

**Amended Development Guidelines
for the
Sea Island Comprehensive Health Care Corporation
Planned Unit District- AKA Angel Oak Village
(Ratification # 2019-_____)
Dated August 9, 2019
Original ordinance # 2001-
Amended ordinance # 2005-608
Amended ordinance # 2008-95
Proposed Revision August 9, 2019 (Major PUD amendment)**

Johns Island, City of Charleston, South Carolina

Prepared for:

Sea Island Comprehensive Health Care Corporation

Prepared By:

Forsberg Engineering & Surveying, Inc.

1587 Savannah Hwy.

P.O. Box 30575

Charleston, South Carolina 29417

Phone: (843) 571-2622

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Attached Exhibits

- Exhibit 1 – Charleston County Tax Map Excerpt**
- Exhibit 2 – City of Charleston Zoning Map**
- Exhibit 3 – Zoning Map Showing Amendment Tract**
- Exhibit 4 – Subdivision Plat**
- Exhibit 5 – P.U.D. Master Plan Amendment 2**
- Exhibit 6 – Buffer Plan with Revisions**

The following are amendments to the zoning regulations for the previously approved and amended Sea Island Comprehensive Health Care Corporation Planned Unit District (P.U.D.)

Relationship to the official zoning ordinance

The development guidelines for Sea Island Comprehensive Health Care Corporation Planned Unit District, attached hereto and made a part hereof, are part of the P.U.D. conditional use master plan submitted in accordance with the zoning ordinance of the City of Charleston article 2, part 7 section 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 buildings, structure, or sign on any tract of land or use any tract of land within the Sea Island Comprehensive Health Care Corporation P.U.D., except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the development guidelines shall follow definitions listed in the Zoning Ordinance of The City of Charleston, as amended from time to time. Administration and enforcement of the adopted Sea Island Comprehensive Health Care Corporation P.U.D. master plan shall follow article 9 of the Zoning Ordinance of The City of Charleston.

Purpose and Intent

The development guidelines describe the criteria for the development of the P.U.D. The site is located at the Southeastern quadrant of the intersection of S.C. 700- Maybank Hwy. and Bohicket Rd. The P.U.D. is bounded on South by Angel Oak Rd. The site totals approximately 52 acres and includes Charleston County tax map parcels 279-00-00-142, -248, -309 & parcel 665. This proposed amendment is associated with TMS 279-00-00-309 ("Parcel 309") totaling 9.474 acres and owned by Sea Island Comprehensive Health Care Corporation. This

amendment is intended to provide for the approval of the subdivision of parcel 309 and to rectify minor inconsistencies between the original PUD and its' amendments. Parcel 309 is shown on amendment No.2 with areas designated as (P) G.O. with 2.81 acres, and (P) DR-4 with 6.66 acres. The original P.U.D. showed these areas as 2.52 acres and 6.71 acres, respectively. Parcel 309 was not subdivided in either the original PUD or its amendments. The attached subdivision plat (appendix) shows the subdivision of Parcel 309 into a 2.730 acre parcel referenced as "New Tract IAA", and a 6.743 acre parcel referenced as "New Tract 1 AB". In addition to the above acreage clarification, the additional intent of this Amendment is to rezone, New Tract IAA from (P) G.O., to (P) DR-2F. The Rezoning of New Tract 1 AA, will also allow for a change in density equal to 26.4 units/acre.

Land Uses (Amended)

LAND USE	NET ACRES (52 Ac)	NEW DENSITY ALLOWED
(P)C CONSERVATION	7.24Ac.	N/A
(P) DR-4 DIVERSE RESIDENTIAL (SEA ISLAND COMP. ELDERLY HOUSING	6.74Ac.	NO CHANGES FROM CURRENT
*(P) GO GENERAL OFFICE	2.73Ac.	N/A
** (P) DR-2F DIVERSE RESIDENTIAL	2.73	26.4/Ac. 72
(P) AOV-MU-AOV MIXED USE	34.96	NO CHANGES FROM CURRENT
(P) AOV-RESIDENTIAL	0	NO CHANGES FROM CURRENT

*AMENDED

** INTENDED REVISION

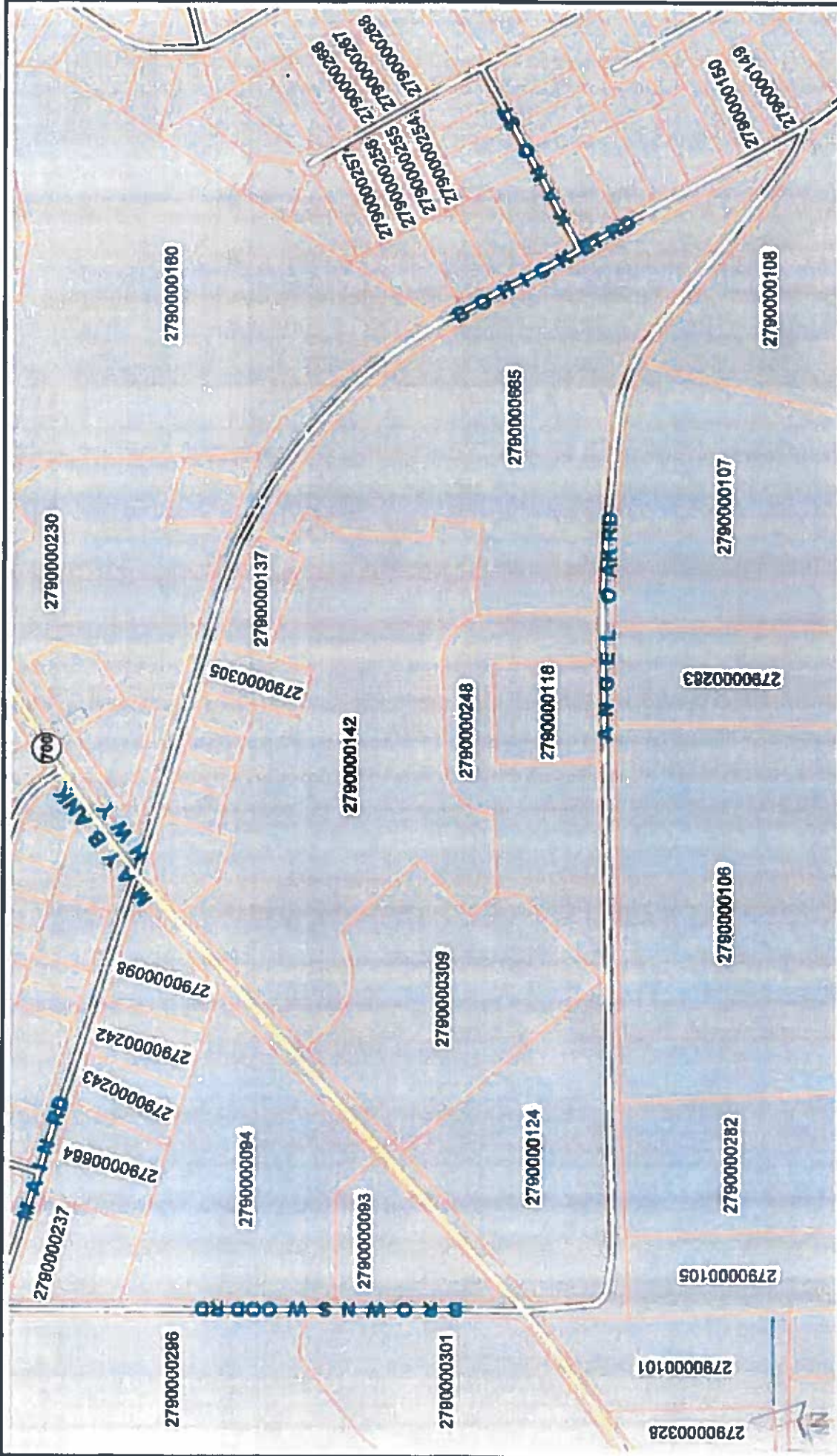
Permitted Uses and District Regulations

The newly created (P) DR-2F -2.73 acres will comply with the City of Charleston Zoning Ordinance unless amended herein.

Buffer Revisions:

The original roadway buffer of 75ft fronting the (P) G.O. tract along Maybank Hwy SC700 is hereby reduced to a 50ft buffer.

EXHIBIT 1A: CHARLESTON COUNTY TAX MAP

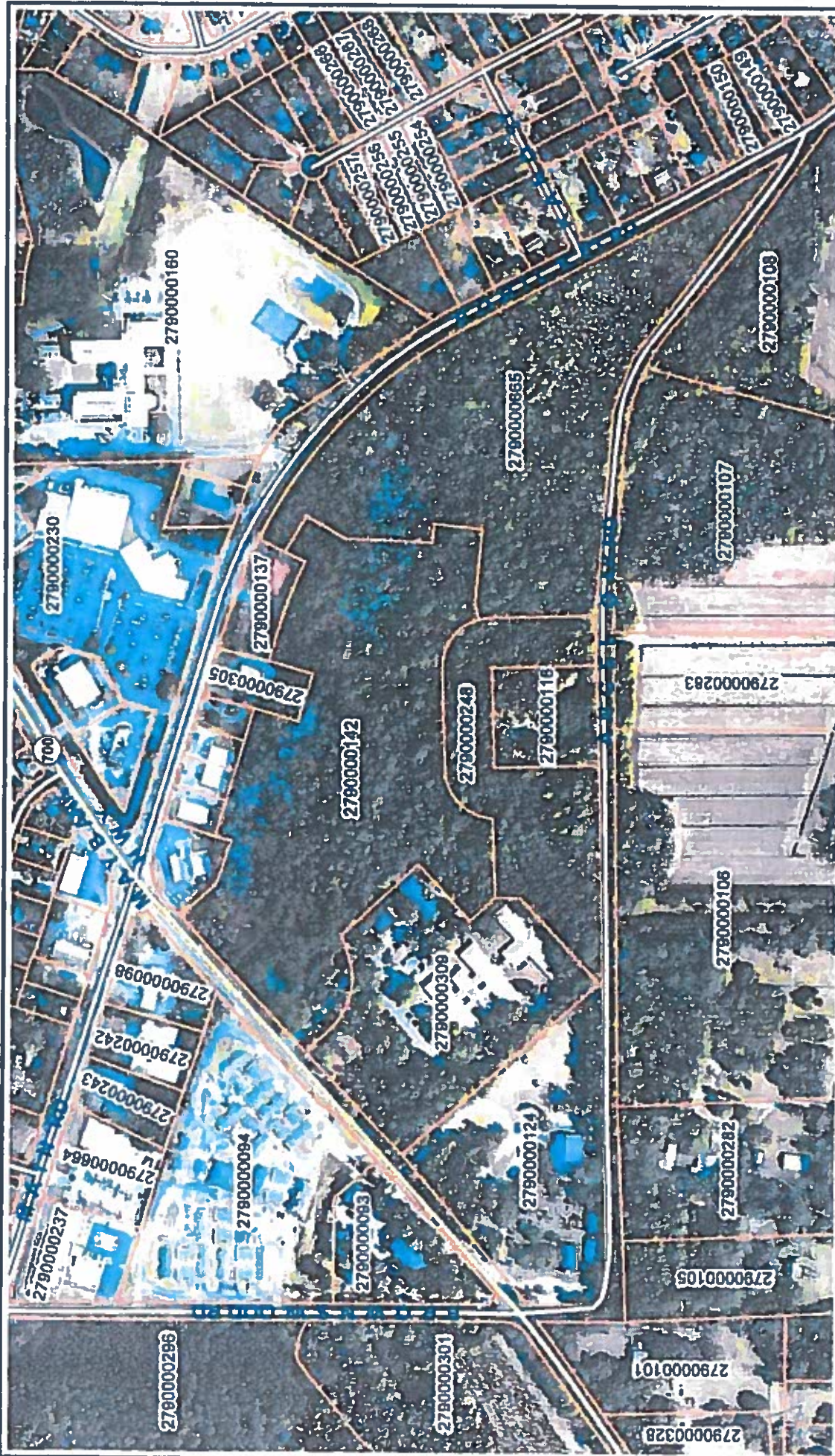


Author: Charleston County SC
Date: 7/24/2019

Charleston County SC

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

EXHIBIT 1B: CHARLESTON COUNTY TAX MAP



Charleston County SC

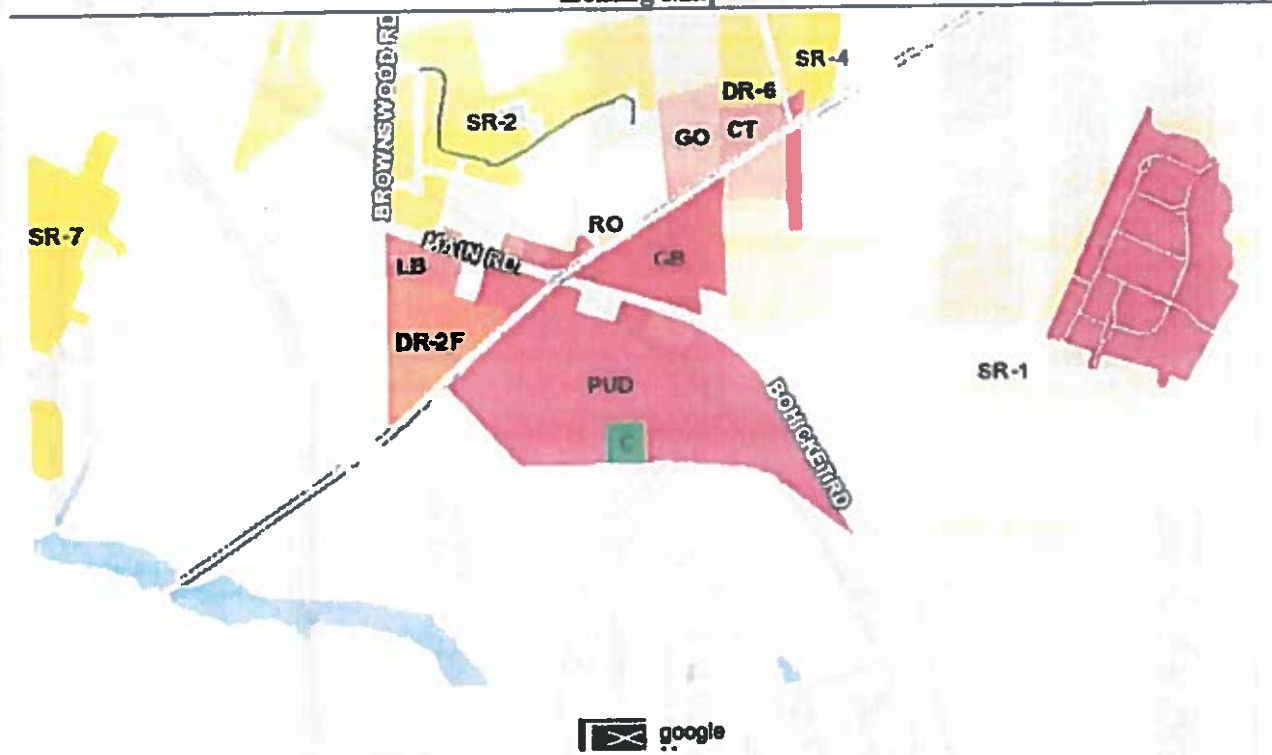


Author: Charleston County SC
Date: 7/24/2019

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EXHIBIT 2

City of Charleston GIS Department
Zoning Map



Important Disclaimer Notice

The City of Charleston makes no warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any information provided herein or derived from the mapping data for any reason. The City of Charleston explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The user knowingly waives any and all claims for damages against any and all of the entities comprising the City of Charleston that may arise from the mapping data. Please contact the City of Charleston GIS department with any technical problems you may have.

Zoning assistance: Dennis Hannon
email: hannon@charleston-sc.gov
phone: 843.724.3781

- LEGEND**
- 1. BOUNDARY LINE & 6" CONC. MARKANT
 - 2. BOUNDARY LINE & CONCRETE TYPING (AS INDICATED)
 - 3. BOUNDARY LINE & CONCRETE SET (1/4" BROWN)
 - 4. ADJACENT BOUNDARY LINE
 - 5. RIGHT OF WAY LINE
 - 6. EXISTENT LINE (AS INDICATED)
 - 7. CENTERLINE
 - 8. OVERHEAD POWER LINE
 - 9. CE. POWER POLE
 - 10. CE. SERVICE POLE
 - 11. GUY WIRE
 - 12. LIGHT POLE
 - 13. ELECTRIC BOX
 - 14. MAIL BOX
 - 15. GAS METER
 - 16. TELEPHONE FURNISHING
 - 17. TELEPHONE SERVICE
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 - 100. TELEPHONE SERVICE

- REFERENCES**
1. PLAT BY DAVIS & FLOYD ENGINEERS, INC. DATED MAY 25, 1978. RECORDED IN PLAT BOOK A-1, PAGE 234. CHARLESTON COUNTY REC.
 2. PLAT BY FORBES ENGINEERS AND SURVEYORS, INC. DATED NOVEMBER 17, 2004. RECORDED IN PLAT BOOK E-1, PAGE 363. CHARLESTON COUNTY REC.

- NOTES**
1. AREA DETERMINED BY THE COORDINATE METHOD.
 2. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 3, AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 4506002A0001, COMMUNITY PANEL 450612 0505 3. EFFECTIVE NOVEMBER 17, 2004. THE PROPERTY IS LOCATED WITHIN THE FLOOD ZONE 3 WITH THE CONVEYING BODY SHOULD VERIFY ZONES WITH THE 500-YEAR FLOODPLAIN.
 3. FLOOD ZONE 3 HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
 4. BUILDING SETBACK LINES VARY WITH INTENDED USE.
 5. SEE DEVELOPMENT GUIDELINES PLANNED DEVELOPMENT DISTRICT FOR SEA ISLAND COMMENSURATIVE HEALTH CARE CAMPUS, SEAS ISLAND, SOUTH CAROLINA, DATED FEBRUARY 24, 2004.
 6. NO UNDERGROUND EXPLORATION WAS PERFORMED IN THIS SURVEY.

EXHIBIT 3

SEA ISLAND
CITY OF CHARLESTON, SOUTH CAROLINA

ZONING DISTRICT CLASSIFICATION

PROJECT # 05195.00

DATE 3-18-2008

SCALE 1"=50'

DRAWN BY J. HARRIS

CHECKED BY J. HARRIS

PROJECT # 05195.00

DATE 3-18-2008

SCALE 1"=50'

DRAWN BY J. HARRIS

CHECKED BY J. HARRIS

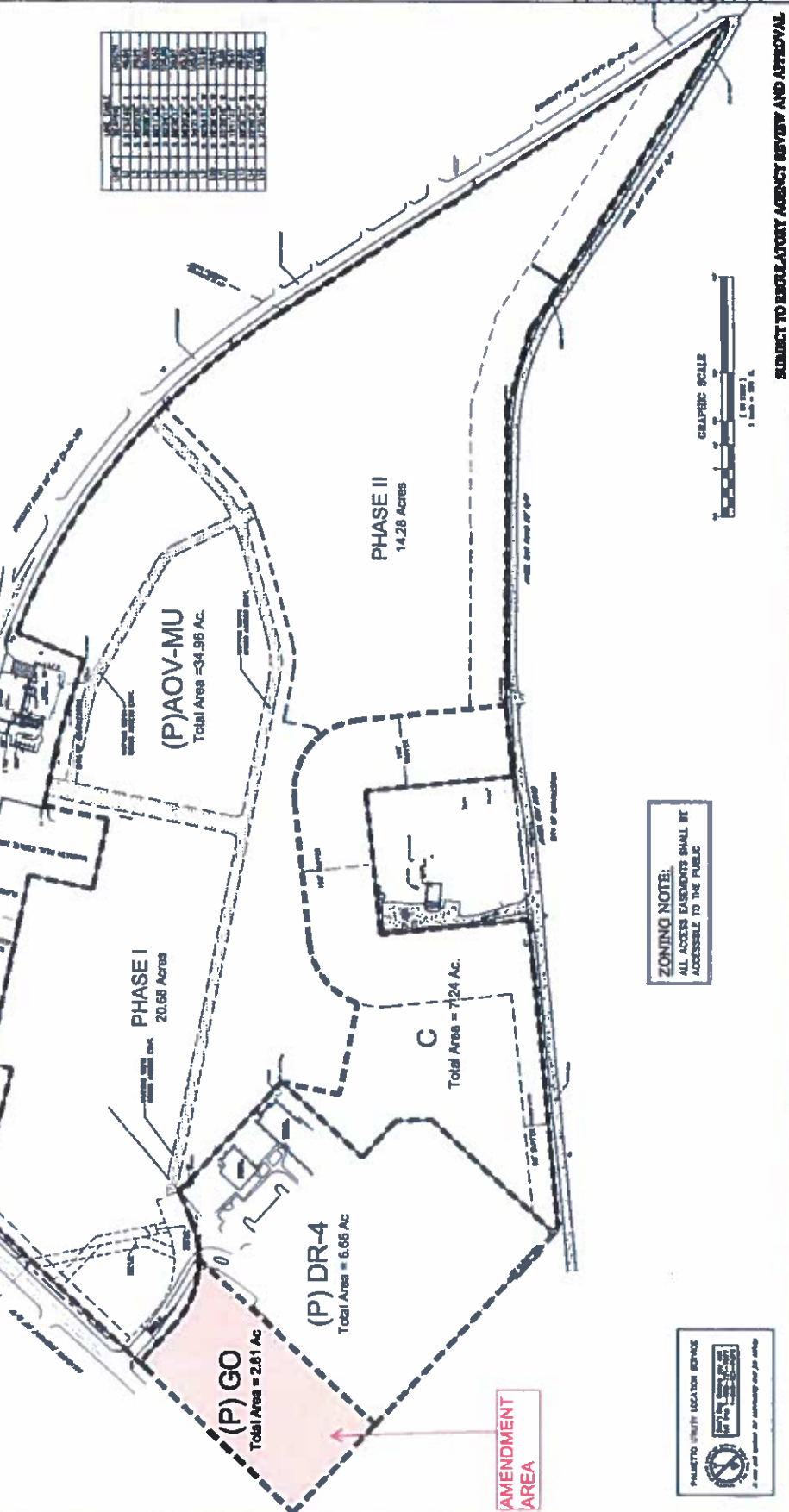
PROJECT # 05195.00

DATE 3-18-2008

SCALE 1"=50'

DRAWN BY J. HARRIS

CHECKED BY J. HARRIS



ZONING NOTE:
ALL ACCESS EASEMENTS SHALL BE ACCESSIBLE TO THE PUBLIC



FORBES ENGINEERING AND SURVEYING, INC.
 1877 S. W. 10TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33135
 (305) 351-1100
 www.forbes-engineering.com

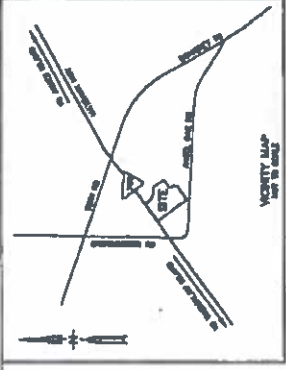


SUBDIVISION PLAT OF TRACT 1A
 2847 MAYBANK HIGHWAY
 JOHN'S ISLAND
 CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA



ASST. A. 2010
 DATE: 10/15/2010
 SHEET NUMBER: 1

EXHIBIT 4: SUBDIVISION PLAT

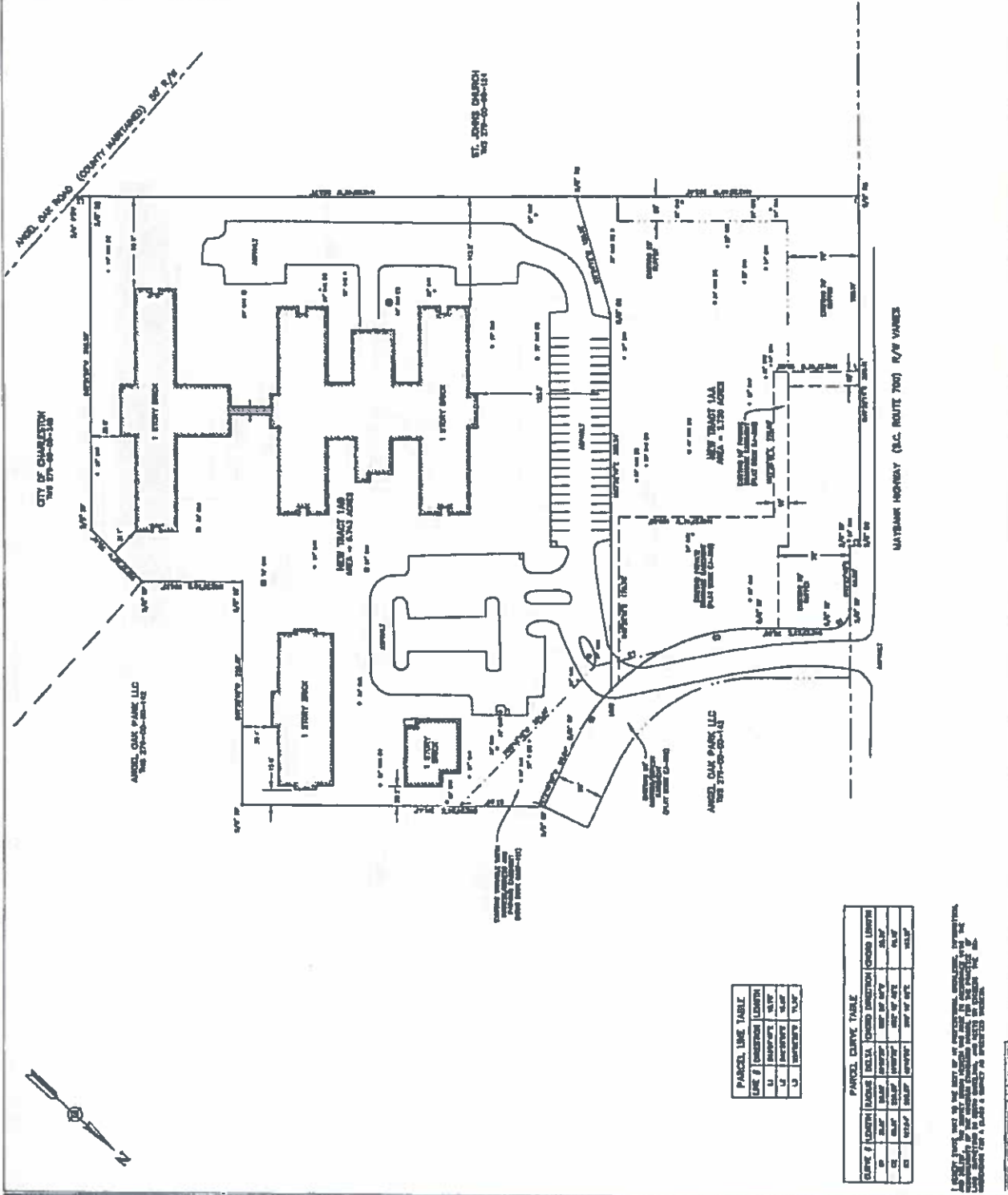


NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS SHOWN ON THIS PLAT AND ANY OTHER PLATS AFFECTING THIS TRACT.
3. THE CONVEYANCE IS SUBJECT TO ALL RECORDS, PLATS, AND INSTRUMENTS AFFECTING THIS TRACT.
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10. THE CONVEYANCE IS SUBJECT TO ALL RECORDS, PLATS, AND INSTRUMENTS AFFECTING THIS TRACT.

LEGEND

- 1. 1" = 100'
- 2. 1" = 200'
- 3. 1" = 300'
- 4. 1" = 400'
- 5. 1" = 500'
- 6. 1" = 600'
- 7. 1" = 700'
- 8. 1" = 800'
- 9. 1" = 900'
- 10. 1" = 1000'



JOHN'S ISLAND, SOUTH CAROLINA
 JOHN'S ISLAND, SOUTH CAROLINA
 JOHN'S ISLAND, SOUTH CAROLINA



DATE	AUGUST 12, 2018
DRAWN/CHECKED	JSC/DCF
LAST REVISION	REVISION
APPROVED	JSC
SCALE	1" = 50'
PROJECT NO.	2918-3
SHEET NUMBER	1



NOTES

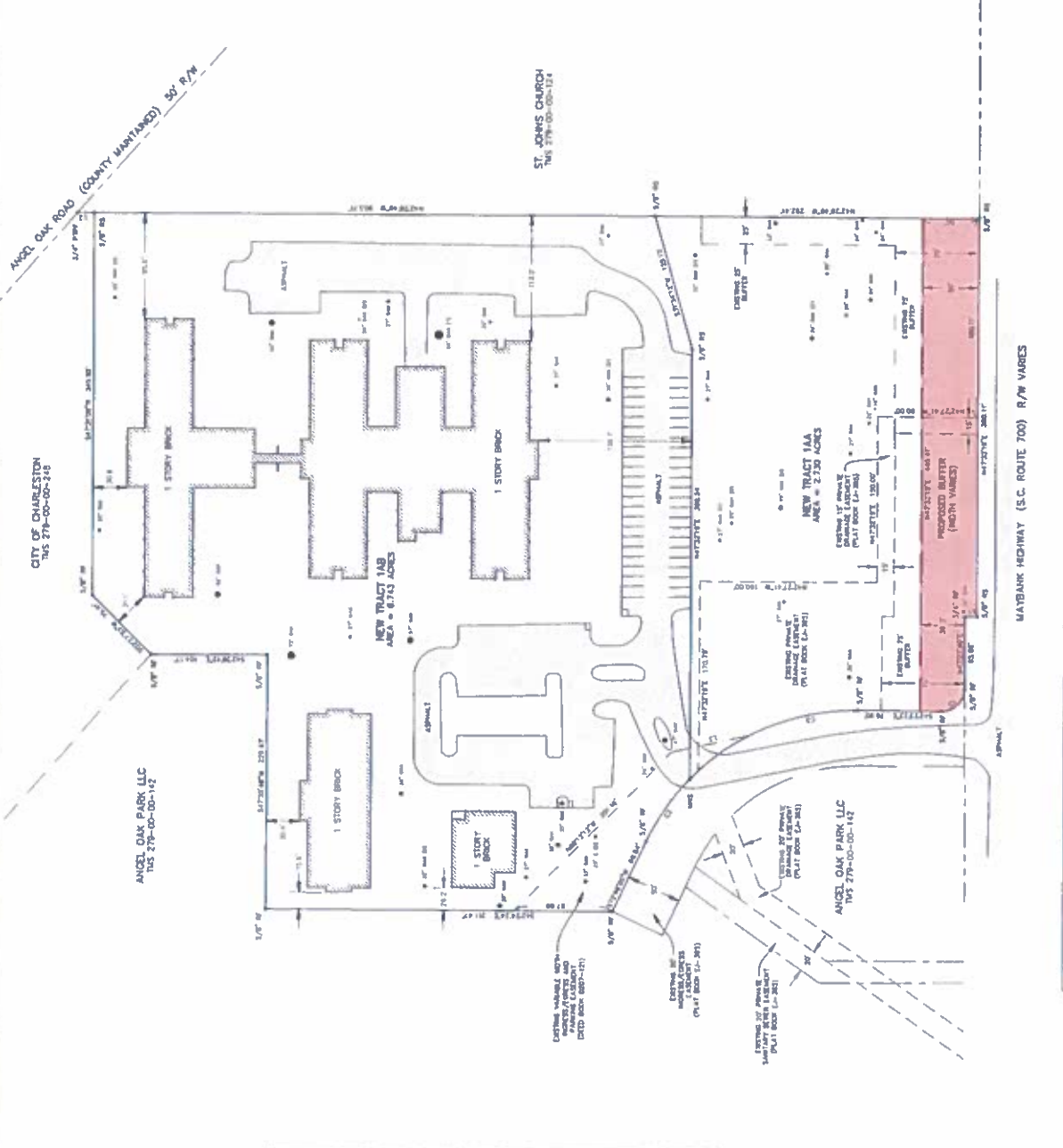
- THE PROPERTY IS OWNED BY SEA ISLAND COMMERCIAL REALTY, LLC.
- THE TOTAL AREA IS 8.114 ACRES.
- THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NON-EXISTENCE OF ANY UNRECORDED INTERESTS OR EASEMENTS.
- ACCORDING TO TITLE RECORDS, THE MAP SHOWS PLAT BOOK 117, PAGE 10 AND PLAT BOOK 118, PAGE 102.
- THIS SURVEY DOES NOT INDICATE A TITLE OPINION. IT IS BASED ON THE RECORDS OF THE CHARLESTON COUNTY AND OFFICE OF PLAT BOOK 117, PAGE 10 AND PLAT BOOK 118, PAGE 102.
- THE EXISTING 15' BUFFER IS REFERENCED TO NORTH AMERICAN DATUM 1983 (NAD 83).
- THE EXISTING 15' BUFFER IS REFERENCED TO THE PLAT BOOK 117, PAGE 10 AND PLAT BOOK 118, PAGE 102.
- THE EXISTING 15' BUFFER IS REFERENCED TO THE PLAT BOOK 117, PAGE 10 AND PLAT BOOK 118, PAGE 102.

REFERENCES

- THE PLAT BOOK 117, PAGE 10 AND PLAT BOOK 118, PAGE 102.
- THE PLAT BOOK 117, PAGE 10 AND PLAT BOOK 118, PAGE 102.
- THE PLAT BOOK 117, PAGE 10 AND PLAT BOOK 118, PAGE 102.
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- THE PLAT BOOK 117, PAGE 10 AND PLAT BOOK 118, PAGE 102.
- THE PLAT BOOK 117, PAGE 10 AND PLAT BOOK 118, PAGE 102.
- THE PLAT BOOK 117, PAGE 10 AND PLAT BOOK 118, PAGE 102.

LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- EXISTING BUFFER
- PROPOSED BUFFER
- PROPERTY LINE
- BOUNDARY LINE
- EXISTING BUFFER
- PROPOSED BUFFER



PARCEL LINE TABLE

CURVE #	LENGTH	INFLUENCE DELTA	CURVE DIRECTION	CHORD LENGTH
C1	21.47'	20.97'	180° 00' 00"	21.47'
C2	66.41'	200.37'	178.92° 00' 00"	66.41'
C3	101.54'	200.37'	154.99° 00' 00"	101.54'

PARCEL CURVE TABLE

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FOR CITY OF CHARLESTON AND CHARLESTON COUNTY USE ONLY

FOR CITY OF CHARLESTON AND CHARLESTON COUNTY USE ONLY

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION CONTAINED IN THIS SURVEYING MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THIS SURVEYING MAP.

JEFFREY S. COOPER, S.E., No. 10216