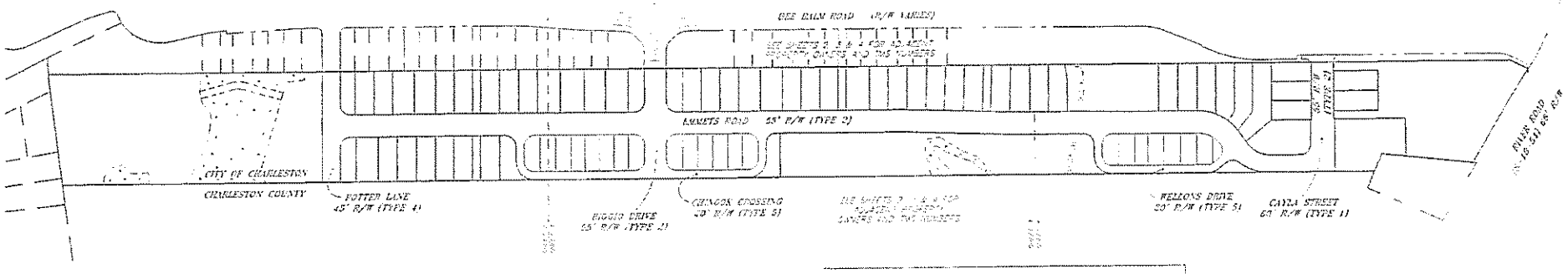
NOTES

SITE SUMMARY
TOTAL LOTS = 77
(R1 LOTS = 25)
(R2 LOTS = 51)
(MU LOTS = 1 - 6 UNITS PLANNED)
TOTAL POSSIBLE NUMBER OF DWELLING IS 82

TOTAL RIGHT-OF-WAY = 4.103 AC.
TOTAL P.O.A. = 0.050 AC.
TOTAL LOT AREA = 9.139 AC.
TOTAL BOUNDARY = 22.062 AC.



LOCATION MAP



LEGEND

PLANNING AND E.M.C. USE ONLY
PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

FINAL PLAT APPROVED _____

APPROVED BY CITY COUNCIL

APPROVED BY _____
FOR CITY ENGINEER

Parker Land Surveying, LLC
3439 Gillis Street
Mandan, SC 29483
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 A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OF PROPERTIES OVER THAT SHOWN.

JONATHAN C. PARKER PLS 15333-B

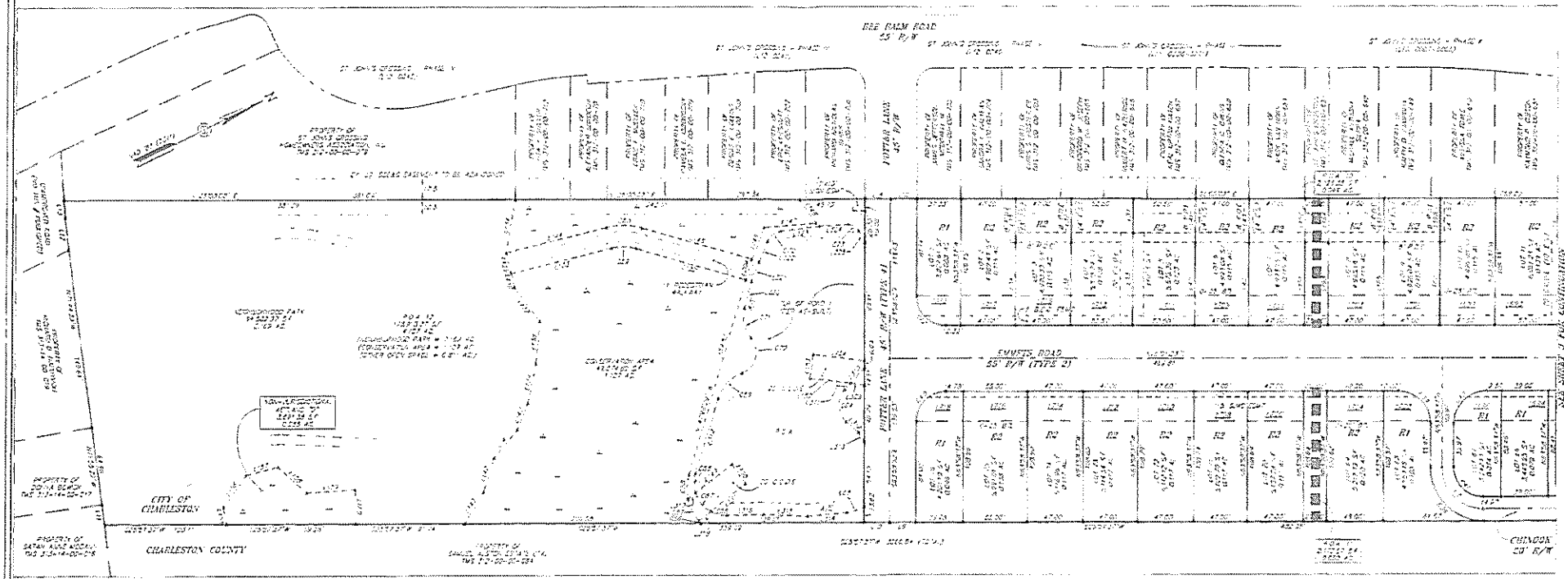
FINAL SUBDIVISION PLAT

THE OAKS AT ST. JOHNS CROSSING TMS 312-00-00-082, (22.062 AC.) PROPERTY OF MUNGO HOMES COASTAL DIVISION LLC., LOCATED ON JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 10, 2016

SHEET 1 OF 4

EXHIBIT 11



PLANNING AND B.M.C. USE ONLY

PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED: .....

APPROVED BY CITY ENGINEER

APPROVED BY
CITY ZONING OFFICER

Parker Land Surveying, LLC
1410 Ocean Blvd
Kiawah, SC 29455
Phone: (843) 768-7777
Fax: (843) 768-7779

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

ANDREW C. GILLETTE PLS. 5833-B

SOUTH CAROLINA
ANDREW C. GILLETTE
5833

OWNER'S STATEMENT

BY THE RECORDING OF THIS PLAT, I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND DEDICATE THE STREETS AND EASEMENTS TO THE CITY OF CHARLESTON FOREVER.

MUNCO HOMES COASTAL DIVISION LLC

OWNER'S DEDICATION CERTIFICATE

BY THE RECORDING OF THIS PLAT, I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND DEDICATE THE STREETS AND EASEMENTS TO PUBLIC USE FOREVER.

MUNCO HOMES COASTAL DIVISION LLC

FINAL SUBDIVISION PLAT

THE OAKS AT ST. JOHNS CROSSING TMS 312-00-00-082, (22.082 AC.) PROPERTY OF MUNCO HOMES COASTAL DIVISION LLC., LOCATED ON JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

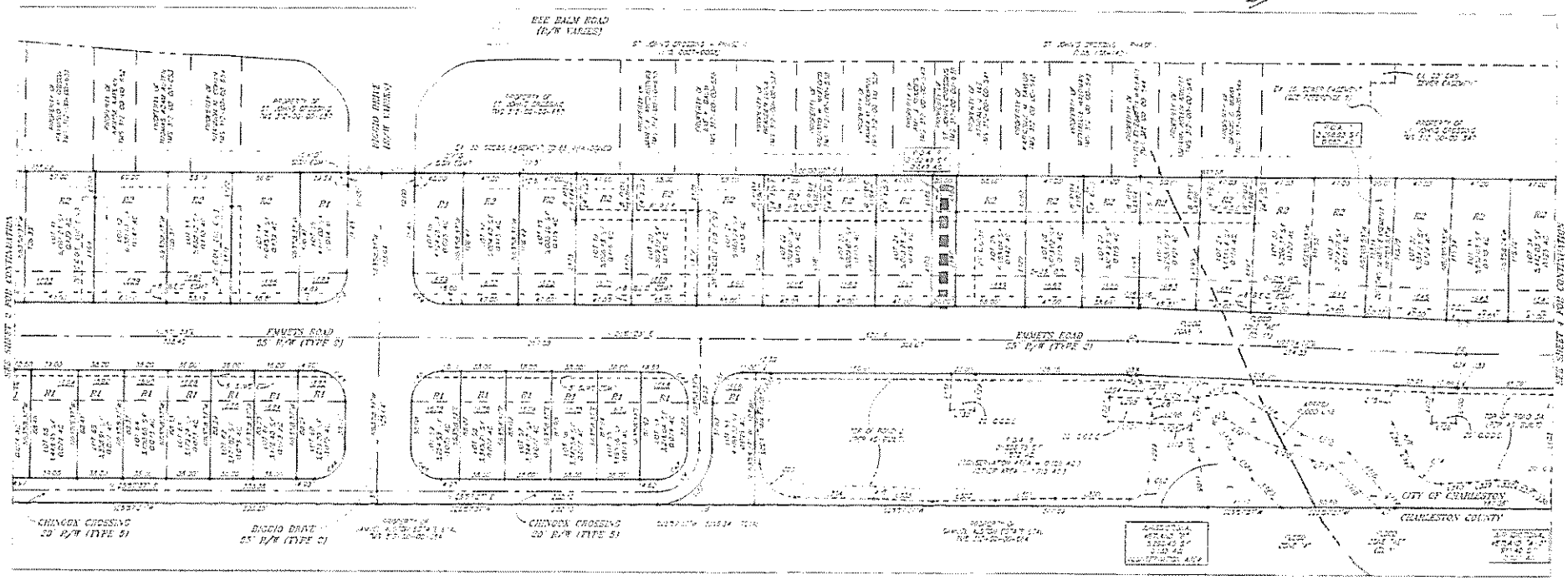
DATE: OCTOBER 10, 2016

SCALE: 1" = 40'

0 20 40 80 120 160

(IN FEET)

SHEET 2 OF 4



DEDICATION STATEMENT

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

[illegible]
MUNGO HOMES COASTAL DIVISION, LLC

OPEN SPACE DEDICATION STATEMENT

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

[illegible]
MUNGO HOMES COASTAL DIVISION, LLC

Parker Land Surveying, LLC
[illegible]

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

ANDREW C. [illegible] P.L.S. 5931-B

PLANNING AND R.M.C. USE ONLY

PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED: ____

____
APPROVED BY CITY ENGINEER

APPROVED BY ________________
FOR CITY ENGINEER

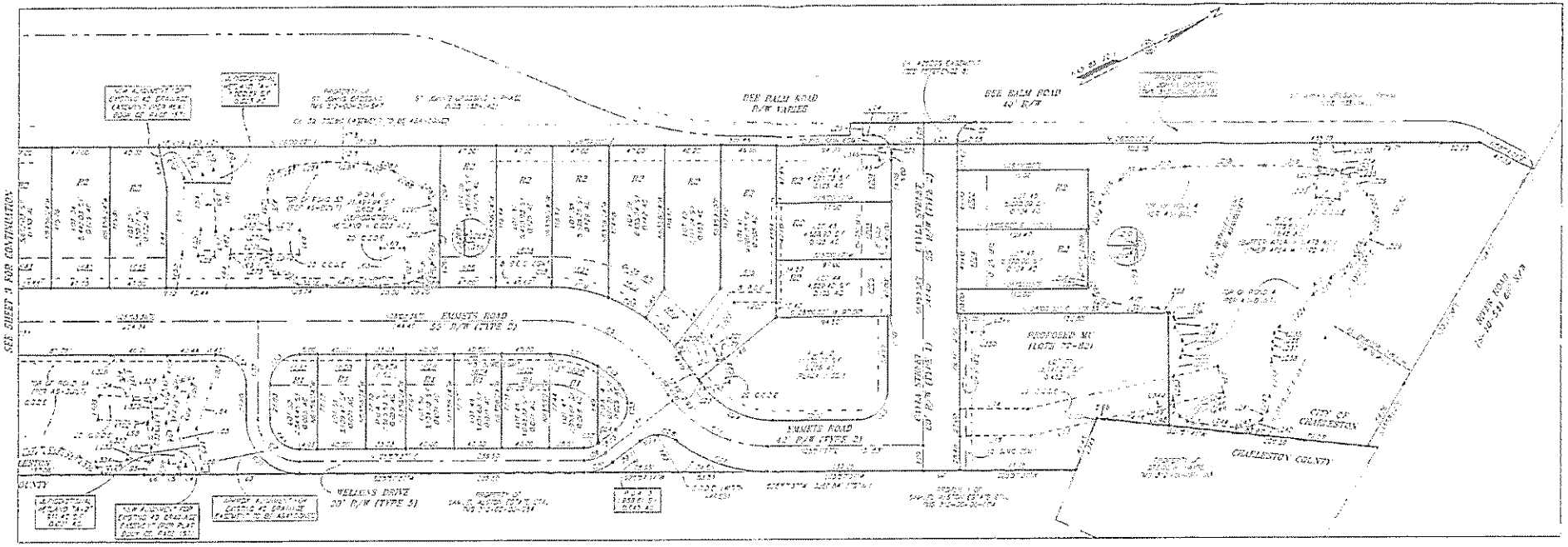
FINAL SUBDIVISION PLAT

THE OAKS AT ST. JOHNS CROSSING TMS 312-00-00-092 (22.062 AC.) PROPERTY OF MUNGO HOMES COASTAL DIVISION LLC., LOCATED ON JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 10, 2016

SCALE: 1" = 40'

SHEET 3 OF 4



DEDICATION STATEMENT

BY THE RECORDING OF THIS PLAT AND WITH THE WORDS "FINAL SUBDIVISION PLAT" ON THE CITY COPY OF THE PLAT, THE OWNER DEDICATES ALL ROADS, RIGHTS OF WAY, AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

WALTER MUNGO
MUNGO HOMES COASTAL DIVISION, LLC

OPEN SPACE LOCATION STATEMENT

BY THE RECORDING OF THIS PLAT, THE OPEN SPACE TO BE PROPERTY OWNED PROPERTY OWNERS ASSOCIATION (POA) FOR MAINTENANCE AND REPAIR.

WALT MUNGO
MUNGO HOMES COASTAL DIVISION, LLC

FINAL SUBDIVISION PLAT
THE OAKS AT ST. JOHNS CROSSING TMS
312-00-00-092, (22.062 AC.) PROPERTY OF
MUNGO HOMES COASTAL DIVISION LLC, LOCATED
ON JOHNS ISLAND, CITY OF CHARLESTON,
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 10, 2016

SCALE: 1" = 40'

PLANNING AND P.M.C. USE ONLY
PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAN APPROVED _____

APPROVED BY (ENGINEER) _____

ATTEST BY _____
(CITY CLERK)

Parker Land Surveying, LLC
[illegible] Griffin Street
Hanahan, SC 29410
Phone: (843) [illegible]
Fax: (843) [illegible]

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

ANDREW C. GILLETT, PLS [illegible]

SHEET 1 OF 2

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

This Agreement is made and entered into this _____ day of _____20__, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and _____Mungo Homes Coastal Division, LLC_____ (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of_____ property identified by and designated as Charleston_____County tax map number ___312-00-00-082_____ 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 SUBDIVISION PLAT THE OAKS AT ST. JOHNS CROSSING TMS 312-00-00-082 (22.062 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC LOCATED ON JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

"

Prepared and executed by ___Parker Land Surveying, LLC_____ dated __October 10, 2016____, revised on ___N/A_____, and recorded on _____in Plat Book _____ at Page _____ in the _____ Office for Charleston_____, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

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

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

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

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

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

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

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

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

_____
Witness #1

_____
Witness #2

OWNER: MUNGO HOMES COASTAL DIVISION, LLC

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Walt D. Martin, III, the Vice President Land Development of Mungo Homes Coastal Div, LLC a limited liability company, on behalf of the Owner on 2/6/2017.

Signature: _____

Print Name of Notary: Patrice Robertson

Notary Public for South Carolina

My Commission Expires: February 6, 2024

SEAL OF NOTARY

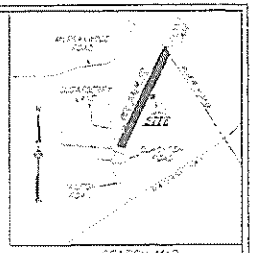
PATRICE ROBERTSON NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 02-06-2024

REFERENCES

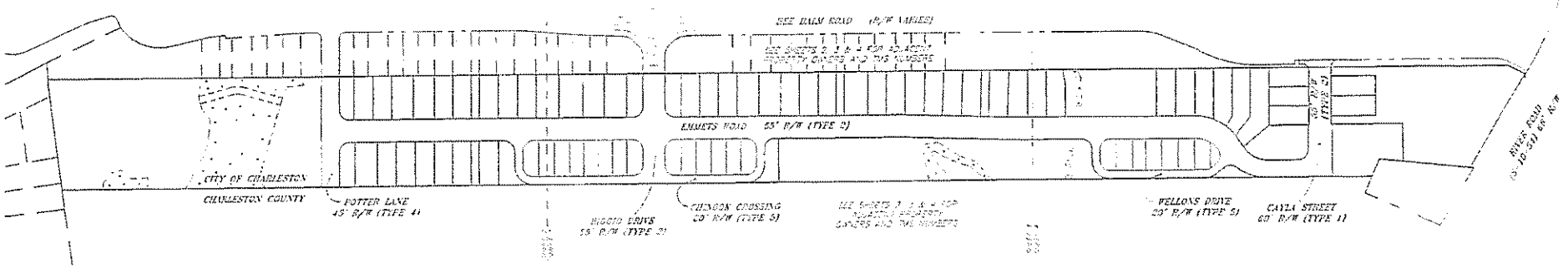
NOTES

SITE SUMMARY
TOTAL LOTS = 77
(R1 LOTS = 25)
(R2 LOTS = 51)
(MU LOTS = 1 - 6 UNITS PLANNED)
TOTAL POSSIBLE NUMBER OF DWELLING IS 82

TOTAL RIGHT-OF-WAY = 4.103 AC.
TOTAL P.O.A. = 8.820 AC.
TOTAL LOT AREA = 9.139 AC.
TOTAL BOUNDARY = 22.062 AC.



LOCATION MAP



LEGEND

PLANNING AND B.M.C. USE ONLY
PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

FINAL PLAT APPROVED _____

PLANNING DIRECTOR

APPROVED BY CITY ENGINEER

APPROVED BY _____
FOR CITY ENGINEER

FINAL SUBDIVISION PLAT

THE OAKS AT ST. JOHNS CROSSING TMS 312-00-00-082, (22.062 AC.) PROPERTY OF MUNGO HOMES COASTAL DIVISION LLC., LOCATED ON JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 10, 2016

SHEET 1 OF 4

Potter Land Surveying, LLC
1918 Ashley Street
Hanahan, SC 29410
Phone: (843) 554-
Fax: (843) 214-

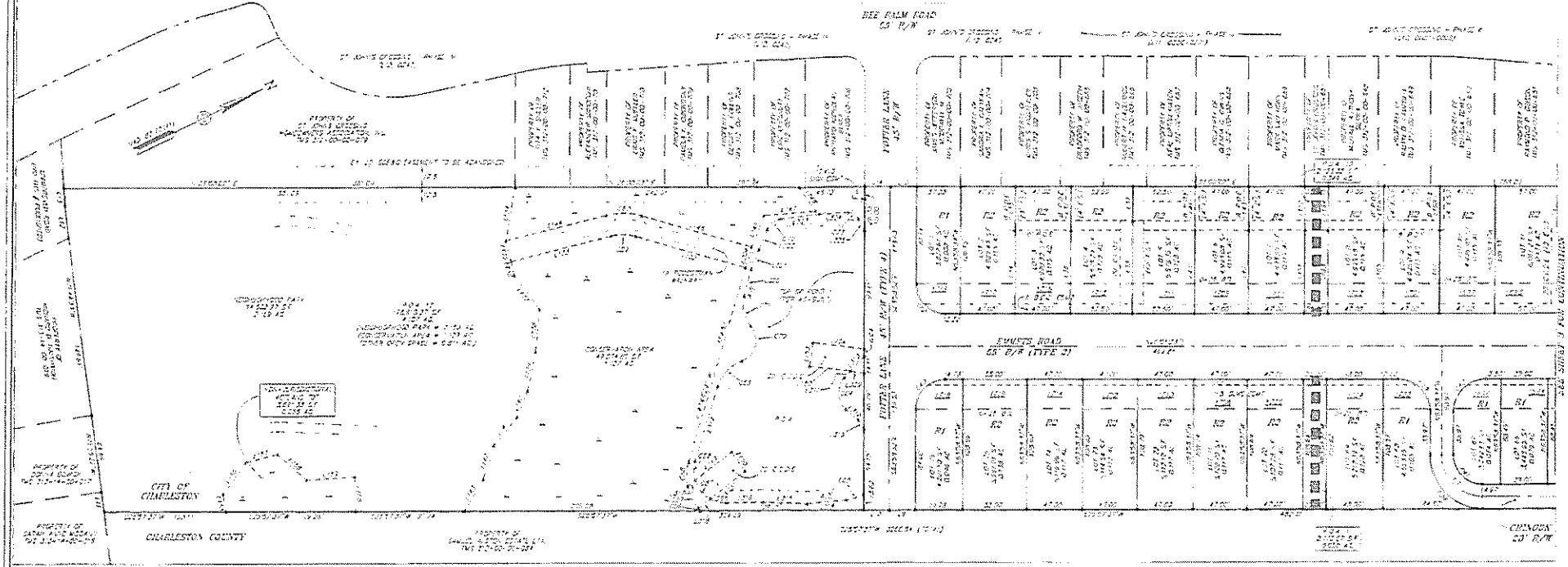
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND BELIEF, THE SURVEY SHOWN HEREON HAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE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

CHARLESTON COUNTY

P.L.S. 5923-B

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 19771
STATE OF SOUTH CAROLINA

SHEET 1



PLANNING AND E.M.C. USE ONLY

PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED _____

APPROVED BY: CITY ENGINEER

APPROVED FOR SUBDIVISION

Parker Land Surveying, LLC
1918 S. Pine Street
Hanahan, SC 29410
Phone: (843) 554-7777
Fax: (843) 554-7774

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THE NUMBER AND VISIBLE ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.

ANDREW C. GILLETTE P.L.S. 5930-B

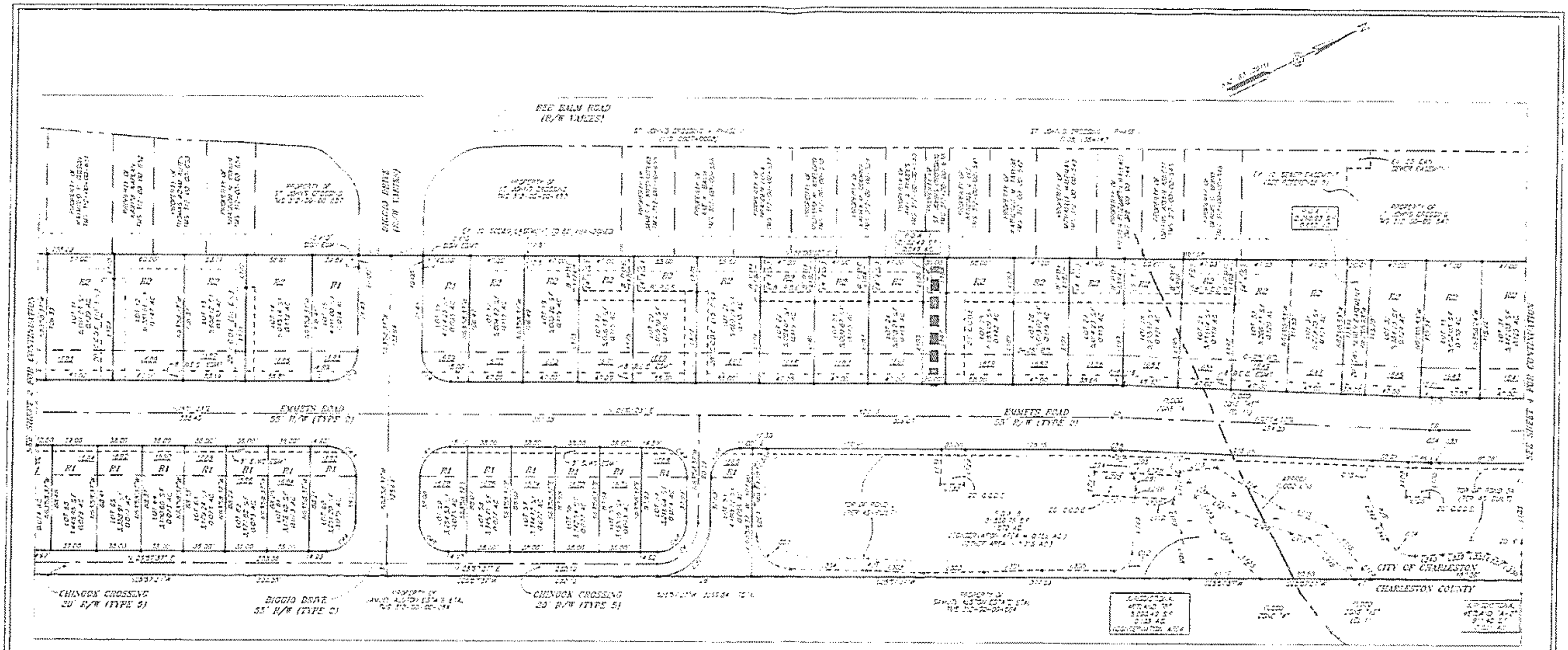
FINAL SUBDIVISION PLAT

THE OAKS AT ST. JOHNS CROSSING TMS 312-00-00-082, (22.052 AC.) PROPERTY OF MUNCO HOMES COASTAL DIVISION LLC., LOCATED ON JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 10, 2016

SCALE: 1" = 40'

SHEET 2 OF 4



DEDICATION STATEMENT

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

[illegible]
MUNGO HOMES COASTAL DIVISION, LLC

OPEN SPACE DEDICATION STATEMENT

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

[illegible]
MUNGO HOMES COASTAL DIVISION, LLC

PLANNING AND R.M.C. USE ONLY
PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED: ________

____
APPROVED BY CITY ENGINEER

APPROVED BY ________________
FOR CITY ENGINEER

FINAL SUBDIVISION PLAT

THE OAKS AT ST. JOHNS CROSSING TMS 312-00-00-092, (22.062 AC.) PROPERTY OF MUNGO HOMES COASTAL DIVISION LLC., LOCATED ON JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 10, 2016

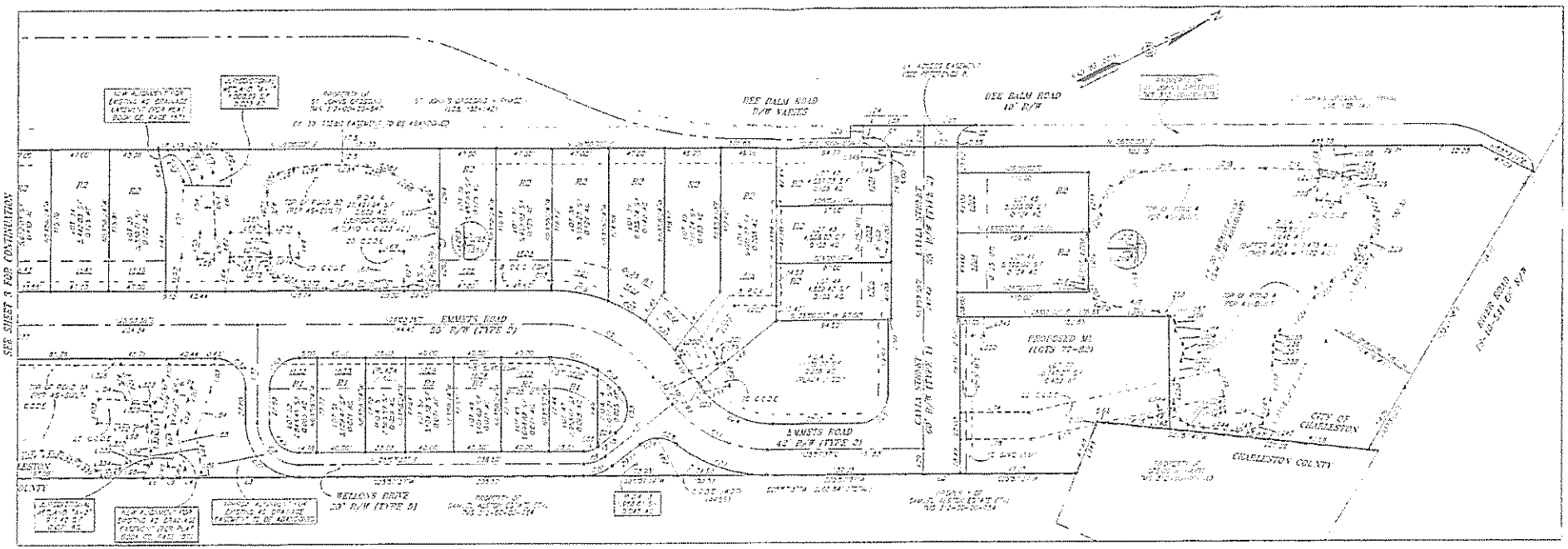
SCALE: 1" = 40'

Parker Land Surveying, LLC
[illegible]
Phone: [illegible]
Fax: [illegible]

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

ANDREW [illegible] P.L.S. 5235-B

SHEET 3 OF 4



DEDICATION STATEMENT

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

MUNGO HOMES COASTAL DIVISION LLC

OPEN SPACE DEDICATION STATEMENT

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

MUNGO HOMES COASTAL DIVISION LLC

PLANNING AND B.M.C. USE ONLY
PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED ____________

____
APPROVED BY CITY ENGINEER

APPROVED BY ____________

FINAL SUBDIVISION PLAT

THE OAKS AT ST. JOHNS CROSSING TMS 312-00-00-082, (22.062 AC.) PROPERTY OF MUNGO HOMES COASTAL DIVISION LLC. LOCATED ON JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

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ANDREW C. GILLETTE P.L.S.

Parker Land Surveying, LLC