CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

September 16, 2020 2 George St, Charleston, SC

5:00PM - Regular Meeting

CITY OF CHARLESTON

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON
PLANNING COMMISSION

MEETING OF SEPTEMBER 16, 2020

A meeting of the Planning Commission will be held **Wednesday, September 16, 2020, at 5:00 p.m.**, virtually via Zoom Webinar. Register and access the meeting online at: https://us02web.zoom.us/webinar/register/WN_qb8CCVjxTcWo8DughRZDRQ. To access via phone, dial 1 (301) 715-8592. Meeting ID# 853 0771 7064. Technical assistance line: (843) 724-3788. The meeting will be recorded and streamed on YouTube.

Public Comment Instructions:
Use **one** of the following methods to request to speak at the meeting or provide comments for the Commission. **Provide your name, address, telephone number, meeting date, project number. Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, September 16th:**

1. Call 843-724-3765; or
2. Complete the form at http://innovate.charleston-sc.gov/comments/; or
3. Send an email to Boards@charleston-sc.gov; or
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

The following applications will be considered. Information on the applications, will be available at www.charleston-sc.gov/pc in advance of the meeting.

REZONING

1. **102 President St (Cannonborough-Elliottborough – Peninsula) TMS # 4601104023** – approx. 0.619 ac. Request rezoning from Old City Height District 4 to Old City Height District 5.
   Owner: 96 President Street LLC
   Applicant: Brian Hellman, Hellman Yates & Tisdale PA

ORDINANCE AMENDMENT & REZONING

1. **Heriot St, Braswell St, Milford St, Oceanic St & Hagood Rd (Magnolia PUD – Peninsula Neck) TMS# 4640000012, 025, 026, 028, 029, 030, 039 & 040; 4641300008, 011, 012, 013 & 023; 4660000016, 017, 018, 019, 028 through 037, 044, 046, 049, & 051** – approx. 189.49 ac. Request amendment to the Magnolia Planned Unit Development Master Plan and Development Guidelines to amend sections related to net density, permitted uses and temporary parking standards and to rezone TMS# 4660000043 so as to be included in the Planned Unit Development (PUD).
   Owner: HR Charleston I LLC et al.
   Applicant: HR Charleston I LLC et al.

ORDINANCE AMENDMENT

1. **546 Riverbend Trail & Hwy 41 (Wando Village PUD – Cainhoy) TMS# 2630004001 & 057** – approx. 66.50 ac. Request amendment to the Wando Village Planned Unit Development Master Plan and Development Guidelines to allow for a sound barrier for a portion of the property adjacent to the newly widened Highway 41 roadway and new bridge.
   Owner: Pulte Home Company LLC
   Applicant: Thomas & Hutton Engineering Co.

ZONING

1. **1569 N Pinebark Ln (N Pinepoint - West Ashley) TMS # 3531500033** – 0.27 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
   Owner: Elizabeth Curry & Nicholas Curry

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

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

CITY OF CHARLESTON
PLANNING COMMISSION

September 16, 2020

Rezoning 1:

102 President St (Cannonborough-Elliottborough – Peninsula)

BACKGROUND

The applicant is requesting a rezoning from Old City Height District 4 to Old City Height District 5. The subject property is located on the southeast corner of President Street and Cannon Street. Surrounding zoning districts include General Business (GB), Limited Business (LB) and Mixed-Use/Workforce Housing (MU-1/WH & MU-2/WH). Most of the immediate area is in either the 4 or 5 story Old City Height Districts. Portions of the blocks across Cannon Street are in the 2.5-3 Old City Height District with the property immediately across the street having been recently rezoned from the 2.5-3 story district to the 4 story district. Surrounding uses include multi-family residential, restaurants, small offices, parking garages, surface parking lots, medical offices, and MUSC office and educational buildings.

Located near the heart of the medical district area of the peninsula, the subject property is surrounded by buildings at least 5 stories in height. The adjacent parking garage and adjacent multi-family residential building each contain 5 stories and other buildings on the south side of Cannon Street are 4 story buildings. Across Cannon Street, the existing buildings have heights more typical of neighborhoods with smaller lots and smaller buildings overall. The neighborhood is walkable, has access to transit and is, of course, in very close proximity to one of the region's largest employment areas.

The subject property is zoned MU-2/WH and has been vacant for many years serving predominantly as surface parking. If residential units are built in the MU-2/WH district the zoning code requires on-site workforce housing or a payment into a fund for construction of workforce housing elsewhere. The MU-2/WH district allows the same uses as allowed in the General Business (GB) district. The residential density in MU-2/WH is unlimited, however, the current and proposed height district would be limiting in such a way as to prevent development out of character with the surrounding area.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the rezoning of property. The subject property is designated in the Century V Plan as **Urban** which contains a wide variety of commercial and residential in an urban context with a mix of uses, small blocks and multi-story buildings. Given the existing surrounding zonings, existing pattern of development in the surrounding area, and adjacency to buildings with equivalent heights the proposed 5 story Old City Height District zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
September 16, 2020

REZONING 1

102 President St
(Cannonborough-Elliottborough – Peninsula)

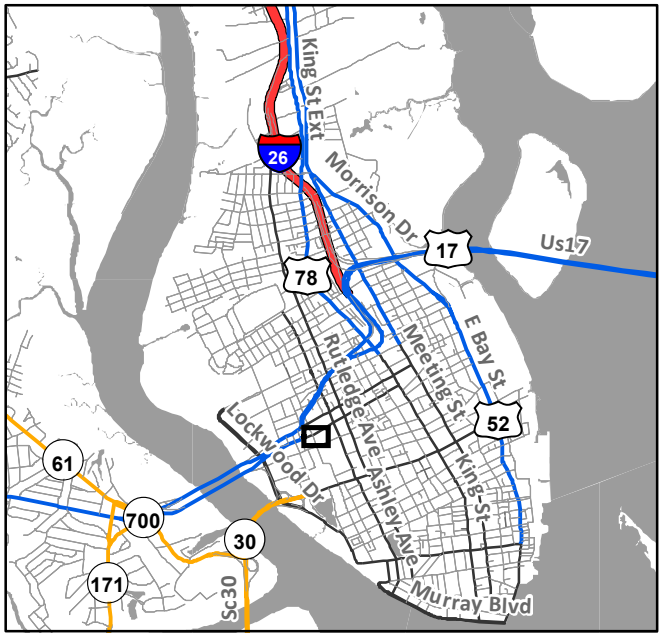
TMS # 4601104023

approx. 0.619 ac.

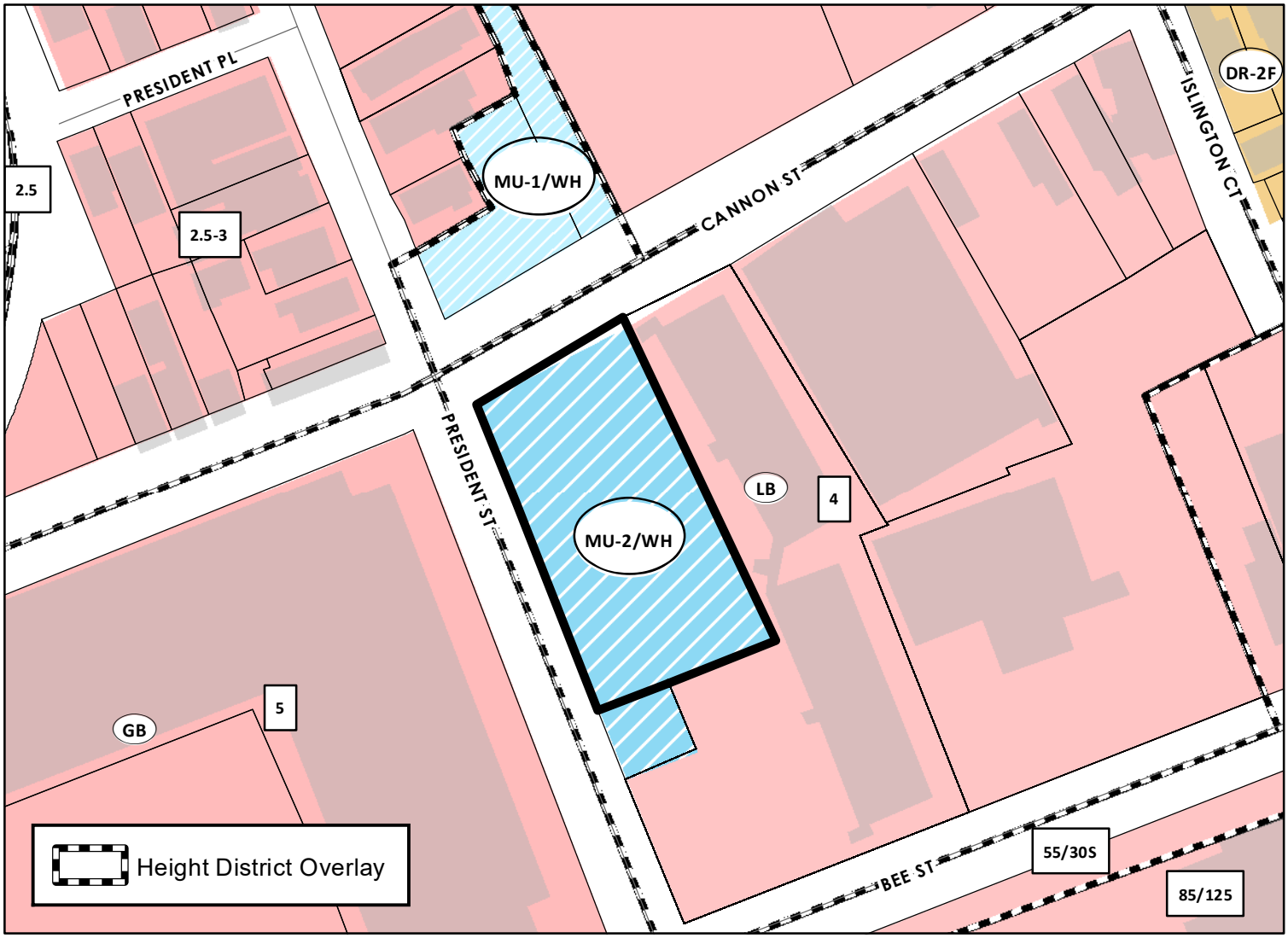
Request rezoning from Old City Height District 4 to Old City Height District 5.

Owner: 96 President Street LLC
Applicant: Brian Hellman, Hellman Yates & Tisdale PA

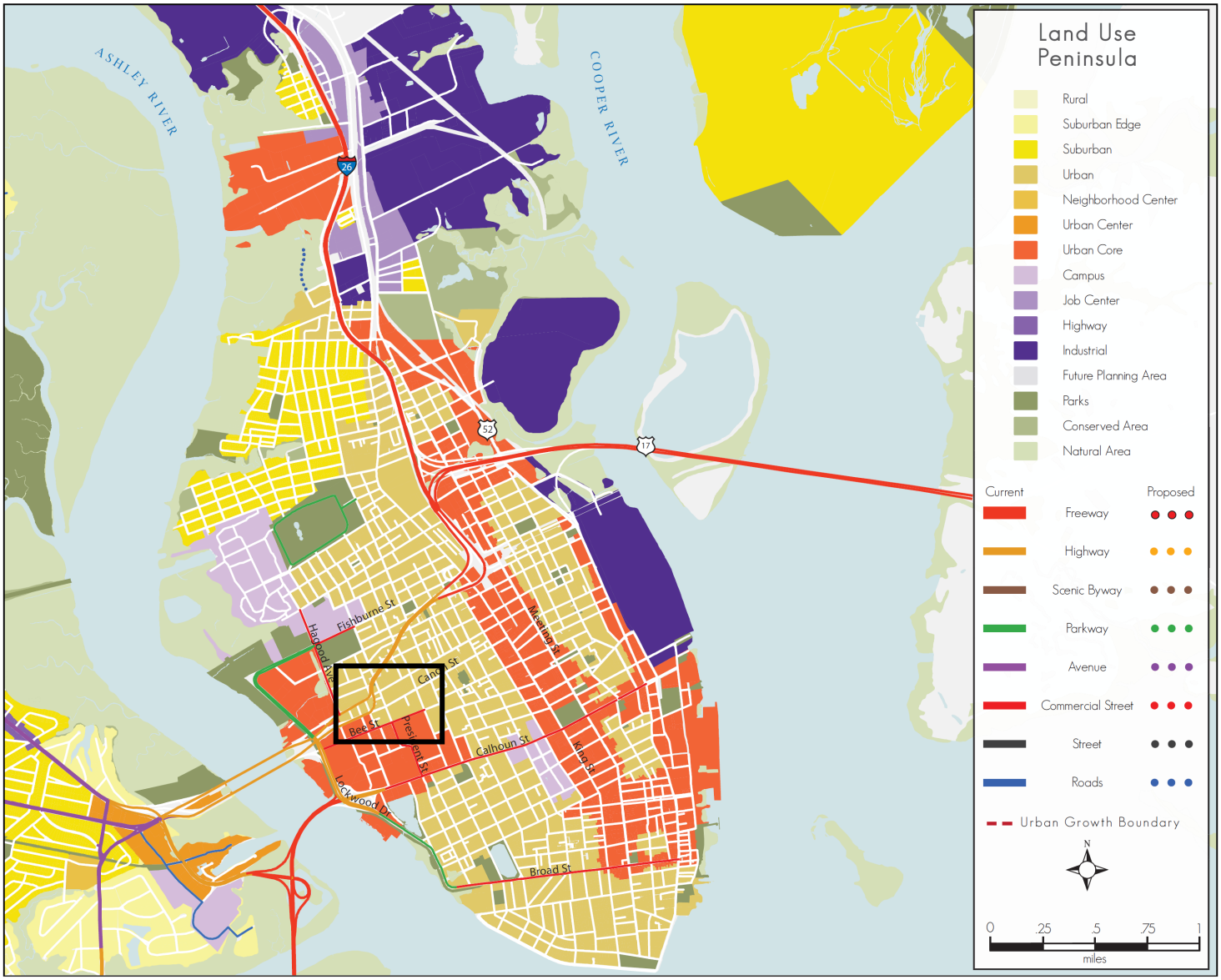
Area

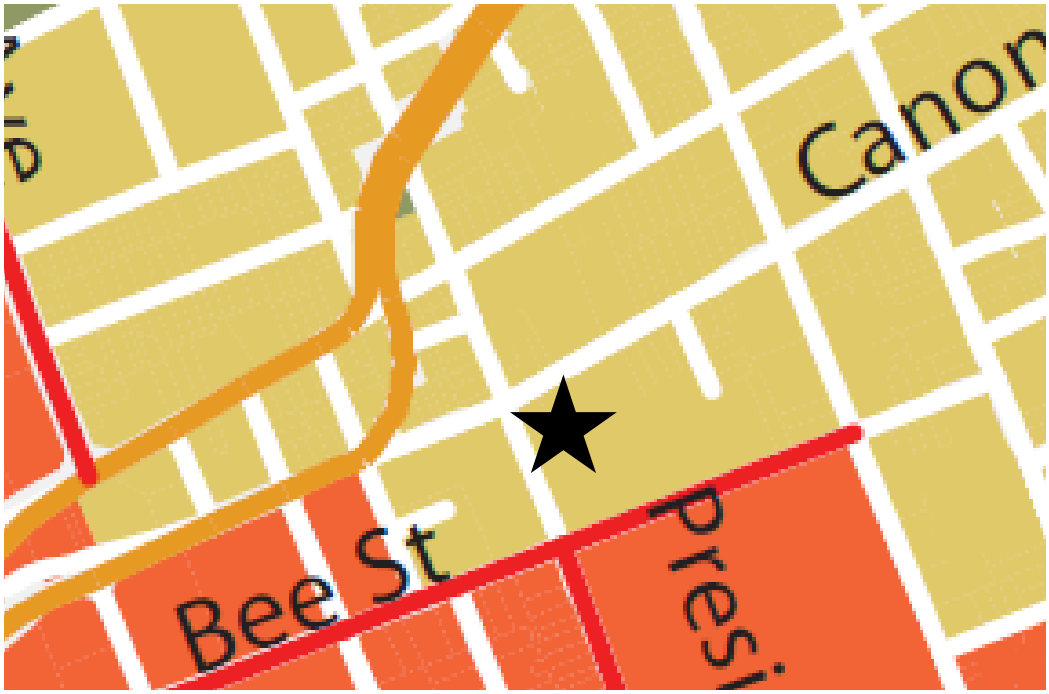


Location



102 PRESIDENT ST (CANNONBOROUGH-ELLIOTTBOROUGH – PENINSULA)
CENTURY V PLAN – URBAN





CITY OF CHARLESTON
PLANNING COMMISSION

September 16, 2020

Ordinance Amendment & Rezoning 1:

Heriot St, Braswell St, Milford St, Oceanic St & Hagood Rd
(Magnolia PUD – Peninsula Neck)

BACKGROUND

The applicant is requesting an amendment to the Magnolia Planned Unit Development Master Plan and Development Guidelines and a rezoning to include a property currently zoned Heavy Industrial (HI) in the existing PUD boundary. The subject property is located in the Neck area in the area south of Rosemont, East of the Ashley River, north of Heriot Street and west of Interstate 26. Most of the area is covered by the existing Magnolia PUD originally adopted in 2015.

The PUD proposes a large-scale mixed-use development and the proposed development has been in the acquisition, environmental clean-up, planning and design processes for nearly 20 years. As the development nears significant construction phases, there are a few proposed minor changes resulting in the current application. The proposed amendment will add a 7.910 ac. parcel for a total project area of 189.49 ac. (including rights-of-way and marsh area). The revised PUD document also amends sections related to net density, permitted uses, right-of-way types, and temporary parking standards. Total residential units will increase from 3,500 to 4,080 units (a slight increase to the overall density), office space will increase slightly, retail space will decrease, and accommodations units will increase from 690 units to 1,040 units.

Ownership of some parcels has changed since the original approval and the amended document reflects those changes. This amendment has been reviewed by the Technical Review Committee (TRC) and any comments provided have been addressed.

CENTURY V CITY PLAN RECOMMENDATIONS

The subject property is designated in the Century V Plan as **Urban Core** which contains a wide variety of uses in an urban context. Buildings in the urban core are typically larger, taller and built on smaller urban blocks. Major redevelopment of this part of the City was anticipated in the Century V Plan and the urban form of this new neighborhood would continue a pattern of streets and blocks typical of Charleston's urban core and a mix of uses that encourages a vibrant neighborhood dependent on residents, workers, shoppers, and recreationalists. Given the minor nature of the proposed PUD amendments the application is recommended for approval.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
September 16, 2020

ORDINANCE AMENDMENT & REZONING 1

Heriot St, Braswell St, Milford St, Oceanic St & Hagood Rd (Magnolia PUD – Peninsula Neck)

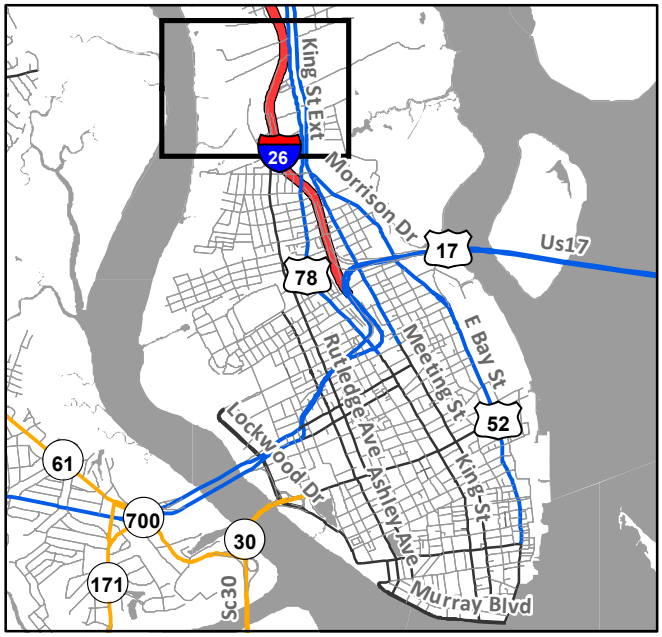
TMS# 4640000012, 025, 026, 028, 029, 030, 039 & 040; 4641300008, 011, 012, 013 & 023; 4660000016, 017, 018, 019, 028 through 037, 044, 046, 049, & 051

approx. 189.49 ac.

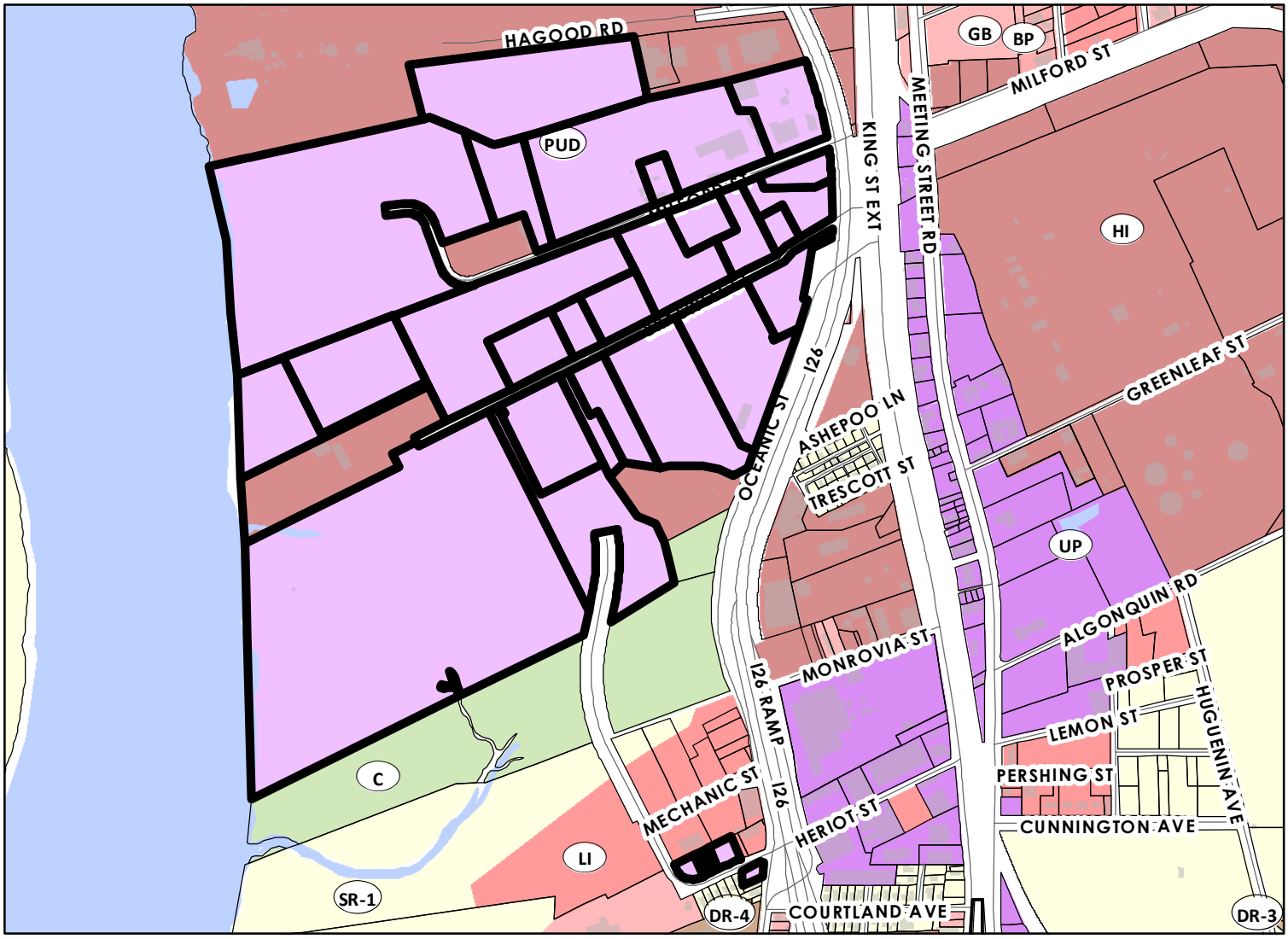
Request amendment to the Magnolia Planned Unit Development Master Plan and Development Guidelines to amend sections related to net density, permitted uses and temporary parking standards and to rezone TMS# 4660000043 so as to be included in the Planned Unit Development (PUD).

Owner/Applicant: HR Charleston I LLC et al.

Area

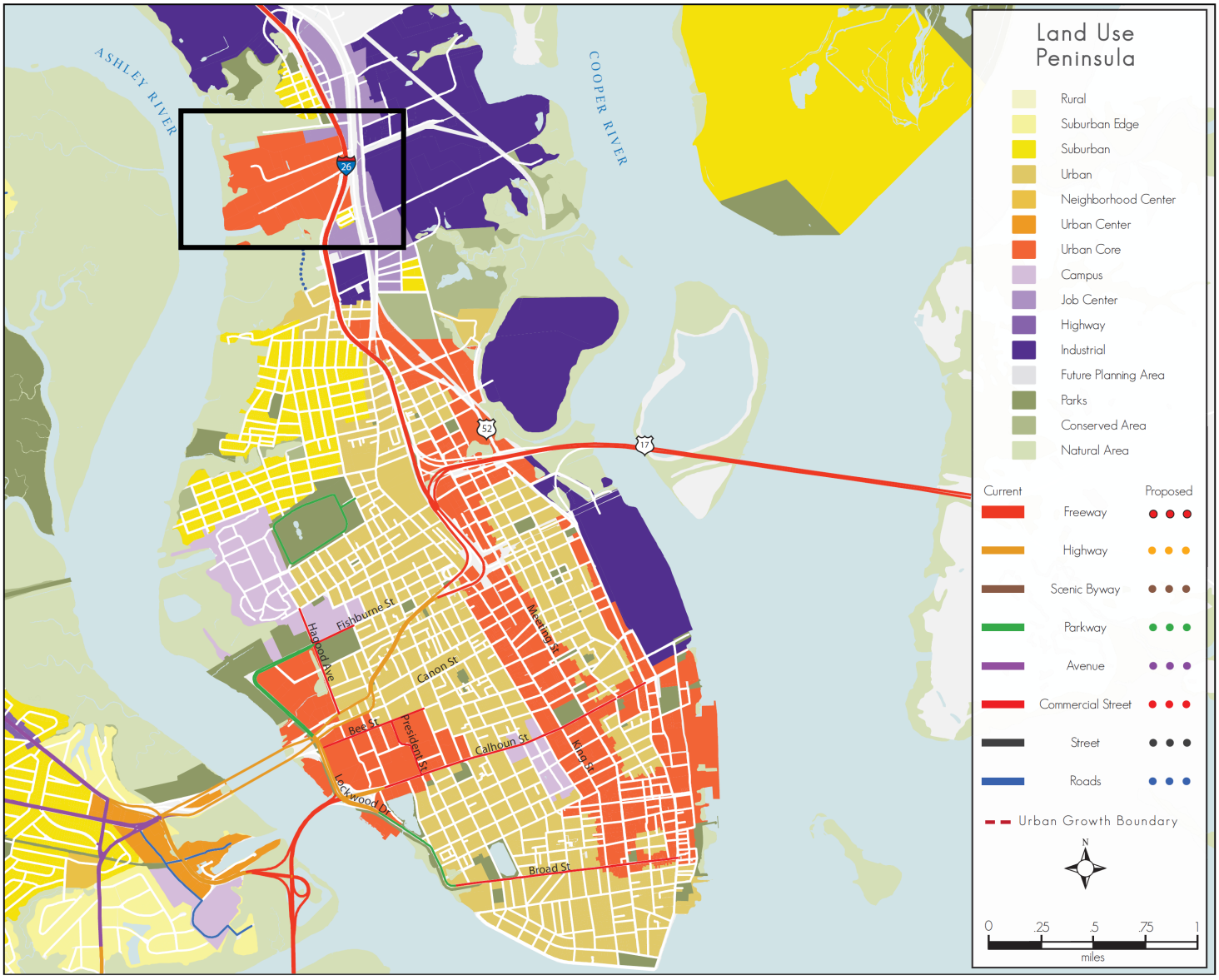


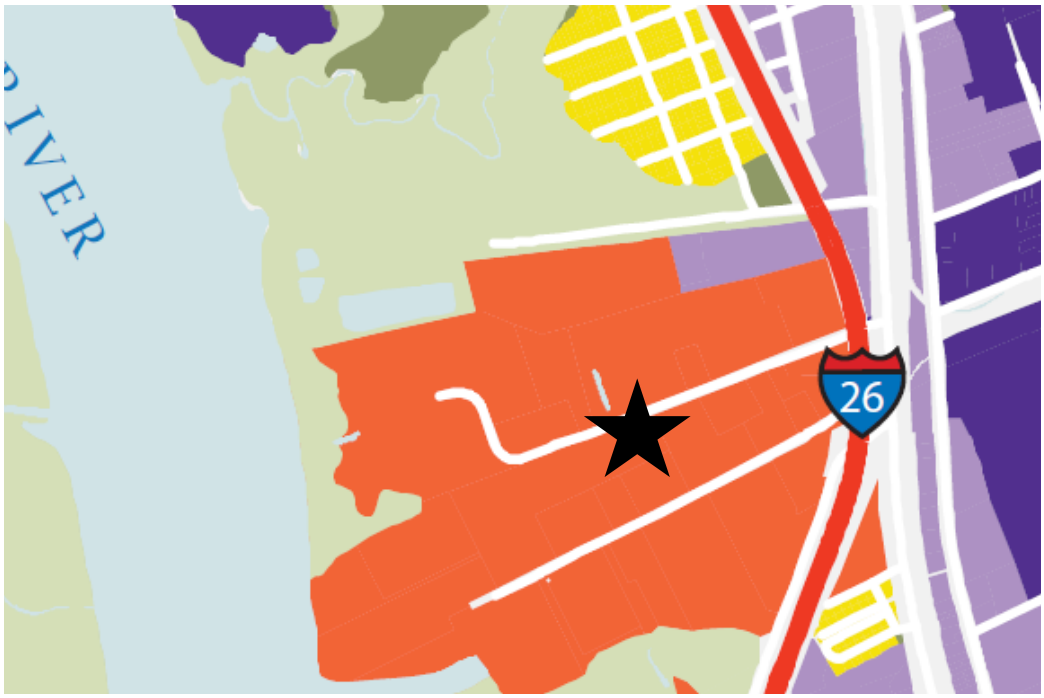
Location

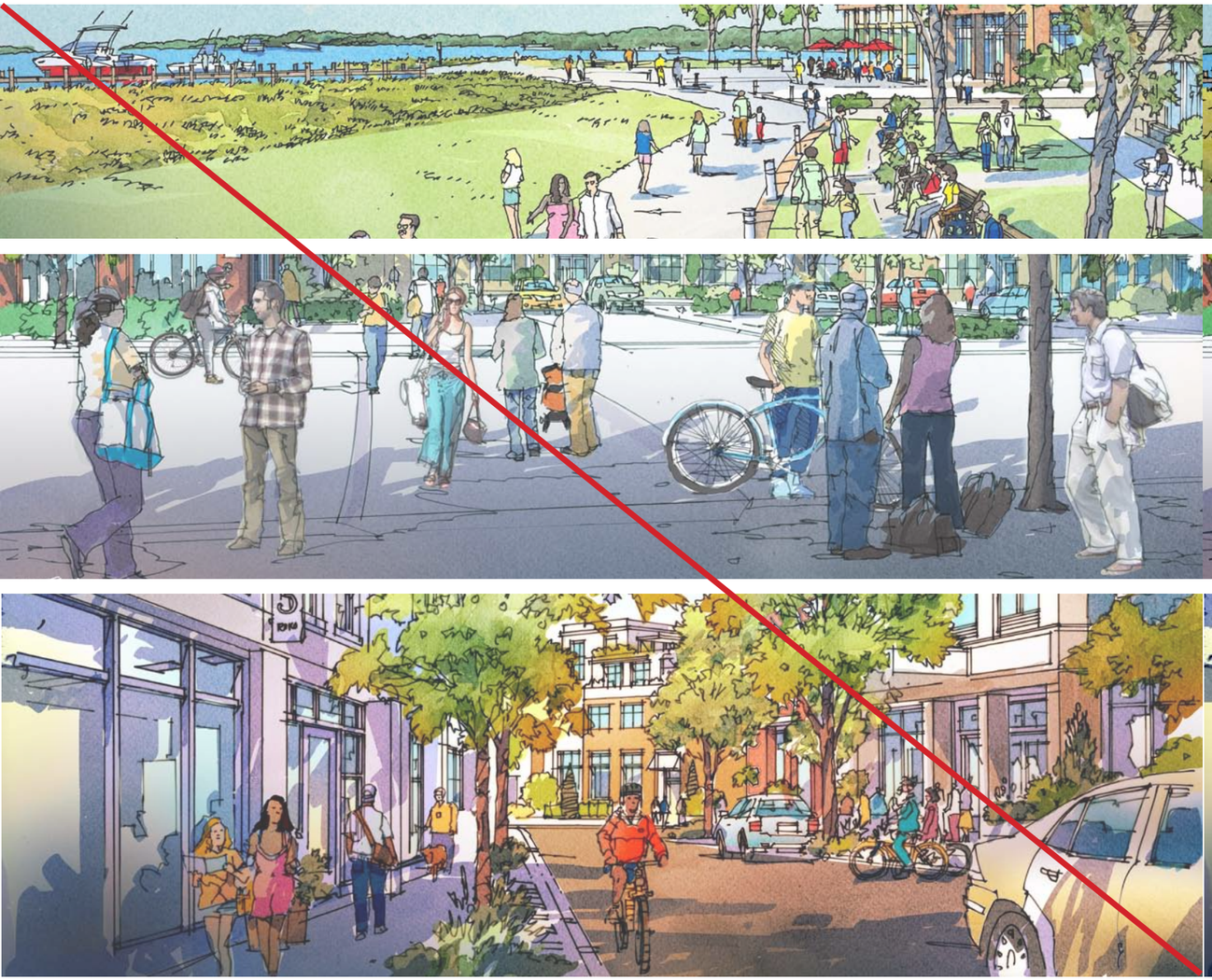


Department of Planning, Preservation & Sustainability
www.charleston-sc.gov 2 George St, Charleston, SC 29401 843.724.3765

Heriot St, Braswell St, Milford St, Oceanic St & Hagood Rd (Magnolia PUD – Peninsula Neck)
Century V Plan – URBAN CORE







MAGNOLIA PLANNED UNIT DEVELOPMENT

Charleston, South Carolina

Applicant:
~~Ashley River Investors, LLC~~
~~201 Sigma Drive, Suite 400~~
~~Summerville, SC 29483~~

Owners:
Ashley I, LLC
Ashley II of Charleston, LLC

(843) 871-5000

~~November 19, 2014~~
City Project ID#: 141016-Braswell St.-1

MAGNOLIA PLANNED UNIT DEVELOPMENT

Charleston, South Carolina

Applicant:
HR Charleston, LLC
2198 Milford Street
Charleston SC 29405

Owners:
Ashley I, LLC
Ashley II of Charleston, LLC
Parker Real Estate, LP

HR Charleston I, LLC
HR Charleston II, LLC
HR Charleston III, LLC
HR Charleston VI, LLC

September 9, 2020
City Project ID#: 141016-Braswell St.-1

MAGNOLIA PLANNED UNIT DEVELOPMENT

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MAGNOLIA PLANNED UNIT DEVELOPMENT

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SECTION 1: RELATIONSHIP TO ZONING ORDINANCE

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

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

The Magnolia PUD was approved by Charleston City Council on _____, Ordinance Number _____.

SECTION 1: RELATIONSHIP TO ZONING ORDINANCE

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

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

The plans, descriptions, and images set forth in this PUD Master Plan are proposed conceptual design plans only, which illustrate tentative, schematic land uses and locations of potential use types. This PUD Master Plan is not prescriptive, nor is it intended to show the final land uses, architecture, design elements, streets, or parcel boundaries, all of which remain subject to change and any of the total square footage or unit amounts of office, retail, residential, accommodations or other uses permitted hereunder may be utilized on any parcel within Magnolia.

The Magnolia PUD was approved by Charleston City Council on _____ , Ordinance Number _____.

SECTION 2: INTRODUCTION AND BACKGROUND INFORMATION

2.1 BACKGROUND AND OWNERSHIP

Magnolia is an approximately ~~182~~ acre site, composed of ~~134~~ acres of highland and ~~48~~ acres of marsh, along the Ashley River north of Wagener Terrace and west of I-26 on peninsular Charleston. The Magnolia PUD is comprised of ~~31~~ parcels owned by ~~two~~ entities. Due to the area's industrial past as a site of fertilizer manufacturing and wood treatment facilities, many of the existing parcels are brownfield sites. There is very little in the way of vegetation on the site and much of it is covered by concrete slabs of former industrial buildings. Historically, two fertilizer plants and a wood treatment facility operated on Magnolia at various portions of the property. Since then, certain warehousing, storage and light industrial uses have replaced the fertilizer and wood treatment facility on the property.

In 2003, a mixed-use development known as Magnolia was envisioned for the property. The land was acquired by Ashley I, LLC and Ashley II of Charleston, LLC and they began the planning and re-zoning process. In 2007 a portion of the property was re-zoned to Gathering Place and construction of the bridge to the property began in 2008. Beazer East remediated the wood treatment facility partially in 2005. Conoco remediated the former Ashepoo Fertilizer Plant in 2010. Potash Corporation of Saskatchewan is ~~currently in the process~~ or remediat~~ing~~ the Columbia Nitrogen Fertilizer Plant.

Due to the recession, the project was stalled in 2010 at which point the Ashley entities defaulted on their loan. In 2013 Ashley River Investors, LLC acquired an option to purchase the property and began planning for its redevelopment. ~~Further remediation, beginning in 2015 will be required prior to development of the property into a mixed-use community. Gathering Place zoning proved to be inflexible and economically infeasible for Magnolia. As such, the property is proposed to be re-zoned as a Planned Unit Development.~~

SECTION 2: INTRODUCTION AND BACKGROUND INFORMATION

2.1 BACKGROUND AND OWNERSHIP

Magnolia is an approximately 189.49 acre site, composed of 140.80 acres of highland and 48.69 acres of marsh, along the Ashley River north of Wagener Terrace and west of I-26 on peninsular Charleston. The Magnolia PUD is comprised of 32 parcels owned by multiple entities. Due to the area's industrial past as a site of fertilizer manufacturing and wood treatment facilities, many of the existing parcels are brownfield sites. There is very little in the way of vegetation on the site and much of it is covered by concrete slabs of former industrial buildings. Historically, two fertilizer plants and a wood treatment facility operated on Magnolia at various portions of the property. Since then, certain warehousing, storage and light industrial uses have replaced the fertilizer and wood treatment facility on the property.

In 2003, a mixed-use development known as Magnolia was envisioned for the property. The land was acquired by Ashley I, LLC and Ashley II of Charleston, LLC and they began the planning and re-zoning process. In 2007 a portion of the property was re-zoned to Gathering Place and construction of the bridge to the property began in 2008. Beazer East remediated the wood treatment facility partially in 2005. Conoco remediated the former Ashepoo Fertilizer Plant in 2010. Potash Corporation of Saskatchewan has remediated the Columbia Nitrogen Fertilizer Plant.

Due to the recession, the project was stalled in 2010 at which point the Ashley entities defaulted on their loan. In 2013 Ashley River Investors, LLC acquired an option to purchase the property and began planning for its redevelopment.

In 2018, HR Charleston I, LLC, HR Charleston II, HR Charleston III, HR Charleston VI acquired the property. HR Charleston VII, HR Charleston IX and HR Charleston X have an option to take title to portions of the property. Construction began on the first phase of infrastructure in September 2019.

Below is a list of all parcels contained within the Magnolia project boundaries showing ownership, TMS number and acreage of each parcel. Overall acreage for the Magnolia PUD includes existing road right-of-ways and the NCSD Sewer Pump Station, the table below shows only parcel acreages. Refer to Section 3 for total acreage calculations.

Parcels with TMS numbers 464-13-00-013, 464-13-00-012, 464-13-00-011, 464-13-00-008 and 464-13-00-023 shall be referred to in the Magnolia PUD document as the Heriot Street Parcels.

Owner	TMS#	Land Area
Ashley I, LLC	464-00-00-012	48.420
~~Ashley II of Charleston, LLC~~	464-00-00-025	6.011
~~Ashley II of Charleston, LLC~~	464-00-00-026	7.240
~~Ashley II of Charleston, LLC~~	464-00-00-028	3.991
Ashley I, LLC	464-00-00-029	8.253
Ashley II of Charleston, LLC	464-00-00-030	0.000
~~Ashley II of Charleston, LLC~~	464-00-00-039	0.953
~~Ashley II of Charleston, LLC~~	464-00-00-040	2.418
~~Ashley II of Charleston, LLC~~	464-13-00-013	0.258
~~Ashley II of Charleston, LLC~~	464-13-00-012	0.115
~~Ashley II of Charleston, LLC~~	464-13-00-011	0.116
~~Ashley II of Charleston, LLC~~	464-13-00-008	0.350
~~Ashley II of Charleston, LLC~~	464-13-00-023	0.197
~~Ashley II of Charleston, LLC~~	466-00-00-016	9.676
Ashley II of Charleston, LLC	466-00-00-017	4.120
~~Ashley II of Charleston, LLC~~	466-00-00-018	27.609
Ashley I, LLC	466-00-00-019	5.207
Ashley I, LLC	466-00-00-028	1.461
Ashley I, LLC	466-00-00-029	1.775
Ashley I, LLC	466-00-00-030	3.678
Ashley I, LLC	466-00-00-031	10.001
Ashley II of Charleston, LLC	466-00-00-032	1.016
Ashley II of Charleston, LLC	466-00-00-033	1.755
Ashley II of Charleston, LLC	466-00-00-034	1.849
Ashley I, LLC	466-00-00-035	2.102
Ashley I, LLC	466-00-00-036	1.002
Ashley II of Charleston, LLC	466-00-00-037	2.200
Ashley II of Charleston, LLC	466-00-00-044	0.634
Ashley II of Charleston, LLC	466-00-00-046	12.230
Ashley I, LLC	466-00-00-049	4.207
~~Ashley II of Charleston, LLC~~	466-00-00-051	3.000
	TOTAL:	~~**171.844**~~
Existing Street ROWs		9.736
	TOTAL PROJECT AREA:	~~**181.58**~~

Below is a list of all parcels contained within the Magnolia project boundaries showing ownership, TMS number and acreage of each parcel. Overall acreage for the Magnolia PUD includes existing road right-of-ways and the NCSD Sewer Pump Station, the table below shows only parcel acreages. Refer to Section 3 for total acreage calculations.

Parcels with TMS numbers 464-13-00-013, 464-13-00-012, 464-13-00-011, 464-13-00-008 and 464-13-00-023 shall be referred to in the Magnolia PUD document as the Heriot Street Parcels.

Owner	**TMS#**	**Land Area**
Ashley I, LLC	464-00-00-012	48.420
HR Charleston III, LLC	464-00-00-025	6.011
HR Charleston III, LLC	464-00-00-026	7.240
HR Charleston III, LLC	464-00-00-028	3.991
Ashley I, LLC	464-00-00-029	8.253
Ashley II of Charleston, LLC	464-00-00-030	0.000
HR Charleston III, LLC	464-00-00-039	0.953
HR Charleston III, LLC	464-00-00-040	2.418
HR Charleston VI, LLC	464-13-00-013	0.258
HR Charleston VI, LLC	464-13-00-012	0.115
HR Charleston VI, LLC	464-13-00-011	0.116
HR Charleston VI, LLC	464-13-00-008	0.350
HR Charleston VI, LLC	464-13-00-023	0.197
HR Charleston I, LLC	466-00-00-016	9.676
Ashley II of Charleston, LLC	466-00-00-017	4.120
HR Charleston II, LLC	466-00-00-018	27.609
Ashley I, LLC	466-00-00-019	5.207
Ashley I, LLC	466-00-00-028	1.461
Ashley I, LLC	466-00-00-029	1.775
Ashley I, LLC	466-00-00-030	3.678
Ashley I, LLC	466-00-00-031	10.001
Ashley II of Charleston, LLC	466-00-00-032	1.016
Ashley II of Charleston, LLC	466-00-00-033	1.755
Ashley II of Charleston, LLC	466-00-00-034	1.849
Ashley I, LLC	466-00-00-035	2.102
Ashley I, LLC	466-00-00-036	1.002
Ashley II of Charleston, LLC	466-00-00-037	2.200
Ashley II of Charleston, LLC	466-00-00-044	0.634
Ashley II of Charleston, LLC	466-00-00-046	12.230
Ashley I, LLC	466-00-00-049	4.207
HR Charleston II, LLC	466-00-00-051	3.000
Parker Real Estate, LP	466-00-00-043	7.910
	TOTAL:	**179.754**
Existing Street ROWs		9.736
	TOTAL PROJECT AREA:	**189.490**

2.1 CURRENT ZONING

Magnolia is currently zoned ~~GP (Gathering Place)~~, HI (Heavy Industrial), ~~C (Conservation) and SR-1 (Single-Family Residential).~~

2.2 DEVELOPMENT GOALS

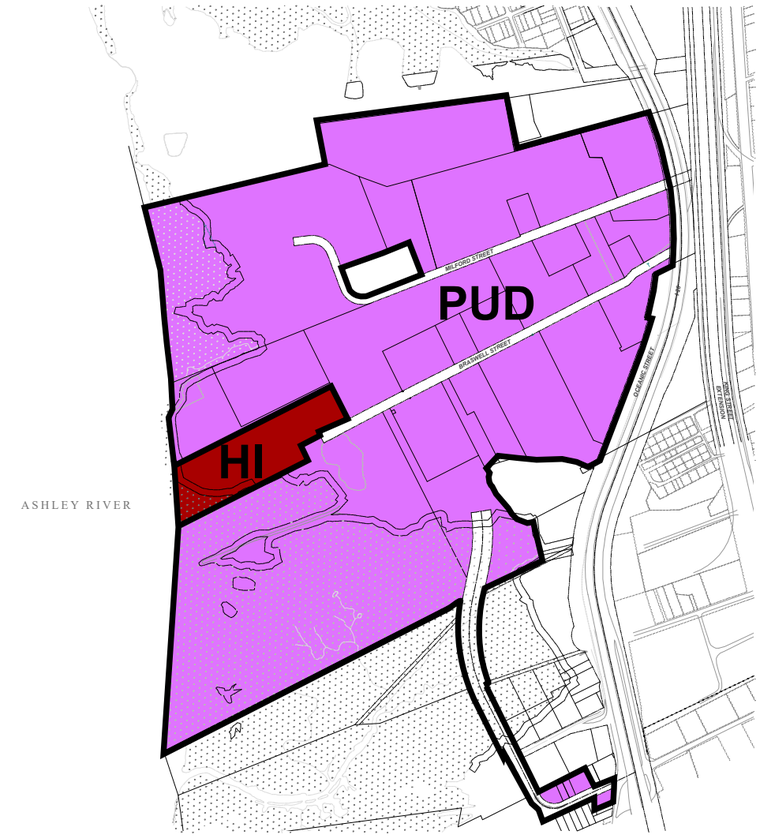
Magnolia is a redevelopment site that can accommodate a mix of uses and is designed to create a walkable, pedestrian-oriented neighborhood. The design character and urban form of this new neighborhood is derived from the existing street network and the existing ownership parcel lines. The architectural character will draw from the industrial building types found in the immediate vicinity of the Neck while also serving as a complement to the historic character of Charleston. With unparalleled access to the Ashley River, enhancing public access to the riverfront and marsh area is the focal point of this plan.

The Magnolia PUD is based on the following development principles:

- Providing active public access to Ashley River waterfront
- Creating flexible development blocks
- Encouraging sustainable design and development strategy
- Enhancing pedestrian and bicycle connectivity
- Enabling creation of vibrant public realm
- Accommodating a diverse range of uses

2.1 CURRENT ZONING

Magnolia is currently zoned PUD (Planned Unit Development) and HI (Heavy Industrial).



2.2 DEVELOPMENT GOALS

Magnolia is a redevelopment site that can accommodate a mix of uses and is designed to create a walkable, pedestrian-oriented neighborhood. The design character and urban form of this new neighborhood is derived from the existing street network and the existing ownership parcel lines. The architectural character will draw from the industrial building types found in the immediate vicinity of the Neck while also serving as a complement to the historic character of Charleston. With unparalleled access to the Ashley River, enhancing public access to the river-front and marsh area is the focal point of this plan.

The Magnolia PUD is based on the following development principles:

- Providing active public access to Ashley River waterfront
- Creating flexible development blocks
- Encouraging sustainable design and development strategy
- Enhancing pedestrian and bicycle connectivity
- Enabling creation of vibrant public realm
- Accommodating a diverse range of uses

SECTION 3: LAND USE

3.1. AREA BREAKDOWN

Below is a breakdown of Magnolia's total project acreage, open space and right-of-ways.

Total Project Area	~~181.58~~	ac.	~~(Outer Boundary minus Interior Outparcel)~~	

Total Developed Area *(Blocks, Parks, & R/W)*	~~133.95~~	ac.	**74%**	of Total Area
Total Marsh Area	~~47.63~~	ac.	**26%**	of Total Area
Sum =	~~181.58~~	ac.	**100%**	

Total Open Space Area* *(Parks, Marsh, River, Creeks, etc.)*	~~70.21~~	ac.	~~39%~~	of Total Area
Total Usable Open Space Area *(Parks Only)*	~~22.58~~	ac.	~~32%~~	of Total Open Space
Total R/W Area	~~25.67~~	ac.	~~14%~~	of Total Area

*Does not include Hall II Park (14.56ac highland + 13.78ac marsh = 28.34ac), Monrovia Cemetery (1.93ac highland + ~~.009ac marsh = 1.939~~) ~~and CCPRC park (2.77ac highland + 21.901ac marsh = 24.671ac)~~ for a grand total of 54.95 acres.

3.2 NET DENSITY

The table below summarizes net density for the entire project site.

Net Density	
Residential	~~3,500 units (26 du/ac of developable land)~~
Office	~~850,000 ft^2~~
Retail	~~420,000 ft^2~~
Hospitality	~~690 Keys~~
	See Figure 1: Conceptual Land Use Plan

SECTION 3: LAND USE

3.1. AREA BREAKDOWN

Below is a breakdown of Magnolia's total project acreage, open space and right-of-ways.

Total Project Area	**189.49** ac.	
Total Developed Area *(Blocks, Parks & R/W)*	**140.80** ac.	**74%** of Total Area
Total Marsh Area	**48.69** ac.	**26%** of Total Area
Sum =	**189.49** ac.	**100%**

Total Open Space Area* *(Parks, Marsh, River, Creeks etc.)*	**72.42** ac.	**38%** of Total Area
Total Usable Open Space Area *(Parks Only)*	**23.73** ac.	**33%** of Total Open Space
Total R/W Area	**26.98** ac.	**14%** of Total Area

*Does not include Hall II Park (14.56ac highland + 13.78ac marsh = 28.34ac), Monrovia Cemetery (1.93ac highland + 21.901ac marsh = 24.671ac) for a grand total of 54.95 acres.

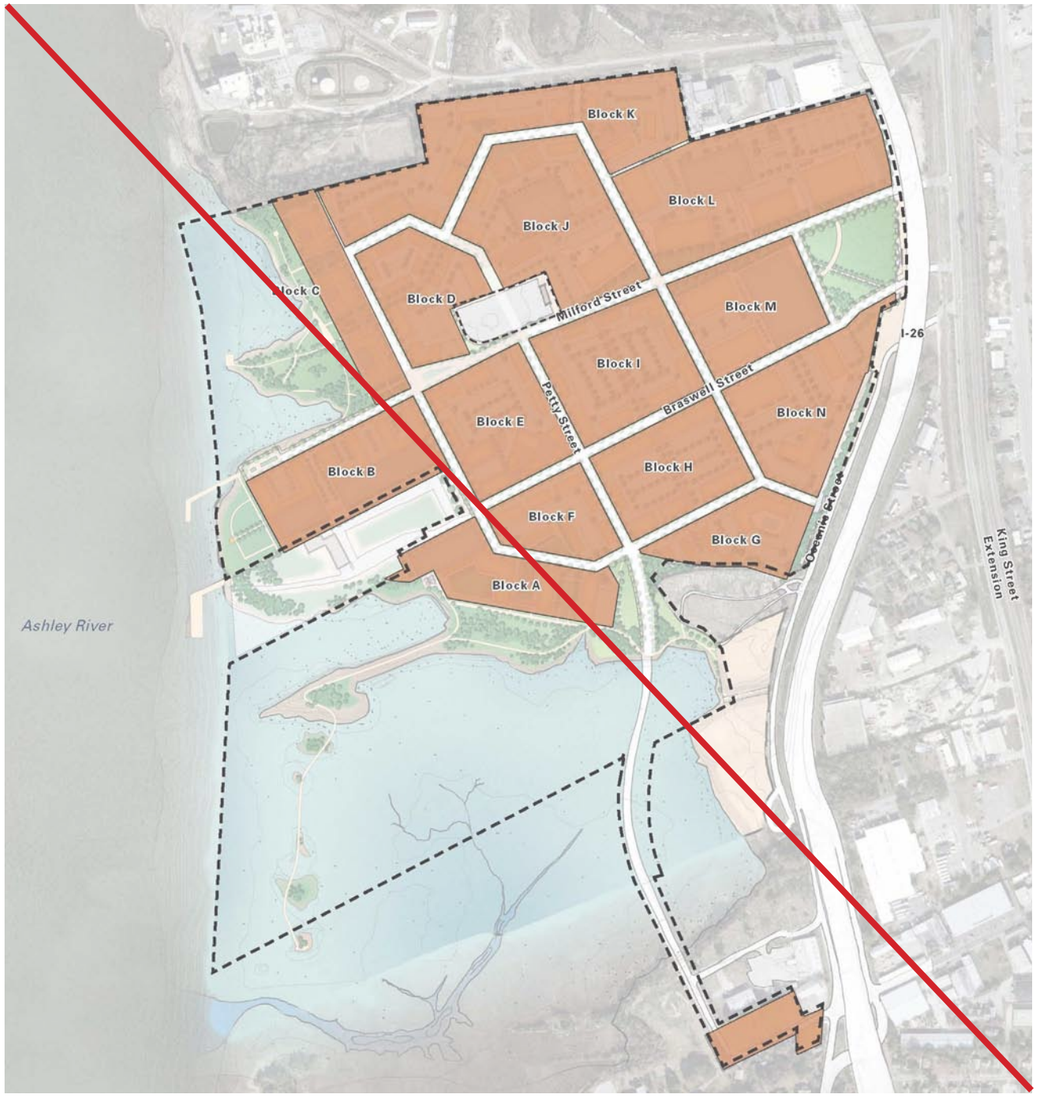
3.2 NET DENSITY

The table below summarizes net density for the entire project site.

Net Density	
Residential	4080 units
Office	1,050,000 SF
Retail	200,000 SF
Hospitality	1,040 accommodation units
	See Figure 1: Conceptual Land Use Plan

3.3 DEVELOPMENT PODS

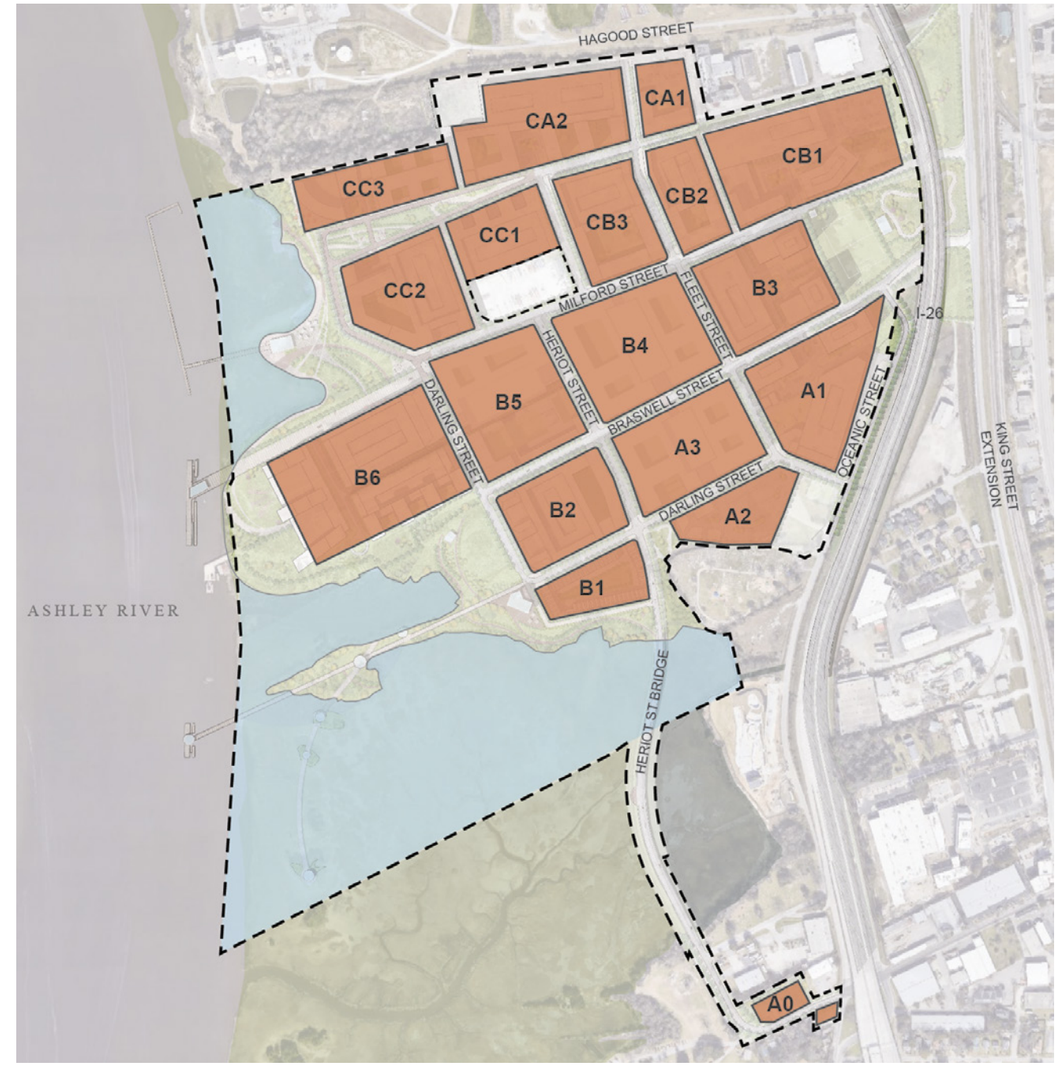
Magnolia shall be comprised of a mixture of uses including, but not limited to, general office, hospitality, institutional, retail, entertainment and a variety of residential options. This range of uses will create an opportunity to enhance alternative methods of transportation to support the urban environment, reducing traffic demand and impacts.



Mixed Use Development

3.3 DEVELOPMENT PODS

Magnolia shall be comprised of a mixture of uses including, but not limited to, general office, hospitality, institutional, retail, entertainment and a variety of residential options. This range of uses will create an opportunity to enhance alternative methods of transportation to support the urban environment, reducing traffic demand and impacts.



Mixed Use Development

	Net Density
Residential	4080 units
Office	1,050,000 SF
Retail	200,000 SF
Hospitality	1,040 accommodation units
	See Figure 1: Conceptual Land Use Plan

SECTION 4: ZONING CRITERIA

The development of the property must maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. As such, the exact locations of boundary lines between development tracts, the locations and sizes of land uses in the development areas and the preliminary planning concepts for the tracts and uses are not indicated on the Conceptual Land Use Plan.

4.1 DEVELOPMENT STANDARDS

Below is a breakdown of development standards in Magnolia. All amenity areas, facilities and public streets shall be ADA compliant. More details will be provided in the Design Principles as approved by the process outlined in Section 9:

DEVELOPMENT STANDARDS SUMMARY	
Lot Requirements	
Lot Size	No minimum
Accessory Building	NA: addressed in private design principles
Loading Docks	NA: addressed in private design principles
Minimum Setbacks *	
Setbacks and Frontage	Street Side – 0 feet Side Yard – 0 feet Rear yard – 0 feet
Maximum Height**	
Building Height	5 Story, 6 Story and 9 Story Height Districts See Figure 2: Height Districts for proposed location

HERIOT STREET PARCELS	
Lot Requirements	
Lot Size	No minimum
Accessory Building	NA: addressed in private design principles
Loading Docks	NA: addressed in private design principles
Minimum Setbacks	
Setbacks and Frontage	Street Side – 0 feet Side Yard – 0 feet Rear yard – 0 feet
Maximum Height	
Building Height	3 Story Height District See Figure 2: Height Districts for proposed location

* Encroachments such as canopies, arcades, and awnings may project into the right-of-way but must be minimum 2'-0" clear of any parking or travel lane, and must be 8'-0" minimum above grade to the underside of the encroachment. Design Principles shall address front setbacks.

** Non habitable structures are not subject to height limits
Habitable ground floor to second floor height shall be 16' for non-residential structures
Architectural features and roof structures (screening elements, spires, cupolas, elevator penthouses, HVAC, etc) are excluded
Design Principles shall address individual story height based on use.

*** All future structures shall have a fire protection plan in accordance with the Charleston Fire Department, Fire Marshal site plan review standards.

SECTION 4: ZONING CRITERIA

The development of the property must maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. As such, the exact locations of boundary lines between development tracts, the locations and sizes of land uses in the development areas and the preliminary planning concepts for the tracts and uses are not indicated on the Conceptual Land Use Plan. The Conceptual Land Use Plan and proposed uses shown thereon are conceptual (and not prescriptive) in nature and subject to change. Any of the total square footage or unit amounts of office, retail, residential, hospitality, or other uses permitted hereunder may be utilized on any parcel within Magnolia

4.1 DEVELOPMENT STANDARDS

Below is a breakdown of development standards in Magnolia. All amenity areas, facilities and public streets shall be ADA compliant. More details will be provided in the Design Principles as approved by the process outlined in Section 9:

DEVELOPMENT STANDARDS SUMMARY	
Lot Requirements	
Lot Size	No minimum
Accessory Building	NA: addressed in private design principles
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Minimum Setbacks *	
Setbacks and Frontage	Street Side – 0 feet Side Yard – 0 feet Rear yard – 0 feet
Maximum Height**	
Building Height	5 Story, 6 Story and 9 Story Height Districts See Figure 2: Height Districts for proposed location

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Minimum Setbacks	
Setbacks and Frontage	Street Side – 0 feet Side Yard – 0 feet Rear yard – 0 feet
Maximum Height	
Building Height	3 Story Height District See Figure 2: Height Districts for proposed location

* Encroachments such as canopies, arcades, and awnings may project into the right-of-way but must be minimum 2'-0" clear of any parking or travel lane, and must be 8'-0" minimum above grade to the underside of the encroachment. Design Principles shall address front setbacks.

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Architectural features and roof structures (screening elements, spires, cupolas, elevator penthouses, HVAC, etc) are excluded
Design Principles shall address individual story height based on use.

*** All future structures shall have a fire protection plan in accordance with the Charleston Fire Department, Fire Marshal site plan review standards.

4.2 PERMITTED USES

Permitted uses in the Magnolia PUD, with the exclusion of the Heriot Street Parcels, shall be in accordance with MU-2 and Gathering Place zoning classifications set forth in the City of Charleston Zoning Ordinance Article 2, Part 3 as amended through approval date of October 8, 2013 as well as the additional permitted uses listed below.

PERMITTED USES NOT CURRENTLY LISTED IN GATHERING PLACE/MU-2:

Apparel/Fabric Product Manufacturing
Furniture and Fixtures Manufacturing
Publishing and Printing
Stone, Clay, Glass and Concrete Products (Artisanal use only)
Day Spas
Community Docks
Food Trucks/Temporary Food Services

EXCLUDED USES:

Mobile Home Dealers
Car Dealerships
Recreational and Utility Trailer Dealers
Power Laundries
Crematories
Golf Courses
Correctional Institutions
Commercial Fishing
Chemical and Allied Products
Auto Repair Shops
Adult Uses (as defined in the City of Charleston Zoning Ordinance)

Below is a list of permitted uses for the Heriot Street Parcels.

HERIOT STREET PARCELS:

General Retail
General Office
Attached Single/Multi-Family Residential
Detached Single-Family Residential
Medical Office
Restaurants/Cafes

4.3 PARKING STANDARDS

There will be no minimum or maximum parking standards at Magnolia. Parking standards shall be addressed in the Design Principles.

4.2 PERMITTED USES

Permitted uses in the Magnolia PUD, with the exclusion of the Heriot Street Parcels, shall be in accordance with MU-2 and Gathering Place zoning classifications set forth in the City of Charleston Zoning Ordinance Article 2, Part 3 as amended through approval date of October 8, 2013 as well as the additional permitted uses listed below.

PERMITTED USES NOT CURRENTLY LISTED IN GATHERING PLACE/MU-2:

Apparel/Fabric Product Manufacturing
Furniture and Fixtures Manufacturing
Publishing and Printing
Stone, Clay, Glass and Concrete Products (Artisanal use only)
Day Spas
Community Docks
Food Trucks/Temporary Food Services

EXCLUDED USES:

Mobile Home Dealers
Car Dealerships
Recreational and Utility Trailer Dealers
Power Laundries
Crematories
Golf Courses
Correctional Institutions
Commercial Fishing
Chemical and Allied Products
Auto Repair Shops
Adult Uses (as defined in the City of Charleston Zoning Ordinance)
Casinos

Below is a list of permitted uses for the Heriot Street Parcels.

HERIOT STREET PARCELS:

General Retail
General Office
Attached Single/Multi-Family Residential
Detached Single-Family Residential
Medical Office
Restaurants/Cafes
Food Trucks/Temporary Food Services

Parker Marine can continue their existing pre-stress piling manufacturing operations on the site until December 31, 2023, subject to the lease terms as amended from time to time.

4.3 PARKING STANDARDS

There will be no minimum or maximum parking standards at Magnolia. Parking standards shall be addressed in the Design Principles.

4.4 TEMPORARY PARKING STANDARDS

Temporary off-street parking shall be permitted in the Magnolia PUD under the following circumstances:

1. Special events may utilize existing parcels for temporary parking. The period of time allowed for temporary parking shall coincide with any special event permits. Special event parking will be allowed in areas that are unimproved including existing open areas consisting of dirt, gravel or grassed areas.

2. Temporary off-street and off-site parking lots shall be permitted for a period of no more than 10 years. Temporary parking lots shall adhere to Section 54-318, with the exception of Section 54-318.d. which shall be replaced as follows:

> 54-318.d. Surface material requirements. Temporary off-street and off-site parking lots can be paved with non-hard surfaced materials such as slag, ROC, grass, or not paved at all provided that site drainage can be accommodated and that a paved apron and driveway connecting to a public street that allows access to ADA accessible spaces is provided.

NEW PAGE INSERTED

SECTION 5: OUTDOOR ~~SPACE~~ AND BUFFERS

5.1 OUTDOOR ~~SPACE~~ REQUIREMENTS

The Magnolia development envisions approximately ~~22~~ acres of public open space throughout the site in addition to the roughly ~~47~~ acres of marsh. The majority of this acreage will be found on the waterfront, creating a continuous park that stretches into the marsh on the southern end of the development. There shall be a minimum of two public access points to the waterfront park that are at a minimum of 40' wide.

Total Open Space Area: ~~70.21 ac. (39%)~~
Total Usable Open Space Area: ~~22.58 ac. (32%)~~

Ownership and Maintenance: All open spaces that are, in whole or in part, improved and/or maintained with Tax Increment Finance revenue, shall be owned by the City of Charleston. Open spaces not dedicated to the City of Charleston will be owned and/or maintained by the Property Owners Association ("POA").

5.2 OUTDOOR ~~SPACE~~ TYPES

Open space types at Magnolia shall be designed against the following City definitions as stipulated in Section 54-284 of the City of Charleston Zoning Ordinance:

Neighborhood Greens—Open green spaces intended to serve as the social center of the community and provide a location for civic activities and outdoor community functions. Neighborhood greens shall:
-Be predominantly planted areas, but may have some paved surfaces;
-Be a minimum of 20,000 square feet; and
-Be centrally located within the gathering place.

Plazas/Squares—Enclosed spaces that are urban in nature and designed to serve as meeting places for area residents and workers. Plazas and squares shall:
-Be predominantly paved surfaces, but may have some planted areas;
-Include pedestrian lighting and pedestrian-level details, such as variations in paving types;
-Be landscaped and incorporate amenities such as benches, fountains, monuments, and formal or informal gardens;
-Be a minimum area of 1,000 square feet;
-Be located within denser, more urban areas of the gathering place, either at the intersection of streets or within a developed block;
-Be mostly enclosed by building frontages;

Neighborhood Parks—Large open areas designed to provide recreational facilities and spaces for the entire gathering place, or smaller green spaces designed to serve smaller areas within the gathering place. These parks may be designed as part of a Neighborhood Green, and shall:
-Contain grassy fields, playground equipment, designated sports facilities, or picnic areas;
-Be landscaped throughout;
-Be designed for active and passive recreational purposes;
-Be a minimum area of 40,000 square feet;
-Be directly connected to any bicycle and pedestrian network

See Figures ~~7~~ & ~~8~~: Open Space and Connectivity

SECTION 5: OUTDOOR PARKS AND BUFFERS

5.1 OUTDOOR PARK REQUIREMENTS

The Magnolia development envisions approximately 24 acres of public open space throughout the site in addition to the roughly 49 acres of marsh. The majority of this acreage will be found on the waterfront, creating a continuous park that stretches into the marsh on the southern end of the development. There shall be a minimum of two public access points to the waterfront park that are at a minimum of 40' wide.

Total Open Space Area: 72.42 ac. (38%)
Total Usable Open Space Area: 23.73 ac. (33%)

Ownership and Maintenance: All open spaces that are, in whole or in part, improved and/or maintained with Tax Increment Finance revenue, shall be owned by the City of Charleston. Open spaces not dedicated to the City of Charleston will be owned and/or maintained by the Property Owners Association ("POA").

5.2 OUTDOOR PARK TYPES

Open space types (refer to page 26) at Magnolia shall be designed against the following City definitions as stipulated in Section 54-284 of the City of Charleston Zoning Ordinance:

Neighborhood Greens—Open green spaces intended to serve as the social center of the community and provide a location for civic activities and outdoor community functions. Neighborhood greens shall:
-Be predominantly planted areas, but may have some paved surfaces;
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-Be centrally located within the gathering place.

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-Be landscaped throughout;
-Be designed for active and passive recreational purposes;
-Be a minimum area of 40,000 square feet;
-Be directly connected to any bicycle and pedestrian network

See Figures 12 & 13: Open Space and Connectivity (the Open Space and Connectivity plans are conceptual in nature and subject to change).

SECTION 6: BUFFERS

Buffers are not required internal to the Magnolia PUD between land uses. Per the City of Charleston Zoning Ordinance, there shall be a 40' buffer and 10' building setback from the OCRM designated critical line along with waterfront. For single-family detached structures, there shall be a 25' buffer and 10' building setback.

See Appendix F for OCRM Critical Line Survey.

SECTION 7: TREE SUMMARY

Magnolia is comprised of NPL, CERCLA and other parcels with environmental contamination. Some existing trees may have to be removed to accommodate the environmental remediation requirements that are under review by the EPA and DHEC for this site. The majority of the site is primarily un-vegetated as depicted in the Infrared Aerial View exhibit. Existing protected and grand trees are primarily located in the existing critical line buffer zone or near the marsh. Future plantings and re-establishment of buffer zones (as needed) shall adhere to DHEC and EPA requirements. For tree protection, the Magnolia PUD is intended to be in compliance with Part 6 of the City of Charleston Ordinance.

Summary:
8"- 23" = 235 trees (Protected Trees)
≥ 24" = 16 trees (Grand Trees)
Total = 251 trees

See Appendix F for Infrared Aerial View Exhibit and Tree Survey and Tree Table.

SECTION 8: RIGHT-OF-WAY

Streets in Magnolia must connect to other streets within the development and to adjoining neighborhoods. Cul-de-sacs, T-turnarounds and dead-end streets are not permitted in Magnolia unless unavoidable due to physical constraints of the site or an adjoining feature such as an access point to the Waterfront Park. Inner block streets are seen as interior connector streets and may be privately maintained and operated. All right-of ways will accommodate emergency vehicles and public service (i.e., garbage collection) vehicles. Awnings, removable signs and other movable encroachments below 16' shall be allowed in the right-of-way to the tree lawn pending public service review. Materials will be refined further in Design Principles and will be subject to approval by City Engineer.

See Figures 3-6 for street section types.

SECTION 9: ~~DRAINAGE BASIN ANALYSIS~~

~~See Appendix F for Existing and Proposed Drainage Exhibits and wetlands verification, and Section 2 in Stormwater and Utilities Narrative, located in Appendix D.~~

SECTION 6: BUFFERS

Buffers are not required internal to the Magnolia PUD between land uses. Per the City of Charleston Zoning Ordinance, there shall be a 40' buffer and 10' building setback from the OCRM designated critical line along with waterfront. For single-family detached structures, there shall be a 25' buffer and 10' building setback.

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See Figures 3-6 for street section types.

SECTION 9: STORMWATER MANAGEMENT

The Magnolia PUD Master Stormwater Plan (MSP) establishes a set of design criteria for Magnolia's stormwater infrastructure, provides detailed hydrologic and hydraulic analyses of the stormwater management systems for both the pre-development and future master buildout conditions, and identifies anticipated future stormwater outfall locations, inverts, sizes, and materials. See Appendix E for an Executive Summary, with the full MSP on-file with the City of Charleston's Department of Stormwater Management.

SECTION 10: TRAFFIC STUDY

In ~~2007, PB Americas, Inc~~. prepared a traffic impact analysis for the Magnolia property in Charleston, South Carolina. ~~At that time, Magnolia was planned to be a mixed-use master plan community with 3,500 housing units, 1.27 million square feet of office/retail space, and 690 hotel rooms.~~ This development was expected to be built-out by ~~2020~~ and require improvements to several surrounding intersections including:

- ~~Mt. Pleasant Street / Rutledge Avenue~~
- Mt. Pleasant Street / King Street
- ~~Mt. Pleasant Street / Meeting Street / Morrison Drive~~
- Heriot Street ~~(Rutledge Avenue ramps to King Street)~~
- Oceanic Street / King Street
- Milford Street / King Street
- Hagood Street / King Street
- Discher Street / King Street

~~Soon after the above traffic study was completed, there was a downturn in the local economy and Magnolia was put on hold. The project is once again being implemented and is now expected to be complete by 2028. In order~~ to evaluate the traffic impacts for the new development plan and ~~timeline, an additional traffic impact study will be conducted. This study will assess the existing traffic conditions and well as the traffic impacts at the end of each of the proposed development phases of the project. This level of analysis will assist the project developers (as well as City and SCDOT) determine when various roadway improvements may be required so that they can incorporate these improvements into the planning and budgeting of each development phase. This new traffic impact study is in progress and will be finalized concurrently with the design and permitting process of the initial phase of development.~~

~~The existing traffic study is in Appendix B of this document.~~

SECTION 11: CULTURAL RESOURCES STUDY

In 2007 S&ME conducted a cultural resources reconnaissance survey of Magnolia. Their study concluded that no cultural resources will be adversely affected by future development. Please refer to Appendix C for the full report.

SECTION 12: LETTERS OF COORDINATION

Refer to ~~the~~ Appendix for letters of coordination from the following utilities:

~~North Charleston Sewer District~~
~~Charleston Water System~~
~~SCE&G~~-Gas
~~AT&T~~
~~SCE&G~~-Electric
~~Comcast~~

SECTION 10: TRAFFIC STUDY

In 2020, Bihl Engineering, LLC prepared a traffic impact analysis for the Magnolia property in Charleston, South Carolina. This updates the previous traffic study performed in 2007. This development was expected to be built-out by 2031 (with Phase 1 buildout occuring in 2026) and require improvements to several surrounding intersections including:

- Mt. Pleasant Street / King Street
- Heriot Street / King Street Ext.
- Braswell Street / King Street
- Milford Street / King Street Ext.
- Hagood Street / King Street Ext.
- Discher Street / King Street Ext.
- Discher Street / Meeting Street

Optimization of corridor signal timings is also planned for the King street ext. corridor from Braswell Street to Heriot Street, Heriot Street Corridor from I-26 WB Ramp to I-26 EB Ramp/Rutledge Ave, and the Mount Pleasant Street Corridor from Meeting Street to King Street. The traffic impact study evaluates the traffic impacts for the new development plan and phases.

See Appendix B for an Executive Summary, with the full traffic impact study on-file with the City of Charleston's Traffic & Transportation Department.

SECTION 11: CULTURAL RESOURCES STUDY

In 2007 S&ME conducted a cultural resources reconnaissance survey of Magnolia. Their study concluded that no cultural resources will be adversely affected by future development. Please refer to Appendix C for the full report.

SECTION 12: LETTERS OF COORDINATION

Refer to Appendix D for letters of coordination from the following utilities:

North Charleston Sewer District
Charleston Water System
Dominion Energy - Gas
AT&T
Dominion Energy - Electric
Comcast

SECTION ~~13:~~ ADDITIONAL INFORMATION

13.1 DESIGN REVIEW AND MODIFICATIONS

Design Principles shall be established by the developer and administered by the POA in the form of an internal architectural review board, which shall be established prior to the first conveyance of property. Design Principles shall be approved by the City of Charleston Design Review Board (DRB) and these guidelines shall be used for evaluation of individual projects by City staff. Any arbitration of appeal by an individual property owner shall go back to the DRB for approval. Magnolia shall not be under the purview of the Board of Architectural Review (BAR). Design Principles shall cover the following elements in Magnolia:

- Building Placement
- Exterior Signage
- Architectural Design
- Landscape Design
- Site and Exterior Building Lighting
- Parking Standards

MAGNOLIA DESIGN REVIEW PROCESS

1. Design Principles/Architectural Guidelines Approval Process

Development of Design Principles
(Magnolia Design Committee)

↓

Design Principles Approval
(City of Charleston
Design Review Board
Board Level)

2. Project Approval Process

Project Conception

↓

Architectural Review Board
(Magnolia Design Committee Approval)

↓

City of Charleston Design Review Board (City Staff Approval) —*APPEALS*→ City of Charleston Design Review Board (Board Approval)

↓

PERMIT

SECTION 12: ADDITIONAL INFORMATION

12.1 DESIGN REVIEW AND MODIFICATIONS

Design Principles shall be established by the developer and administered by the POA in the form of an internal architectural review board, which shall be established prior to the first conveyance of property. Design Principles shall be approved by the City of Charleston Design Review Board (DRB) and these guidelines shall be used for evaluation of individual projects by City staff. Any arbitration of appeal by an individual property owner shall go back to the DRB for approval. Magnolia shall not be under the purview of the Board of Architectural Review (BAR). Design Principles shall cover the following elements in Magnolia:

- Building Placement
- Exterior Signage
- Architectural Design
- Landscape Design
- Site and Exterior Building Lighting
- Parking Standards

MAGNOLIA DESIGN REVIEW PROCESS

1. Design Principles/Architectural Guidelines Approval Process

Development of Design Principles
(Magnolia Design Committee)

↓

Design Principles Approval
(City of Charleston
Design Review Board
Board Level)

2. Project Approval Process

Project Conception

↓

Architectural Review Board
(Magnolia Design Committee Approval)

↓

City of Charleston Design Review Board (City Staff Approval) —APPEALS→ City of Charleston Design Review Board (Board Approval)

↓

PERMIT

~~13~~.2 MAGNOLIA CONCEPTUAL MASTER PLAN

The design concept for Magnolia builds on the existing street framework of Milford and Braswell Streets that lead from King Street Extension west to the edge of the Ashley River. The Magnolia Bridge creates a new entry to the site across the marsh from the south. ~~Milford~~ Street provides direct access to the Ashley River waterfront from the King/Meeting street corridor, while ~~Braswell~~ Street is the mixed use "spine" of the neighborhood. The plan envisions a mix of block sizes and types throughout to create a more organic sense of place and promote steady growth over time. While the street network will be the centerpiece of the neighborhood, there are multiple layers of places within the plan that will create internal parks, alleys and courtyard addresses. The focal point of Magnolia will be a waterfront park with multi-use trails and a variety of passive, naturalized landscapes and active recreation areas. The Magnolia Conceptual Master Plan shall have no regulatory effect, rather, it is conceptual in nature and graphically illustrates design concepts that potentially could be used in the development of Magnolia.

~~See Appendix G for complete Magnolia Conceptual Master Plan.~~

12.2 MAGNOLIA CONCEPTUAL MASTER PLAN

The design concept for Magnolia builds on the existing street framework of Milford and Braswell Streets that lead from King Street Extension west to the edge of the Ashley River. The Heriot Street Bridge creates a new entry to the site across the marsh from the south. Braswell Street provides direct access to the Ashley River waterfront from the King/Meeting street corridor, while Milford Street is the mixed use "spine" of the neighborhood. The plan envisions a mix of block sizes and types throughout to create a more organic sense of place and promote steady growth over time. While the street network will be the centerpiece of the neighborhood, there are multiple layers of places within the plan that will create internal parks, alleys and courtyard addresses. The focal point of Magnolia will be a waterfront park with multi-use trails and a variety of passive, naturalized landscapes and active recreation areas. The Magnolia Conceptual Master Plan shall have no regulatory effect, rather, it is conceptual in nature and graphically illustrates design concepts that potentially could be used in the development of Magnolia.

APPENDIX

A. FIGURES

1. Conceptual Land Use Plan
2. Height Districts
3. ~~70' ROW Section~~
4. ~~66' ROW Section~~
5. ~~42' ROW Section~~
6. ~~25' ROW Section~~
7. Open Space Plan
8. Connectivity Diagram
9. Perspectives

B. TRAFFIC STUDY

C. CULTURAL RESOURCES STUDY

~~D. STORMWATER AND UTILITIES NARRATIVE~~

~~E.~~ LETTERS OF COORDINATION

~~F. ADDITIONAL DRAWINGS~~

~~Aerial Photograph/Project Location~~
~~Infrared Aerial View~~
~~Existing Conditions Survey (topographic information)~~
~~Tree Survey and Table~~
~~OCRM Critical Line Survey~~
~~Existing Drainage Plan~~
~~Existing Sanitary Sewer Plan~~
~~Existing Water Plan~~
~~Proposed Drainage Plan~~
~~Conceptual Master Sanitary Sewer Plan~~
~~Conceptual Water Plan~~
~~SCE&G Transmission Line Relocation~~
~~Existing Flood Map~~
~~Block, Park and ROW Areas~~

~~G. MAGNOLIA CONCEPTUAL MASTER PLAN~~

APPENDIX

A. FIGURES

1. Conceptual Land Use Plan
2. Height Districts
3. Street Hierarchy
4. 70' ROW With Bike Lane (Previously Approved)
5. 70' ROW Section
6. 66' ROW Section (Previously Approved)
7. 66' ROW Section (With Median)
8. 66' ROW Section (Without Sharrows)
9. 60' ROW Section
10. 42' ROW Section: Mews / Alleys
11. Park Streets: The Yards
12. Open Space Plan
13. Connectivity Diagram
14. Perspectives
15. Perspectives

B. TRAFFIC STUDY

C. CULTURAL RESOURCES STUDY

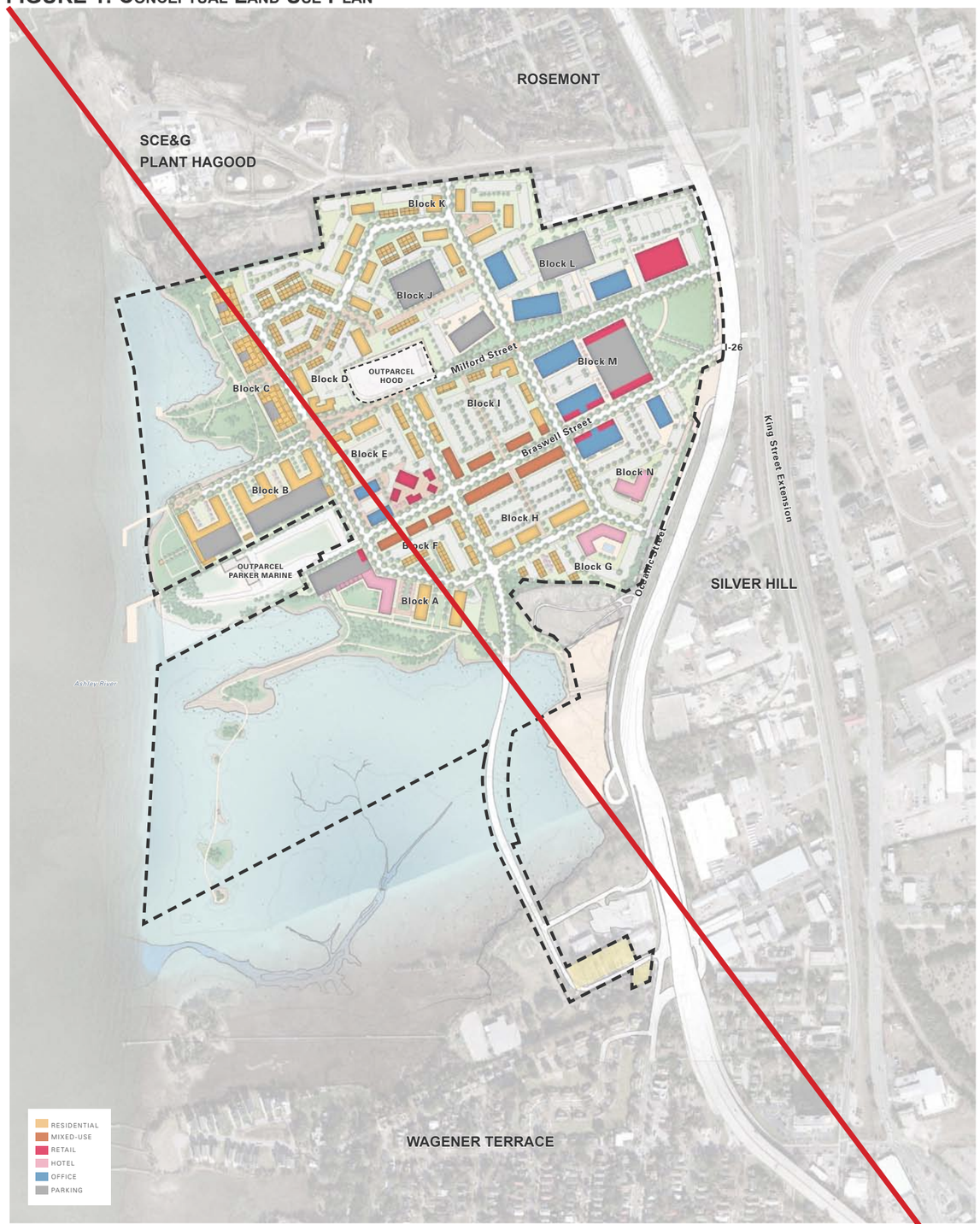
D. LETTERS OF COORDINATION

E. MAGNOLIA PUD MASTER STORMWATER PLAN

A. FIGURES

A. FIGURES

FIGURE 1: Conceptual Land Use Plan



APPLICANT: ASHLEY RIVER INVESTORS, LLC
OWNERS: ASHLEY I, LLC & ASHLEY II OF CHARLESTON, LLC
CONSULTANTS: URBAN DESIGN ASSOCIATES | DAVIS & FLOYD | MCMILLAN PAZDAN SMITH

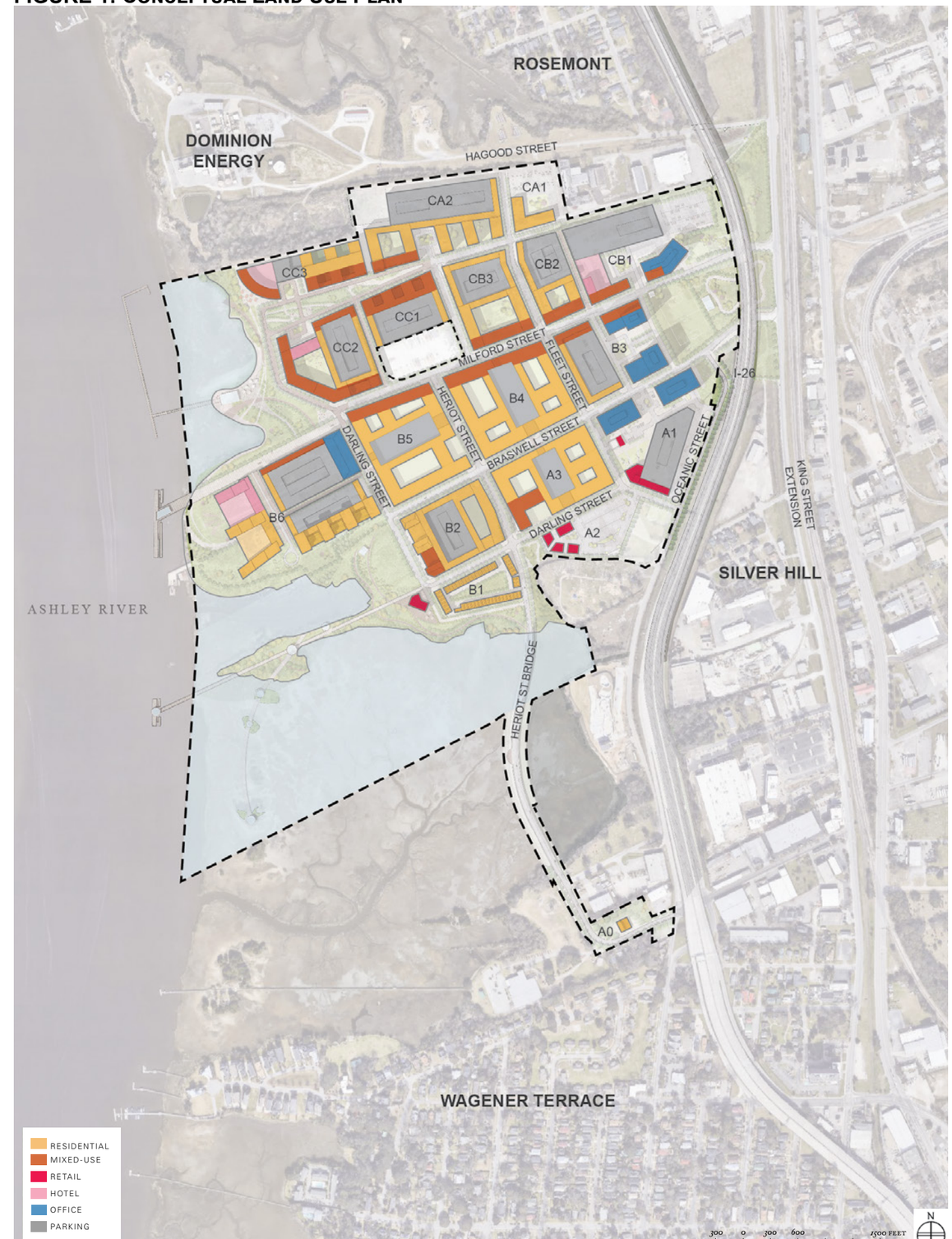
NOVEMBER 2014

300 0 300 600 1500 FEET

N

Conceptual Land Use Plan
Magnolia | Charleston, South Carolina

FIGURE 1: Conceptual Land Use Plan



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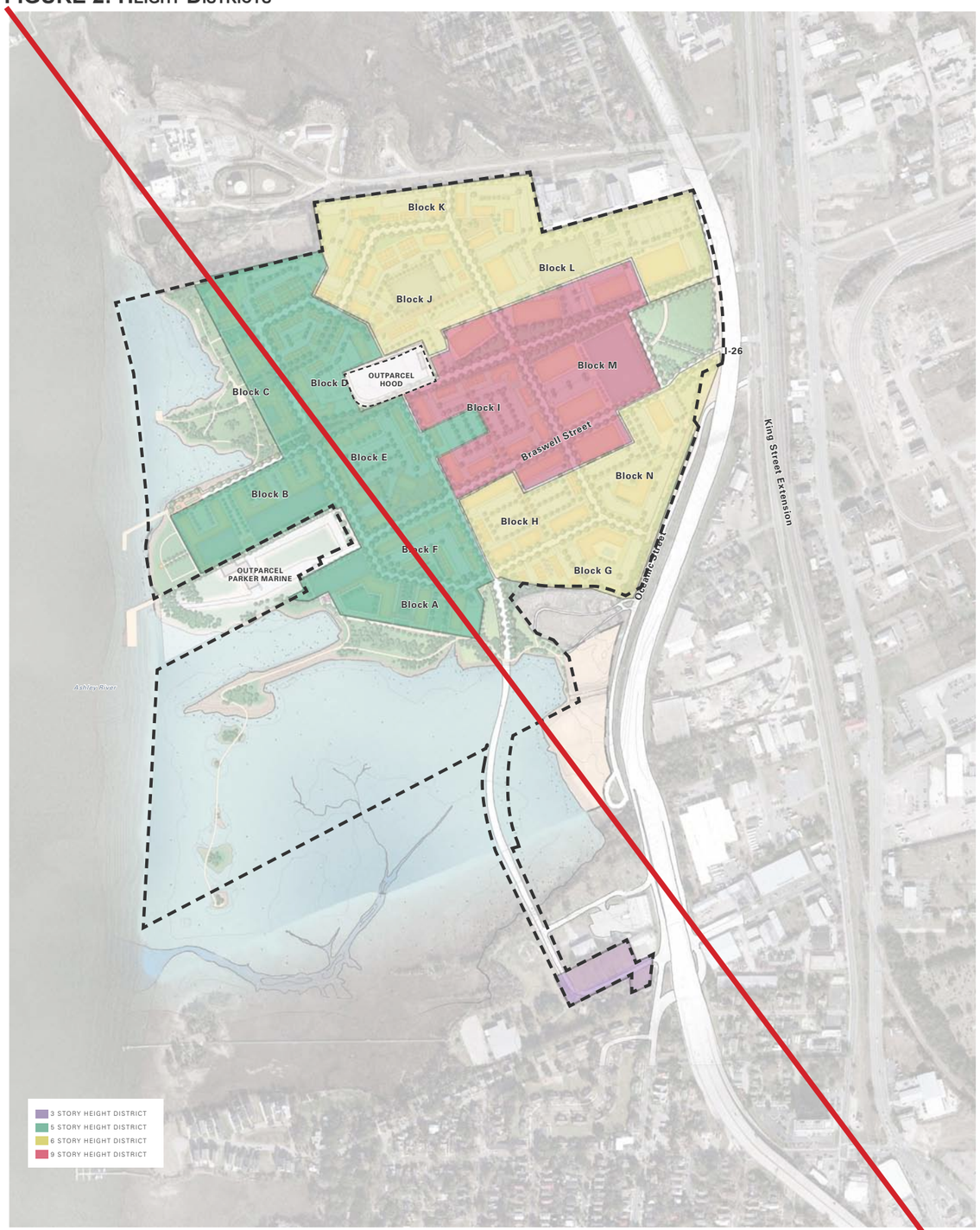
N

FIGURE 2: HEIGHT DISTRICTS



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NOVEMBER 2014

300 0 300 600 1500 FEET

N

Conceptual Height Districts

Magnolia | Charleston, South Carolina

FIGURE 2: HEIGHT DISTRICTS

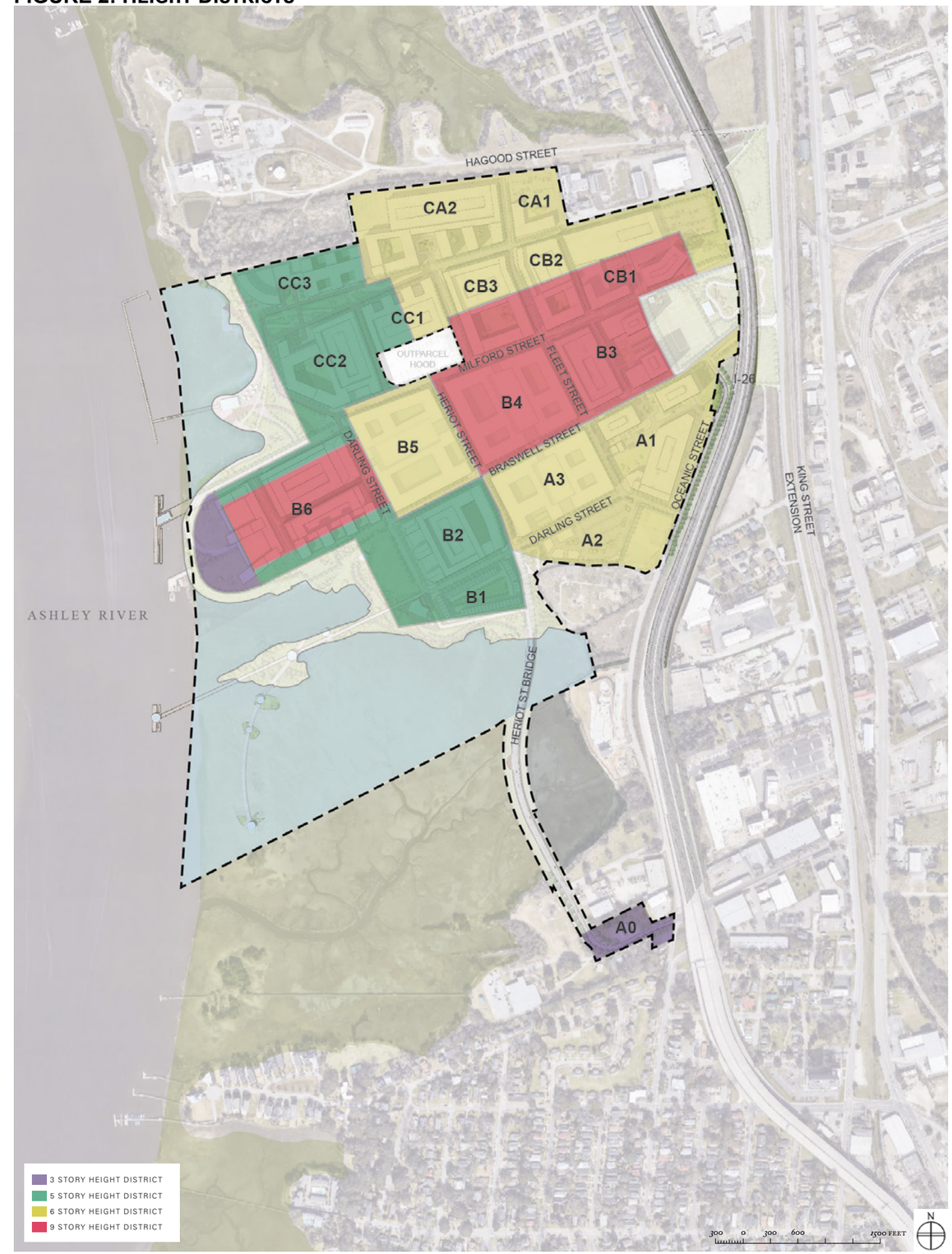

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FIGURE 3: STREET HIERARCHY

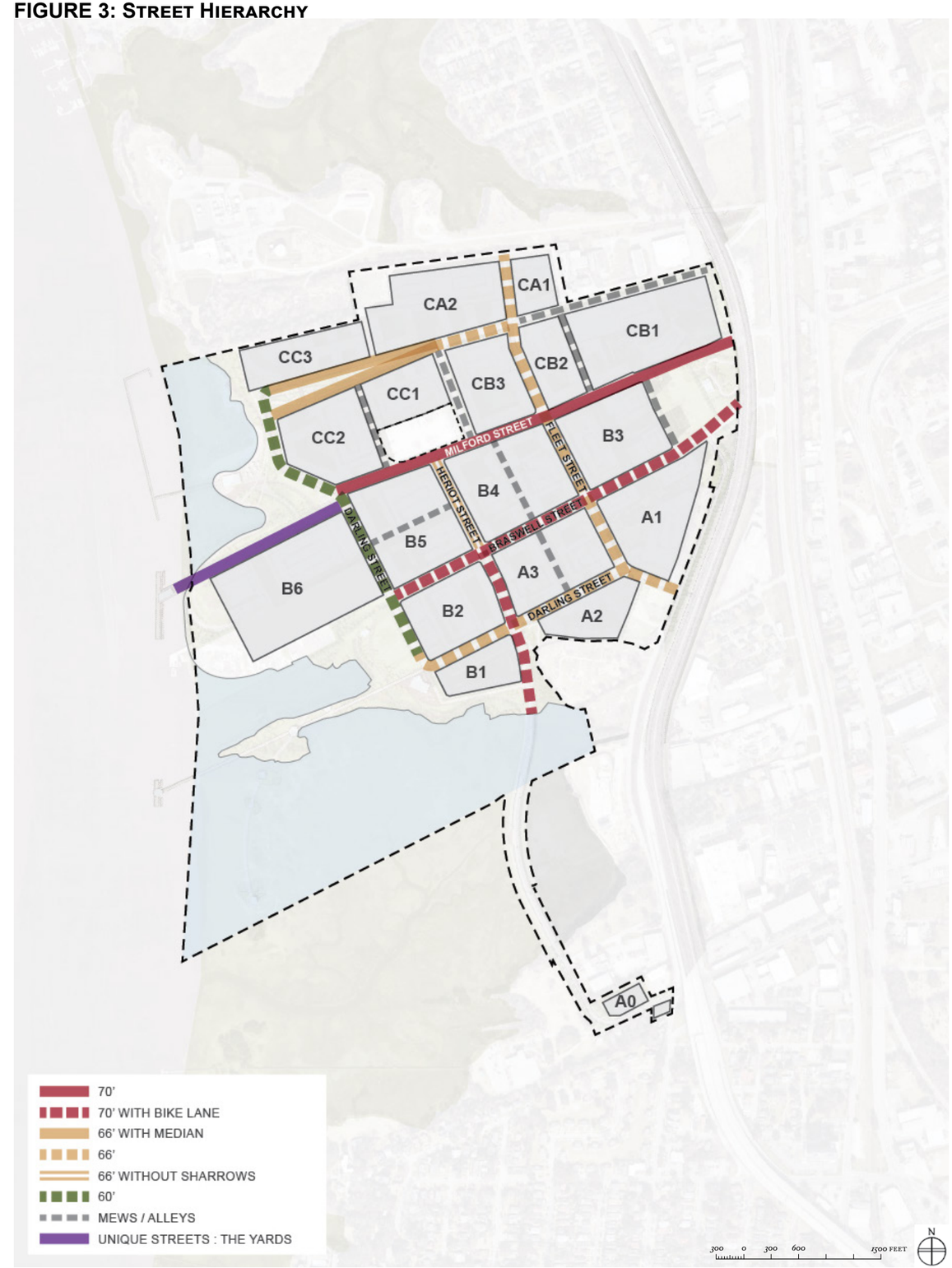
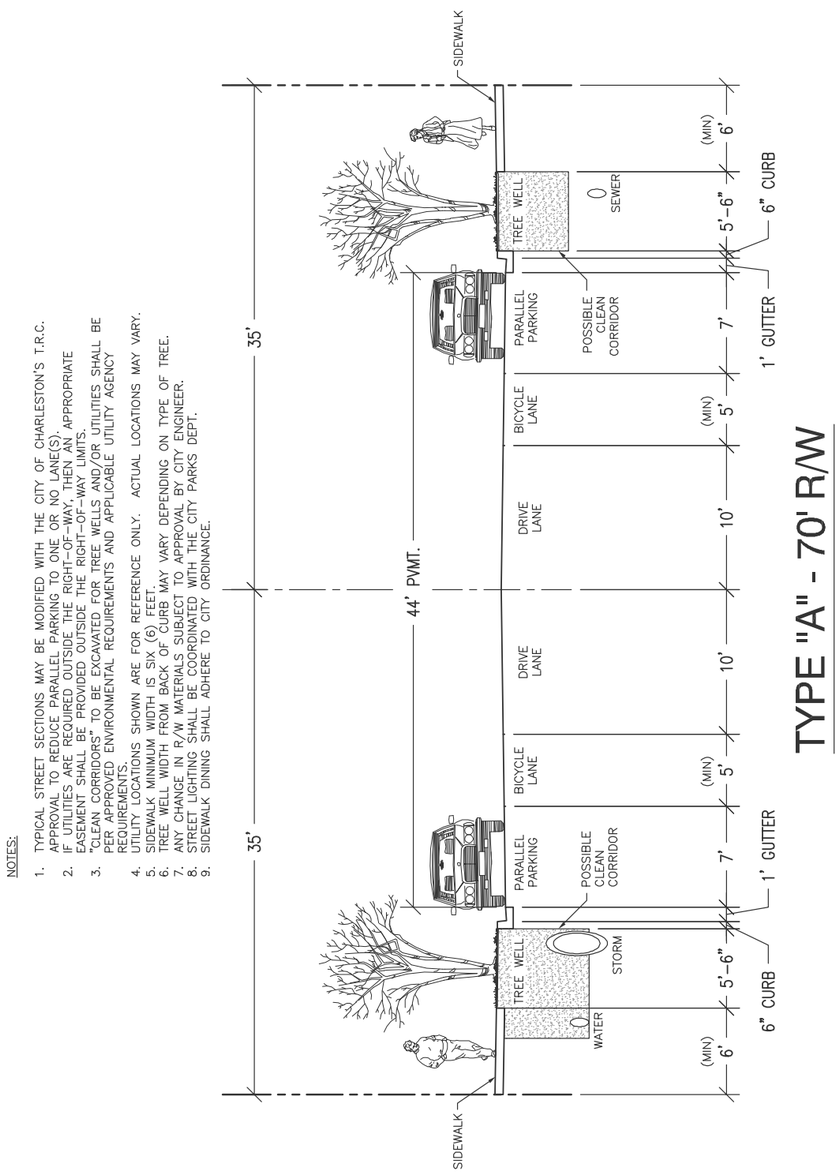


FIGURE 3: 70' ROW



NOTES:

1. TYPICAL STREET SECTIONS MAY BE MODIFIED WITH THE CITY OF CHARLESTON'S T.R.C. APPROVAL TO REDUCE PARALLEL PARKING TO ONE OR NO LANE(S).
2. IF UTILITIES ARE REQUIRED OUTSIDE THE RIGHT-OF-WAY, THEN AN APPROPRIATE EASEMENT SHALL BE PROVIDED OUTSIDE THE RIGHT-OF-WAY LIMITS.
3. "CLEAN CORRIDORS" TO BE EXCAVATED FOR TREE WELLS AND/OR UTILITIES SHALL BE PER APPROVED ENVIRONMENTAL REQUIREMENTS AND APPLICABLE UTILITY AGENCY REQUIREMENTS.
4. UTILITY LOCATIONS SHOWN ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS MAY VARY.
5. SIDEWALK MINIMUM WIDTH IS SIX (6) FEET.
6. TREE WELL WIDTH FROM BACK OF CURB MAY VARY DEPENDING ON TYPE OF TREE.
7. ANY CHANGE IN R/W MATERIALS SUBJECT TO APPROVAL BY CITY ENGINEER.
8. STREET LIGHTING SHALL BE COORDINATED WITH THE CITY PARKS DEPT.
9. SIDEWALK DINING SHALL ADHERE TO CITY ORDINANCE.

DAVIS & FLOYD
URBAN DESIGN ASSOCIATES
MCMILLAN PAZDAN SMITH

TYPE 'A' STREET SECTION - 70' R/W

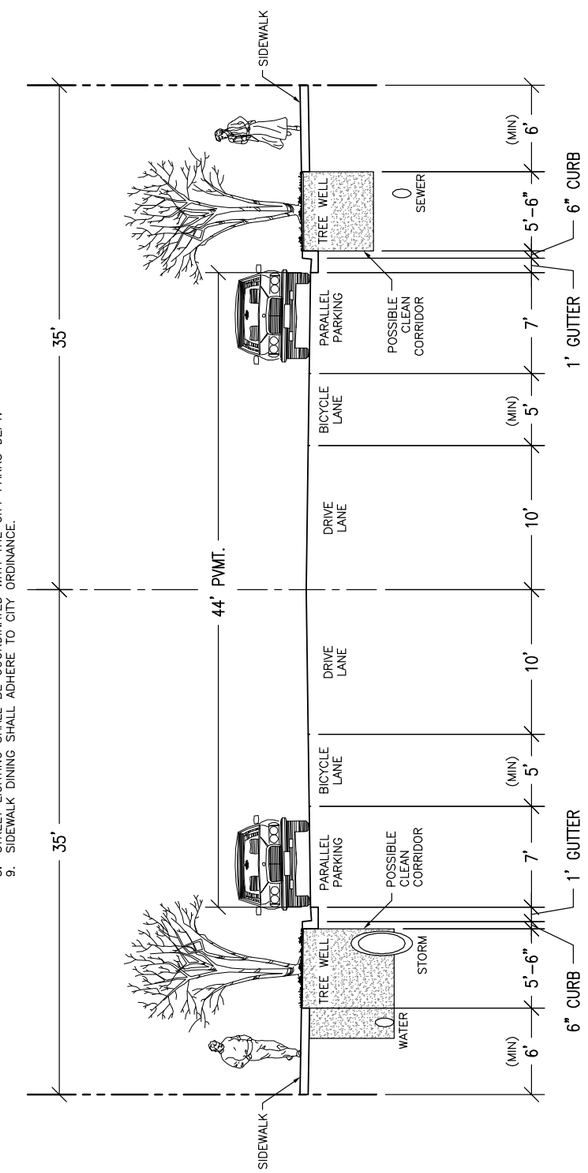
MAGNOLIA PUD

CHARLESTON, SOUTH CAROLINA
November 4, 2014

PREPARED FOR:
ASHLEY RIVER INVESTORS

0 5 10 Feet
EXHIBIT

FIGURE 4: 70' ROW WITH BIKE LANE (PREVIOUSLY APPROVED)



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DAVIS & FLOYD
URBAN DESIGN ASSOCIATES
MCMILLAN PAZDAN SMITH

TYPE 'A' STREET SECTION - 70' R/W

MAGNOLIA PUD

CHARLESTON, SOUTH CAROLINA
November 4, 2014

PREPARED FOR:
ASHLEY RIVER INVESTORS

0 5 10 Feet
EXHIBIT

FIGURE 5: 70' ROW

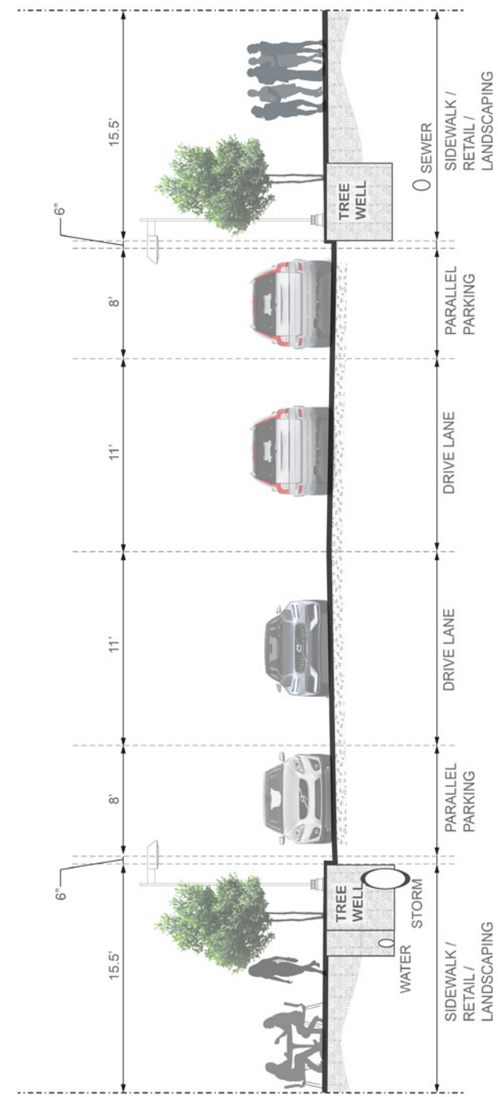

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FIGURE 4: 66' ROW

NOTES:

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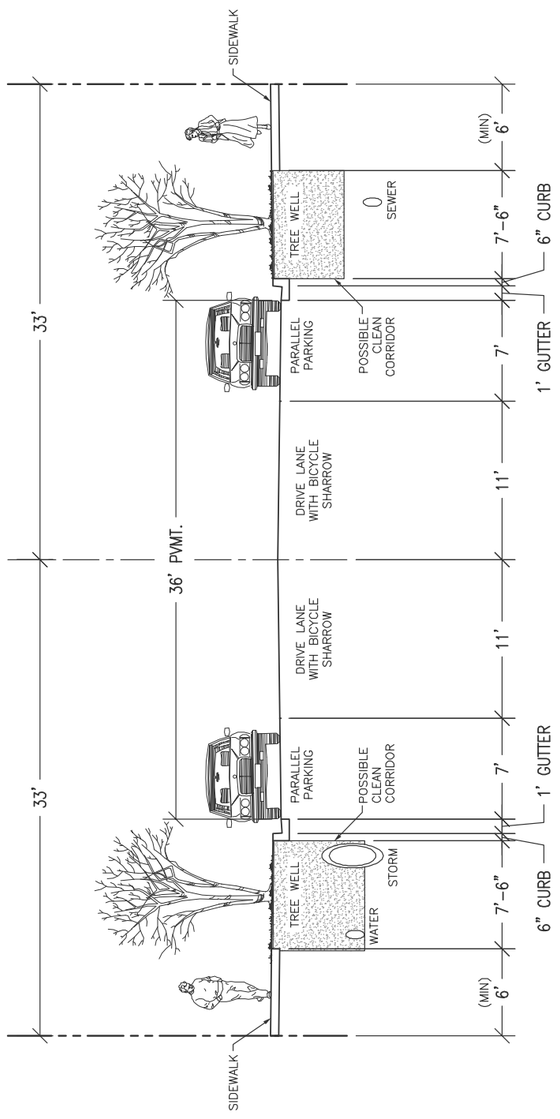

TYPE "B" - 66' R/W

DAVIS & FLOYD
URBAN DESIGN ASSOCIATES
MCMILLAN PAZDAN SMITH

TYPE 'B' STREET SECTION - 66' R/W

MAGNOLIA PUD

CHARLESTON, SOUTH CAROLINA
November 4,, 2014

PREPARED FOR:
ASHLEY RIVER INVESTORS

0 5 10 Feet
EXHIBIT

FIGURE 6: 66' ROW (PREVIOUSLY APPROVED)

NOTES:

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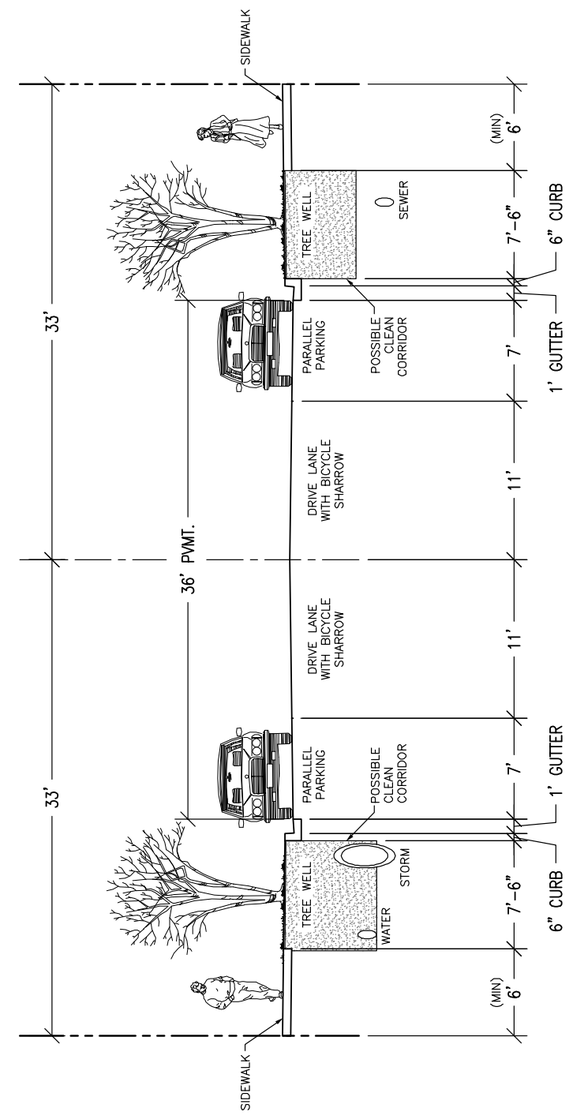

TYPE "B" - 66' R/W

DAVIS & FLOYD
URBAN DESIGN ASSOCIATES
MCMILLAN PAZDAN SMITH

TYPE 'B' STREET SECTION - 66' R/W

MAGNOLIA PUD

CHARLESTON, SOUTH CAROLINA
November 4,, 2014

PREPARED FOR:
ASHLEY RIVER INVESTORS

0 5 10 Feet
EXHIBIT

NEW PAGE INSERTED

FIGURE 7: 66' ROW (WITH MEDIAN)

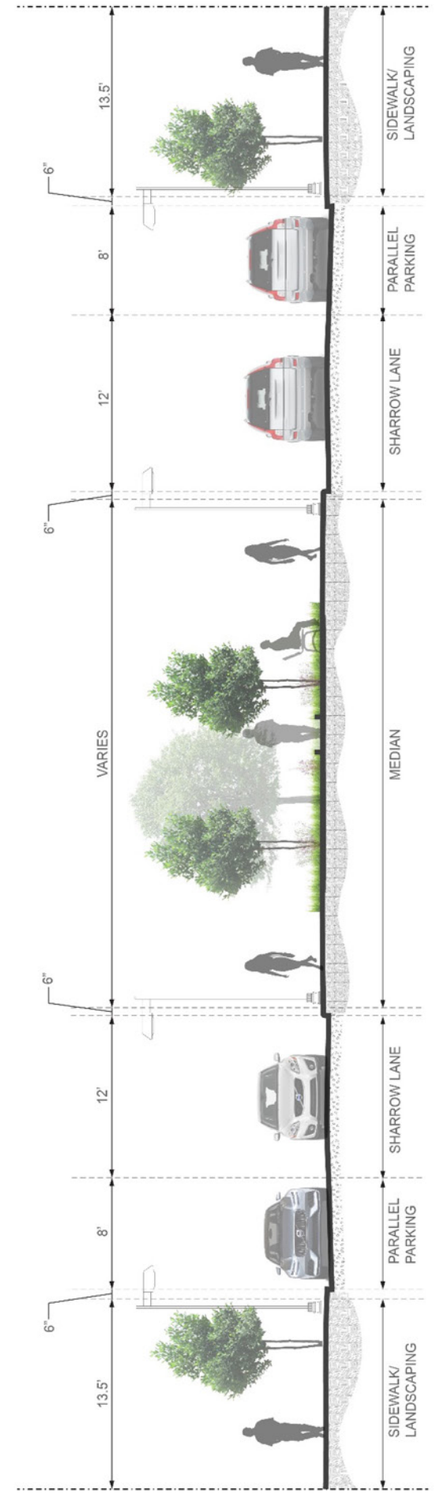

FIGURE 8: 66' ROW (WITHOUT SHARROWS)

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NOTES:

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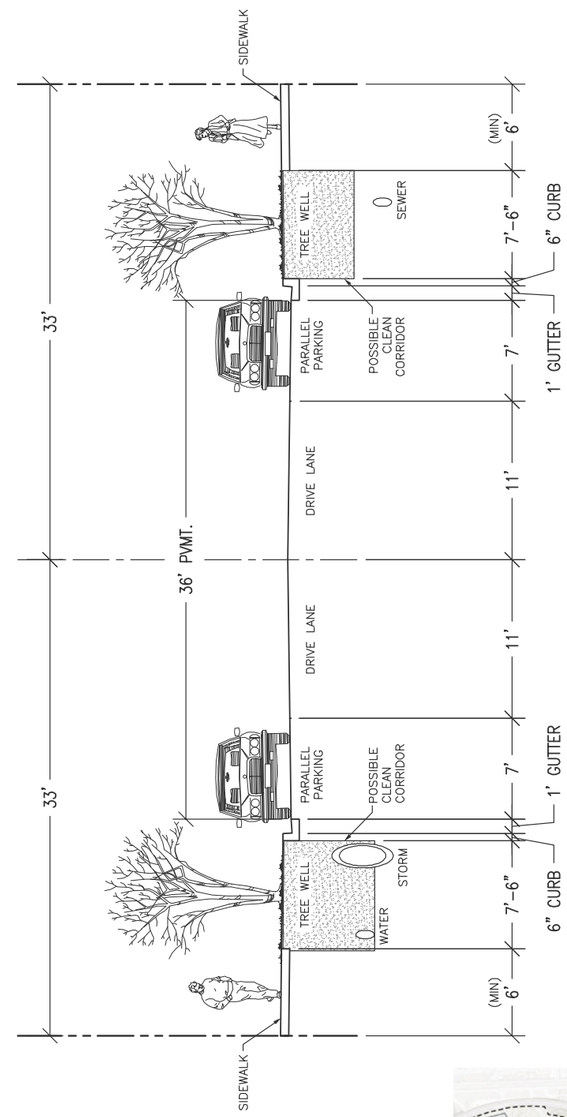

FIGURE 9: 60’ ROW

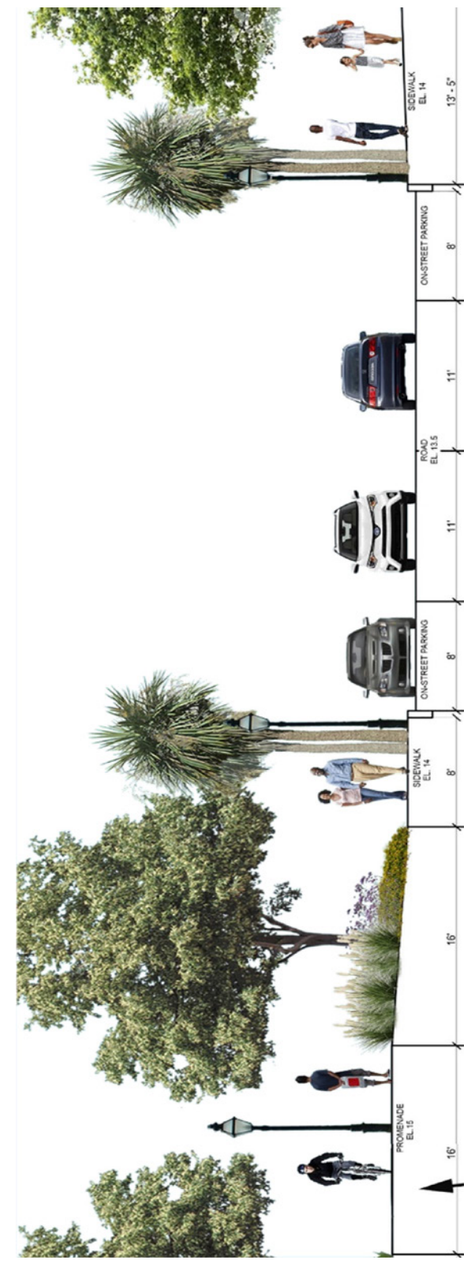

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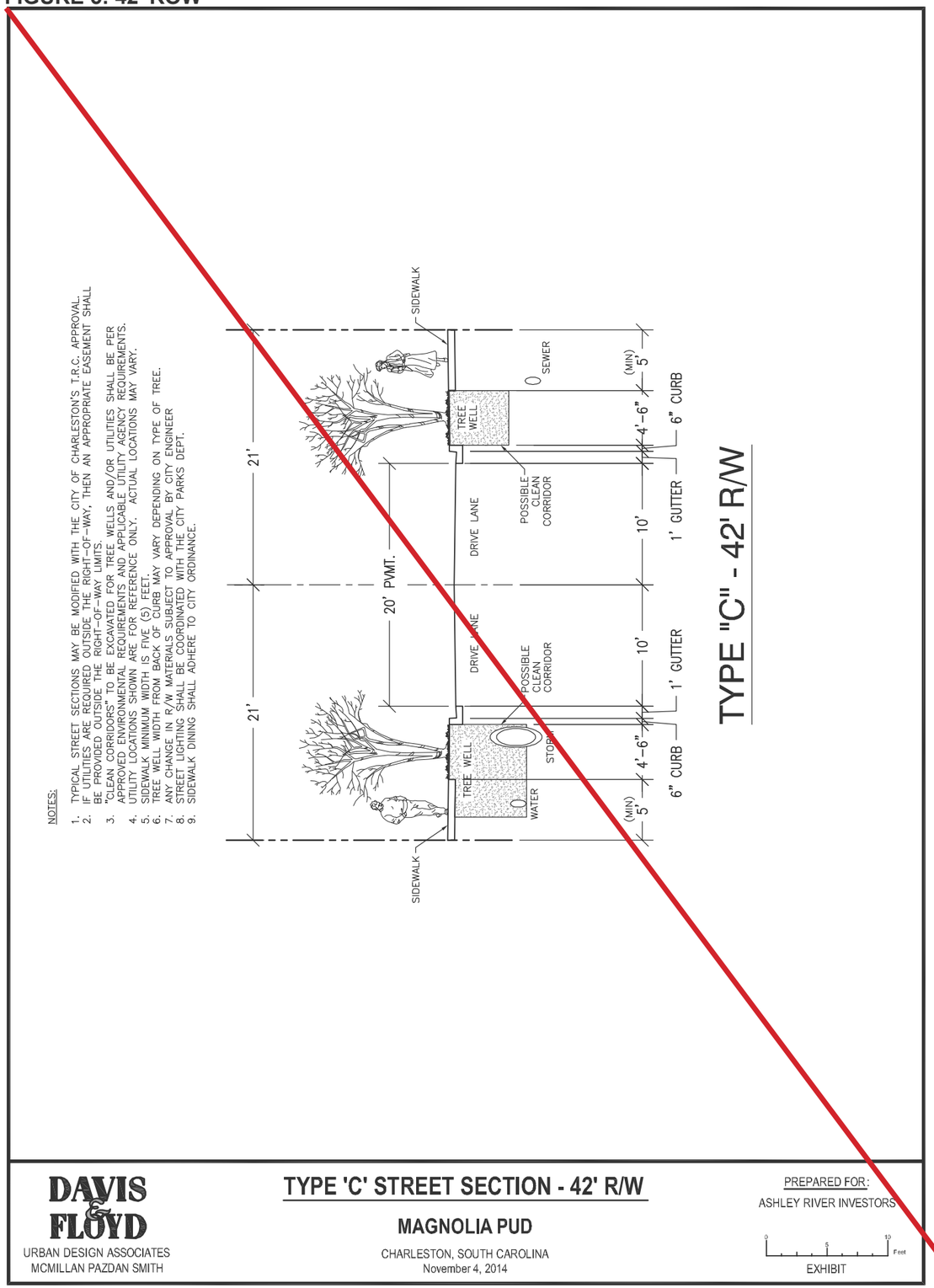
FIGURE 5: 42' ROW



DAVIS & FLOYD
URBAN DESIGN ASSOCIATES
MCMILLAN PAZDAN SMITH

TYPE 'C' STREET SECTION - 42' R/W

MAGNOLIA PUD

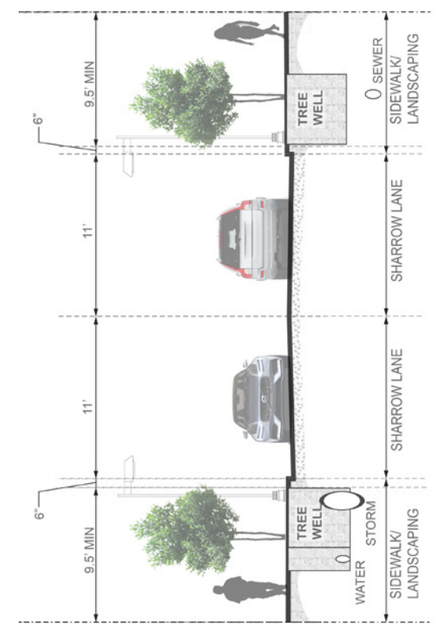
CHARLESTON, SOUTH CAROLINA
November 4, 2014

PREPARED FOR:
ASHLEY RIVER INVESTORS

0 5 10 Feet

EXHIBIT

FIGURE 10: 42' ROW: MEWS / ALLEYS



~~FIGURE 6: 25' ROW ALLEY~~

NOTES:

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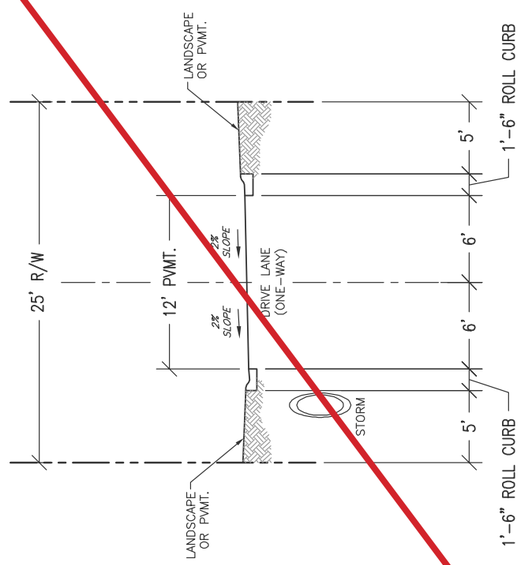


TYPE "D" - 25' R/W ALLEY

(ONE-WAY TRAFFIC)

DAVIS & FLOYD

URBAN DESIGN ASSOCIATES
MCMILLAN PAZDAN SMITH

TYPE 'D' STREET SECTION - 25' R/W

MAGNOLIA PUD

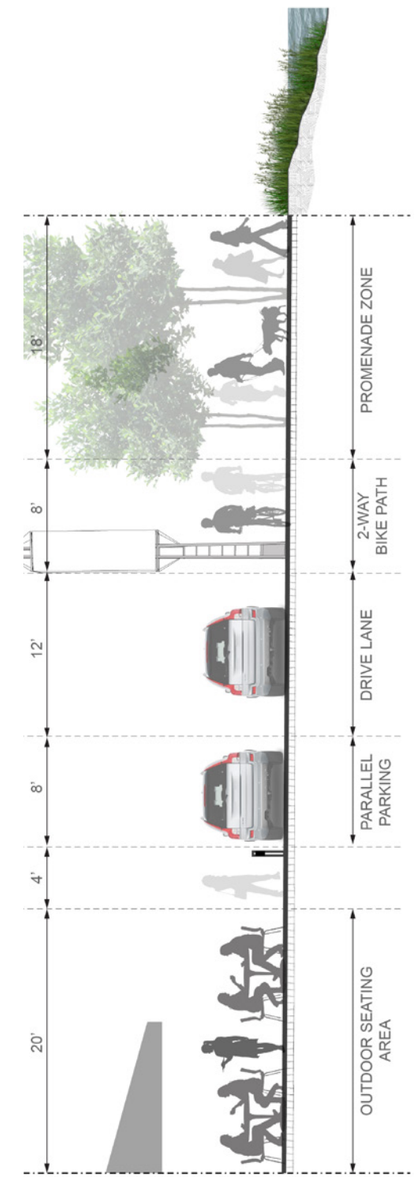
CHARLESTON, SOUTH CAROLINA
November 4, 2014

PREPARED FOR:
ASHLEY RIVER INVESTORS

0 5 10 Feet

EXHIBIT

FIGURE 11: PARK STREETS: THE YARDS



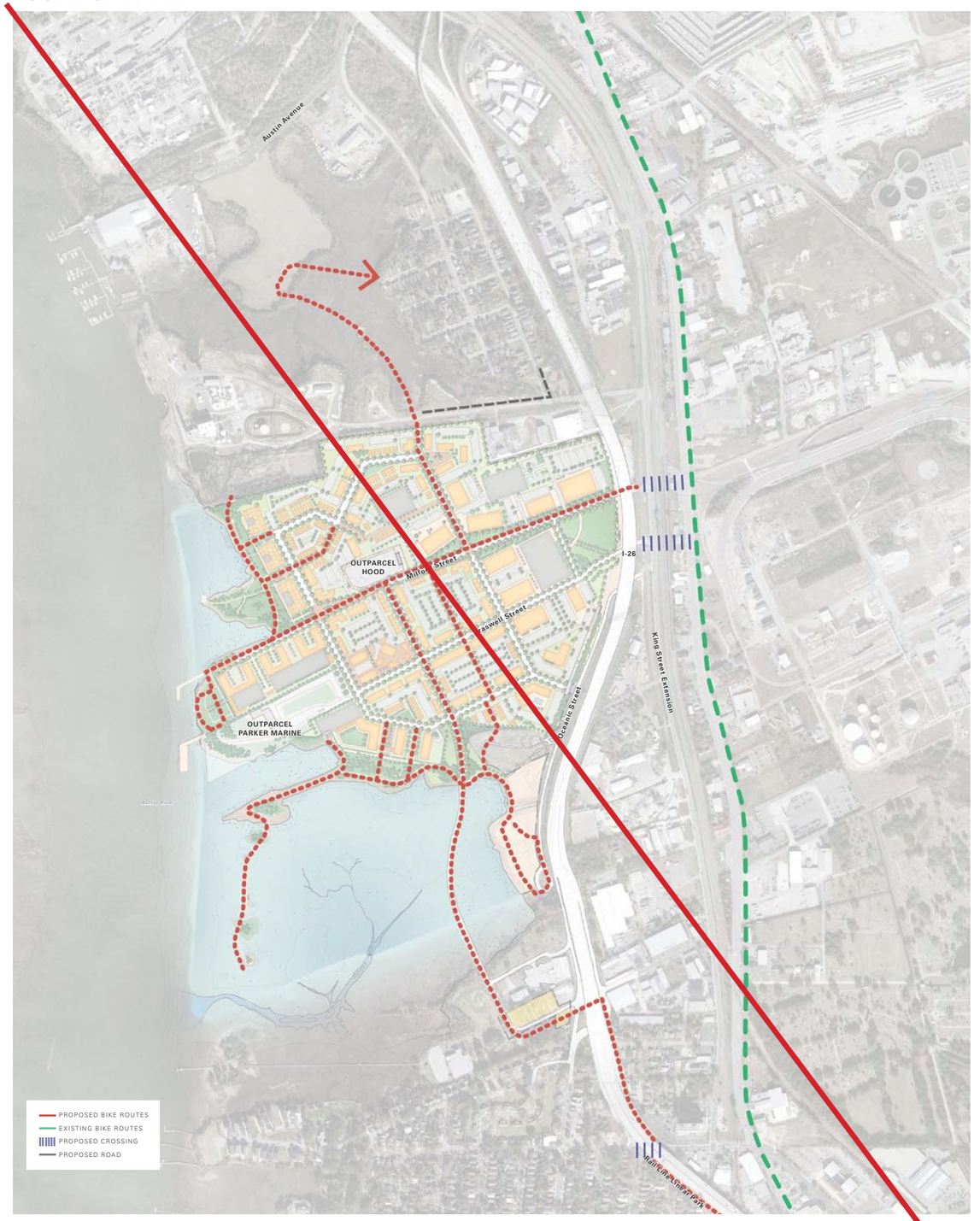
~~FIGURE 7:~~ Open Space

APPLICANT: ASHLEY RIVER INVESTORS, LLC
OWNERS: ASHLEY I, LLC & ASHLEY II OF CHARLESTON, LLC
CONSULTANTS: URBAN DESIGN ASSOCIATES | DAVIS & FLOYD | MCMILLAN PAZDAN SMITH
NOVEMBER 2014

Conceptual Parks & Open Space
Magnolia | Charleston, South Carolina

FIGURE 12: Open Space

~~FIGURE 8:~~ CONNECTIVITY



APPLICANT: ASHLEY RIVER INVESTORS, LLC
OWNERS: ASHLEY I, LLC & ASHLEY II OF CHARLESTON, LLC
CONSULTANTS: URBAN DESIGN ASSOCIATES | DAVIS & FLOYD | MCMILLAN PAZDAN SMITH

NOVEMBER 2014

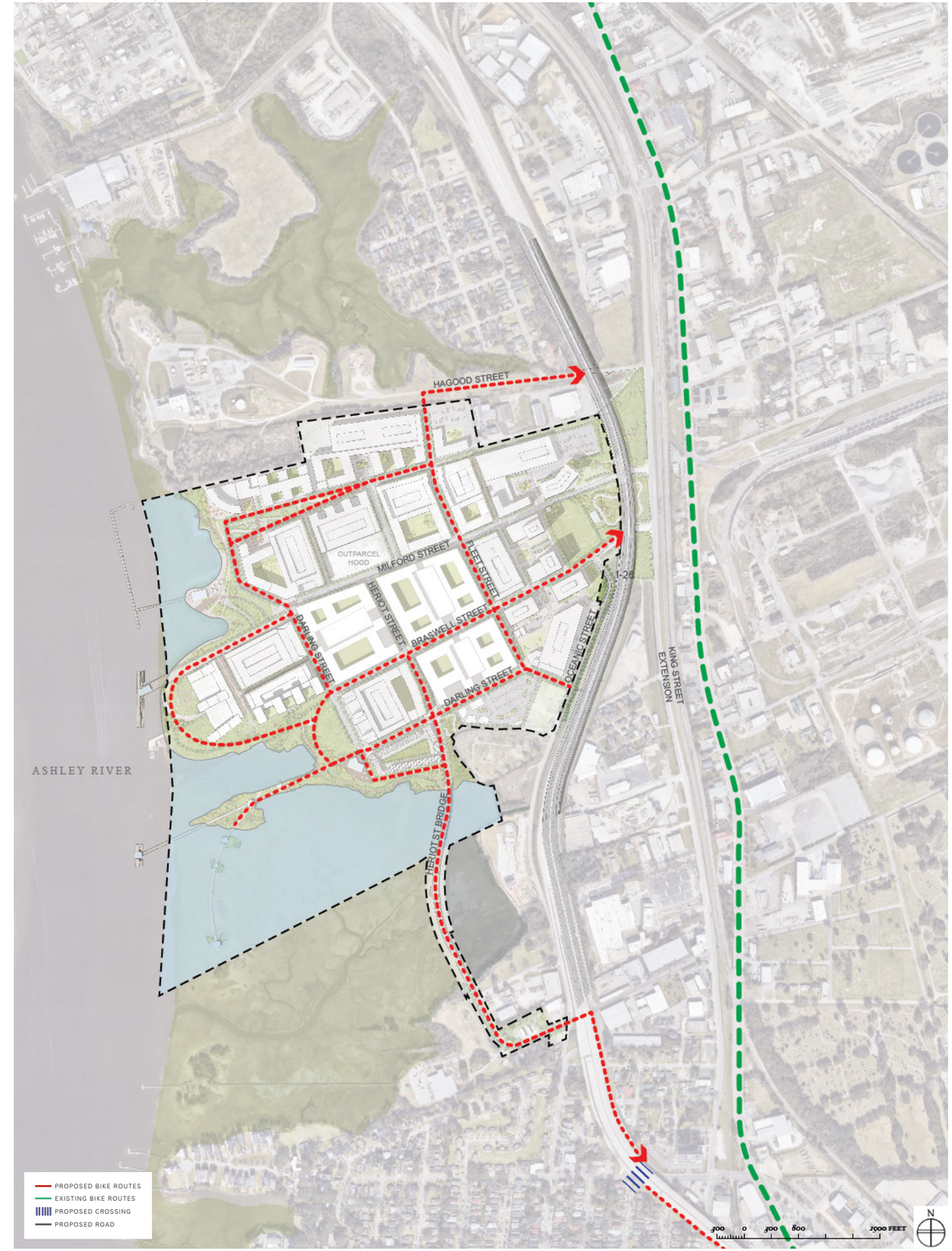
300 0 300 600 2000 FEET

N

Connectivity Diagram

Magnolia | Charleston, South Carolina

FIGURE 13: CONNECTIVITY



~~FIGURE 9:~~ PERSPECTIVES

APPLICANT: ASHLEY RIVER INVESTORS, LLC
OWNERS: ASHLEY I, LLC & ASHLEY II OF CHARLESTON, LLC
CONSULTANTS: URBAN DESIGN ASSOCIATES | DAVIS & FLOYD | MCMILLAN PAZDAN SMITH

NOVEMBER 2014

300 0 300 600 1500 FEET

N

Perspectives

Magnolia | Charleston, South Carolina

FIGURE 14: PERSPECTIVES

Images prepared by Urban Design Associates

~~FIGURE 9:~~ PERSPECTIVES

APPLICANT: ASHLEY RIVER INVESTORS, LLC
OWNERS: ASHLEY I, LLC & ASHLEY II OF CHARLESTON, LLC
CONSULTANTS: URBAN DESIGN ASSOCIATES | DAVIS & FLOYD | MCMILLAN PAZDAN SMITH

NOVEMBER 2014

300 0 300 600 1500 FEET

N

Perspectives

Magnolia | Charleston, South Carolina

FIGURE 15: PERSPECTIVES

Images prepared by Urban Design Associates

B. TRAFFIC STUDY

B. TRAFFIC STUDY

C. CULTURAL RESOURCES STUDY

~~E.~~ LETTERS OF COORDINATION

D. LETTERS OF COORDINATION

~~D. STORMWATER AND UTILITIES NARRATIVE~~

E. MAGNOLIA PUD MASTER STORMWATER PLAN

SUBDIVISION APPLICATION
TECHNICAL REVIEW COMMITTEE (TRC)/Planning Commission/Staff

CITY OF CHARLESTON
2 George Street, Charleston, SC 29401

Department of Planning, Preservation and Sustainability
843.724.3781 www.charleston-sc.gov/trc

The applicant and/or owner must complete the application below. A completed application, fee, and copies of the plans must be submitted to the Permit Center at 2 George Street per the published schedule of deadlines and meeting dates. **Incomplete applications and/or submittals will not be accepted.** The submittal requirements may be accessed at http://www.charleston-sc.gov/trc.

PROJECT/SUBMITTAL TYPE (check one; fee is charged for each review)	**PUD or Concept Plan** (TRC & Planning Commission)	**Preliminary Plat** (TRC)	**Road Plans** (TRC)
Requested Meeting Date(s):	1st TRC review: ☐ 2nd TRC review: April 30, 2020 Planning Comm: ☐	TRC review date: ☐	TRC review date: ☐
Minor Subdivision = 4 or fewer lots. See Sec. 54-808b.	N/A	☐ $100	N/A
Major Subdivision = 5 or more lots and/or a new road, new utility transmission line, new public school site, new public park, or the need for infrastructure construction plans. See Sec. 54-808a.	☒ PUD = $800 Concept Plan = $700	☐ 1 - 4 lots = $100 5 - 20 lots = $350 20 + lots = $500	☐ $600

Project name: Magnolia	**City Project I.D. #:**
Street address: 2198 Milford Street	Zoning: PUD County: Charleston
TMS#: see attached	Location (i.e. West Ashley): Upper Peninsula
Total acres: 189.49 Highland: 140.80 Critical area: 48.69	Wetlands:
Project description: mixed-use development	Phasing: ☐ No ☒ Yes, total # phases: 8
# Lots/Units in phase & entire project: 34	Smallest/Largest Lot Sizes: 0.59 ac/4.25 ac
Roads: ☒ Public ☐ Private Water: ☒ Public ☐ Private (Well) Sewer: ☒ Public ☐ Private (Septic)	
Subdivision complies with existing neighborhood (i.e. HOA) covenants? ☒ N/A ☐ Yes ☐ No	
List dates & types of previous TRC reviews: April 1, 2020 courtesy TRC review. Existing PUD is approved, this is an amendment.	
List other review board approvals required or received (ex: BZA): Existing PUD is approved, this is an amendmend	

Property Owner: HR Charleston, LLC entities as shown on the attached.	Phone #: 843-974-8545
Applicant: HR Charleston, LLC	Phone #: 843-974-8545
Contact Name: Welden Johnston	Email: wjohnston@highlandri.com
Applicant is: ☒ Owner ☐ Engineer ☐ Surveyor ☐ Architect ☐ Landscape Architect ☐ Contractor ☐ Other	
Applicant's mailing address (street, city, state, zip): 2198 Milford Street, Charleston, SC 29405	

I hereby acknowledge by my signature below that this application and submittal are complete and accurate. My signature also confirms that I represent all legal owner(s) of the subject property. I understand that additional information or clarification may be requested during the review process prior to approval. I authorize the subject property to be inspected and this application to be heard by the TRC. I understand that incomplete submittals will not be accepted.

SUBMITTAL REQUIREMENTS:
- ☒ Application ☒ Fee
- ☐ **8 copies** for Concept, Prelim Plat & Road Plans
- ☐ **3 copies** for Final Plat
- ☐ **8 copies** of responses to previous review comments
- ☒ Supporting docs as needed (i.e. MS4 info, traffic study, **2 copies** of drainage report etc.)

Applicant's signature: _____ **Date:** 4/7/2020

OFFICE USE	date& time received:	fee:	receipt#:	staff:
Results: ☐ **Approved** ☐ **Approved w/ conditions** ☐ **Revise & resubmit** ☐ **Deferred** ☐ **Disapproved** **Date:**				

TRC **Subdivision** Submittal Requirements – Checklist for TRC Intake

Incomplete submittals will not be accepted

I. **Subdivision Concept Plan (required for major subdivisions)**
- ☐ Title Sheet
- ☐ Current Survey of Existing Conditions
- ☐ Layout Plan
- ☐ Right-of-Way Cross Sections
- ☐ Open Space Plan (if required)
- ☐ Grading and Drainage Plan
- ☐ Utility Plan
- ☐ ADA Accessibility Plan (or ADA inclusive statement on title sheet)
- ☐ Phase Plan (if required)
- ☐ Fire Protection Plan
- ☐ Preliminary Drainage Study (if required)
- ☐ Traffic Impact Study (if required)

II. **Preliminary Subdivision Plat (required for major and minor subdivisions)**
- ☐ Plat
- ☐ Street Name Reservation Documentation
- ☐ Permits from Other Agencies

III. **Road Construction Plans (required for subdivisions with new rights-of-way)**
- ☐ Title Sheet
- ☐ Current Survey of Existing Conditions
- ☐ Approved Preliminary Plat
- ☐ Street Name Reservation Documentation
- ☐ Roadway Plan and Profiles
- ☐ Open Space Plan
- ☐ Landscape/Street Tree/Lighting Plan
- ☐ Grading and Drainage Plan
- ☐ Utility Plan
- ☐ Fire Protection Plan
- ☐ ADA Accessibility Plan (or ADA inclusive statement on title sheet)
- ☐ Tree Protection Plan
- ☐ Stormwater Pollution Prevention Plan
- ☐ Traffic Sign and Marking Plan
- ☐ Detail Sheets
- ☐ Status Addressed (if required)*
    - ☐ Traffic Impact Study
    - ☐ Construction Activity Application with Supporting Documentation
    - ☐ City Board Approvals
    - ☐ City Encroachment Agreements
    - ☐ Permits from Other Agencies

*The necessity of these items shall be determined by TRC staff. If required, the applicant shall provide documentation of their status as part of the submittal. Any issues shall be resolved with the appropriate TRC member.

Below is a list of all parcels contained within the Magnolia project boundaries showing ownership, TMS number and acreage of each parcel. Overall acreage for the Magnolia PUD includes existing road right-of-ways and the NCSD Sewer Pump Station, the table below shows only parcel acreages. Refer to Section 3 for total acreage calculations.

Parcels with TMS numbers 464-13-00-013, 464-13-00-012, 464-13-00-011, 464-13-00-008 and 464-13-00-023 shall be referred to in the Magnolia PUD document as the Heriot Street Parcels.

Owner	**TMS#**	**Land Area**
Ashley I, LLC	464-00-00-012	48.420
HR Charleston III, LLC	464-00-00-025	6.011
HR Charleston III, LLC	464-00-00-026	7.240
HR Charleston III, LLC	464-00-00-028	3.991
Ashley I, LLC	464-00-00-029	8.253
Ashley II of Charleston, LLC	464-00-00-030	0.000
HR Charleston III, LLC	464-00-00-039	0.953
HR Charleston III, LLC	464-00-00-040	2.418
HR Charleston VI, LLC	464-13-00-013	0.258
HR Charleston VI, LLC	464-13-00-012	0.115
HR Charleston VI, LLC	464-13-00-011	0.116
HR Charleston VI, LLC	464-13-00-008	0.350
HR Charleston VI, LLC	464-13-00-023	0.197
HR Charleston I, LLC	466-00-00-016	9.676
HR Charleston IX, LLC	466-00-00-017	4.120
HR Charleston II, LLC	466-00-00-018	27.609
Ashley I, LLC	466-00-00-019	5.207
Ashley I, LLC	466-00-00-028	1.461
Ashley I, LLC	466-00-00-029	1.775
Ashley I, LLC	466-00-00-030	3.678
Ashley I, LLC	466-00-00-031	10.001
Ashley II of Charleston, LLC	466-00-00-032	1.016
Ashley II of Charleston, LLC	466-00-00-033	1.755
Ashley II of Charleston, LLC	466-00-00-034	1.849
Ashley I, LLC	466-00-00-035	2.102
Ashley I, LLC	466-00-00-036	1.002
Ashley II of Charleston, LLC	466-00-00-037	2.200
Ashley II of Charleston, LLC	466-00-00-044	0.634
HR Charleston IX, LLC	466-00-00-046	12.230
Ashley I, LLC	466-00-00-049	4.207
HR Charleston II, LLC	466-00-00-051	3.000
Parker Real Estate, LP	466-00-00-043	7.910
	TOTAL:	**179.754**
Existing Street ROWs		9.736
	TOTAL PROJECT AREA:	**189.490**

CITY OF CHARLESTON
TRC COMMENTS/RESULTS
4/30/2020

To:
WELDEN JOHNSTON
HR CHARLESTON, LLC
wjohnston@highlandri.com

From:
Eric Schultz, TRC Administrator
Dept. of Planning, Preservation, and Sustainability
schultze@charleston-sc.gov
843.724.3790

Agenda Item #: 4
MAGNOLIA PUD AMENDMENT
AMENDMENT
HERIOT ST, BRASWELL ST & MILFORD STREET
many
2ND REVIEW

City Project ID:
PUD-000011

	Major Comments	Minor Comments	No Comments	Staff Initials
Zoning	☐	☐	☒	ECS
Parks	☐	☐	☒	ECS/RP.
ADA	☐	☐	☒	ECS/J.S.
Traffic and Transportation	☒	☐	☐	ECS/M.M.
Engineering	☐	☒	☐	ECS/B.G.
Stormwater	☐	☒	☐	ECS/K.H.
GIS/Addressing	☐	☐	☒	ECS/R.H.
Planning	☐	☐	☐	TO BE PROVIDED 4/30.
Fire Marshal	☐	☒	☐	ECS/R.F.

☒ APPLICANT WAS PRESENT AT MEETING

☒ WRITTEN COMMENTS PROVIDED

NO RETURN / P.D.F. TO EACH TRC / SUBMIT AND HAPP

☐ REVISE PLANS AND RETURN TO TRC. PREPARE WRITTEN RESPONSES TO COMMENTS. SUBMIT 8 COPIES OF THE REVISED PLANS, RESPONSES TO COMMENTS, COMPLETED APPLICATION, AND FEE.

☐ REVISE AND SEND PDF BY E-MAIL TO TRC MEMBERS WITH COMMENTS, THEN SUBMIT FOR STAMPING:

- ☐ PLAT: 2 copies of plans and pdf to PLANNING
- ☐ SITE PLAN: 6 copies of plans and pdf to ZONING
- ☐ ROAD PLANS: 6 copies of plans, 1 copy of landscape plan, and pdf to ENGINEERING

SETS FOR PC MTG.

☐ APPROVED. SUBMIT FOR STAMPING:

- ☐ PLAT: 2 copies of plans and pdf to PLANNING
- ☐ SITE PLAN: 6 copies of plans and pdf to ZONING
- ☐ ROAD PLANS: 6 copies of plans, 1 copy of landscape plan, and pdf to ENGINEERING

☐ Please include the following supplemental materials with the next TRC submittal:

- ☐ Construction Activity Application
- ☐ CSWPPP
- ☐ Stormwater Technical Report
- ☐ Addressing Plan
- ☐ Street Name Reservation
- ☐ Traffic Impact Study
- ☐ Other:

City of Charleston
Department of Parks
Technical Review Committee Comments

PROJECT ID:	PUD-000011	**AGENDA #:**	4
PROJECT NAME:	MAGNOLIA PUD AMENDMENT	**DATE:**	04/30/2020
ADDRESS:	HERIOT ST, BRASWELL ST & MILFORD ST	**REVIEW:**	1ST REVIEW
TMS #:	-	**REVIEW TYPE:**	PUD AMENDMENT

COMMENTS

_____ **MAJOR** _____ **MINOR** ___■___ **NO COMMENT**

1. There are no comments.

Submitted by:

_____

Rodney H. Porter, PLA
porterr@charleston-sc.gov
City of Charleston, Department of Parks, 823 Meeting Street, Charleston, SC 29403
843.637.9518 (m), 843.724.7322 (o)

Comments provided are: Major Minor No Comments Agenda Item # 04

CITY OF CHARLESTON
DEPARTMENT OF TRAFFIC & TRANSPORTATION REQUIREMENTS
SITE PLAN APPROVALS
(843) 724-7368
*** PUD ***

SITE: Heriot Street, Braswell St., Milford St & King St. – Magnolia PUD **DATE:** 04/30/2020
TMS #: 464-00-00-025, et.al **PLEASE NOTE:** Final approval is contingent upon implementation of comments.

Comments:

1. Comments from Josh Johnson with SCDOT sent via email on 03/13/2020 regarding the traffic impact study will need to be addressed.

2. Internal traffic operations will need to be reviewed and considered as part of the overall study for Magnolia.

3. All recommendations, mitigation, and improvements mentioned in the traffic impact study will be the responsibility of the developer and will need to be addressed during Road Construction review.

4. Traffic and Transportation reserves the right to require updates to the PUD traffic study as deemed necessary as well as independent traffic studies for every site within the PUD area that meets the City's requirements for traffic studies. Extent of future traffic studies will be determined by the City (and SCDOT, if applicable).

5. Multiple transit improvements will be required as part of this project per City ordinance (*Part 15 – Transit Accommodations, Sec. 54-365*). Please review the ordinance and the requirements. Coordination with City Traffic and Transportation and CARTA will be necessary. Contact Belen Vitello with the Charleston Area Regional Transit Authority (CARTA) at BelenV@BCDCOG.com or (843) 529-2128 to discuss existing and future transit routes and transit stop locations.

6. Pavement markings upgrades for surrounding intersections will be required as part of the Road Construction review process (centerlines, crosswalks, etc.).

7. Resurfacing of King Street where work has and will occur will be required.

8. Replacement of all pavement markings on King Street from Heriot Street to Discher Street and Petty Street from Rutledge Avenue to bridge termini will be required.

9. Figure 13 – Heriot Street at Milford Street does not appear to provide connectivity.

10. Discuss lane widths with the Fire Marshal for proposed one-way streets and streets with medians, (i.e., Figure 7) to determine if adequate width is provided for safe fire access.

11. Figure 10 – Street appears to provide no curb and gutter, protection from vehicles for pedestrians and light posts. Discuss.

**Additional comments may be provided as the PUD develops.

City of Charleston

Americans with Disabilities Act (ADA) Coordinator
Comments for Technical Review Committee

No ADA comments, thanks!

Janet Schumacher, ADA Coordinator
50 Broad Street Charleston, SC 29401 (843) 577-1389
schumacherj@charleston-sc.gov

Date: 04/30/2020
To: HR Charleston, LLC
From: Barry Givens, E.I.T., Civil Engineer I
givensb@charleston-sc.gov or (843) 619-6086

Project Name: Magnolia PUD
Project Type: PUD
Project TMS #: Multiple
Project ID #: TRC-SUB2020-000011
Submittal Review #: 1st Review – Major Comments

#	Sheet/ Page #	Comment	Resolution
1	---	Ensure all easements shown are consistent with the width requirements of section 3.8.1 of the City's Stormwater Design Standards Manual (SDSM). This needs to be confirmed with a table that clearly lists all pipes, diameters, depths and resultant easement widths for each proposed pipe installment per section 3.8.1 of the City's Stormwater Design Standards Manual.	
2		Address any variances to be requested in accordance with Section 2.10 of the City's SDSM.	

CITY OF CHARLESTON
PLANNING COMMISSION

September 16, 2020

Ordinance Amendment 1:

546 Riverbend Trail & Hwy 41 (Wando Village PUD – Cainhoy)

BACKGROUND

The applicant is requesting an amendment to the Wando Village Planned Unit Development Master Plan and Development Guidelines. The subject property is located on the north bank of the Wando River and adjacent to SC Highway 41.

The Wando Village Planned Unit Development was approved by City Council on January 13, 2015. The proposed amendment would allow the construction of a sound barrier for a portion of the property that is adjacent to the Highway 41 widening and the new bridge. The appearance of the wall is described in the PUD amendment referenced below.

> *A sound barrier maybe installed on the property side of the Type C buffer parallel to Highway 41 for the portion of the site south of the main entry to the Highway 41 bridge. The barrier shall be an earth toned colored concrete material, textured or otherwise, to blend with natural buffer. The barrier shall be screened by the buffer, maximum12 feet in height and must contain cut outs in the bottom to maintain natural drainage patterns.*

CENTURY V CITY PLAN RECOMMENDATIONS

The subject property is designated in the Century V Plan as **Urban**. Areas designated as Urban can have a wide variety of uses and building types and residential densities (8-12 units per acre) consistent with an urban context of smaller blocks, multi-story buildings and public spaces. Given the minor nature of the proposed amendment the application is recommended for approval.

STAFF RECOMMENDATION

APPROVAL

City of Charleston

Planning Commission
September 16, 2020

ORDINANCE AMENDMENT 1

546 Riverbend Trail & Hwy 41
(Wando Village PUD – Cainhoy)

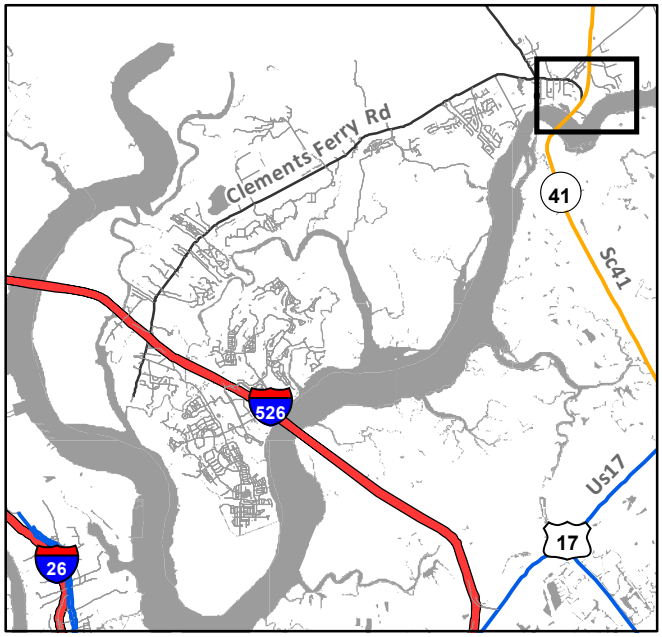
TMS# 2630004001 & 057

approx. 66.50 ac.

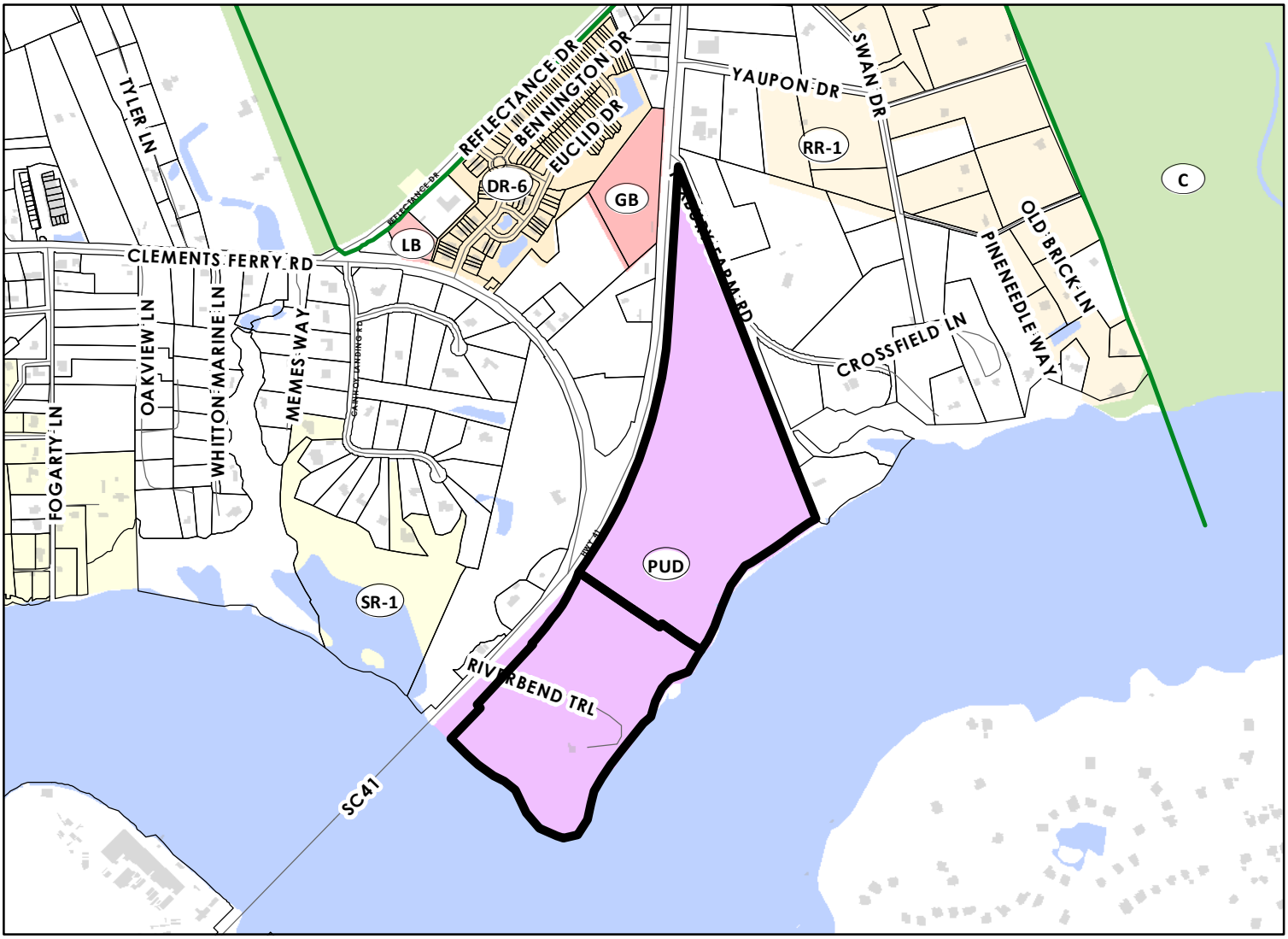
Request amendment to the Wando Village Planned Unit Development Master Plan and Development Guidelines to allow for a sound barrier for a portion of the property adjacent to the newly widened Highway 41 roadway and new bridge.

Owner: Pulte Home Company LLC
Applicant: Thomas & Hutton Engineering Co.

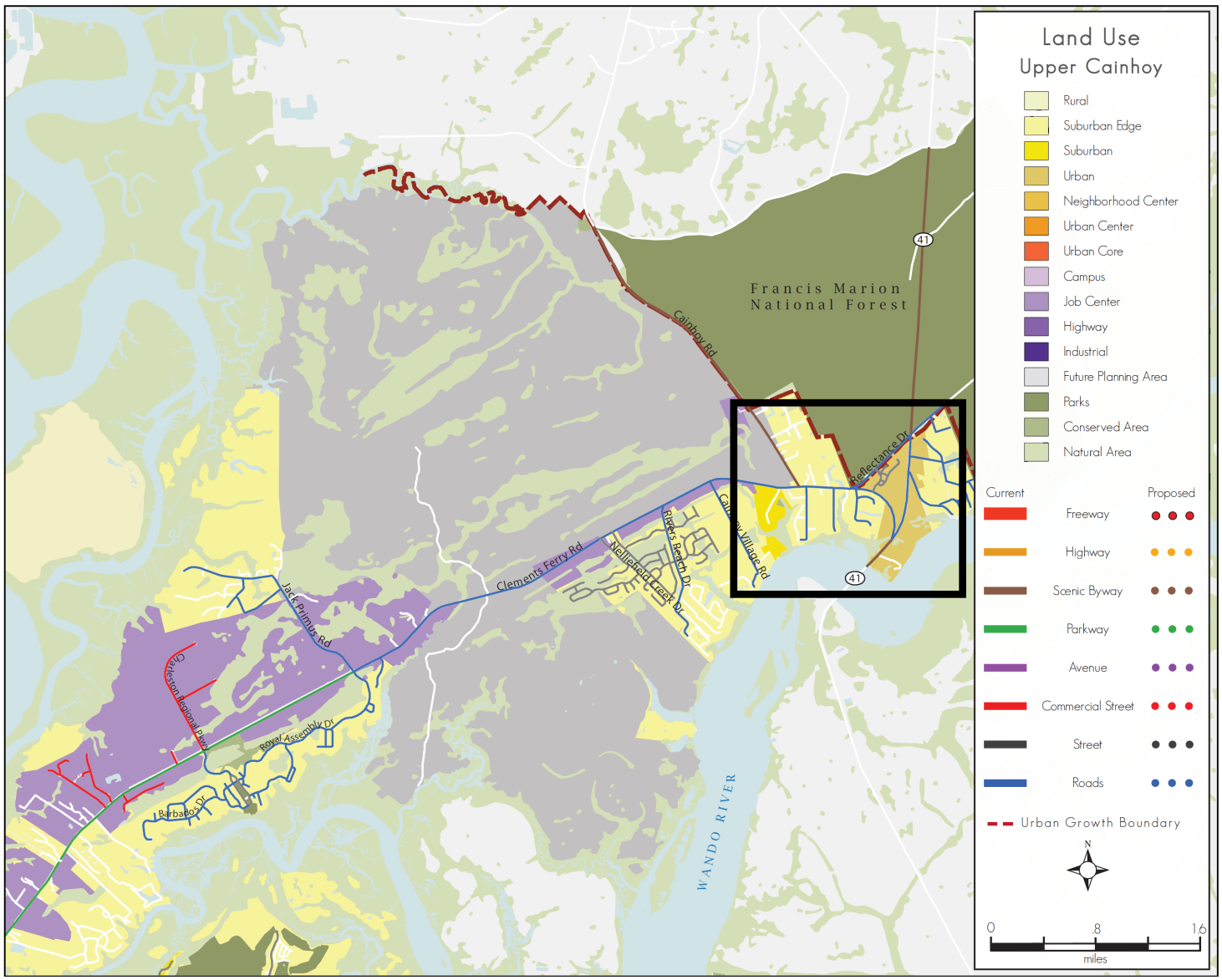
Area

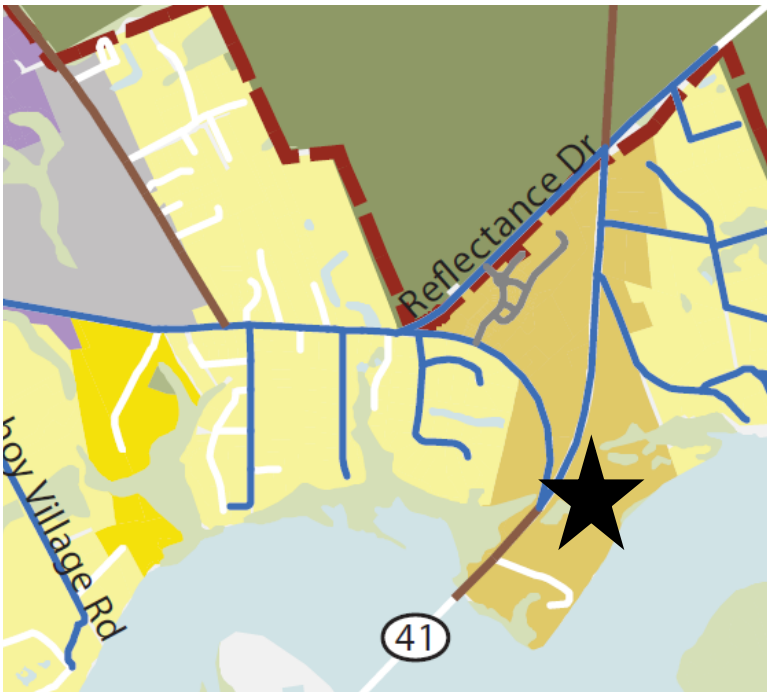


Location



546 Riverbend Trail & Hwy 41 (Wando Village PUD – Cainhoy)
Century V Plan – URBAN





REZONING APPLICATION

CITY OF CHARLESTON
Department of Planning, Preservation & Sustainability
Zoning Division
2 George St, Third Floor
Charleston, SC 29401

phone: 843.724.3781
fax: 843.724.3772
www.charleston-sc.gov

APPLICATION MUST BE PRINTED IN COLOR

Planning Commission Meeting Date Requested September 16, 2020

PROPERTY DESCRIPTION

Property Address/Location: Wando Village PUD Amendment

TMS #: 263-00-04-057 & 263-00-04-001 County: Berkeley County

Acreage: Total 66.5 Highland 45.7 Critical Area 16.94 FW Wetlands 3.88

Deed Recorded: Date 07/02/2020 Book RB 3414 Page 677-385

Plat Recorded: Date 05/12/2020 Book Instrument No. 2020016215

Restrictive Covenants Recorded: ☐ None ☐ Yes - Book _____ Page _____

Request zoning change from: No Change - PUD Amendment to: _____

Reason for requested rezoning: PUD Amendment (Section 6) to allow for sound barrier for a portion of the property that is adjacent to the Highway 41 widening and new bridge .

Owner: Pulte Home Company, LLC

Address: 4401 Leeds Ave, Ste 400, North Charleston, SC 29405

Phone: _____ Fax: _____ E-Mail: _____

Applicant: Thomas & Hutton Engineering Co. / Brian Riley, Project Manager

Address: 682 Johnnie Dodds Blvd, Suite 100

Phone: 843-725-5276 Fax: _____ E-Mail: riley.b@tandh.com

Relationship to Owner: ☒ Engineer/Surveyor/Architect ☐ Attorney ☐ Prospective Buyer
☐ Representative/Other _____

REZONING APPLICATION

CITY OF CHARLESTON
Department of Planning, Preservation & Sustainability
Zoning Division
2 George Street, Third Floor
Charleston, SC 29401

phone: 843.724.3781
fax: 843.724.3772
www.charleston-sc.gov

Information Required:
- [X] Tax map indicating the subject property
- [X] Recorded plat of the subject property
- [X] Rezoning application fee (check or cash payable to the City of Charleston)
- [X] For PUD applications, 15 copies of PUD Master Plan

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. I authorize the subject property to be posted and inspected and this application to be heard by the Planning Commission of the City of Charleston on the meeting date requested.

Owner _____ Date 8/24/2020
(ORIGINAL SIGNATURE OF THE PROPERTY OWNER IS REQUIRED)

REZONING APPROVAL PROCESS

The rezoning process usually takes three to four months to complete.

1. PRE-APPLICATION REVIEW - Meet with City staff to receive comments on the proposed rezoning.
2. PLANNING COMMISSION - Submit completed **color** application, rezoning fee, tax map and recorded plat to the Zoning Division by 12:00 pm on the deadline date to be placed on the Planning Commission agenda. Application must have original signature of the owner; faxed and/or copied applications will not be accepted. Staff will review the application. Incomplete submittals will be not be placed on the Planning Commission agenda. The Planning Commission will hold a public hearing and make a recommendation to City Council for approval, approval with conditions, disapproval or deferral of the rezoning.
3. CITY COUNCIL – After the Planning Commission makes its recommendation, the application will be forwarded to City Council where another public hearing will be held approximately one month later. City Council will then give the application first reading and make a decision to approve or disapprove the requested rezoning. Rezoning approvals require a subsequent second and third reading, typically at the next scheduled Council meeting, before the rezoning is ratified.

FOR OFFICE USE ONLY:

Application Received

Date _____ Time _____ Fee _____ Receipt _____

Staff _____ Application Complete? ☐ Yes ☐ No

Planning Commission recommendation:

The Planning Commission heard the rezoning application and its recommendation to City Council is as follows:

☐ Approval ☐ Approval with Conditions ☐ Disapproval

Comments: _____

_____

_____

_____ Date _____

Chairman or Zoning Official

Berkeley County GIS Online Mapping

1 inch = 500 feet

1 in

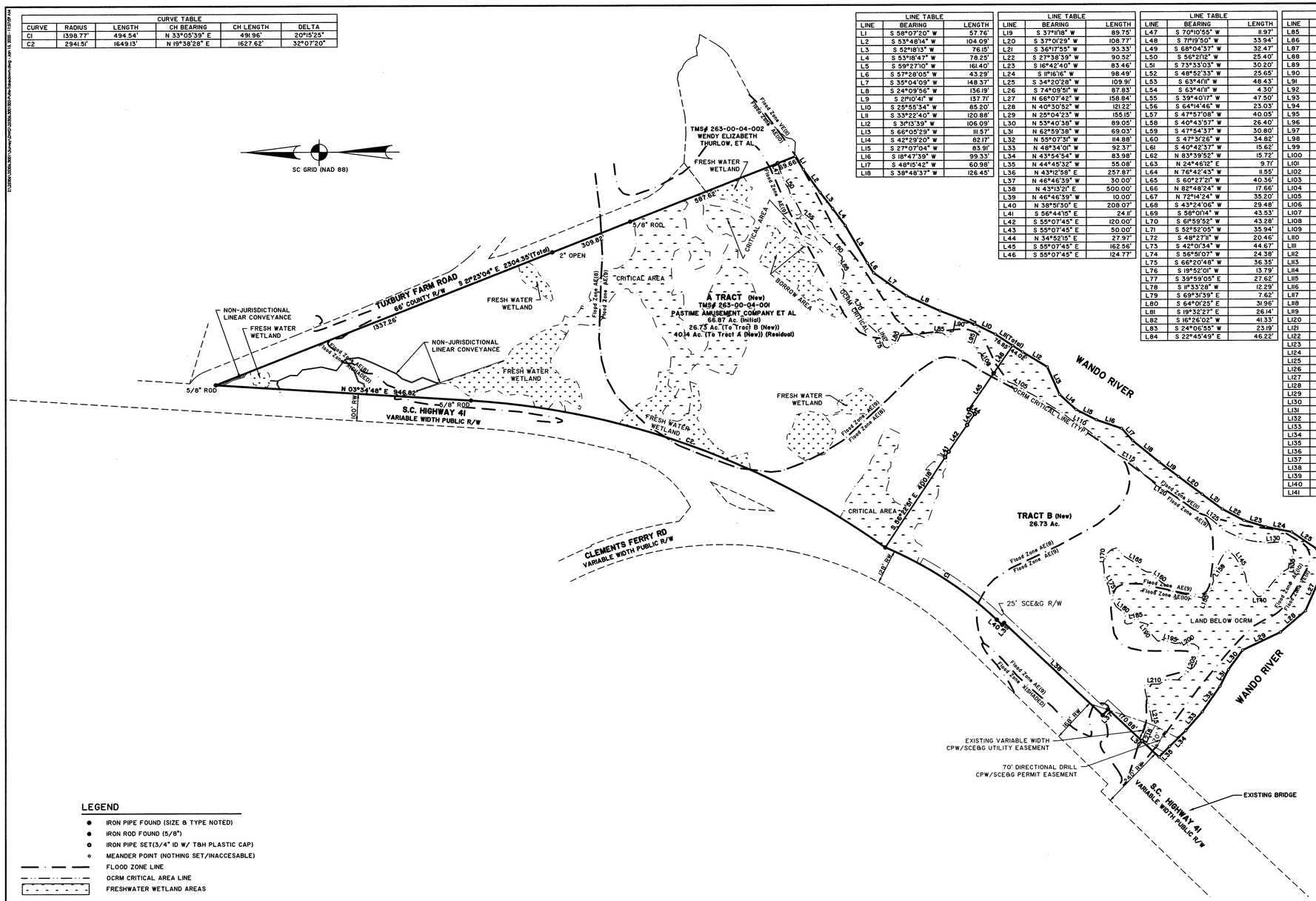
Date: 8/24/2020

Berkeley County GIS

N

The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	1398.77'	494.54'	N 33°05'39" E	491.96'	20°15'25"
C2	2941.51'	1649.13'	N 19°38'28" E	1627.62'	32°07'20"



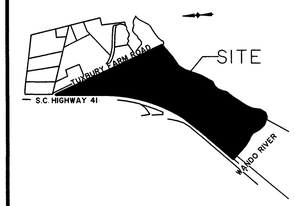
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 58°07'20" W	57.76'
L2	S 53°48'14" W	104.09'
L3	S 52°18'13" W	76.15'
L4	S 53°18'47" W	78.25'
L5	S 59°27'10" W	161.40'
L6	S 57°28'05" W	43.29'
L7	S 35°04'09" W	148.37'
L8	S 24°09'56" W	136.19'
L9	S 21°10'41" W	137.71'
L10	S 25°55'34" W	85.20'
L11	S 33°22'40" W	120.88'
L12	S 31°13'39" W	106.09'
L13	S 66°05'29" W	111.57'
L14	S 42°29'20" W	82.17'
L15	S 27°07'04" W	83.91'
L16	S 18°47'39" W	99.33'
L17	S 46°15'42" W	60.98'
L18	S 38°48'37" W	126.45'

LINE TABLE		
LINE	BEARING	LENGTH
L19	S 37°11'18" W	89.75'
L20	S 37°01'29" W	108.77'
L21	S 36°17'55" W	93.33'
L22	S 27°38'39" W	90.52'
L23	S 16°42'40" W	83.46'
L24	S 11°16'16" W	98.49'
L25	S 34°20'28" W	109.91'
L26	S 74°09'51" W	87.83'
L27	N 66°07'42" W	158.84'
L28	N 40°30'52" W	121.22'
L29	N 25°04'23" W	155.15'
L30	N 53°40'38" W	89.05'
L31	N 62°59'38" W	69.03'
L32	N 55°07'31" W	114.88'
L33	N 48°34'01" W	92.37'
L34	N 43°54'54" W	83.98'
L35	N 44°45'32" W	55.08'
L36	N 43°12'58" E	257.87'
L37	N 46°46'39" W	30.00'
L38	N 43°13'21" E	500.00'
L39	N 46°46'39" W	10.00'
L40	N 38°51'30" E	208.07'
L41	S 56°44'15" E	24.11'
L42	S 55°07'45" E	120.00'
L43	S 55°07'45" E	50.00'
L44	N 34°52'15" E	27.97'
L45	S 55°07'45" E	162.56'
L46	S 55°07'45" E	124.77'

LINE TABLE		
LINE	BEARING	LENGTH
L47	S 70°10'55" W	11.97'
L48	S 71°19'50" W	33.94'
L49	S 68°04'37" W	32.47'
L50	S 56°21'12" W	25.40'
L51	S 73°33'03" W	30.20'
L52	S 48°52'33" W	25.65'
L53	S 63°41'11" W	48.43'
L54	S 63°41'11" W	4.30'
L55	S 39°40'17" W	47.50'
L56	S 64°14'46" W	23.03'
L57	S 47°57'08" W	40.05'
L58	S 40°43'57" W	26.40'
L59	S 47°54'37" W	30.80'
L60	S 47°31'26" W	34.82'
L61	S 40°42'37" W	15.62'
L62	N 83°39'52" W	15.72'
L63	N 24°46'12" E	9.71'
L64	N 76°42'43" W	11.55'
L65	S 60°27'21" W	40.36'
L66	N 82°48'24" W	17.66'
L67	N 72°14'24" W	35.20'
L68	S 43°24'06" W	29.48'
L69	S 58°01'14" W	43.53'
L70	S 61°59'52" W	43.28'
L71	S 52°52'05" W	35.94'
L72	S 48°27'11" W	20.46'
L73	S 42°01'34" W	44.67'
L74	S 56°55'07" W	24.38'
L75	S 66°20'48" W	36.35'
L76	S 19°52'01" W	13.79'
L77	S 39°59'05" E	27.62'
L78	S 11°33'28" W	12.29'
L79	S 69°31'39" E	7.62'
L80	S 64°01'25" E	31.96'
L81	S 19°32'27" E	26.14'
L82	S 16°26'02" W	41.33'
L83	S 24°06'55" W	23.19'
L84	S 22°45'49" E	46.22'

LINE TABLE		
LINE	BEARING	LENGTH
L85	S 05°06'09" W	24.54'
L86	S 35°32'08" W	25.71'
L87	S 42°56'31" E	26.06'
L88	S 80°23'46" E	36.25'
L89	S 75°23'21" E	14.19'
L90	S 06°58'25" W	9.58'
L91	S 28°04'19" W	31.73'
L92	S 08°11'12" E	14.53'
L93	S 35°51'54" W	45.09'
L94	N 62°14'33" W	20.38'
L95	N 68°35'17" W	39.56'
L96	S 54°47'23" W	25.32'
L97	S 83°40'53" W	10.17'
L98	S 06°21'57" W	12.74'
L99	S 78°38'42" W	16.94'
L100	S 65°01'48" W	26.34'
L101	S 34°09'39" W	26.93'
L102	S 6°31'43" W	25.81'
L103	S 37°41'58" W	26.44'
L104	S 20°04'24" W	56.22'
L105	S 32°04'18" W	44.18'
L106	S 28°11'27" W	44.48'
L107	S 31°57'58" W	55.98'
L108	S 31°16'30" W	60.59'
L109	S 38°27'56" W	48.44'
L110	S 30°13'28" W	51.30'
L111	S 37°28'36" W	41.32'
L112	S 42°02'04" W	33.80'
L113	S 41°49'29" W	45.81'
L114	S 34°13'46" W	51.97'
L115	S 29°34'57" W	54.52'
L116	S 46°28'34" W	51.99'
L117	S 40°50'32" W	32.55'
L118	S 40°37'00" W	37.16'
L119	S 29°29'49" W	35.40'
L120	S 30°40'33" W	41.98'
L121	S 40°40'00" W	28.01'
L122	S 34°06'27" W	39.57'
L123	S 27°45'56" W	41.51'
L124	S 28°26'27" W	36.82'
L125	S 37°15'23" W	17.84'
L126	S 41°15'29" W	56.04'
L127	S 25°26'09" W	71.80'
L128	S 13°53'39" W	39.96'
L129	S 07°41'47" W	53.66'
L130	S 03°43'43" E	53.29'
L131	S 19°20'12" W	44.91'
L132	S 77°32'07" W	33.54'
L133	N 46°55'55" W	26.01'
L134	N 87°06'26" W	10.72'
L135	N 83°03'08" W	21.20'
L136	N 30°10'27" W	26.43'
L137	N 45°59'59" W	37.52'
L138	N 50°13'19" W	43.73'
L139	N 48°38'01" W	39.19'
L140	N 00°18'54" W	11.16'
L141	N 48°23'59" E	28.26'

LINE TABLE		
LINE	BEARING	LENGTH
L142	N 53°12'26" E	35.20'
L143	N 78°26'20" E	35.20'
L144	N 62°20'08" E	35.77'
L145	N 57°36'58" E	37.98'
L146	N 46°21'27" E	32.12'
L147	N 27°40'51" W	18.57'
L148	N 60°12'11" W	28.57'
L149	N 63°43'10" W	26.01'
L150	N 51°00'16" W	25.71'
L151	N 85°42'48" W	15.20'
L152	S 86°04'47" W	22.12'
L153	N 70°34'22" W	44.33'
L154	N 20°52'21" W	23.58'
L155	N 68°05'17" W	11.64'
L156	N 11°16'48" E	82.87'
L157	N 15°21'04" E	37.03'
L158	N 57°45'19" E	18.76'
L159	N 35°08'08" E	26.01'
L160	N 36°47'49" E	41.25'
L161	N 66°46'28" E	14.43'
L162	N 06°05'20" E	19.45'
L163	N 27°54'50" E	32.32'
L164	N 65°58'16" E	15.89'
L165	N 30°00'08" E	29.10'
L166	N 31°27'05" E	29.00'
L167	N 49°42'34" E	39.00'
L168	N 17°03'19" W	19.52'
L169	N 40°38'36" W	26.50'
L170	N 85°13'54" W	11.93'
L171	N 43°06'29" W	17.22'
L172	S 81°06'13" W	35.18'
L173	N 89°04'26" W	33.70'
L174	S 49°58'22" W	12.26'
L175	S 63°37'09" W	19.93'
L176	S 79°33'20" W	29.46'
L177	S 18°56'52" W	11.66'
L178	N 89°06'20" W	19.24'
L179	S 62°44'25" W	25.12'
L180	S 38°49'54" W	44.86'
L181	N 84°43'49" W	31.80'
L182	S 33°04'14" W	9.81'
L183	S 11°13'32" E	18.68'
L184	S 50°03'04" E	15.98'
L185	S 09°17'34" E	13.81'
L186	S 79°21'04" W	10.24'
L187	S 14°24'15" W	17.34'
L188	S 16°37'26" W	19.24'
L189	N 60°52'28" W	17.57'
L190	S 57°14'43" W	8.83'
L191	S 37°34'49" W	16.00'
L192	S 47°48'59" W	38.75'
L193	S 01°51'32" E	20.70'
L194	S 03°59'44" W	12.96'
L195	S 17°34'09" W	19.79'
L196	S 13°20'30" W	14.86'
L197	S 10°58'40" E	15.67'
L198	S 58°23'57" W	11.72'
L199	S 00°30'37" W	21.67'
L200	S 32°26'04" E	12.94'
L201	S 08°46'24" W	14.22'
L202	S 36°02'10" W	20.00'
L203	N 87°18'07" W	20.91'
L204	N 76°52'10" W	32.18'
L205	N 64°59'53" W	21.66'
L206	N 38°21'33" W	41.03'
L207	N 38°59'05" W	36.42'
L208	N 02°11'07" E	43.11'
L209	N 35°02'34" W	29.17'
L210	N 00°43'03" W	39.29'
L211	N 11°30'48" W	16.70'
L212	S 83°11'23" W	24.37'
L213	S 76°22'00" W	48.64'
L214	S 75°41'59" W	35.06'
L215	S 79°10'32" W	30.10'
L216	N 54°52'13" W	32.35'
L217	N 65°28'41" W	38.84'
L218	N 65°58'52" W	9.81'



VICINITY MAP not to scale

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SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING CO. — No. C00285 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL — No. 10292 — LAND SURVEYOR — F. ELLIOTTE QUINN III

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.

F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

PLAT OF
THE SUBDIVISION OF

A TRACT OF LAND LOCATED ON TUXBURY FARM ROAD & SC HIGHWAY 41 CONTAINING 66.87 Ac.

TO CREATE

TRACT A (40.14 Ac.) AND TRACT B (26.73 Ac.)

CITY OF CHARLESTON,
BERKELEY COUNTY, SOUTH CAROLINA

owned by
PASTIME AMUSEMENT COMPANY ET AL

No.	Revision	By	Date
1	City comments	fre	12/11/19

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
682 Johnnie Dodds Blvd., Suite 100
PO Box 1522
Mt. Pleasant, SC 29465-1522
p 843.849.0200 f 843.849.0203
www.thomasandhutton.com

200 0 200 400
1 INCH = 200 FEET

plat	drawn	reviewed	field	crew
11/11/19	BEH/fre	FEQ	6/3/19	sp

job 25306.3001 SHEET 1 OF 1

LEGEND

- IRON PIPE FOUND (SIZE & TYPE NOTED)
- IRON ROD FOUND (5/8")
- IRON PIPE SET(3/4" ID W/ T&H PLASTIC CAP)
- MEANDER POINT (NOTHING SET/INACCESABLE)
- FLOOD ZONE LINE
- OCRM CRITICAL AREA LINE
- FRESHWATER WETLAND AREAS
- LANDS BELOW THE DHEC/OCRM CRITICAL AREA LINE

REFERENCES

1. PLAT BY THOMAS AND HUTTON
   DATED OCTOBER 14, 2005
   PLAT CABINET M, PAGE 263H
2. PLAT BY CORNERSTONE SURVEYING & ENGINEERING, INC.
   RECORDED OCTOBER 15, 1998
   PLAT CABINET N, PAGE 303
3. SCDOT CONDEMNATION ORDER
   DEED BOOK 2340, PAGE 977

NOTES

1. TAX MAP NO. : 263-00-04-001
2. ACCORDING TO F.I.R.M. MAP NO. 45015C, PANEL 1740E, DATED DECEMBER 07, 2018, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE(S) X(SHADED) AE (EL. 8,9,10) AND ZONE VE (EL. 11).
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND.
4. PROPERTY IS CURRENTLY ZONED PUD BASED ON CITY OF CHARLESTON GIS.
5. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO S.C. HIGHWAY 41 AS WELL AS TUXBURY FARM ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.
6. THE FRESH WATER WETLANDS SHOWN HEREON ARE BASED ON A SURVEY BY THOMAS & HUTTON, LAST REVISED SEPTEMBER 26, 2017 AND U.S ARMY CORPS OF ENGINEERS SAC-2016-00882.
7. THE AREAS SHOWN HEREON AS "FRESH WATER WETLAND" & "BORROW AREA" ARE UNDER THE JURISDICTION OF THE U.S ARMY CORPS OF ENGINEERS.

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

SIGNATURE — DATE 11/18/19

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

PLANNING & RMC USE ONLY

PLANNING USE ONLY

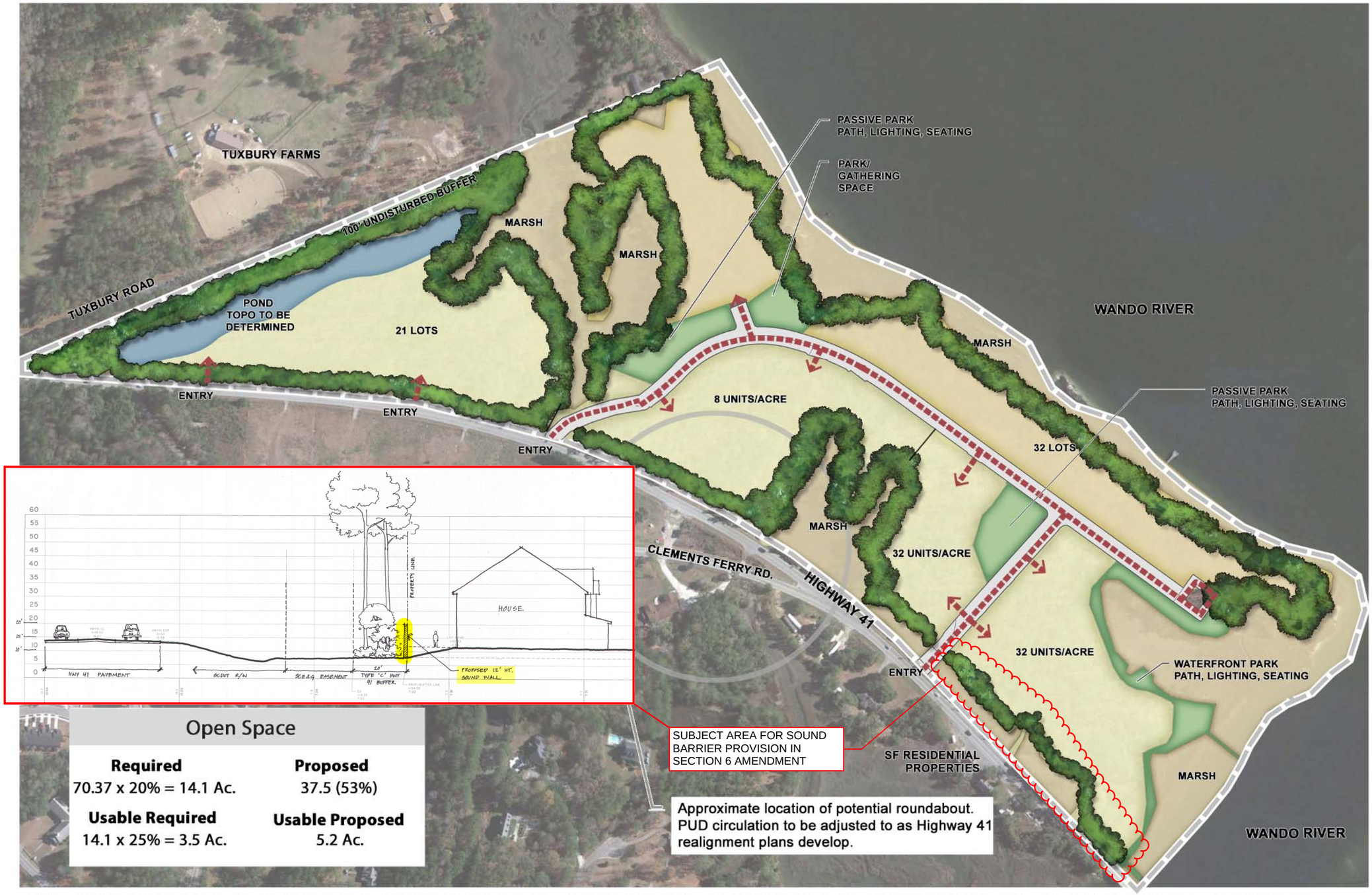
ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED 5-11-20

APPROVED BY CITY ENGINEER

APPROVED BY: FOR CITY ENGINEER

2020016215
PRESENTED & RECORDED:
05-12-2020 12:15:34 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC



Open Space

Required	Proposed
70.37 x 20% = 14.1 Ac.	37.5 (53%)
Usable Required	**Usable Proposed**
14.1 x 25% = 3.5 Ac.	5.2 Ac.

* Calculations, locations, and area designations are conceptual only and based on approximate measurements. Actual calculations to be updated according to approved surveys and plats as development occurs.
** Unit distribution by development pod is conceptual in nature. Distribution is subject to change depending upon market conditions so long as the overall PUD density of 416 units is not exceeded.

EXHIBIT 6: LAND USE PLAN

OCTOBER 19, 2014

0 300' 600'
Scale: 1"=300'

EX. 6

THOMAS & HUTTON
682 JOHNNIE DODDS BLVD • SUITE 100
MT. PLEASANT, SC 29464 • 843.849.0200
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not constitute a contract between parties, is subject to change and delays without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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WANDO VILLAGE PUD
OWNER: PASTIME AMUSEMENT, INC.
DEVELOPER: THE BEACH COMPANY

6.) Landscape and Buffer Requirements

In addition to the buffers outlined below, a 100' undisturbed buffer shall be maintained along the northern property line abutting Tuxbury Farm Road. The following Buffer Types refer to the City of Charleston Zoning Ordinance designations. Please refer to the City of Charleston Zoning Ordinance for buffer specifications. Landscape material used for buffer and accent planting should emphasize native materials. All materials, sizes, and spacing shall conform to the standards set forth in the City of Charleston Zoning Ordinance:

> **Between any use and Highway 41:** Type C Buffer (average width of 25', not to go below 15').
>
> **Wherever a multi-family building (excluding townhomes), mixed-use building, or any nonresidential use is proposed for a site or lot adjoining a single-family or townhome lot:** Type B Buffer (minimum width of 15').

Buffer plantings must be planned so as to screen between uses and provide a visual barrier. Existing plants may count toward buffer requirements so long as they fulfill all requirements of this section and all City of Charleston landscape and buffering requirements. Buffers shall be located along the perimeter of a lot or parcel and shall extend to the boundary line of the lot or parcel. Buffers shall not be located on any portion of an existing public or private street right-of-way. Where utility or drainage easements exist along property lines, the buffer shall be located adjacent to the easement and may be reduced by the width of the easement on the property where the buffer is required or twenty-five percent (25%) of the required buffer width, whichever is smaller. A sound barrier maybe installed on the property side of the Type C buffer parallel to Highway 41 for the portion of the site south of the main entry to the Highway 41 bridge. The barrier shall be an earth toned colored concrete material, textured or otherwise, to blend with natural buffer. The barrier shall be screened by the buffer, maximum12 feet in height and must contain cut outs in the bottom to maintain natural drainage patterns.

Street trees are to be planted along all roadways according to City of Charleston Subdivision regulations (Article 8, Part 4, Section 54-831(e)).

Along OCRM Critical Lines, the following buffers apply:

> Estate Lots & Mixed-Use Areas
> Type L Buffer (minimum 20' width; see City of Charleston Zoning Ordinance, Article 3, Part 8, Section 54-347 and 54-348)
> 10' building setback from the buffer line
>
> POA Land
> Limited removal of vegetation within the OCRM buffer on POA land is permissible for views and access to water dependent structures, subject to POA guidelines. Approved boat ramps and docks, appurtenant access facilities, and other publicly accessible uses such as concessions, public yachting facilities, and civic and recreational facilities may be installed within this buffer within POA lands. Any removal of a grand tree within these buffers will require mitigation as specified in the City of Charleston Zoning Ordinance (Article 3, Part 6, Sections 54-325 through 54-339).

CITY OF CHARLESTON
PLANNING COMMISSION

September 16, 2020

Zoning:

Item #	Property Address	Approx. Acres	Land Use	Previous Zoning	Recommended Zoning
1.	**1569 N Pinebark Ln** (West Ashley)	0.27	Residential	Single-Family Residential (R-4)	Single-Family Residential (SR-1)

BACKGROUND

Zoning 1: The subject property is pending annexation into the City of Charleston. The zoning district recommended in the City closely matches the zoning assigned to the property in Charleston County and it is compatible with the context of the existing development or lot sizes in the surrounding neighborhood.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the zoning of property. The proposed zonings are appropriate for the Century V Plan designations assigned to the subject properties.

STAFF RECOMMENDATION FOR ZONING 1

APPROVAL

City of Charleston

Planning Commission
September 16, 2020

ZONING 1

1569 N Pinebark Ln (N Pinepoint - West Ashley)

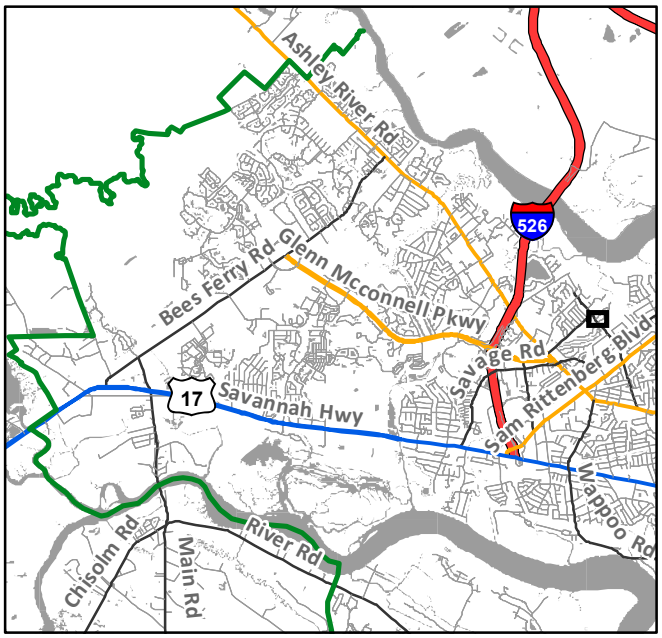
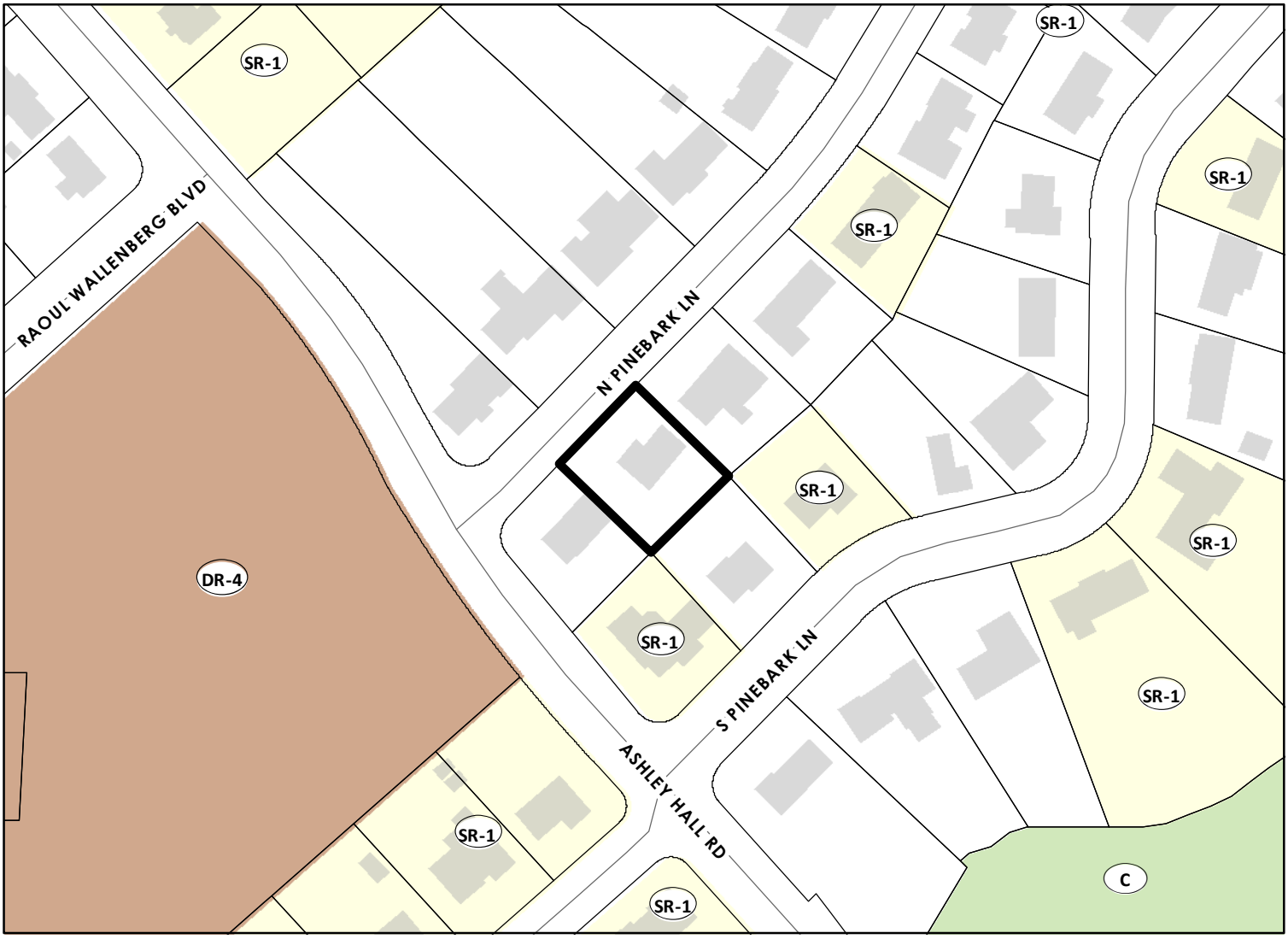
TMS # 3531500033

0.27 ac.

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

Owner: Elizabeth Curry & Nicholas Curry

Area



Location