September 8, 2020
5:00 p.m.
Conference Call:
1-929-205-6099
Access Code:
912096416

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Brady

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Resolution dedicating City of Charleston Municipal Courtroom in honor of Judge Richard E. Fields *(Requested by Councilmember Peter Shahid)*

2. Proclamation recognizing Leonard Krawcheck *(Requested by Councilmember Ross Appel)*

3. Recognition of Charleston Trident Association of Realtors' Community Rebuilding Grant

E. Public Hearings

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

Please use <u>one</u> of the following methods to request to speak at the meeting or provide comments for City Council. <u>Requests to speak at the meeting and comments must be received by 12:00 p.m., Tuesday, September 8th:</u>

1. Request to speak (via Zoom or telephone) or leave a comment via voice mail at 843-579-6313. If requesting to speak, please provide your name and telephone number;

2. Request to speak (via Zoom or telephone) or leave a comment for City Council by completing the form at http://innovate.charleston-sc.gov/comments/**.**

3. Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Sheppard Street (Peninsula) (approximately 1.386 acres) (TMS #460-04-04-074, 460-04-04-078, 460-04-04-080 and 460-04-04-086) (Council District 4), be rezoned from General Business (GB) classification and Limited Business (LB) classification to Planned Unit Development (PUD) classification (Sheppard Street PUD) and removed from the Accommodations Overlay Zone (a) classification. The property is owned by King and Sheppard Partners, LLC; Sheppard Parking

LLC; and Lowcountry Marketing Group, LLC. **(SECOND READING)**

2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2421 Ashley River Road (West Ashley) (approximately 8.04 acres) (TMS #355-16-00-025, 026 & 027) (Council District 2), be rezoned from General Business (GB) classification to Diverse Residential (DR-1F) classification. The property is owned by Homes of Hope, Inc. **(SECOND READING)**

3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2 Race Street (Peninsula) (approximately 0.46 acre) (TMS #460-04-01-103) (Council District 3), be rezoned from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification. The property is owned by Charleston Local Development Corporation. **(SECOND READING)**

4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2 Race Street (Peninsula) (approximately 0.46 acre) (TMS #460-04-01-103) (Council District 3), be rezoned from 2.5 Story Old City Height District Classification to 3 Story Old City Height District classification. The property is owned by Charleston Local Development Corporation. **(SECOND READING)**

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. August 18, 2020

H. Citizens Participation Period

Please use <u>one</u> of the following methods to request to speak at the meeting or provide comments for City Council. <u>If requesting to speak, you must join by telephone using the conference call number listed at the top of the agenda.</u> <u>Requests to speak at the meeting and comments must be received by 12:00 p.m., Tuesday, September 8th:</u>

1. **Request to speak or leave a comment via voice mail at 843-579-6313. If requesting to speak, please provide your name and telephone number;**

2. **Sign-up to speak or leave comments for City Council by completing the form at** http://innovate.charleston-sc.gov/comments/ **by Tuesday, August 18th at 12:00 p.m.**

3. **Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401**

I. Petitions and Communications:

1. Appointment of Central Business District Improvement Commission At-Large Members:

- Helen Hill
- Tom Stockdale
- Tim Mueller
- Tyrone Wilson

2. Update on the City's response to COVID-19 - *Mayor John J. Tecklenburg, President Andrew Hsu - College of Charleston, Shannon Scaff, Emergency Management Director, and Tracy McKee, Chief Innovation Officer*

J. Council Communications:

1. Discussion to amend the City's current SR Zoning categories to eliminate the opportunity for owners to submit a Concept Plan of Development under the current Cluster subdivision definition *(Requested by Councilwoman Jackson)*

2. Discussion to amend Emergency Ordinance 2020-090 to remove the 9:00 p.m. curfew on amplified music.*(Requested by Councilmember Harry Griffin)*

3. Discussion to hold a public hearing so that all of City Council can ask publicly Emergency Management Leadership about the response to the riots on May 30th. *(Requested by Councilmember Harry Griffin)*

4. Discussion of destruction of column of Calhoun Statue. *(Requested by Councilmember Harry Griffin)*

5. Request to have in-person meetings of City Council and the Committee on Ways and Means beginning September 22, 2020.*(Requested by Councilmember Harry Griffin)*

6. Discussion on the number of citations written since the last City Council Meeting for noncompliance of mask ordinance, the number of written warnings, and a breakdown on whom the ticket was written to (tourist, vendor of market, business, local, etc.). *(Requested by Councilmember Harry Griffin)*

K. Council Committee Reports:

1. Committee on Human Resources: (Meeting was held on Thursday, August 20, 2020 at 3:00 p.m.)

a. New Business

(i) Review and Approval of 2021 Healthcare Budget and contract renewals
- BCBS South Carolina – Medical and RX
- Premiums
  (The 2021 Healthcare budget in the amount of $23,098,033 was approved by the HR Committee on August 20, 2020. This includes the renewal of the BCBS of South Carolina contract. There is a budget increase for 2021 of $1,668,458 which is an increase of 7.8% from the 2020 healthcare budget. The stop loss agreement has been deferred.)

(ii) Defer - Stop Loss Agreement-request to take straight to Ways and Means
(iii) COVID19 update
(iv) Employee Survey
(v) Report from Women's Commission

b. Old Business

c. Other Business

2. Committee on Community Development: (Meeting was held on Thursday, August 27,

2020 at 4:30 p.m.)

a. Rental Assistance Demonstration Program (RAD) – Program Update

b. Friends of the Lowline Community Outreach and Education

c. Laurel Island Development

3. Committee on Public Works and Utilities: (Meeting was held Tuesday, September 8, 2020 at 3:00 p.m.)

a. Acceptances and Dedications:

(i) Dedication and Acceptance of Johnston Point, Phase 2- Fallfish Way (20' R/W, 649 LF), Sugarberry Lane (R/W varies, 1109 LF),Calico Bass Lane (20' R/W, 1143 LF). All infrastructure for this phase has been constructed.
- Title to Real Estate
- Affidavit for Taxable or Exempt Transfers
- Exclusive Stormwater Drainage Agreement
- Plat

(ii) Approval to notify SCDOT that the City intends to accept maintenance of 2050 LF of concrete sidewalk on Camp Road (S-28) and 1150 LF of 10' asphalt multi- use path on Riverland Drive (S-53).

(iii) Approval to notify SCDOT that the City intends to accept maintenance of 237 LF of granite curb, 630 SY of bluestone sidewalk,57 SY of brick crosswalks, 237 LF of crosswalks, 3 non -standard handicap ramps and 1 sanitary sewer conflict structure in conjunction with the Market Street Division III Streetscape. These improvements are on East Bay Street (US -52) and South Market Street (S-214)

(iv) Woodbury Park, Phase 3A, Acceptance and Dedication of a portion of Harmony Lake Drive and drainage easements, as shown on attached plat. The development includes 17 lots. Sidewalks and street trees have been bonded.
- Title to Real Estate
- Exclusive Stormwater Drainage Agreement
- Plat

(v) Dedication and Acceptance of Non-Exclusive Storm Water Drainage Easements over Charleston County TMS No. 301-00-00-028, as shown on attachments.
- Non-Exclusive Storm Water Drainage Easements

(vi) Dedication and Acceptance of Oakfield, Phase 2, Cul-de-sac, Acceptance and Dedication of Rowan Road Extension, as shown on attached plat. The development includes 4 lots. Sidewalks and street trees have been bonded.
- Title to Real Estate
- Plat

b. Stormwater Management Department Update:

(i) Barberry Woods Drainage Improvement - Approval to accept the National Fish and Wildlife Foundation (NFWF) Grant for Johns Island Restoration Plan to Improve

Flood Resiliency. The grant will develop a plan to reduce barriers to coastal resilience by producing a preliminary floodplain restoration planning framework that will integrate ecological function to increase the overall resilience of Johns Island's communities, fish and wildlife. The grant is $117,500 of Federal Grant Funds and $117,500 of City Funds currently budgeted in the Drainage Fund.

(ii) King/Huger Drainage Improvement - Approval of Fee Amendment #1 with Johnson, Mirmiran & Thompson, Inc. (JMT) in the amount of $582,970.47 for pump station and forcemain design, enhanced environmental construction services, and general consulting services. Funding for this project is from the Cooper River Bridge TIF, the South Carolina Rural Infrastructure Authority Grant, and Stormwater Operations.

(iii) Windermere Drainage Improvement – Approval of a Professional Services Agreement with Thomas & Hutton Engineering Co. in the amount of $119,600 for the conceptual design phase of the project which will include a study, conceptual design of phase 1 (conceptual layout and probable cost) and project management and coordination. Funding for this project is currently budgeted in the Drainage Fund.

(iv) Low Battery Seawall Phase I – Approval of a Professional Services Contract with Insight Group in the amount of $42,000 to replace a previous Purchase Order for vibration monitoring services. Additional vibration monitoring needs will result in an increase over the purchase order procurement threshold and necessitate creation of this contract. Funding for this project is from the Hospitality Funds, Municipal Accommodations Tax, CPW Contribution, and Charleston County Accommodations Tax Fees.

(v) Discussion on the Charleston County Federal Emergency Management Agency Flood Insurance Rate Map Updates

(vi) Stormwater Project Updates

(vii) Floodplain Project Updates

c. **An ordinance to amend Chapter 27, Stormwater Management and Flood Control, to add an additional article to be numbered as Article IV, and titled Church Creek Stormwater Drainage Basin Authority whose purpose is to review, rank, and make recommendations to the Mayor and City Council on the selection of Church Creek stormwater drainage basin projects, priority, and funding.**

Give first reading to the following bill from Public Works and Utilities:

An ordinance to amend Chapter 27, Stormwater Management and Flood Control, to add an additional article to be numbered as Article IV, and titled Church Creek Stormwater Drainage Basin Authority whose purpose is to review, rank, and make recommendations to the Mayor and City Council on the selection of Church Creek stormwater drainage basin projects, priority, and funding.

4. **Committee on Public Safety: (Meeting was held Tuesday, September 8, 2020 at 1:00 p.m.)**

a. Update on arrests and prosecutions from May 30th – May 31st

b. Update on face covering ordinance enforcement

5. Committee on Ways and Means:

(Bids and Purchases

(Planning Preservation and Sustainability (Business and Neighborhood Services): Approval of Memorandum of Understanding between City and LDC for management and administration of the EDA CARES Act Revolving Loan Fund and authorization for Mayor to sign any additional documentation required by EDA for implementation of the Revolving Loan Fund. ***(To be sent under separate cover by the Legal Department)***

(Budget Finance and Revenue Collections: Approval of the Second Amendment to the contract with JLA in the amount of $100,000 to act as the City's representative during the design and construction of the Magnolia PUD. The scope of the services is to act as an approved reviewing consultant for the City of Charleston. As the reviewing consultant, JLA will assist with the review of construction documents, shop drawings and pay request. They will also assist with the observation of construction to verify that it is satisfactory with project requirements. JLA will also attend construction site meetings. All final approvals will be made by the City. The previous amendment to this contract ended May 2020. Fees will be paid from the Charleston Neck TIF.

(Budget Finance and Revenue Collections: A Supplemental Ordinance providing for the issuance and sale of one or more series of City of Charleston, South Carolina, Stormwater System Refunding Revenue Bonds; and other matters relating thereto.

(Police Department: Approval of a Memorandum of Understanding between the CPD and the United States Department of Justice, Drug Enforcement Administration regarding CPD's participation in the DEA's Charleston Resident Office Task Force.

(Police Department: Approval of a Memorandum of Agreement between CPD and Berkeley County School District regarding SRO's for the 2020-21 school year. Total agreed amount to be funded by BCSO for the FY20-FY21 school year is $37,699, with an additional $11,500 for summer school, if applicable.

(Police Department: Approval of a Memorandum of Agreement between CPD and Charleston County School District regarding SRO's for the 2020-2021 school year. Total agreed amount to be funded by CCSD for the FY20-FY21 school year is $692,583.18, which includes (2) SRO positions being funded by state allocation.

(Police Department: Approval of a Memorandum of Agreement between CPD and James Island Charter High School regarding SRO's for the 2020-2021 school year. Total agreed amount to be funded by JICH for the FY20-FY21 school year is $37,699.

(Police Department: Approval to accept an award of $3,000 from the Ernest Kennedy Center for field intelligence training and alcohol enforcement. There is no match required for this grant.

(Police Department: Approval to submit a request for sponsorship to the Motorola Solution Foundation for the Lighthouse Health and Wellness custom mobile app through the National Center for Prevention of Community Violence. There is no match required for this sponsorship. This sponsorship request Is due September 1st. This is an after-the-fact approval request.

(Stormwater Management: Approval to accept the National Fish and Wildlife Foundation (NFWF) Grant for Johns Island Restoration Plan to improve flood resiliency. The grant will develop a plan to reduce barriers to coastal resilience by producing a preliminary floodplain restoration planning framework that will integrate ecological

function to increase the overall resilience of Johns Island's communities, fish and wildlife. Federal Funds - $117,500, Local Match - $117,500. Matchkind funds of $117,500 are budgeted in the Drainage Fund.

(Stormwater Management: Approval of Huger-King Street Drainage Improvements Fee Amendment #1 with Johnson, Mirmiran & Thompson, Inc., in the amount of $582,970.47 for enhanced environmental construction services, pump station and force main design and general consulting services. Approval of Fee Amendment #1 will increase the Professional Services Contract by $582,970.47 (from $405,061.21 to $988,031.68). Funding for this project is from the Cooper River Bridge TIF ($1,000,000), South Carolina Rural Infrastructure Authority Grant ($499,292) and Stormwater Operations ($3,000).

(Stormwater Management: Approval of Windermere Neighborhood Drainage Improvement Project – Phase 1 Professional Services Contract with Thomas & Hutton Engineering Co. in the amount of $119,600 for the conceptual design phase of the project which will include a study, conceptual design of phase 1 (conceptual layout and opinion of probably cost), and project management and coordination. This Professional Services Contract will obligate $119,600 of the project budget. Funding for this project is coming from the Drainage Fund.

(Parks-Capital Projects: Approval of International African American Museum Construction Management Fee Amendment #1 to the Construction Management Contract with Cumming Construction Management, Inc., in the amount of $296,492 for an extension of program management services to June 30, 2021, cost management/estimating services for the Lobby revisions and budget analysis and reconciliation services by CS&L. Approval of Fee Amendment will increase the Construction Management Contract by $296,492 (from $767,689 to $1,064,181). Funding sources for this project are: Accommodations Tax ($13,200,000), Charleston County Accommodations Tax ($12,500,00), State Funding ($14,000,000), IAAM Contributions ($53,000,000).

(Parks-Capital Projects: Approval of International African American Museum GMP Change Order #4 with Turner Construction Company in the amount of $435,549 for costs to initiate the utility rough-ins for the lobby and kitchen design changes requested by the IAAM ($32,056) and costs to complete all lobby and kitchen modifications requested by the IAAM which includes plumbing revisions for the restroom reconfiguration, changes to the kitchen/dining area, utilities for food service additions and other general design adjustments to the design on the second/third level ($403,493). Approval of Change Order #4 will increase the Guarantee Maximum Price (GMP) Contract by $435,549 (from $58,457,323 to $58,892,872). This change order is fully funded by the IAAM. Funding sources for this project are: Accommodations Tax ($13,200,000), Charleston County Accommodations Tax ($12,500,000), State Funding ($14,000,000), IAAM Contributions ($53,000,000).

(Parks-Capital Projects/Stormwater Management: Approval of Low Battery Seawall Repairs-Phase I Professional Services Contract with Insight Group in the amount of $42,000 to replace P161282 for vibration monitoring services. Attached is a memo explaining the need for extending the services and going over the $40,000 procurement threshold. Approval of the Professional Services Contract will obligates $42,000 of the $36,108,771.21 project budget. The funding sources for this project are: Hospitality Funds ($15,087,957.53), Municipal Accommodations Tax Funds ($15,548,816), CPW Contribution ($5,071,997.68), and Charleston County Accommodations Tax Fees ($400,000).

(Parks-Capital Projects: Approval of a Construction Contract with Kompan, Inc. in the amount of $89,125.52 for the purchase and installation of new playground equipment at the St. Julian Devine Community Center. The playground equipment is being purchased through the City's cooperative purchasing membership with Omnia (US Communities). Approval of this Construction Contract will obligate $89,125.52 of the project budget $3,110,000. Funding sources for this project are: 2015 General Fund Reserves ($250,000), 2018 General Fund Reserves ($400,000), Cooper River Bridge TIF ($2,340,000), and Charleston Parks Conservancy Contribution ($210,000).

(Parks-Capital Projects: Approval for the 2020 Park and Recreation Development (PARD) Grant Acceptance to furnish new playground structure, swing set, and safety surfacing for the Vivian Anderson Moultrie Playground. Requested funding of $32,430.60 with a 20% City Match of $8,107.65. City Match of $8,107.65 from 523000-52435 Maintenance, Playground Equipment.

(Parks-Capital Projects: Approval of a Professional Services contract with Bennett Preservation Engineering, PC, in the amount of $89,355 for engineering services related to the partial removal and preservation of the St. Julian Devine Community Center Smoke Stacks. Approval of this engineering contract will obligate $89,355 of the project budget $3,110,000. Funding sources for this project are: 2015 General Fund Reserves ($250,000) 2018 General Fund Reserves ($400,000), Cooper River Bridge TIF ($2,250,000), and Charleston Parks Conservancy Contribution ($210,000).

(Parks-Capital Projects: Approval of a Construction Contract with Demolition Environmental Company, LLC (DECO) in the amount of $485,990 for the partial demolition, removal and preservation of the twin smoke stacks located at the St. Julian Devine Community Center. With the approval of the project budget, Staff is authorized to award and/or amend contracts less than $40,000, to the extent contingency funds exist in the Council Approved Budget. Approval of this Construction Contract will obligate $485,990 of the project budget $3,110,000. Funding sources for this project are: 2015 General Fund Reserves ($250,000), 2018 General Fund Reserves ($400,000), Cooper River Bridge TIF ($2,250,000), and Charleston Parks Conservancy Contribution ($210,000).

(Traffic and Transportation: Approval of a Financial Participation Agreement in the amount of $292,414.30 between the South Carolina Department of Transportation (SCDOT) and the City of Charleston. In coordination with SCDOT, schedule resurfacing of Brigade/Cypress, introduce a protected bikeway with addition of pedestrian ramps with bulb-outs, curb and gutter, leveling grades, rapid beacon flashers (RFFBs) and pavement markings. Total contribution from the City is $292,414.30 from the Cooper River Bridge TIF.

(Review and Approval of 2021 Healthcare Budget and contract renewals

- BCBS South Carolina – Medical and RX
- Premiums

(The 2021 Healthcare budget in the amount of $23,098,033 was approved by the HR Committee on August 20, 2020. This includes the renewal of the BCBS of South Carolina contract. There is a budget increase for 2021 of $1,668,458 which is an increase of 7.8% from the 2020 healthcare budget. The stop loss agreement has been deferred.)

- Defer - Stop Loss Agreement-request to take straight to Ways and Means
- COVID19 update
- Employee Survey

- Report from Women's Commission

(Request authorization for the Mayor to execute a Sublease Agreement with Charleston County for the lease of the EMS Medic Station located at 21 Courtenay Drive to house City of Charleston firefighters during renovations to City Fire Station #8. The monthly rent amount for the building and parking is $3,595.00. (TMS: 460-14-00-020)

(Consider the following annexation:

- 1569 N. Pinebark Lane (TMS# 353-15-00-033) 0.27 acre, West Ashley (District 7). The property is owned by Elizabeth and Nicholas Curry.

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

A Supplemental Ordinance providing for the issuance and sale of one or more series of City of Charleston, South Carolina, Stormwater System Refunding Revenue Bonds; and other matters relating thereto.

An ordinance to provide for the annexation of property known as 1569 N Pinebark Ln (approximately 0.27 acre) (TMS# 353-15-00-033), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. The property is owned by Elizabeth and Nicholas Curry.

L. Bills up for Second Reading:

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

1. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Lochaven Drive (West Ashley) (approximately 3.0 acres) (TMS #306-00-00-090) (Council District 2), be rezoned from General Office (GO) classification to Business Park (BP) classification. The property is owned by the Whitfield Company.*

2. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to amend the definitions for half story, accessory building, and accessory dwelling unit, and incorporate provisions to permit accessory dwelling units within all base zoning districts in the City of Charleston* ***(AS AMENDED)***

3. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 416 Riverland Drive (James Island) (approximately 0.26 acre) (TMS #343-10-00-002) (Council District 11), annexed into the City of Charleston June 23, 2020 (#2020-078), be zoned Single-Family Residential (SR-1) classification. The property is owned by W. Coleman and Christina M. Lawrimore.*

4. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 450 Riverland Drive (James Island) (approximately 0.5 acre) (TMS #343-10-00-019) (Council District 11), annexed into the City of Charleston June 23, 2020 (#2020-079), be zoned Single-Family Residential (SR-1) classification. The property is owned by Whitney and Alexander Pasquini.*

5. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that a portion of right-of-way located at the southeast corner of Fishburne Street & Coming Street (Peninsula) (approximately 0.14 acre) (TMS # to be*

assigned) (Council District 4), be zoned Diverse Residential (DR-1F) classification. The property is owned by SCDOT.

6. *An ordinance to provide for the annexation of property known as 2229 Weepoolow Trail (approx. 0.32 acre) (TMS# 353-12-00-017), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by John Everett McInnis.*

7. *An ordinance to provide for the annexation of property known as 2444 Quail Hollow Court (approx. 0.09 acre) (TMS# 355-16-00-069), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by Douglas R. Wurster.*

8. *An ordinance to provide for the annexation of property known as 1551 N Pinebark Lane (approx. 0.22 acre) (TMS# 353-15-00-037), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. The property is owned by Roscoe L. Bolton, III and Joy I. Bolton.*

9. *An ordinance to amend Chapter 29, Article V., Section 29-212 of the City of Charleston Code of Ordinances adding new subsections to Section (b), definitions, and a new section, Section 29-212 (l), setting forth hitching requirements for carriage animals.*

10. *An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 19, Section 400(a) to stipulate the method for how to determine the maximum charge for a nonconsensual tow.*

11. *An ordinance to provide for the annexation of property known as 772 Yaupon Drive (approx. 2.3 acre) (TMS# 263-00-04-038), Cainhoy, Berkeley County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 1. The property is owned by Beverley D. and James P. Rardin. (DEFERRED AT THE REQUEST OF THE APPLICANT)*

12. *An ordinance to provide for the annexation of property known as 3338 Maybank Highway (approx. 1.1 acre) (TMS# 279-00-00-035), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Consultants, LLC. (DEFERRED AT THE REQUEST OF THE APPLICANT)*

13. *An ordinance to provide for the annexation of property known as 3328 Maybank Highway (approx. 4.588 acre) (TMS# 279-00-00-031), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Kulick Properties, LLC. (DEFERRED AT THE REQUEST OF THE APPLICANT)*

14. *An ordinance to provide for the annexation of property known as 3320 Maybank Highway (approx. 2.278 acre) (TMS# 279-00-00-029), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by 1108 St Gregory St, LLC. (DEFERRED AT THE REQUEST OF THE APPLICANT)*

15. *An ordinance to provide for the annexation of property known as 1720 Pinecrest Road (0.22 acre) (TMS# 351-12-00-038), West Ashley, Charleston County, to the City of Charleston,*

shown within the area annexed upon a map attached hereto and make it part of District 9. The property is owned by Elizabeth White. (DEFERRED)

16. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Ashley River Road (West Ashley) (1.53 acres) (TMS #354-12-00-004) (Council District 2), be rezoned from Single-Family Residential (SR-1) classification to Limited Business (LB) classification. The property is owned by Laura M. Smith. (DEFERRED)*

17. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to Planning Commission composition to establish commission member alternates and to update other applicable sections related to Planning Commission Rules and Procedures. (DEFERRED FOR PUBLIC HEARING)*

18. *An ordinance to amend Chapter 27, Stormwater Management and Flood Control, of the Code of the City of Charleston, to add a new Article IV to provide fill requirements for all new construction, developments, and redevelopments within the City. (DEFERRED)*

19. *An ordinance to amend Chapter 29, Article V1, Sec. 29-240 of the Code of the City of Charleston pertaining to the procedure of accident reporting. (DEFERRED)*

20. *An ordinance to amend Article III (Stormwater Management Utility) of Chapter 27 (Stormwater Management and Flood Control) of the Code of the City of Charleston, South Carolina, by eliminating the "Homestead Exemption" in Sec. 27-140(a), applicable to the payment of Stormwater Utility Fees; by deleting Sec. 27-132(j), (k), and (l), which contain certain findings associated with the adoption of the "Homestead Exemption" with respect to Stormwater Utility Fees; and to provide that the elimination of the "Homestead Exemption" in Sec. 27-140(a) shall not apply until January 1, 2020. (DEFERRED FOR PUBLIC HEARING)*

M. Bills up for First Reading

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1815 Beechwood Road (West Ashley) (0.65 acre) (TMS #354-07-00-101) (Council District 2), be rezoned from Single-Family Residential (SR-6) classification to Diverse Residential (DR-6) classification. The property is owned by Matt and Angela Chambers. *(DEFERRED)*

2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to make rooftop eating and drinking places subject to the approval of a special exception in the GB, UC, MU-2, MU-2/WH, and UP base zoning districts, adopt regulations for rooftop eating and drinking places in the GB, UC, MU-2, MU-2/WH, and UP base zoning districts, and prohibit rooftop eating and drinking places in all other base zoning districts. *(DEFERRED)*

N. Miscellaneous Business:

1. Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) to receive legal advice related to a pending lawsuit on the Central Park Cluster development.

2. The next regular meeting of City Council will be Tuesday, September 22, 2020 at 5:00 p.m.

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.

D1.)

RESOLUTION

DEDICATING CITY OF CHARLESTON MUNICIPAL COURTROOM IN HONOR OF JUDGE RICHARD E. FIELDS

WHEREAS, Judge Richard E. Fields was born and raised in Charleston, South Carolina. He graduated high school at Avery Institute and attended West Virginia State College (now West Virginia State University) and graduated with a Bachelor of Science degree in Business Administration in 1944. He then entered Howard University School of Law, graduating with a degree of Bachelor of Laws in 1947. Judge Fields passed the Bar and was admitted to practice law in the District of Columbia and the State of South Carolina; and,

WHEREAS, after working as a waiter in Washington, D.C. during and after graduation from Howard University, Judge Fields began the practice of law Charleston, South Carolina, in April 1949. He was the first black person to open a law office in Charleston since the early 1900s and was one of only two persons of color practicing law in the State of South Carolina at that time; and,

WHEREAS, Judge Fields married the late Myrtle T. Evans, a Charleston County Public School teacher, in 1951. They have two children: a daughter, Mary Diane Fields Reed, married to Michael J. Reed and a graduate of Fisk University and the University of South Carolina School of Law; and a son Richard E. Fields, Jr. a graduate of Howard University; and,

WHEREAS, Judge Fields' life has been devoted to many remarkable religious, civic and political pursuits. Among many religious activities, when he returned to Charleston, Judge Fields resumed his membership in the historic Centenary Methodist Church which after a church merger became a United Methodist Church. He served as treasurer of the Church for more than 50 years. He was the church's delegate to the South Carolina Annual Conference for more than fifty years. When the white and black conferences merged in the late 1960s and early 1970s, Judge Fields was a member of the Merger Committee in South Carolina; and,

WHEREAS, in 1952, Judge Fields was elected to the Board of Trustees of Claflin College (now Claflin University). He represented the University as its attorney and served on many of its committees during his almost fifty years on the Board. In 1992, he established the Richard E. Fields and Myrtle E. Fields Scholarship. Among other civic activities throughout his career, he served on the Board of Directors of the Charleston County Chamber of Commerce, of Bon Secours-St. Francis Hospital, the Charleston County United Way, and the Florence Crittenden Home, and, with several businessmen established the Liberty National Bank and served on its Board of Directors for a number of years. He was also a member of the Committee to establish the Charleston School of Law; and,

WHEREAS, in 1969, Judge Fields was elected Municipal Judge for the City of Charleston and served in that position until 1975. When nominated to the position, the City Council minutes reflect that there was "no attorney who fights his cases more diligently, deserves the job more highly, or would add more to the present city administration" than Judge Fields. At this time the time of his election, Judge Fields was believed to have been the first black elected judicial official in the entire southeast. He was thereafter elected Judge of the Family Court of Charleston County. He held that position until 1980 when he was elected Judge of the Circuit Court of South Carolina, where he served until his retirement in 1992; and,

WHEREAS, while serving as Municipal Judge for the City of Charleston, Judge Fields handled many diverse and challenging cases. Among those were the hospital strike cases. For several months, Judge Fields heard cases in the City's municipal courtroom at night, adjudicating the cases involving the protestors. The defendants were mostly students and a few members of the Student Non-Violent Coordinating Committee (SNCC) including Reverend Abernathy; and,

WHEREAS, while sitting on the Municipal Court bench, Judge Fields handled the hospital strike cases and every other case that came before him with patience, open-mindedness, courtesy, compassion, and common sense. He was willing to do what the law required him to do even though the course he followed was not always a popular one. In issuing his rulings, Judge Fields was not influenced by the identity, race, gender, political status, wealth or relationship of the party or lawyer before him; and,

WHEREAS, City Council has determined that it is fitting to honor Judge Fields for his lifetime of personal, professional and civic commitment to the City of Charleston, and in particular to his service as a Municipal Judge, by dedicating a courtroom at the Municipal Court Complex, 180 Lockwood Blvd., in his honor.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CHARLESTON, IN CITY COUNCIL ASSEMBLED THAT JUDGE FIELDS SHALL BE RECOGNIZED FOR HIS MANY OUTSTANDING CONTRIBUTIONS TO THE CITY OF CHARLESTON INCLUDING HIS SERVICE AS MUNICIPAL JUDGE BY DEDICATING A COURTROOM AT THE MUNICIPAL COURT COMPLEX IN HIS HONOR TO BE KNOWN AS THE "HON. RICHARD E. FIELDS COURTROOM."

RESOLVED this _____ day of September 2020, in City Council Chambers.

_____
John J. Tecklenburg
Mayor

ATTEST:

_____
Vanessa Turner Maybank
Clerk of Council

DQ.)

PROCLAMATION

WHEREAS; the City of Charleston wishes to recognize the years of service and dedication of one of its most committed citizens, native Charlestonian **LEONARD (LENNY) KRAWCHECK**; and

WHERAS **LEONARD (LENNY) KRAWCHECK** earned a bachelor's degree following attendance at Duke University and the College of Charleston. He received his degree in law from Tulane University; and

WHEREAS; **LEONARD (LENNY) KRAWCHECK** has been licensed as a Land Use & Zoning and Real Estate attorney for 55 years; and

WHEREAS; **LEONARD (LENNY) KRAWCHECK** served as a member of the S.C. House of Representatives from 1967-1970 and as a member of the S.C. Tri-Centennial Commission from 1968-1970; and

WHEREAS; **LEONARD (LENNY) KRAWCHECK** was appointed by Mayor J. Palmer Gaillard to the City of Charleston Board of Adjustment, the precursor to the Board of Zoning Appeals, in April 1971 and served a one-year term; and

WHEREAS; Charleston City Council appointed **LEONARD (LENNY) KRAWCHECK** to the City of Charleston Board of Zoning Appeals in December 1979, where he served diligently and conscientiously for 41 years, from the time of his appointment until August 18, 2020; and

WHEREAS; during that time, **LEONARD (LENNY) KRAWCHECK** presided over at least 900 Board of Zoning Appeals meetings; and

WHEREAS; **LEONARD (LENNY) KRAWCHECK** is a current member of the S.C. Bar, American Bar Association, and a chairman of the Charleston County Bar real estate section; and

WHEREAS; **LEONARD (LENNY) KRAWCHECK** has led a truly remarkable life of public service, and has rightfully earned the respect of his peers, fellow board members, and the City of Charleston.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor of the City of Charleston, in recognition of his service, do hereby proclaim Tuesday, September 8, 2020 as:

LEONARD (LENNY) KRAWCHECK DAY

IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of Charleston to be affixed, this 8th day of September in the year of 2020.

_____

John J. Tecklenburg, Mayor

D3.)

City of Charleston

JOHN J. TECKLENBURG
MAYOR

August 10, 2020

Charleston Trident Association of REALTORS®
5006 Wetland Crossing Drive
North Charleston, SC 29418

To Whom It May Concern:

Thank you for your gift of $3,000 to the City of Charleston through the National Association of Realtors' new Community Rebuilding Grant. This grant provides special funding for REALTOR® Associations to lead efforts to rebuild and restore public community places impacted by the recent racial injustice demonstrations.

The $3,000 will be used by the City of Charleston Public Service Department to clean-up and repair sidewalks along 400 and 500 block of King Street, which was impacted by racial injustice demonstrations on May 30. The funds will be used for building and repair materials and supplies.

Thank you again for your partnership and support of our city, and a special thanks to Josh Dix of CTAR who reached out to me with this opportunity.

Thx Josh!

Most sincerely yours,

John J. Tecklenburg
Mayor, City of Charleston

JJT:bmp

P.O. BOX 652, CHARLESTON, SOUTH CAROLINA 29402
843-724-3737 FAX 843-720-3872

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, September 8, 2020 beginning at 5:00 p.m., via Conference Call # 1-929-205-6099, Access Code **912 096 416**, on the request that the Zoning Ordinance of the City of Charleston be changed in the below respects. The public may participate using one of the following options:

Requests to speak at the meeting and comments must be received by 12:00 p.m., Tuesday, September 8th:

1. Request to speak (via Zoom or telephone) or leave a comment for City Council via voice mail at 843-579-6313. If requesting to speak, please provide your name and telephone number;
2. Request to speak (via Zoom or telephone) or leave a comment for City Council by completing the form at http://innovate.charleston-sc.gov/comments/
3. Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401

REZONINGS

1. To rezone property located on Sheppard Street (Harleston Village – Peninsula) (Approx. 1.386 acres) (TMS # 460-04-04-074, 078, 080, 086) from General Business (GB), Limited Business (LB) and Accommodations Overlay classifications to Planned Unit Development (PUD) (Sheppard Street) classification.
2. To rezone 2421 Ashley River Rd (Pierpont - West Ashley) (Approx. 8.04 acres) (TMS # 355-16-00-025, 026, 027) from General Business (GB) classification to Diverse Residential (DR-1F) classification.
3. To rezone 2 Race St (*Westside – Peninsula*) (Approx. 0.46 acres) (TMS # 460-04-01-103) from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification and from Old City Height District 2.5 to Old City Height District 3.

VANESSA TURNER MAYBANK
Clerk of Council

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

C22-1891898-1

CITY OF CHARLESTON
PLANNING COMMISSION

MEETING OF AUGUST 19, 2020

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, August 19, 2020** via Zoom Webinar. A recording of the meeting can be viewed on YouTube at the following link: https://www.youtube.com/watch?v=w1m6KaS6UzY. The following applications were considered:

REGULAR MEETING

REZONINGS

1. **2421 Ashley River Rd (Pierpont - West Ashley) TMS # 3551600025, 026 & 027** – approx. 8.04 ac. Request rezoning from General Business (GB) to Diverse Residential (DR-1F).

   RECOMMEND APPROVAL (6-0)

2. **1814 Harmon St (Four Mile Hibernian) TMS # 4640200052** – approx. 2.1 ac. Request rezoning from General Business (GB) to Light Industrial (LI).

   RECOMMEND APPROVAL (6-0)

3. **2 Race St (Westside – Peninsula) TMS # 4600401103** – approx. 0.46 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH) and from Old City Height District 2.5 to Old City Height District 3.

   RECOMMEND APPROVAL (7-0)

4. **Morrison Dr, Romney St & N Romney St (Laurel Island - Peninsula) TMS # 4640000006, 002, 023, 038, 4590200013, & 4611303024** – approx. 196.1 ac. Request rezoning from General Business (GB), Heavy Industrial (HI), Upper Peninsula (UP) and Diverse Residential (DR-3) to Planned Unit Development (PUD) (Laurel Island).

   RECOMMEND APPROVAL WITH CONDITIONS (7-0)

ZONINGS

1. **2444 Quail Hollow Ct (Pierpont - West Ashley) TMS # 3551600069** – approx. 0.09 ac. Request zoning of Diverse Residential (DR-1). Zoned Office General (OG) in Charleston County.

   RECOMMEND APPROVAL (7-0)

2. **2229 Weepoolow Tr (Ashley Hall Plantation - West Ashley) TMS # 3531200017** – approx. 0.32 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

   RECOMMEND APPROVAL (7-0)

3. **772 Yaupon Dr (Cainhoy) TMS # 2630004038** – approx. 2.31 ac. Request zoning of Rural Residential (RR-1). Zoned Rural Single-Family Residential (R1-R) in Berkeley County.

   DEFERRED BY APPLICANT

4. **1551 N Pinebark Ln (N Pinepoint - West Ashley) TMS # 3531500037** – approx. 0.22 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

   RECOMMEND APPROVAL (7-0)

E1.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT PROPERTY LOCATED ON SHEPPARD STREET (PENINSULA) (APPROXIMATELY 1.386 ACRES) (TMS #460-04-04-074, 460-04-04-078, 460-04-04-080 AND 460-04-04-086) (COUNCIL DISTRICT 4), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION AND LIMITED BUSINESS (LB) CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION (SHEPPARD STREET PUD) AND REMOVED FROM THE ACCOMMODATIONS OVERLAY ZONE (A) CLASSIFICATION. THE PROPERTY IS OWNED BY KING AND SHEPPARD PARTNERS, LLC; SHEPPARD PARKING LLC; AND LOWCOUNTRY MARKETING GROUP, LLC.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from General Business (GB) classification and Limited Business (LB) classification to Planned Unit Development (PUD) classification (Sheppard Street PUD) and removing the Accommodations Overlay Zone (A) classification.

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

Sheppard Street (Peninsula) (approximately 1.386 acres) (TMS #460-04-04-074, 460-04-04-078, 460-04-04-080 and 460-04-04-086)

Section 3. This ordinance shall become effective upon ratification.

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

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

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
July 15, 2020

REZONING 2

Sheppard St PUD (Peninsula)

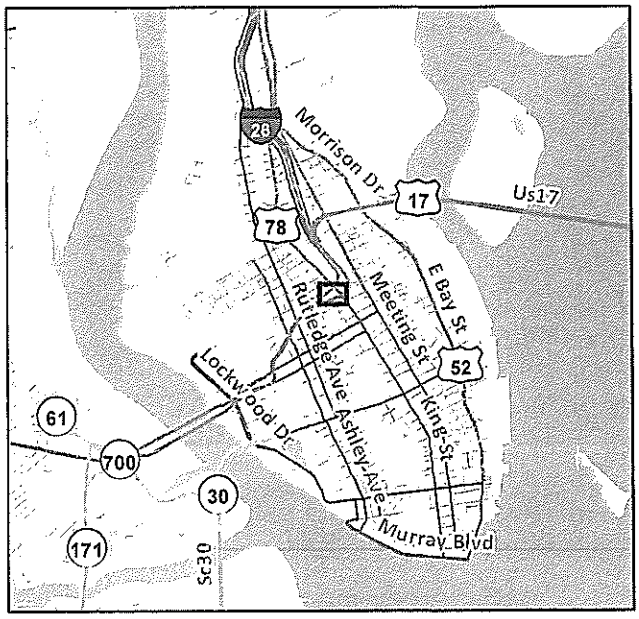
TMS # 4600404074, 078, 080, 086

approx. 1.386 ac.

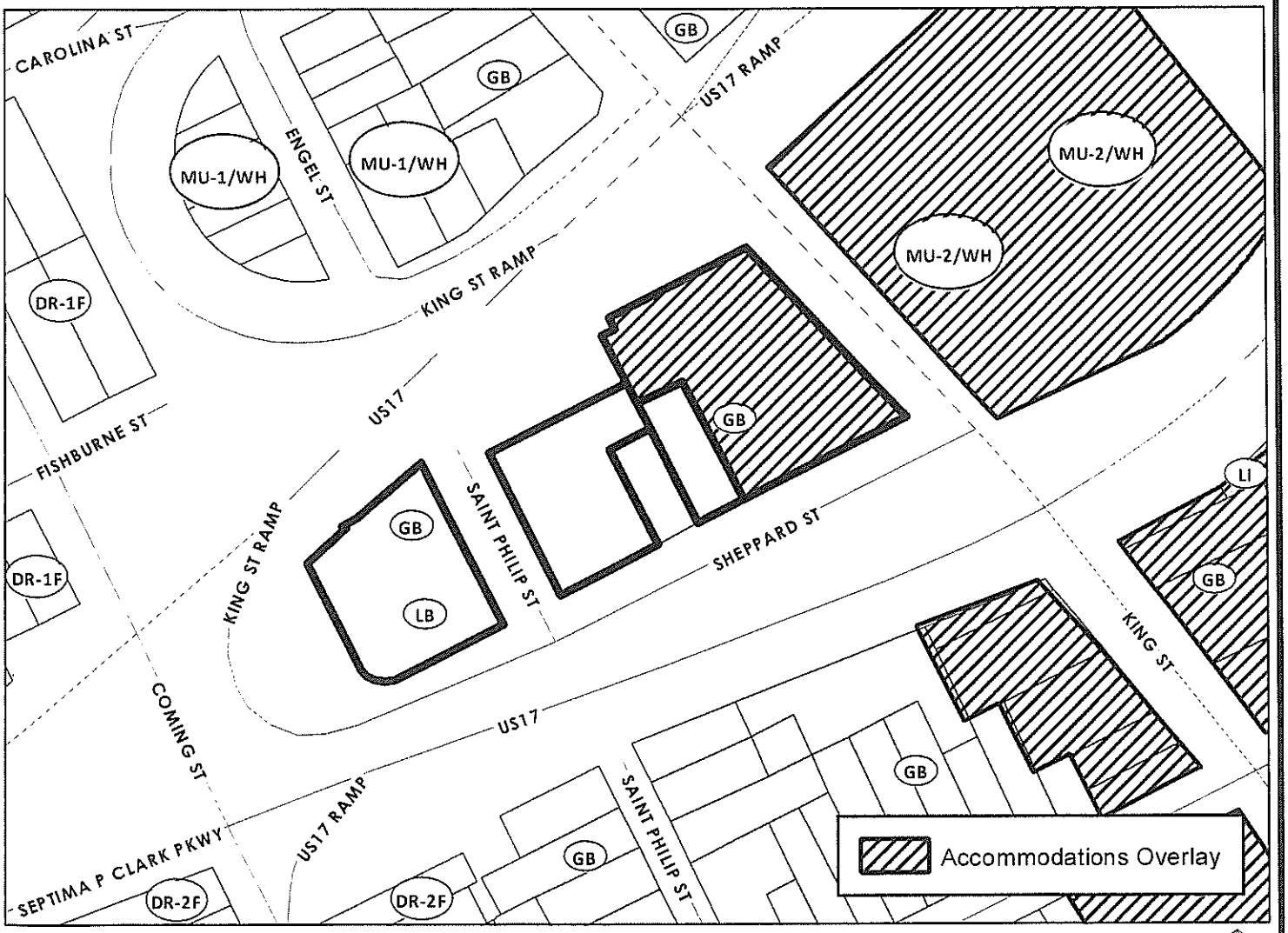
Request rezoning from General Business (GB), Limited Business (LB) and Accommodations Overlay to Planned Unit Development (PUD) (Sheppard St).

Owner: King and Sheppard Partners, LLC; Sheppard Parking LLC; and Lowcountry Marketing Group, LLC

Area



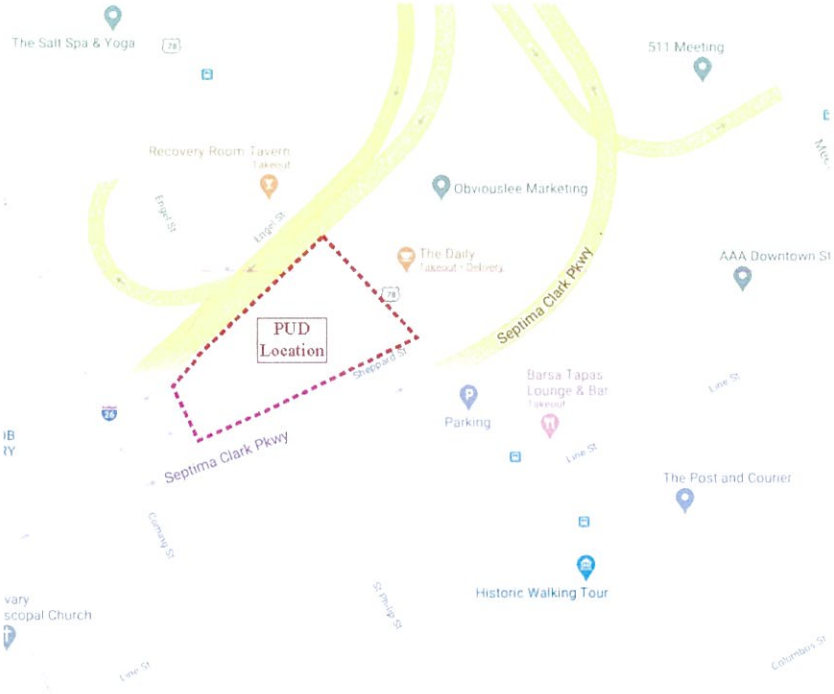
Location



SHEPPARD STREET

PLANNED UNIT DEVELOPMENT (PUD)

DEVELOPMENT GUIDELINES



OWNERS:

King and Sheppard Partners, LLC, Sheppard Parking LLC, and Lowcountry Marketing Group, LLC

PREPARED BY:

Womble Bond Dickinson (US) LLP
Bello Garris Architects
Forsberg Engineering and Surveying, Inc.

Development Guidelines for Sheppard Street PUD

1. Relationship to the Official Zoning Ordinance

The Development Guidelines and Land Use Plan attached hereto and made a part hereof for the Sheppard Street Planned Unit Development ("**Sheppard Street PUD**") are part of the PUD Conditional Use Master Plan Application submitted in accordance with the Zoning Ordinances 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 Sheppard Street PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Sheppard Street PUD Development Guidelines shall follow definitions listed in the Zoning Ordinances of the City of Charleston, as amended from time to time. Administration and enforcement of the adopted The Sheppard Street PUD Development Guidelines shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The Sheppard Street PUD was approved by Charleston City Council on _____, 2020, Ordinance Number _____.

2. Introduction

2.1 Project Location

The site is located in downtown Charleston bounded by Sheppard Street to the South, King Street to the East, and the Septima Clark Parkway to the North and West. The property is located within areas designated as Urban and Urban Core under the Century V Update to the City's Comprehensive Plan.

2.2 Area

The property contains in aggregate approximately 1.386 acres.

2.3 *TMS No.s* 460-04-04-074 (known as 677 King Street, owned by King and Sheppard Partners, LLC), 460-04-04-078 and 460-04-04-080 (known as 82, 86, and 88 Sheppard Street and 264 and 266 St. Philip Street, owned by Sheppard Parking LLC), 460-04-04-086 (known as 90, 92 and 94 Sheppard Street and 285 and 287 St. Philip Street, owned by Lowcountry Marketing Group, LLC), and a portion of St. Philip Street.

2.4 *Owners and Developers* are King and Sheppard Partners, LLC, Sheppard Parking LLC, and Lowcountry Marketing Group, LLC.

2.5 *Current Zoning*

The current zoning is General Business (GB) District (other than one building site zoned Limited Business (LB) District), which is intended to permit a broad range of commercial uses and activities in urban areas of the city.

The parcel identified as TMS No. 460-04-04-074 (known as 677 King Street, owned by King and Sheppard Partners, LLC) is also within the Accommodations Overlay Zone, A-1, allowing for a fifty (50) room hotel.

2.6 *Background Information*

The site is located in the middle of the junction of the Septima Clark Parkway (Highway 17) and the beginning of Interstate 26. It is straddled on both sides by the ramps leading to the elevated highway and is effectively cut off from the neighborhoods to the south, north, and west.

The City of Charleston ("**City**") is nearing completion of its drainage system project at the western end of the site. This drainage shaft area will remain open as an access point for maintenance of the drainage facilities.

A half-block stub portion of St. Philip Street extends northwards from Sheppard Street within the site but does not connect to any other street.

The buildings on the site have been vacant for the past two years. They were most recently used for student rentals. Some of the buildings are in need of extensive repair to be habitable again. Several of the buildings date from the early 1900's, when Sheppard Street was first developed. The historic building at 94 Sheppard Street is in a severely deteriorated condition and will require a complete restoration.

2.7 *Development Summary*

The proposed initial redevelopment plan for the site includes (1) construction of a new mixed use building fronting on King Street with parking in the rear, and (2) restoration of the older residential buildings currently located along Sheppard Street and St. Philip Street.

The proposed new building fronting on King Street is intended for office, retail, or other uses as allowed in the General Business (GB) zoning district. This portion of the site is currently a vacant lot.

The older buildings along Sheppard Street and St. Philip Street are in need of extensive repairs and restoration. These older buildings are intended to be restored, and one of the existing buildings may be relocated on-site as part of a cluster of buildings with a central driveway alley and area for parking or private open space. These buildings are intended to be used for accommodations use with up to thirty

(30) units, or longer term residential or other permitted use. To allow for this accommodations use, the portion of the site fronting on King Street which is currently within the Accommodations Overlay Zone permitting a fifty (50) room hotel would be removed from the Accommodations Overlay Zone, and the portion of the site at the west end would be permitted to have not more than thirty (30) accommodations units.

In connection with re-orienting the existing buildings, property lines within the site would be adjusted, and the stub portion of St. Philip Street would be abandoned by the City (after the SC Department of Transportation conveys its interest to the City) as it would no longer be needed for access to individual lots and will allow for more efficient access and parking.

2.8 *Goals for the Project*

The Sheppard Street PUD is designed to re-establish a vibrant, mixed use development area within a block of the city that was effectively cut off from surrounding neighborhoods long ago by the interchange of Highway 17 and Interstate 26. Among other benefits, the proposed project would restore historic buildings, add new office and other commercial space on a vacant portion of King Street, and reduce the allowed number of accommodations/hotel units on the overall site from fifty (50) to thirty (30) units. Because of the location, surrounding highway ramps, size, shape, and other constraints of the site, the Sheppard Street PUD is an appropriate zoning designed to provide the flexibility to achieve these goals.

3. Land Use

3.1 *Development Pods*

The Sheppard Street PUD consists of two development pods: (1) the Mixed Use Area and (2) the Accommodations/Residential Area, as set forth on the Land Use Plan attached hereto.

3.2 *Area Breakdown (approximate calculations)*

Mixed Use Area	1.061 Ac
Accommodations/Residential Area	0.325 Ac
Gross Area	1.386 Ac

3.3 *Net Density and Maximum Number of Units Allowed*

Mixed Use Area:

Commercial Uses: As allowed under General Business (GB) zoning.

Maximum Residential Dwelling Units Allowed: 46
(Approximate Density: 46,217 SF ÷ 46 = 1005 SF/unit)

Accommodations/Residential Area:

Maximum Accommodations Units Allowed: 30

Maximum Residential Dwelling Units Allowed: 11
(Approximate Density: 14,157SF ÷ 11 = 1,287 SF/unit)

Any and all conveyances of any portion of the Mixed Use Area or Accommodations/Residential Area subject to the unit density limitations set forth above shall, within the deed of conveyance or other instrument running with the land, assign a precise whole number of permitted residential dwelling units and accommodations units. The owner shall record the same in the office of the Charleston County Register of Deeds.

4. Zoning Criteria

All applicable regulations of the Zoning Ordinance for the base General Business (GB) zoning district shall remain in effect except as modified by these Development Guidelines.

4.1 *Permitted Uses*: All uses permitted under the base General Business (GB) zoning district shall be permitted in the Sheppard Street PUD. In addition, accommodations uses, not to exceed thirty (30) units in aggregate, shall be permitted within the Accommodations/Residential Area. Sections 54-204.3 and 54-220 of the Zoning Ordinance of the City of Charleston shall not apply to the Accommodations/Residential Area. No accommodations use shall be permitted within the Mixed Use Area. The primary intended uses within each area shall be as provided in the Land Use Plan attached hereto, provided that ancillary uses shall not be prohibited, and provided that all uses permitted under the base General Business (GB) zoning district shall be permitted in the Accommodations/Residential Area.

4.2 *Types of dwelling units allowed*: Single-family detached, single-family attached, duplex, two-family, townhouse, or multi-family.

4.3 *Minimum lot size per dwelling unit*: No minimum lot size per dwelling unit, but see maximum aggregate number of residential units above.

4.4 *Minimum lot frontage requirements*: No change to base General Business (GB) zoning district regulations.

4.5 *Minimum setbacks*: None.

4.6 *Maximum lot occupancy*: None.

4.7 *Maximum and minimum height (height district)*: No change to existing Old City Height Districts (Height District 5 and Height District 2.5) as applicable to respective portions of the site.

4.8 *Accessory buildings*: No change to base General Business (GB) zoning district regulations.

4.9 *Parking requirements*:

i. Parking for commercial uses as provided under base General Business (GB) zoning district regulations.
ii. One (1) off-street parking space per residential dwelling unit.
iii. Two (2) off-street parking spaces per every three (3) accommodations units (rounded up to nearest whole number).

4.10 *Loading dock requirements for commercial uses*: No change to base General Business (GB) zoning district requirements.

5. Open Space

The existing site does not include any dedicated open space and is less than ten (10) acres, therefore not required to include a percentage of open space.

6. Buffers

6.1 *Required Landscape Buffers:* No change to base General Business (GB) zoning district regulations for any required landscape buffers.

6.2 *Critical Line Buffer:* There is no critical line on the property.

6.3 *Elective Buffers:* No elective landscape buffers are contemplated for this urban site.

6.4 *Ownership and Maintenance:* Any applicable landscape buffer areas will be owned and maintained by the owner of the applicable parcel.

7. Tree Summary

7.1 *Summary of existing conditions:*

There are a number of trees on the site as shown on the attached survey of existing conditions.

7.2 *Protection Standards / Plan:*

Development of the site will comply with City tree protection requirements or variances and any conditions imposed thereto.

8. Right-of-Way

8.1 *Public Right-of-Way:* King Street and Sheppard Street, existing public rights of way, provide vehicular street access and pedestrian sidewalk access to all parcels within the site. No new public or private streets are planned for the site.

8.2 *Driveways.* Internal driveways will be owned and maintained by the owner of the applicable parcel and, if applicable, will comply with any requirements to accommodate emergency vehicles and public service vehicles.

9. Drainage Basin Analysis

9.1 *Flood Zone:*

Flood Zone X (per flood map # FM 45019C0512J). [The preliminary FIRM proposes a Flood Zone X utilizing the NA VD88 datum as opposed to the currently utilized NGVD29 datum. Per FEMA, preliminary data, including new or revised FIRMs, are not final. Preliminary data are for review and guidance purposes only. Preliminary data and maps are subject to change.]

9.2 *Topography:*

Please see the Topographic Survey, attached hereto.

9.3 *Stormwater Drainage:*

Stormwater will drain from the site into the existing drainage system running along Sheppard Street and King Street. Plans for internal stormwater detention systems for development of the initial proposed building and parking lot within the Mixed Use Area have been approved by the City for the building and submitted for the parking lot and will be implemented in accordance with applicable City of Charleston and DHEC/OCRM guidelines.

9.4 *Wetlands Verification:*

No wetlands are located on the property.

10. Traffic Study:

The Traffic Study for the property is attached hereto.

11. Cultural Resources:

11.1 *Site History and Cultural Resources:*

This portion of Sheppard Street was originally developed in the early 1900's, principally as rental housing. The existing structures at 86, 90, and 94 Sheppard Street all date from this time period. The portion of the site fronting on King Street was used at that time for commercial purposes, with stores, groceries, and the like. Construction of the surrounding highways began in the 1960's, effectively isolating Sheppard Street from the adjacent neighborhoods from that point onward.

11.2 *Redevelopment Plan and Preservation:*

The proposed redevelopment of the site pursuant to the Sheppard Street PUD is intended to allow for the restoration of several older structures within the site and to re-establish a vibrant, mix of uses in the area.

12. Utilities/Services/Letters of Coordination

Water & Sewer	Water and sewer are presently available at the site boundaries, provided by Charleston Water System. Please see letter attached.
Electricity & Gas	Electric and gas service are presently available at the site boundaries, provided by Dominion Energy. Please see letter attached.
Communications	Telephone, cable, and internet service are presently available at the site boundaries, provided by AT&T. Please see letter attached.

Exhibits:

1. Aerial Photograph with tax map parcel boundaries
2. Recorded Plats
3. Topographic Survey
4. Land Use Plan
5. Traffic Study
6. Utility Letters

Exhibit 1 – Aerial Photograph

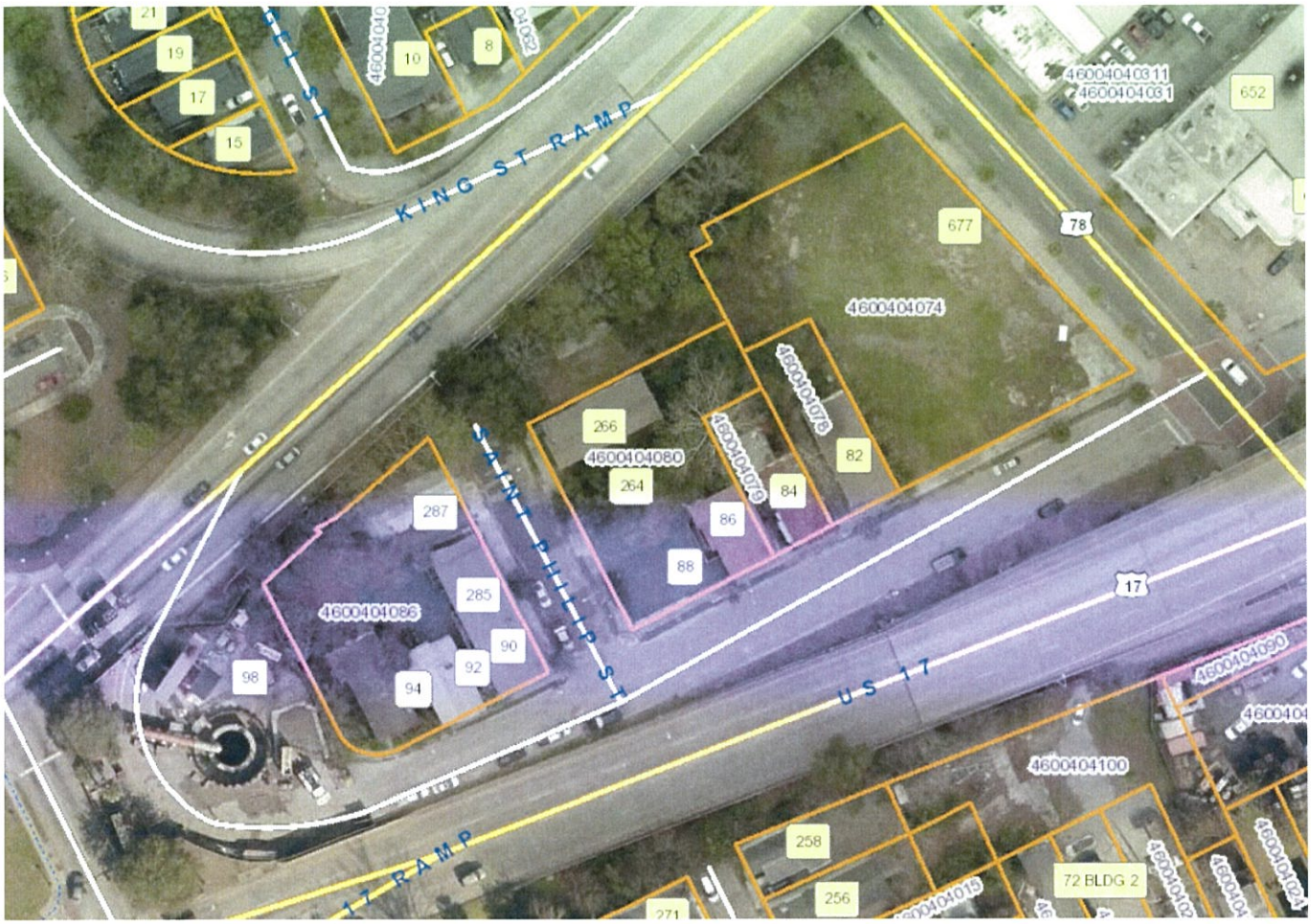
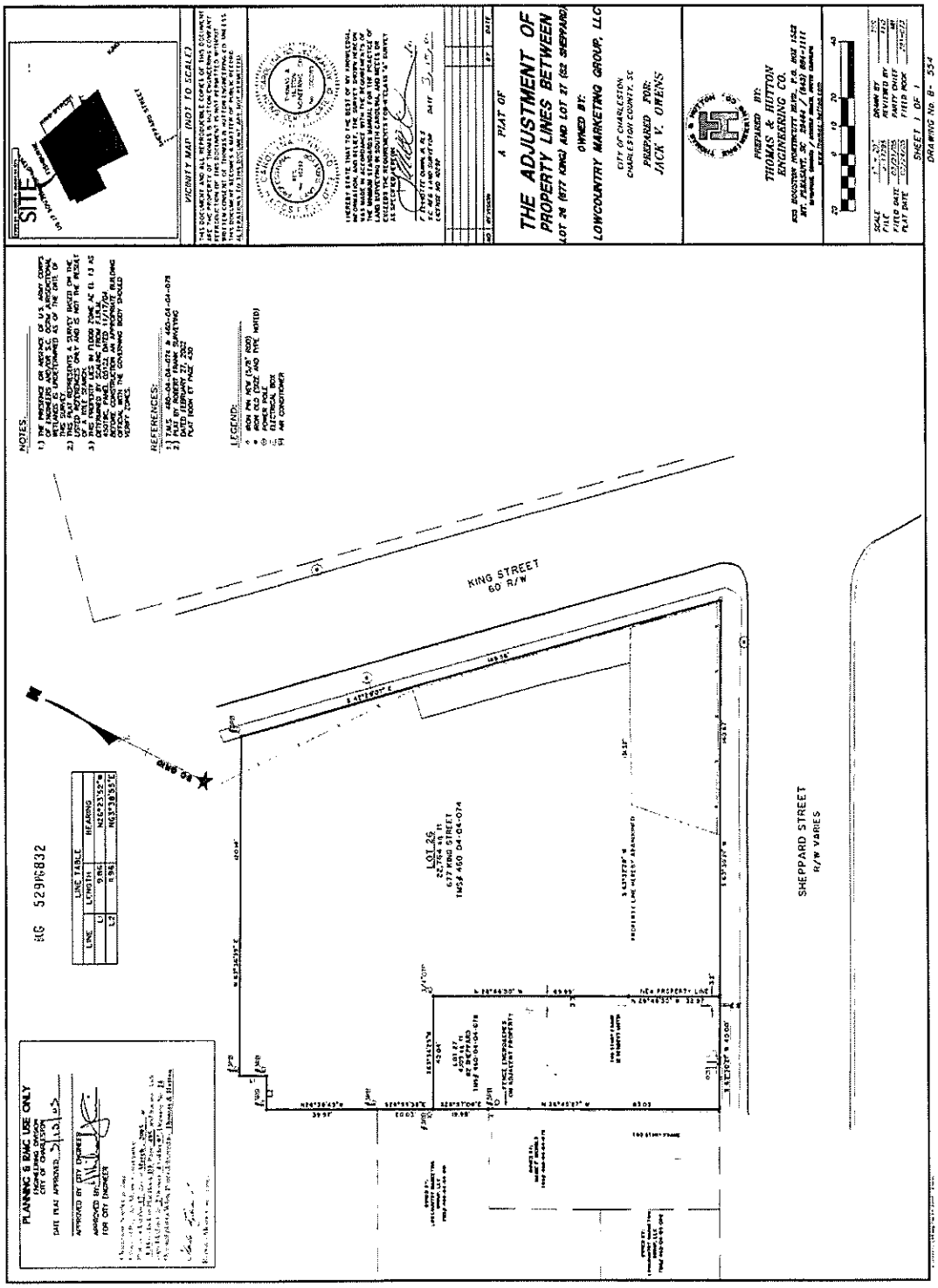
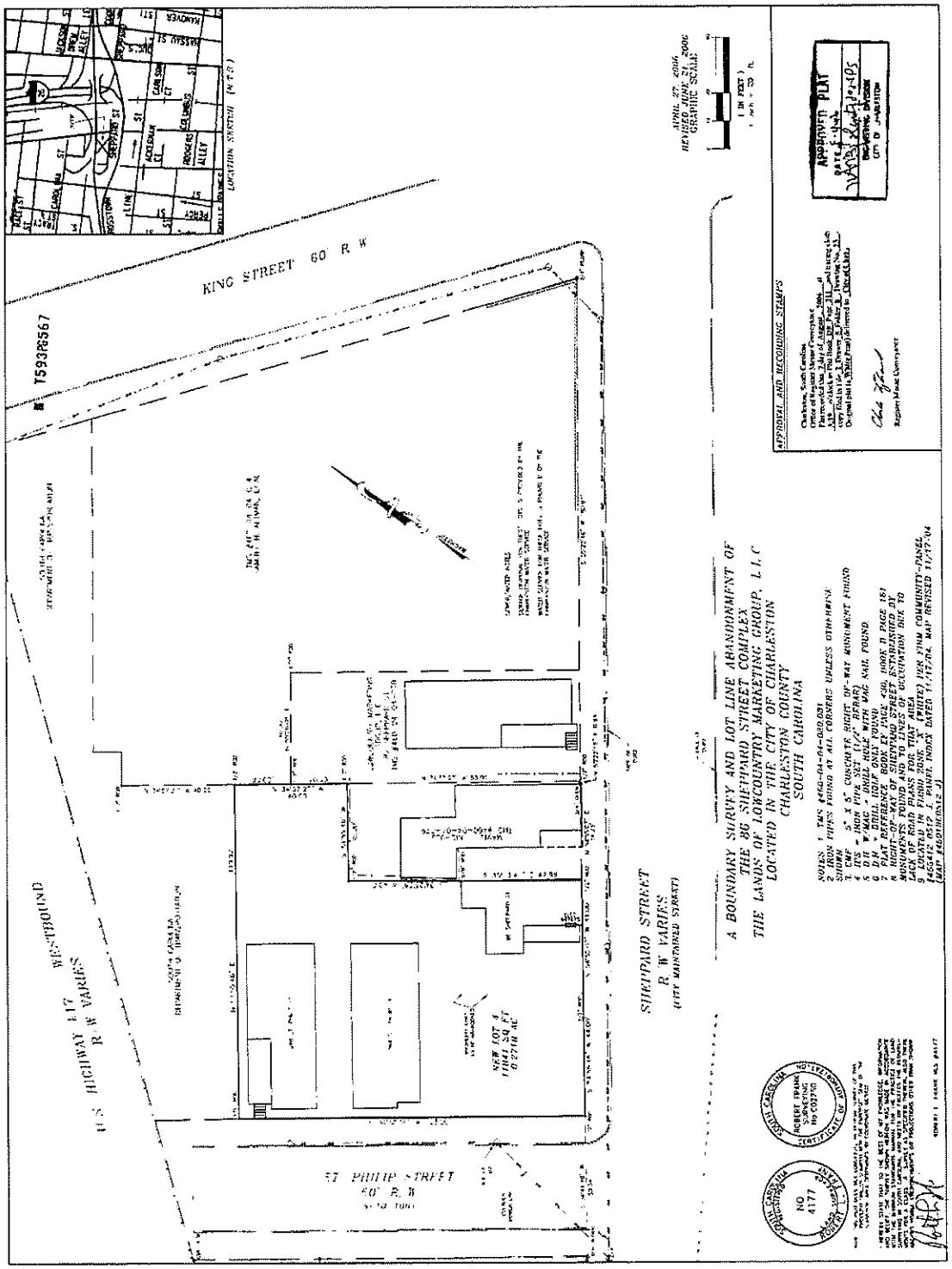


Exhibit 2 – Recorded Plats



Development Guidelines for Sheppard Street PUD



Development Guidelines for Sheppard Street PUD

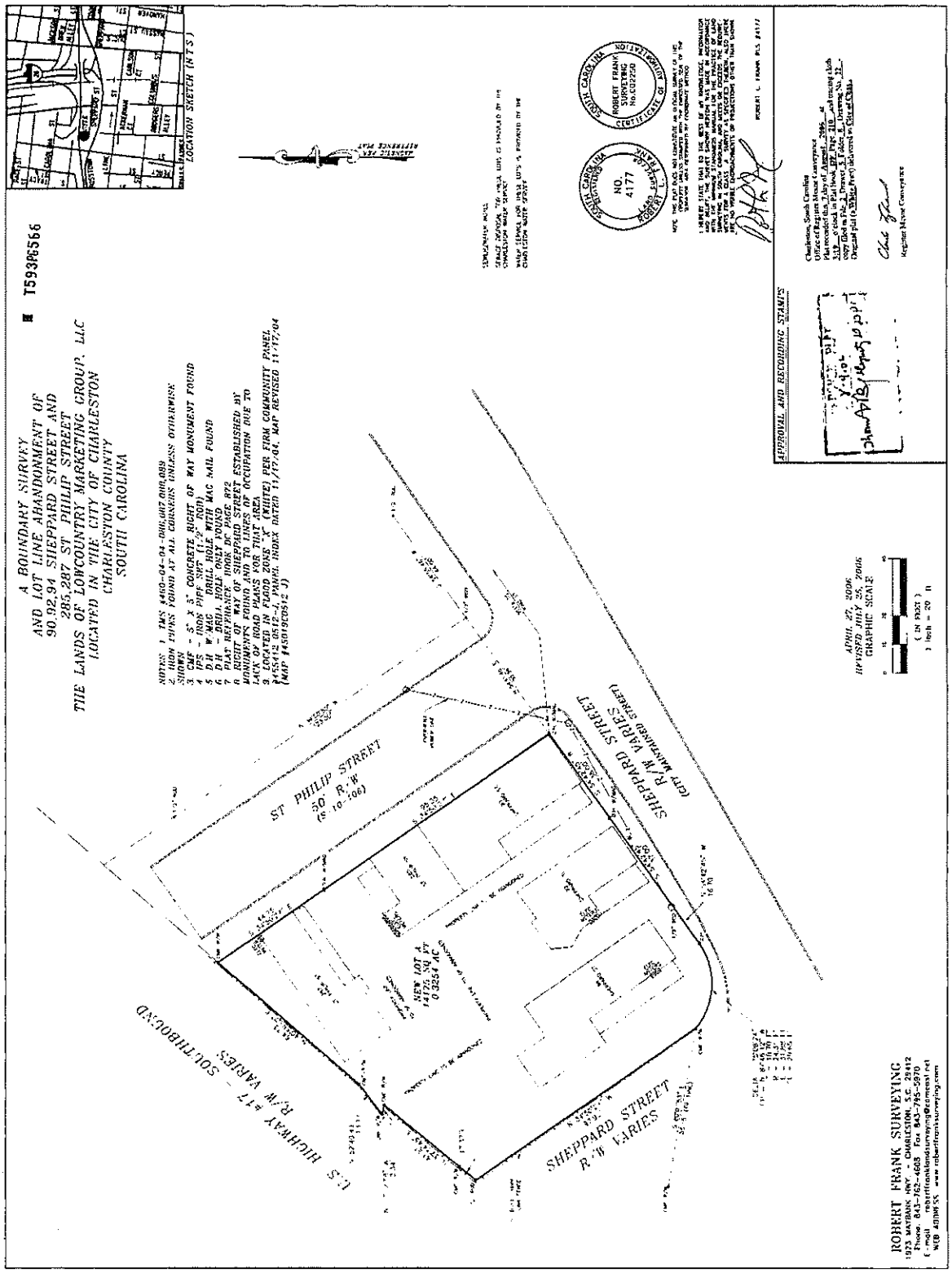


Exhibit 3 – Topographic Survey

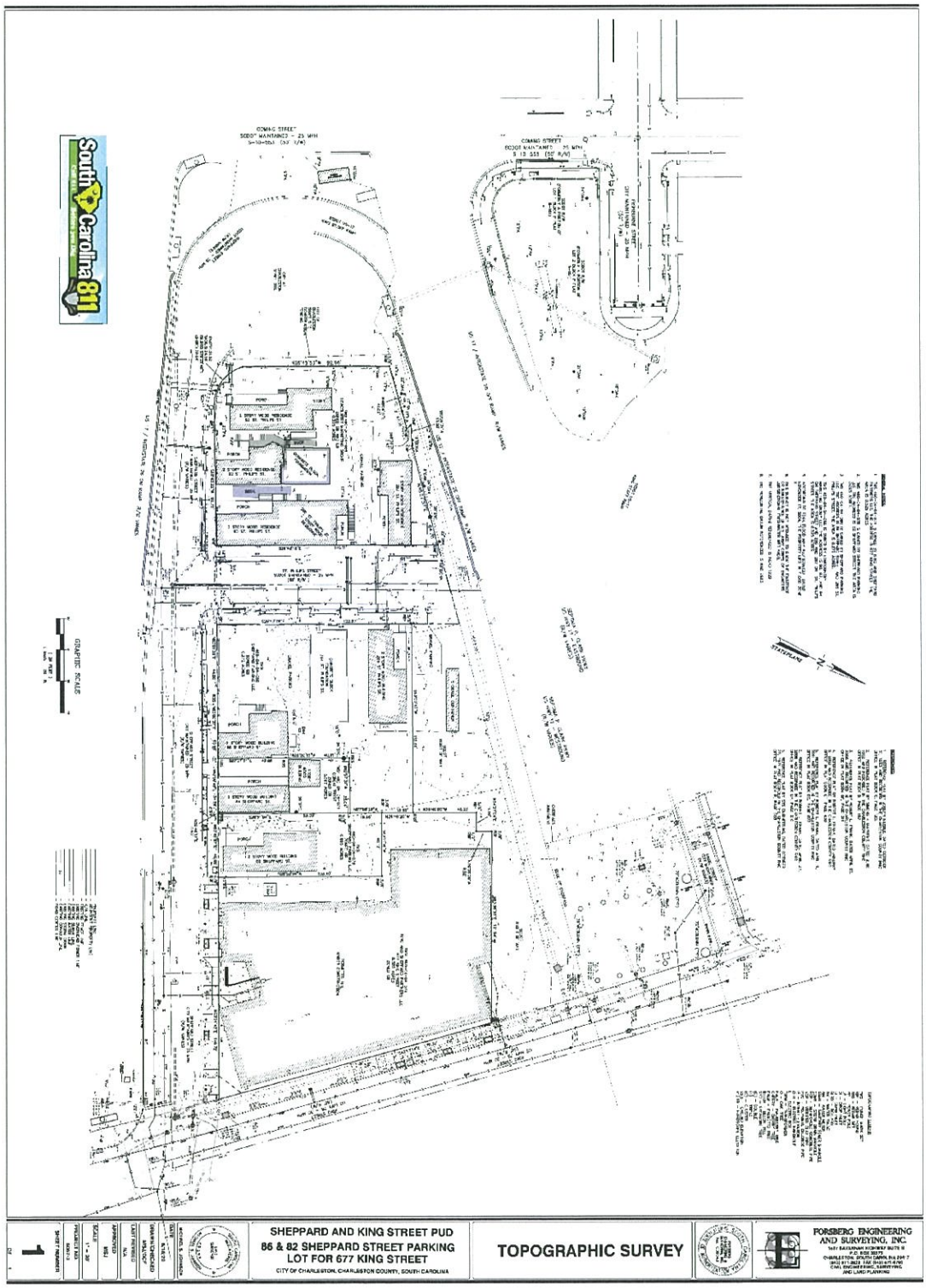


Exhibit 4 – Land Use Plan

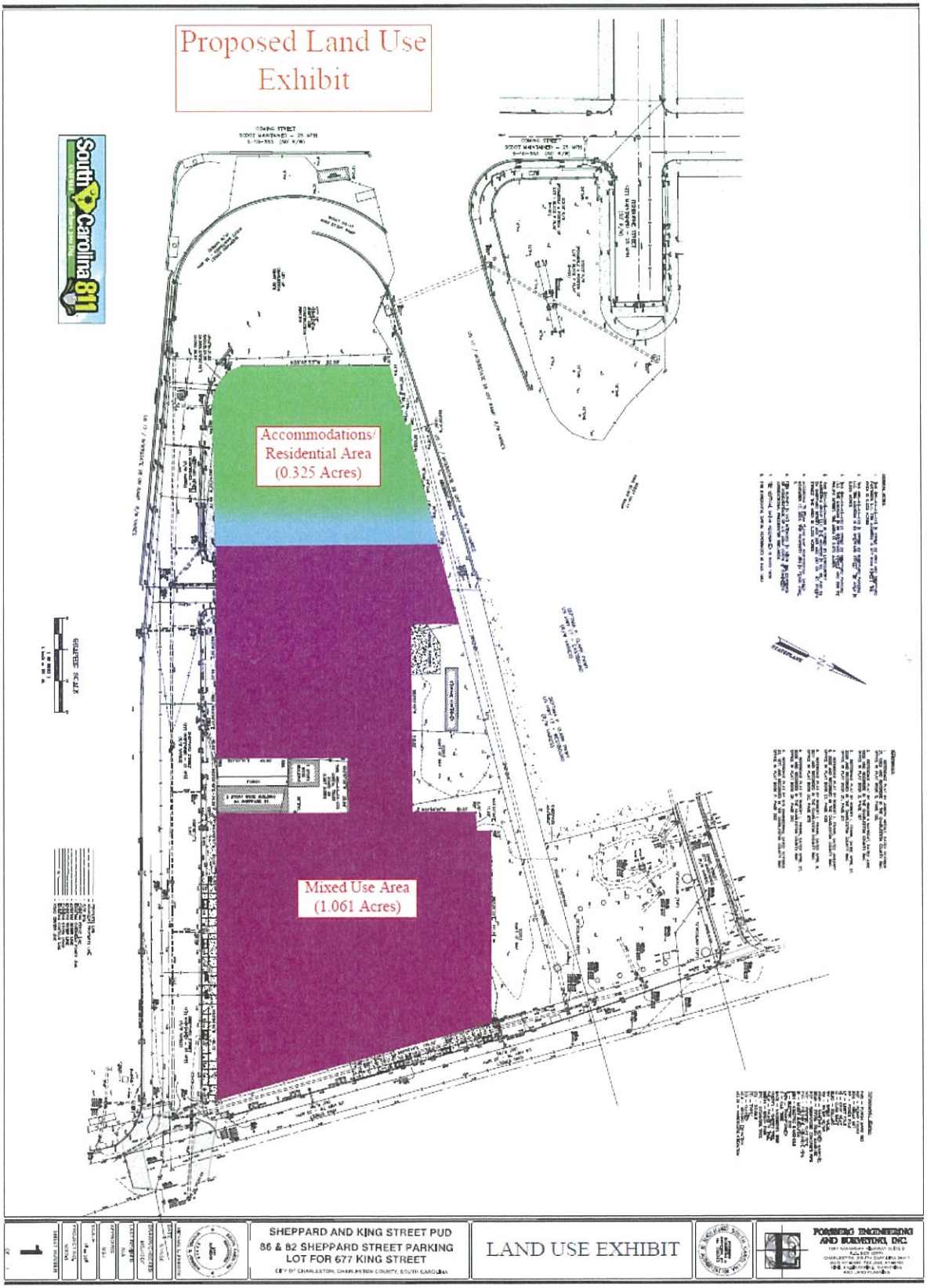


Exhibit 5 – Traffic Study

Submitted under separate cover.

Exhibit 6 – Utility Letters

Charleston Water System

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

(843) 727-6800
www.charlestonwater.com

Board of Commissioners
Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor John J. Tecklenburg (Ex-Officio)
Councilmember Perry K. Waring (Ex-Officio)

Officers
Kin Hill, P.E., Chief Executive Officer
Mark Cline, P.E., Assistant Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Russell Huggins, P.E., Capital Projects Officer

November 1, 2019

Marcy Nichols
Haynsworth Sinkler Boyd, P.A
Via email: mnichols@hsblawfirm.com

Water and Sewer Availability to TMS460-04-04-074
Re: Commercial Multi Unit

This letter is to certify our willingness and ability to provide water and sewer service to the above referenced site in Charleston County, South Carolina. CWS currently has a 6" cast iron water main in the right of way on Sheppard St. a 10" ductile iron water main in the right of way on King St., an 8" vitrified clay gravity sewer main in the right of way on Sheppard St., and an 8" vitrified clay gravity sewer main in the right of way on King St.

It will of course be a developer responsibility to ensure there are adequate pressures and quantities on the existing mains to serve this site with domestic water/fire flow and not negatively impact the existing developments. It will also be a developer's responsibility to ensure there is sufficient capacity in the existing mains to receive the newly proposed sewer flow. Please be advised any extensions or modifications to the infrastructure as well as any additional fire protection will be a developer's expense. All fees and cost associated with providing service to this site will be a developer expense and will be due prior to connection of any Charleston Water System's water system. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

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

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

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-7118.

Sincerely,

Kendra Smith
Charleston Water System

Charleston Water System

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

(843) 727-6800
www.charlestonwater.com

Board of Commissioners
Thomas B. Pritchard, Chairman
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Russell Huggins, P.E., Capital Projects Officer

November 1, 2019

Marcy Nichols
Haynsworth Sinkler Boyd, P.A
Via email: mnichols@hsblawfirm.com

Water and Sewer Availability to TMS: 460-04-04-078 and 080
Re: Commercial Single Unit

This letter is to certify our willingness and ability to provide water and sewer service to the above referenced site in Charleston County, South Carolina. CWS currently has a 6" cast iron water main in the right of way on Sheppard St, a 6" cast iron water main in the right of way on St. Philips St., an 8" vitrified clay gravity sewer main in the right of way on Sheppard St., and an 8" vitrified clay gravity sewer main in the right of way on St. Philip St.

It will of course be a developer responsibility to ensure there are adequate pressures and quantities on the existing mains to serve this site with domestic water/fire flow and not negatively impact the existing developments. It will also be a developer's responsibility to ensure there is sufficient capacity in the existing mains to receive the newly proposed sewer flow. Please be advised any extensions or modifications to the infrastructure as well as any additional fire protection will be a developer's expense. All fees and cost associated with providing service to this site will be a developer expense and will be due prior to connection of any Charleston Water System's water system. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

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

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

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-7118.

Sincerely,

Kendra Smith
Charleston Water System

Development Guidelines for Sheppard Street PUD

Dominion Energy

Commercial Letter of Availability

October 15, 2019

Taylor Norville
Atlantic South Development
1708-C Augusta St. #322
Greenville, SC 29605

Re: 677 King St. Charleston, SC 29403

Dear Mr. Norville:

I am pleased to inform you that Dominion Energy will be able to provide electric and gas service to the above referenced location. Electric and gas service will be provided in accordance with Dominion Energy General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. In order to begin engineering work for the project, the following information will need to be provided:

1.) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer location.
2.) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
3.) Electric load breakdown by type with riser diagrams.
4.) Signed copy of this letter acknowledging its receipt and responsibility for its contents and authorization to begin engineering work with the understanding that Dominion Energy intends to serve the referenced project.

Dominion Energy construction standards and specifications are available upon request. For more information or questions, contact me by phone at (843) 576-8447 or at steven.morillo@dominionenergy.com.

Sincerely,

Steven M. Morillo

Account Manager

AUTHORIZED SIGNATURE: _____ DATE: 10-16-19

TITLE: Managing Member King and Sheppard Partners LLC PHONE: 703-282-4777

at&t

May 15, 2020

Taylor Norville
Atlantic South Development
1708-C Augusta St. #322
Greenville, SC 29605

Mr. Norville:

This letter is in response to your request for information on the availability of service at the proposed development at 82 Sheppard St in Charleston, SC 29403 (TM# 460-04-04-078) by AT&T.

This letter acknowledges that the above referenced address is located in an area served by AT&T. Any service arrangements for the new building will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service, but an acknowledgement that we have service in this area.

Please contact me at 843-745-4440 with any questions.

Thank you for contacting AT&T.

Sincerely,

Henry Domingo
OSP Design Engineer
AT&T Southeast

USA Proud Sponsor of the U.S. Olympic Team

E2.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2421 ASHLEY RIVER ROAD (WEST ASHLEY) (APPROXIMATELY 8.04 ACRES) (TMS #355-16-00-025, 026 & 027) (COUNCIL DISTRICT 2), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO DIVERSE RESIDENTIAL (DR-1F) CLASSIFICATION. THE PROPERTY IS OWNED BY HOMES OF HOPE, INC..

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

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

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

2421 Ashley River Road (West Ashley) (approximately 8.04 acres) (TMS #355-16-00-025, 026 & 027)

Section 3. This ordinance shall become effective upon ratification.

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

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

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

City Council
August 18, 2020

REZONING

2421 Ashley River Rd (West Ashley)

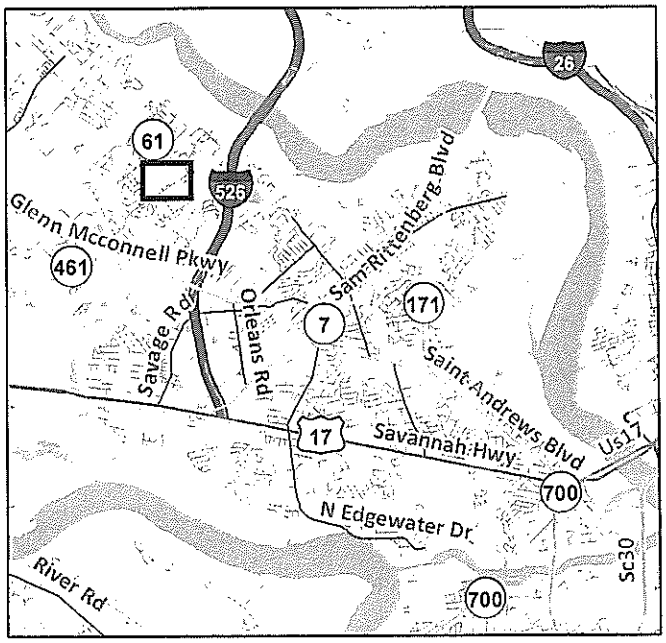
TMS # 3551600025, 026 & 027

approx. 8.04 ac.

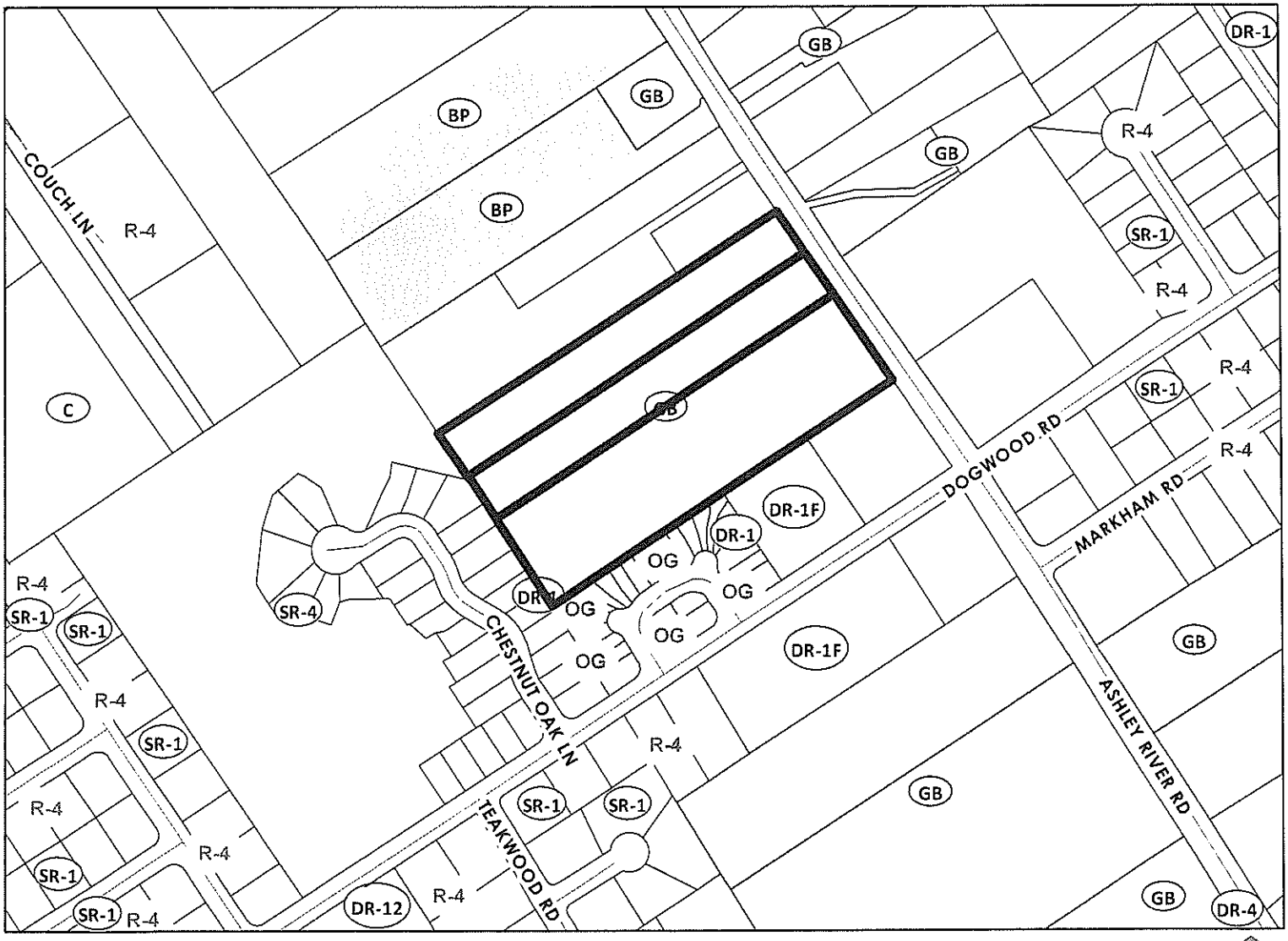
Request rezoning from General Business (GB) to Diverse Residential (DR-1F)

Owners: Homes of Hope, Inc.
Applicant: Seamon Whiteside & Associates

Area



Location



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

E3.)

Ratification Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2 RACE STREET (PENINSULA) (APPROXIMATELY 0.46 ACRE) (TMS #460-04-01-103) (COUNCIL DISTRICT 3), BE REZONED FROM GENERAL BUSINESS (GB) CLASSIFICATION TO MIXED-USE/WORKFORCE HOUSING (MU-1/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY CHARLESTON LOCAL DEVELOPMENT CORPORATION.

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

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from General Business (GB) classification to Mixed-use/Workforce Housing (MU-1/WH) classification.

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

2 Race Street (Peninsula) (approximately 0.46 acre) (TMS #460-04-01-103)

Section 3. This ordinance shall become effective upon ratification.

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

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

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

City Council
August 18, 2020

REZONING

2 Race St (Peninsula)

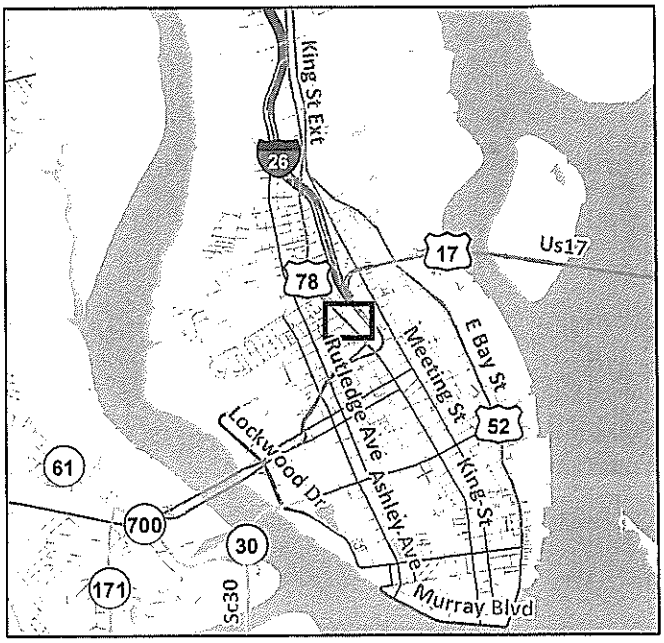
TMS # 4600401103

approx. 0.46 ac.

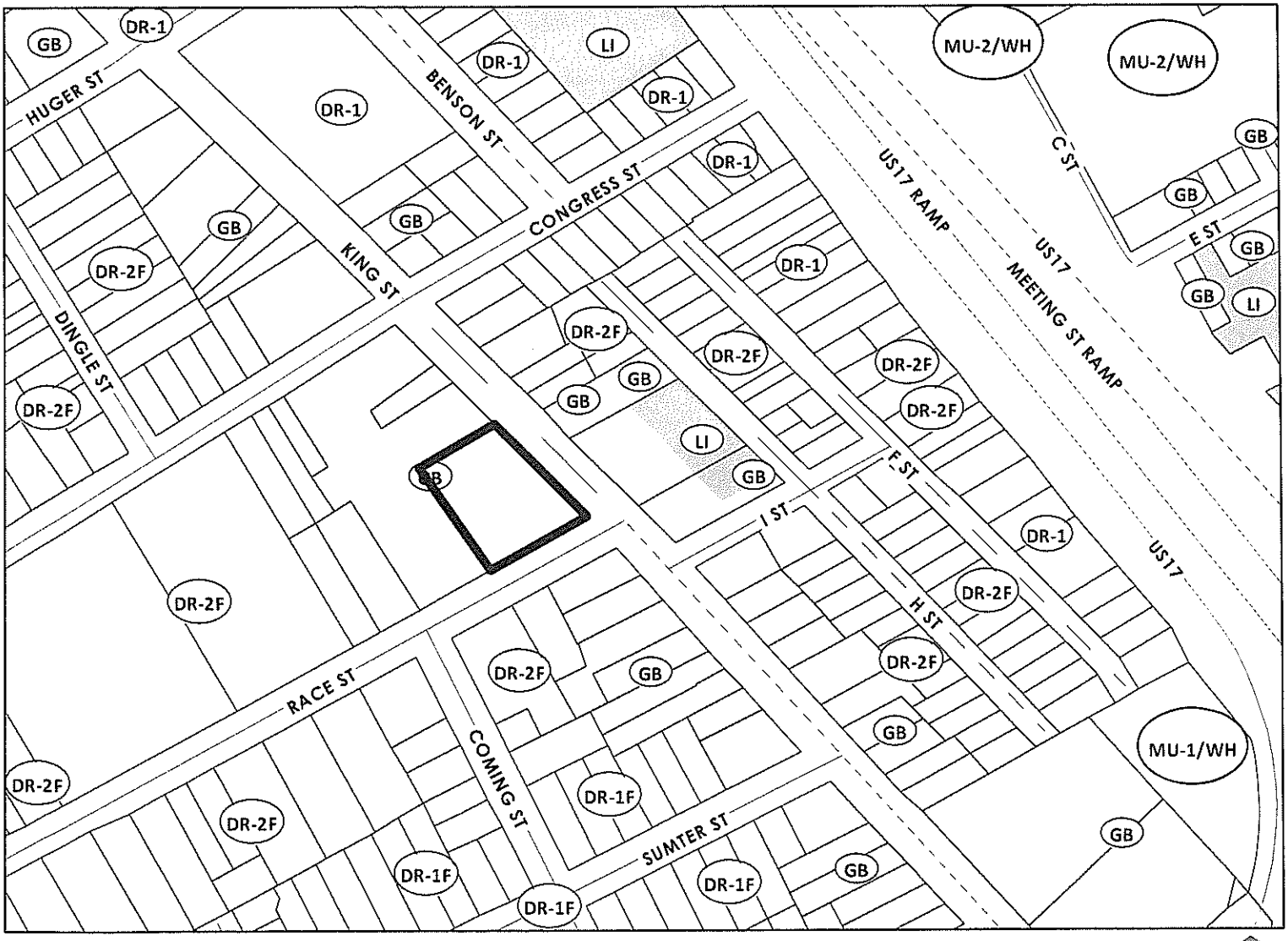
Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-1).

Owner and Applicant:Charleston Local Development Corporation (LDC)

Area



Location



E4.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2 RACE STREET (PENINSULA) (APPROXIMATELY 0.46 ACRE) (TMS #460-04-01-103) (COUNCIL DISTRICT 3), BE REZONED FROM 2.5 STORY OLD CITY HEIGHT DISTRICT CLASSIFICATION TO 3 STORY OLD CITY HEIGHT DISTRICT CLASSIFICATION. THE PROPERTY IS OWNED BY CHARLESTON LOCAL DEVELOPMENT CORPORATION.

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

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

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

2 Race Street (Peninsula) (approximately 0.46 acre) (TMS #460-04-01-103)

Section 3. This ordinance shall become effective upon ratification.

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

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

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

City Council
August 18, 2020

REZONING

2 Race St (Peninsula)

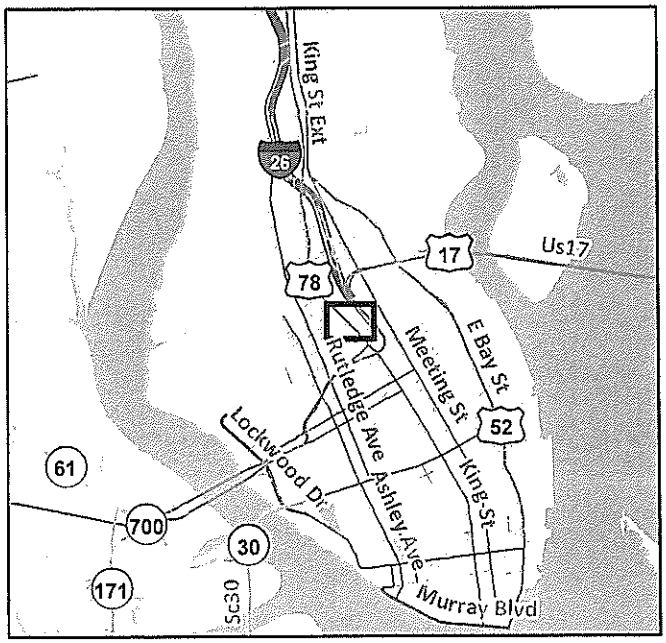
TMS # 4600401103

approx. 0.46 ac.

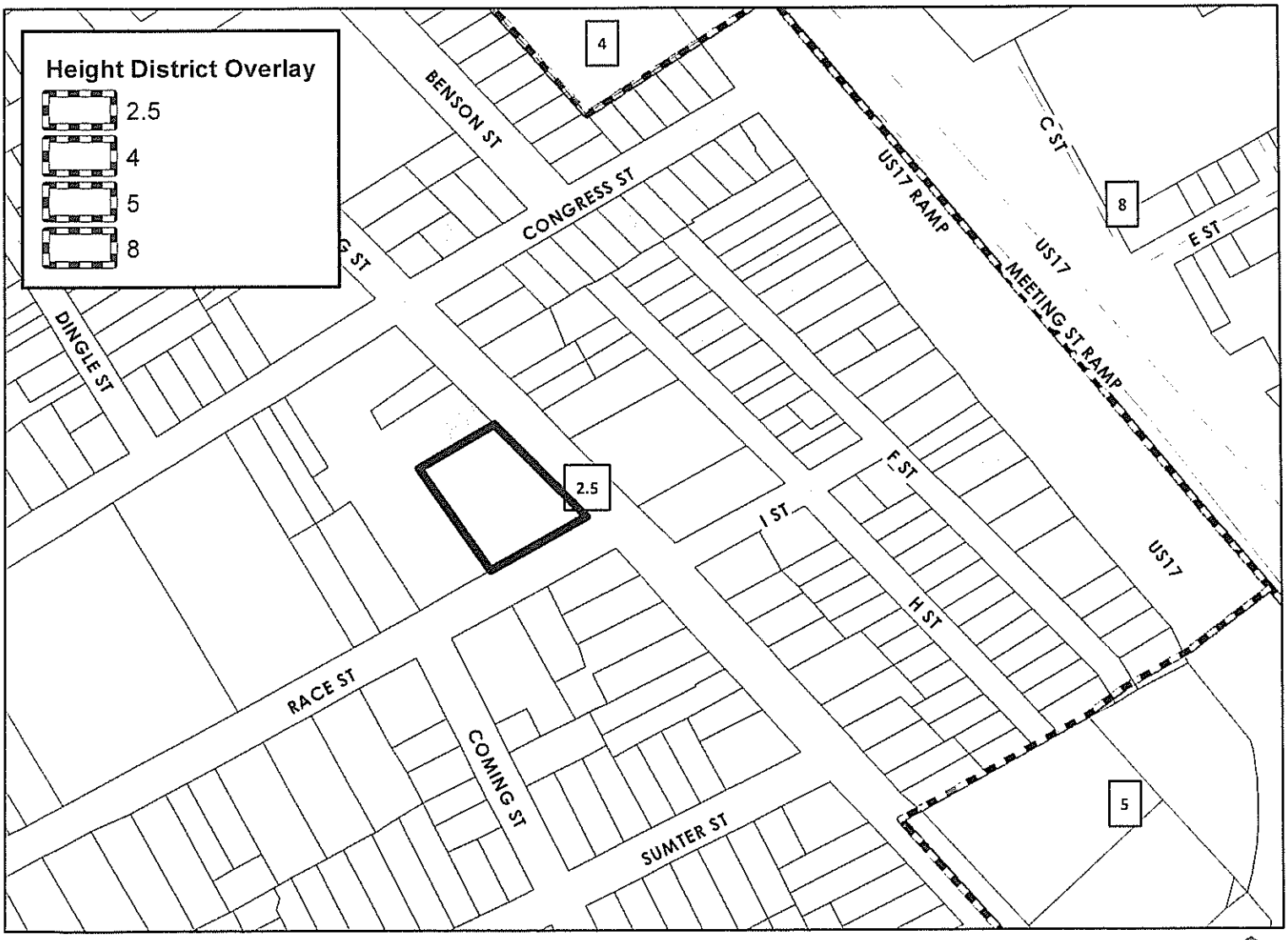
Request rezoning from Old City Height District 2.5 to Old City Height District 3.

Owner and Applicant:Charleston Local Development Corporation (LDC)

Area



Location



I 1.)

City of Charleston

JOHN J. TECKLENBURG
MAYOR

MEMORANDUM

TO: City Councilmembers

FROM: John J. Tecklenburg, Mayor JJT

DATE: August 25, 2020

RE: Central Business District Improvement Commission at Large Members

Per our discussion at a previous meeting of Council, 4 additional members will be added to the Central Business District Improvement Commission. Enclosed you will find the updated list with the 4 at-large members I would like to present to Council.

As always, please give me a call if you have any questions or would like to discuss this further.

Enclosure:
Central Business District Improvement Commission

JJT:egb

CITY OF CHARLESTON
BUSINESS SERVICES
YOUR KEY TO THE CITY

Central Business District Improvement Commission

New At Large Members

- **Helen Hill** is CEO of the Charleston Area Convention and Visitors Bureau. At the CVB, Helen heads the organization representing over 800 member businesses and nine municipal governments in Charleston and Dorchester counties. Growing up in Charleston provided Helen with unique insights she has put to use every day during her 30 years of marketing Charleston as a destination. Helen serves on numerous national boards including the US Travel Association, Charleston County Aviation Authority, and Southeastern Wildlife Exposition.

- **Tom Stockdale** is the director of commercial asset management for The Beach Company's headquarters in Charleston, S.C. Tom manages the overall operational performance of The Beach Co.'s commercial property portfolio, which includes lease negotiations and revenue enhancement, among other responsibilities. Tom earned his MBA at the University of Houston after earning his undergraduate degree at Louisiana State University. He has valuable industry experience, having served as a retail investment sales associate at global commercial real estate firm Newmark Knight Frank and as an asset manager for New Market Properties in Atlanta.

- **Tim Mueller** is a lawyer at Rosen Hagood and currently serves as Chairman of the Charleston Peninsula Neighborhood Consortium and as an appointed member of the City of Charleston's Town and Gown Committee. He has previously served on the Planning and Zoning Committee of the Preservation Society of Charleston, as President of the Cannonborough Elliotborough Neighborhood Association, and as an appointed member of the City of Charleston's Late Night Activity Charter Commission. Tim received his Bachelor of Arts degree in International Relations from Grand Valley State University in Michigan. After graduation, Tim worked in sales, design, and project management for Herman Miller, Inc. and its distributors for several years. In these roles, Tim was involved with the process of commercial architecture and construction. Tim received his J.D. with honors from the Charleston School of Law.

- **Tyrone Wilson** owns LMM Dolls & Gifts with his wife Faith. They started at the downtown Charleston City Market and became permanent vendors in 2008. They sell handmade items created from recycled materials like wood and metal like unique wall art, treasure boxes, and metal artwork. In addition, they make their own creations: cotton angels, chinaberry seed jewelry, and handmade Topsy-Turvey dolls, replicas of dolls from the 1800s.

Previously Appointed:

Non Peninsula Resident/Chairperson

- **Lauren Ellison Fox** grew up in Charleston and is currently a James Island resident and owns a business in West Ashley. Her parents owned a well-known shoe store at 307 King Street for many years, and she still owns the building. A graduate with honors from the Charleston Law School, she is an attorney with Helmly Good.

Peninsula Resident

- **Bob C. Siegel** is a longtime peninsula resident. He is also the retired Chairman and CEO of Lacoste USA, bringing over 40 years of experience to the Wholesale/Retail Apparel and Footwear industry.

Hospitality

- **Marty Wall** is a veteran luxury hotelier with experience in the Charleston area. He is currently the General Manager for Hotel Bennett, the landmark hotel located on King Street adjacent to Marion Square.
- **Lamar Bonaparte** is a Charleston native and the owner of Republic Development and Management Group. He transformed 462 King Street venue into Republic Garden & Lounge, and his most recent project is built upon 20 plus years in the entertainment, hospitality, and real estate: Republic Midtown located at 570 King Street, consisting of 3 establishments: Bourbon N' Bubbles, Mesu, and 1st Place.

Property Owner

- **Andy Birlant Slotin** is the owner and manager of George C. Birlant & Co. at 191 King Street, one of the largest and oldest antiques establishments in the southeast. He is the grandson of founder George C. Birlant.

Merchant

- **Stacy Smallwood** is the owner and head buyer for Hampden, James, and Small. All three clothing boutiques are located on King Street.

Councilmembers

- **Robert M. Mitchell** was elected representative of District Four in November 2002. He also served as Councilmember for District Two from 1998 to 2002.
- **Michael Seekings** is Councilmember for District Eight and was re-elected to second term November 2013.

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

KNOW ALL MEN BY THESE PRESENTS, that TOLL SOUTHEAST LP COMPANY, INC. ("Grantor") in the state aforesaid, for an in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), to Grantor in hand paid by the CITY OF CHARLESTON, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, all that property more particularly described on Exhibit A, attached hereto and incorporated herein by reference, which is granted, bargained, sold and released for the use of the public forever.

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

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

AND Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said CITY OF CHARLESTON, its successors and assigns, against Grantor and Grantor's heirs, successors and assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

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

[REMAINDER OF PAGE INTENTIONALLY BLANK]

WITNESS Grantor's Hand and Seal this _____ day of _____, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1
Print Name: Chris Magnuson

Witness #2
Print Name: James Thomas

GRANTOR:
TOLL SOUTHEAST LP COMPANY, INC.

By: _____
Print Name: Ashley Dennig
Its: Vice President of Land Development

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Ashley Dennig, the Vice President of Land Development for Toll Southeast LP Company, Inc., a Delaware corporation, on the 27th day of July, 2020.

Signature of Notary: Destiny D. Thompson Bendell
Print Name of Notary: Destiny D. Thompson Bendell
Notary Public for South Carolina
My Commission Expires: 07/31/2029

SEAL OF NOTARY

DESTINY D. THOMPSON BENDELL
NOTARY PUBLIC
COMM. EXP. 07-31-2029
SOUTH CAROLINA

[REMAINDER OF PAGE LEFT BLANK]

EXHIBIT A

[LEGAL DESCRIPTION]

All of the property underneath, above, and containing those certain rights-of-way shown and designated as "SUGARBERRY LANE, PUBLIC R/W, WIDTH VARIES (CITY)," "FALLFISH WAY, 20' PUBLIC R/W (CITY)," and "CALICO BASS LANE, 20' PUBLIC R/W (CITY)," situate, lying and being in the City of Charleston, Charleston County, South Carolina, being more fully shown on that certain plat entitled, "FINAL SUBDIVISION PLAT OF JOHNSTON POINT PHASE 2, JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, prepared for and owned by TOLL SOUTHEAST LP COMPANY, INC," by F. Elliotte Quinn III (SCPLS No. 10292), dated February 21, 2019, revised as shown thereon, and recorded on _____, in Plat Book _____ at Pages ____ through ____ in the ROD Office for Charleston County, South Carolina, said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat, reference to which is craved for a more complete and accurate legal description.

This being a portion of the property conveyed to Grantor by deed of Sabal Homes at Johnston Pointe LLC, formerly known as Sabal Homes at Whitney Lake LLC, dated September 11, 2019, and recorded September 12, 2019, in Deed Book 0821 at Page 232 in the Register of Deeds Office for Charleston County, South Carolina.

Being a portion of TMS Nos. 312-00-00-023 and 312-00-00-024

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by Toll Southeast LP Company, Inc. to City of Charleston on _____, 20 .

3. Check one of the following: The deed is

   (A) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (B) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (C) XX exempt from the deed recording fee because (See Information section of affidavit): (2) See Attached _____ (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes or No _____

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

   (A) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

   (B) _____ The fee is computed on the fair market value of the realty which is _____.

   (C) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

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

6. The deed recording fee is computed as follows:

   (A) Place the amount listed in item 4 above here: _____

   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

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

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

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

Responsible Person Connected with the Transaction

Ashley Denning
Print or Type Name Here VP Land

Sworn this 2nd day of July 2020
Destiny D. Thompson Bendell
Notary Public for South Carolina
My Commission Expires: 07/31, 2020

DESTINY D. THOMPSON BENDELL
NOTARY PUBLIC
COMM. EXP. 07-31-2029
SOUTH CAROLINA

INFORMATION - THIS PAGE NOT TO BE RECORDED

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty". Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds: *Section 12-24-40*

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;

(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

(3) that are otherwise exempted under the laws and Constitution of this State or of the United States;

(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);

(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;

(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;

(7) that constitutes a contract for the sale of timber to be cut;

(8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust.

(9) transferring realty from a partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-4(A);

(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,

(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.

(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchases as well as for the purpose of purchasing the realty.

(15) Transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

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

This Agreement is made and entered into this ____ day of _____, 2020, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"); and TOLL SOUTHEAST LP COMPANY, INC. (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of property identified by and designated as Charleston County tax map numbers 312-00-00-023 & 312-00-00-024 and, to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of the Owner's property, as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto the City certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain drainage easements more particularly described on Exhibit A, attached hereto and incorporated herein by reference.

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

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

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

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the City of Charleston has set its Hand and Seal the day and year first above written.

WITNESSES:

CITY OF CHARLESTON

_____
Witness #1
Print Name: _____

_____
By: Thomas J. O'Brien
Its: Director of Public Service

_____
Witness #2
Print Name: _____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Thomas J. O'Brien, the Director of Public Service of the City of Charleston, a South Carolina municipality, on this _____ day of _____, 2020.

Signature: _____
Print Name of Notary: _____
Notary Public for South Carolina
My Commission Expires: _____
SEAL OF NOTARY

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, TOLL SOUTHEAST LP COMPANY, INC. has set its Hand and Seal the day and year first above written.

WITNESSES:

Witness #1
Print Name: Chris Magnoli

Witness #2
Print Name: James Thomas

TOLL SOUTHEAST LP COMPANY, INC.

By: _____
Print Name: Ashley Dennig
Its: Vice President of Land Development

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Ashley Dennig, the Vice President of Land Development of Toll Southeast LP Company, Inc., a Delaware corporation, on this 27th day of July, 2020.

Signature: Destiny D. Thompson Bendell
Notary Public for South Carolina
Print Name of Notary: Destiny D. Thompson Bendell
My Commission Expires: 07/31/2029
SEAL OF NOTARY

DESTINY D. THOMPSON BENDELL
NOTARY PUBLIC
COMM. EXP. 07-31-2029
SOUTH CAROLINA

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CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
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LINE TABLE		
LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]

REFERENCES:
1) TMS No. 32-02-00-025 & 32-02-00-024
2) PLAT BY G. ROBERT GEORGE & ASSOCIATES, INC
DATED JULY 19, 2005
PLAT BOOK E1 PAGE 160 THRU 163
3) PLAT BY GEORGE A.Z. JOHNSON, JR INC
DATED NOVEMBER 9, 2010
REVISED MARCH 27, 2013
PLAT BOOK L13 PAGE 0175
4) PLAT BY THOMAS & HUTTON
LAST REVISED MAY 22, 2019
PLAT BOOK L18 PAGE 0213

NOTES:
1) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH
2) THIS PROPERTY LIES IN FLOOD ZONE X & AE(11) AS DETERMINED BY LETTER OF MAP REVISION BASED ON FILL CASE No 19-04-4457A DATED OCTOBER 24, 2019 AREA SHOWN F.E.M.A. FIRM MAP 45019C PANELS 0493J & 0560J, DATED NOVEMBER 17, 2004
3) PUBLIC WATER WILL BE PROVIDED BY ST. JOHNS WATER COMPANY. SEWER WILL BE PROVIDED BY CHARLESTON WATER SYSTEM (CWS) (AKA CITY OF CHARLESTON COMMISSIONERS OF PUBLIC WORKS (CPW))
4) ALL OPEN SPACE AREAS SHALL BE RESERVED FOR OPEN SPACE ONLY AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION UNLESS SPECIFICALLY STATED OTHERWISE
5) THE PRIVATE DE(S) SHOWN HEREON ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENTS
6) THE ACCESS EASEMENT SHOWN IS DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY. THE LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PARCEL(S) OR TO THE PROPERTY OWNERS ASSOCIATES (HOA) AND SHALL BE COMPLETED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT MAINTENANCE FACILITIES COMPLETED FOR THIS SUBDIVISION
7) THE WETLANDS SHOWN HEREON ARE NON-JURISDICTIONAL PER THE U.S. ARMY CORPS OF ENGINEERS OR S.C. DHEC/OCRM SAC-2016-00602 DATED OCTOBER 4, 2016
8) BZA-SD APPROVAL GRANTED APRIL 5, 2017 ALLOWING FOR THE REMOVAL OF FOUR GRAND TREES, WITH THE FOLLOWING CONDITIONS
A) MUST PLANT 115 CALIPER INCHES OF CANOPY TREES ON THE HOA/OPEN SPACE
B) MUST MAINTAIN THE EXISTING TREES TO ALLOW FOR UTILITY INSTALLATION BETWEEN THE EXISTING POND AND MURRAYWOOD ROAD
C) THERE SHALL BE NO BULK CLEARING, SELECTIVE CLEARING ONLY OF THE OPEN SPACE AREAS
D) MUST USE 4' CHAIN LINK FENCE AS THE TREE PROTECTION BARRICADES
E) MUST HAVE A CERTIFIED ARBORIST (REAL ROOT PRUNE, PRUNE ALL OF THE GRAND TREES TO BE PRESERVED
9) NO PARKING WILL BE PERMITTED ON STREETS EXCEPT IN DESIGNATED AREAS

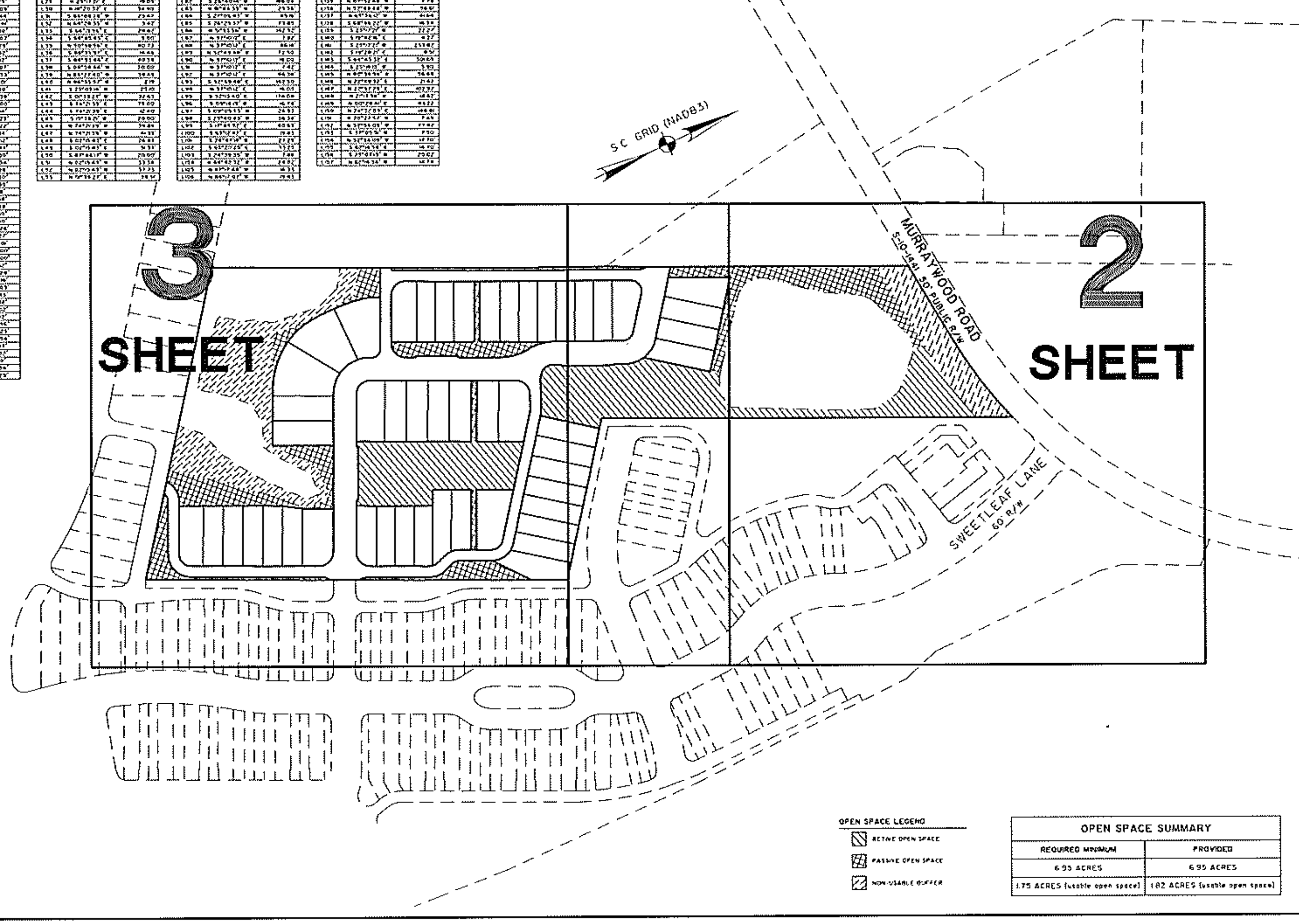
LEGEND

- IRON PIPE SET (3/4" OPEN WITH CAP)
- IRON PIPE FOUND (3/4" OPEN WITH CAP)
- ROAD CENTERLINE CONTROL
- MEANDER POINT (NO IRON SET)
- SJWC ST. JOHNS WATER COMPANY
- DE DRAINAGE EASEMENT
- WE WATER EASEMENT
- V/W VARIABLE WIDTH
- COC CITY OF CHARLESTON
- ## DENOTES STREET ADDRESS
- FRESHWATER WETLAND
- WETLAND BUFFER

PLANNING & RMC USE ONLY

PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON



OPEN SPACE LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- NON-USABLE BUFFER

OPEN SPACE SUMMARY	
REQUIRED MINIMUM	PROVIDED
6.95 ACRES	6.95 ACRES
1.75 ACRES (usable open space)	1.82 ACRES (usable open space)

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

OWNER OR REPRESENTATIVE
TOLL SOUTHEAST LP COMPANY, INC
421 WANDO PARK BLVD, SUITE 230
MT PLEASANT, SC 29464

ACREAGE BREAKDOWN

TOTAL AREA IN LOTS = 3.12 Ac
TOTAL AREA IN OPEN SPACE = 6.95 Ac
TOTAL AREA IN ROAD RIGHT-OF-WAY = 1.84 Ac
TOTAL AREA THIS PHASE = 13.91 Ac
TOTAL RESIDENTIAL LOTS THIS PHASE = 50
MAXIMUM LOT SIZE = 8,323 sq ft
MINIMUM LOT SIZE = 2,733 sq ft
TOTAL HIGHLAND = 12.92 Ac
TOTAL FRESHWATER WETLANDS = 0.99 Ac
TOTAL AREA (THIS PLAT) = 13.91 Ac

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No C00205 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA 10292 F. ELLIOTTE QUINN

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
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE No 10292

FINAL
SUBDIVISION PLAT OF
JOHNSTON POINT
PHASE 2

JOHNS ISLAND, CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for and owned by
TOLL SOUTHEAST LP COMPANY, INC

No	Revision	By	Date
5	Corrected legend	feq	06/02/20
4	Revised O/S to reflect current conditions	feq	05/26/20
3	Revised offsite outfall easement	feq	05/04/20
2	Updated flood info to reflect LOMR-F	feq	11/06/19
1	Revised per comments dated 7/24/19	pwq	7/30/19

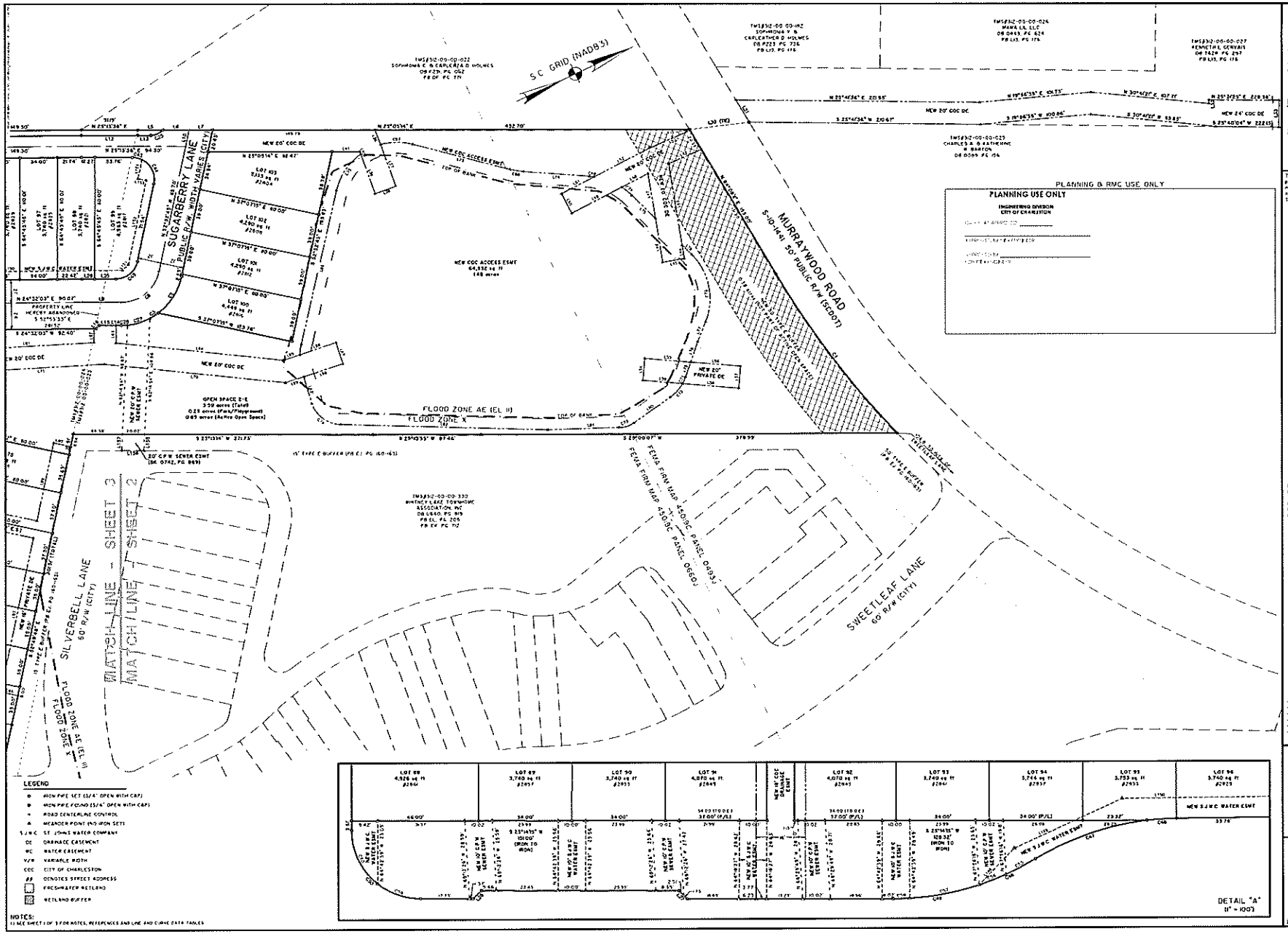
THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
682 Johnnie Dodds Blvd., Suite 100
P.O. Box 1522
Mt. Pleasant, SC 29465-1522
p 843.849.0200 f 843.849.0203

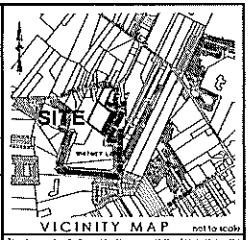
100 0 100 200
1 INCH = 100 FEET

plot	drawn	reviewed	field	crew
02/21/19	qc	feq		

job 25738.0000

SHEET 1 OF 3





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

TOLL SOUTHEAST LP COMPANY, INC
421 WANDO PARK BLVD., SUITE 210
MT. PLEASANT, SC 29464

ACREAGE BREAKDOWN

TOTAL AREA IN LOTS =	9.12 Ac
TOTAL AREA IN OPEN SPACE =	4.35 Ac
TOTAL AREA IN ROAD ROW OF WAY =	1.88 Ac
TOTAL AREA THIS PHASE =	15.34 Ac
TOTAL RESIDENTIAL LOTS THIS PHASE =	50
MAXIMUM LOT SIZE =	9,123 sq ft
MINIMUM LOT SIZE =	3,739 sq ft
TOTAL HIGHLAND =	12.92 Ac
TOTAL FRESHWATER WETLANDS =	0.22 Ac
TOTAL AREA (THIS PLAT) =	13.14 Ac

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

SOUTH CAROLINA
F. ELLIOTTE QUINN III
10292
PROFESSIONAL LAND SURVEYOR

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

FINAL
SUBDIVISION PLAT OF
JOHNSTON POINT PHASE 2

JOHNS ISLAND, CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for and owned by
TOLL SOUTHEAST LP COMPANY, INC

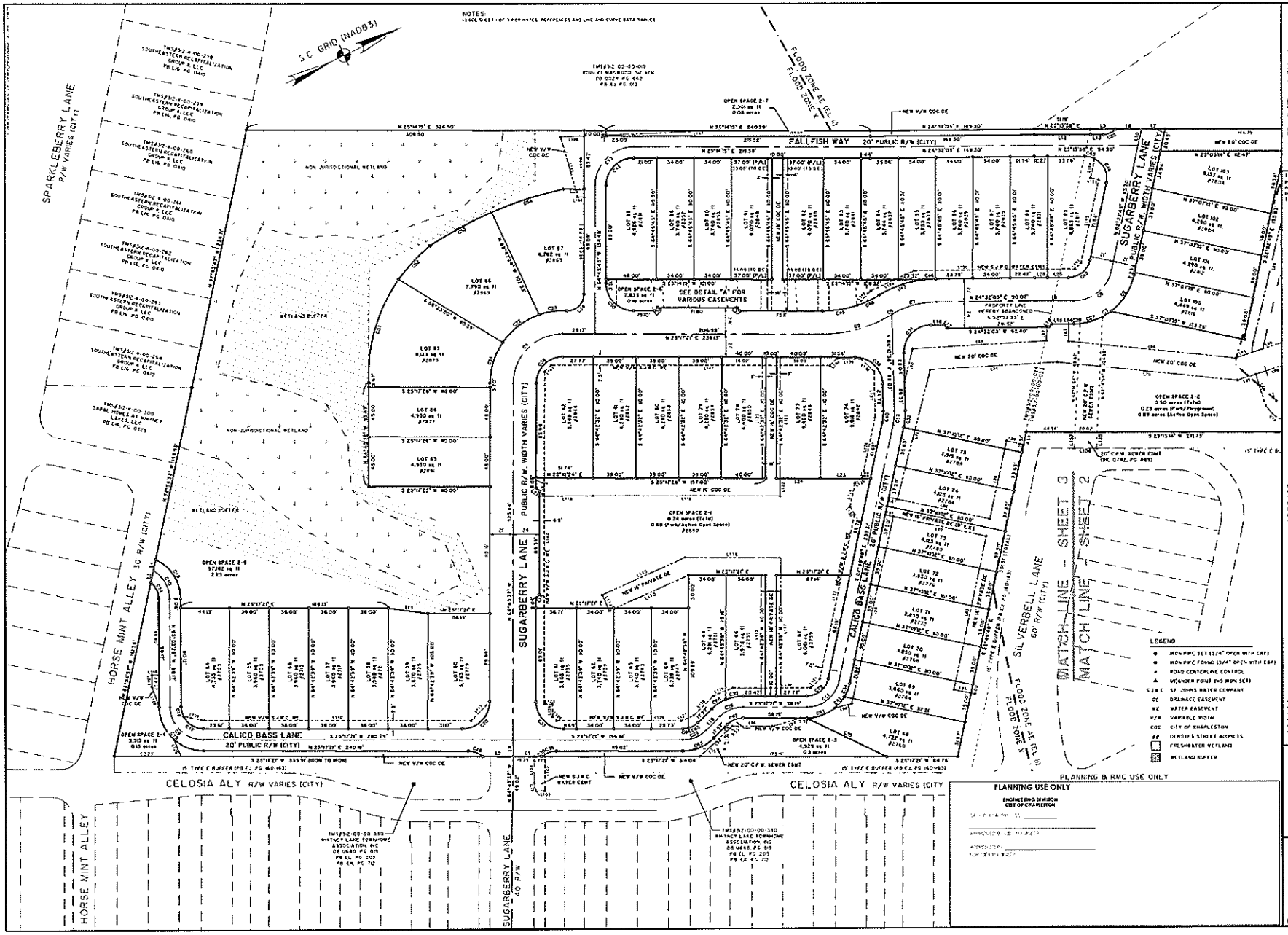
No	Revision	By	Date
5	Corrected legend	FQQ	06/06/23
4	Revised EE's to reflect revised boundary	FQQ	03/06/19
3	Revised entire outlot alignment	FQQ	05/04/23
2	Updated field info to reflect current	FQQ	04/04/23
1	Revised per comments dated 7/26/19	FQQ	7/30/19

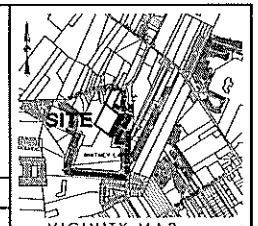
THOMAS & HUTTON
Engineering | Surveying | Planning | Site | Consulting
682 Johnnie Dodds Blvd., Suite 100
PO Box 1522
Mt. Pleasant, SC 29465-1522
p 843.849.0200 f 843.849.0203
www.thomasandhutton.com

40 0 40 80
1 INCH = 40 FEET

date	drawn	reviewed	MAS	chkd
02/21/19	SC	FQQ		

job 25938.0000 SHEET 2 OF 3





VICINITY MAP not to scale

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

Ashley Denny

TOLL SOUTHEAST LP COMPANY INC
401 WANDO PARK BLVD SUITE 250
MT. PLEASANT, SC 29464

ACREAGE BREAKDOWN

TOTAL AREA IN LOTS	51.7 Ac
TOTAL AREA IN OPEN SPACE	6.95 Ac
TOTAL AREA IN ROAD RIGHT-OF-WAY	4.8 Ac
TOTAL AREA THIS PHASE	63.9 Ac
TOTAL RESIDENTIAL LOTS THIS PHASE	50
MAXIMUM LOT SIZE	8.03 ac ±/-
MINIMUM LOT SIZE	3.759 ac ±/-
TOTAL HIGHLAND	12.92 Ac
TOTAL FRESHWATER WETLANDS	0.93 Ac
TOTAL AREA (THIS PLAT)	13.9 Ac

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO
No C00283
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
F. ELLIOTTE QUINN III
10292
CHARLOTTE COUNTY

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

FINAL SUBDIVISION PLAT OF JOHNSTON POINT PHASE 2

JOHNS ISLAND, CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for and owned by
TOLL SOUTHEAST LP COMPANY, INC

No	Revision	By	Date
3	Corrected legend	tea	06/06/23
4	Revised OS & Tie to street revised conditions	tea	05/26/23
5	Revised offsite outfall easement	tea	05/26/23
6	Updated road width per comments	tea	07/06/23
7	Revised per comments dated 7/25/23	tea	7/28/23
No	Revision	By	Date

LEGEND
- IRON PIPE SET (3/4" OPEN WITH CAP)
- IRON PIPE FOUND (3/4" OPEN WITH CAP)
- ROAD CENTERLINE CONTROL
- NAIL (NO IRON SET)
- S.J.W.C. ST. JOHNS WATER COMPANY
- DE DRAINAGE EASEMENT
- WE WATER EASEMENT
- V/W VARIABLE WIDTH
- COC CITY OF CHARLESTON
- ## DENOTES STREET ADDRESS
- FRESHWATER WETLAND
- WETLAND BUFFER

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

1 INCH = 40 FEET

plot	drawn	reviewed	field	crew
02/21/17	sc	tea		

job 25938.0000 SHEET 3 OF 3

K3(a)(ii)

JOHN J. TECKLENBURG
Mayor

THOMAS O'BRIEN
Director

City of Charleston

South Carolina

Department of Public Service

August 26, 2020

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

RE: Maintenance of concrete sidewalks on Camp Road (S-28) asphalt multi use path on Riverland Drive (S-53)

Dear Mr. Richards:

This letter concerns the proposed installation of 2050 LF of 6' wide concrete sidewalks on Camp Road (S-28) and 1150 LF 10' wide asphalt multi-use path on Riverland Drive (S-53).

The City Council of Charleston, at its meeting held September 8, 2020, agreed to accept maintenance responsibility for the 2050 LF of concrete sidewalks and 1150 LF of asphalt on Riverland within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (*ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).*

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

Sincerely,

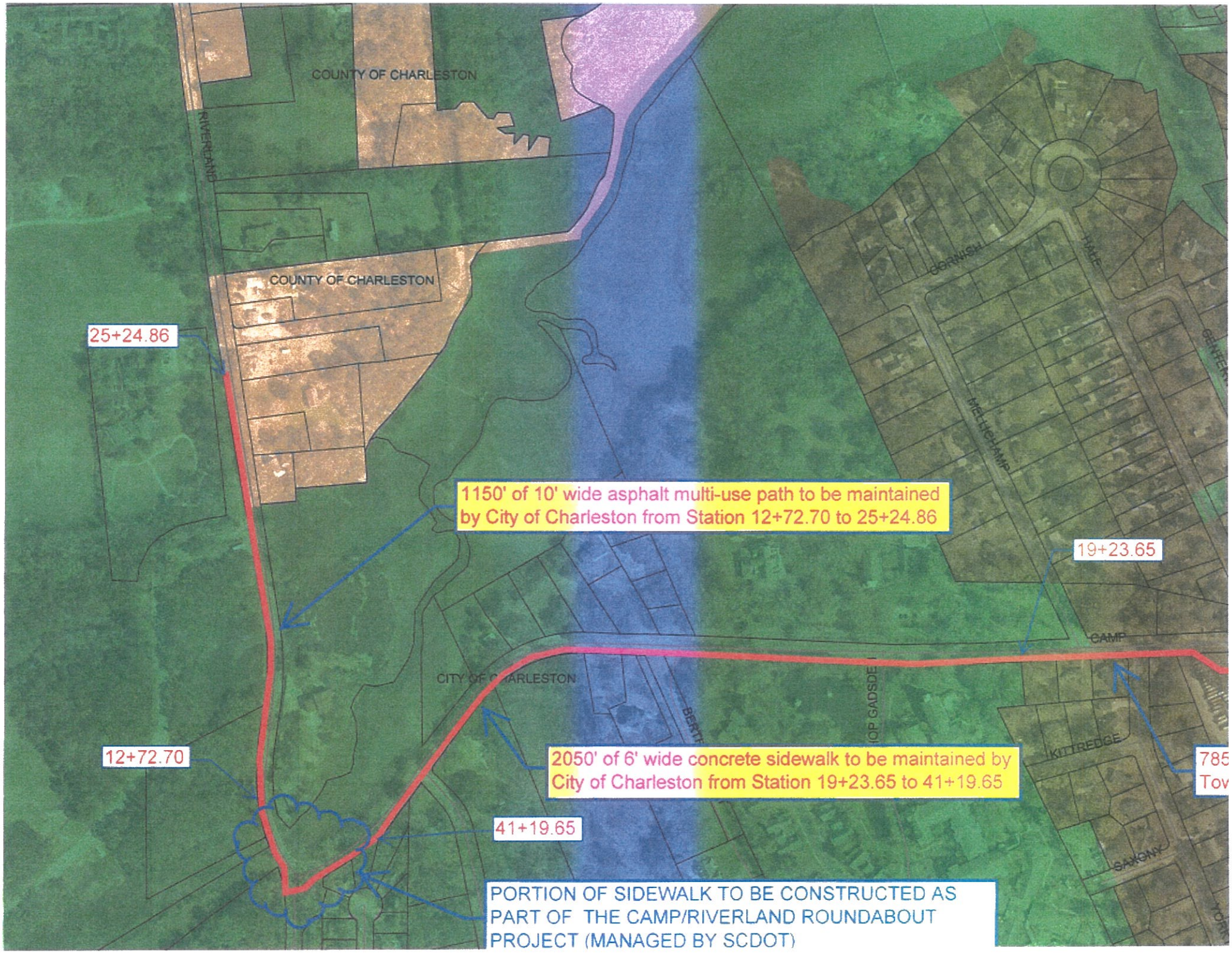
Thomas F. O'Brien

Thomas F. O'Brien
Director of Public Service

cc: Robert Hauck, GIS

TFO/kc

2 George Street, Suite 2100, Charleston, SC 29401-3506 • Phone (843) 724-3754 • Fax (843) 973-7261


COUNTY OF CHARLESTON
COUNTY OF CHARLESTON
RIVERLAND
25+24.86
1150' of 10' wide asphalt multi-use path to be maintained by City of Charleston from Station 12+72.70 to 25+24.86
19+23.65
CAMP
CITY OF CHARLESTON
12+72.70
2050' of 6' wide concrete sidewalk to be maintained by City of Charleston from Station 19+23.65 to 41+19.65
41+19.65
PORTION OF SIDEWALK TO BE CONSTRUCTED AS PART OF THE CAMP/RIVERLAND ROUNDABOUT PROJECT (MANAGED BY SCDOT)
CORNISH
HALE
MELTHOLAMP
KITTREDGE
SAXONY

K3(a)(iii)

JOHN J. TECKLENBURG
Mayor

THOMAS O'BRIEN
Director

City of Charleston

South Carolina

Department of Public Service

August 26, 2020

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

RE: Maintenance in conjunction with the Market Street Division III Streetscape

Dear Mr. Richards:

This letter concerns the proposed installation of granite curbing 237 LF, bluestone sidewalk 630 SY, brick crosswalks 57 SY, crosswalks 239 LF, non standard handicap ramp 3, sanitary sewer conflict structure 1, in conjunction with the Market Street Division III Streetscape

The City Council of Charleston, at its meeting held September 8, 2020, agreed to accept maintenance responsibility within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (*ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).*

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

Sincerely,

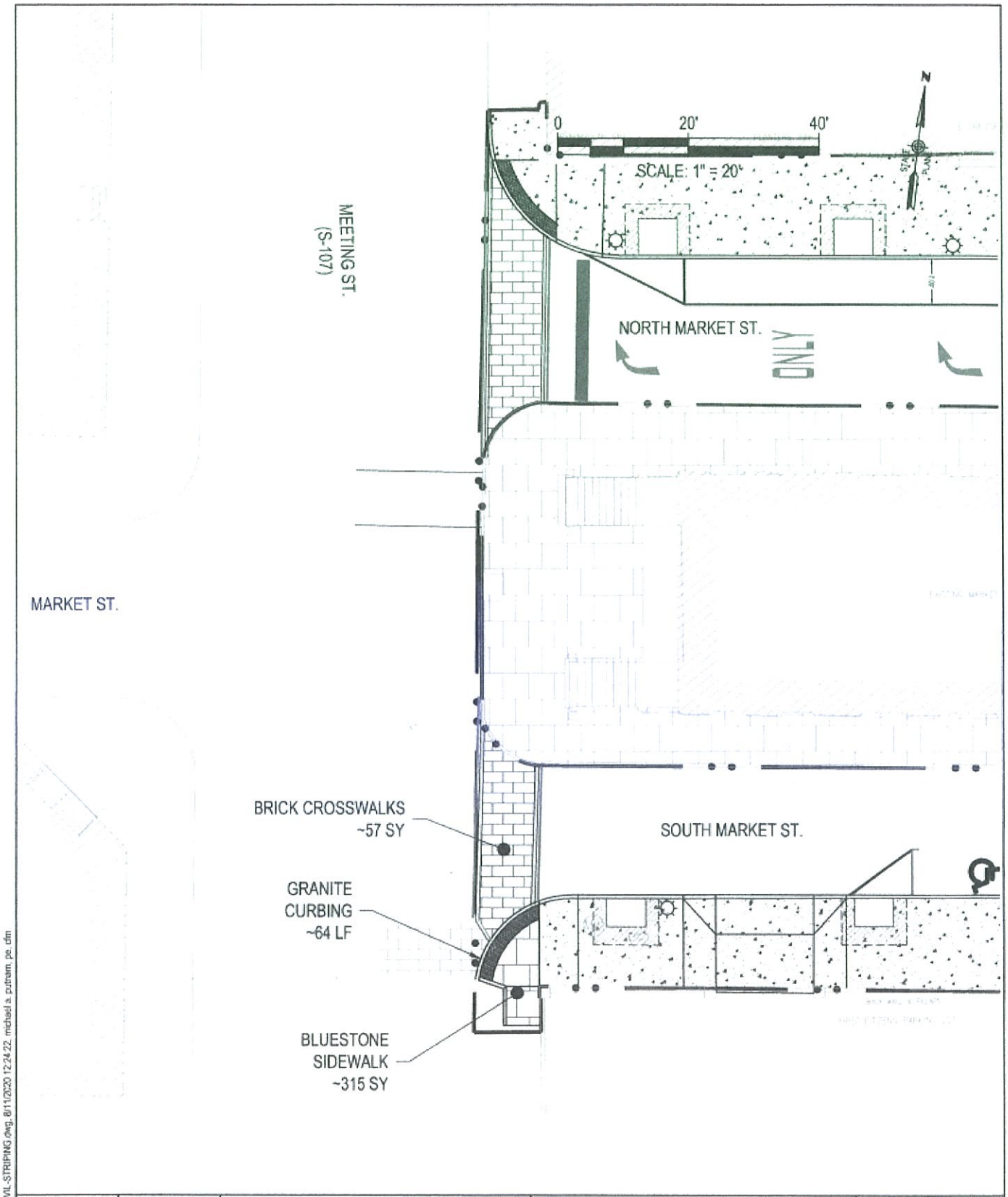
Thomas F. O'Brien

Thomas F. O'Brien
Director of Public Service

cc: Robert Hauck, GIS

TFO/kc

2 George Street, Suite 2100, Charleston, SC 29401-3506 • Phone (843) 724-3754 • Fax (843) 973-7261



DESIGNED	CHECKED	OWNER	DRAWING TITLE	DATE
N/A	N/A	CITY OF CHARLESTON	NON-STANDARD MATERIALS EXHIBIT	AUGUST 2020
DRAWN	APPROVED	PROJECT TITLE		JOB NO.
N/A	N/A	MARKET STREET DRAINAGE IMPROVEMENTS AND STREETSCAPE PROJECT		030407.05
DAVIS & FLOYD SINCE 1954		PROJECT LOCATION	SKETCH REFERENCE	EX-1
		CHARLESTON, SC	N/A	PAGE 1 OF 3

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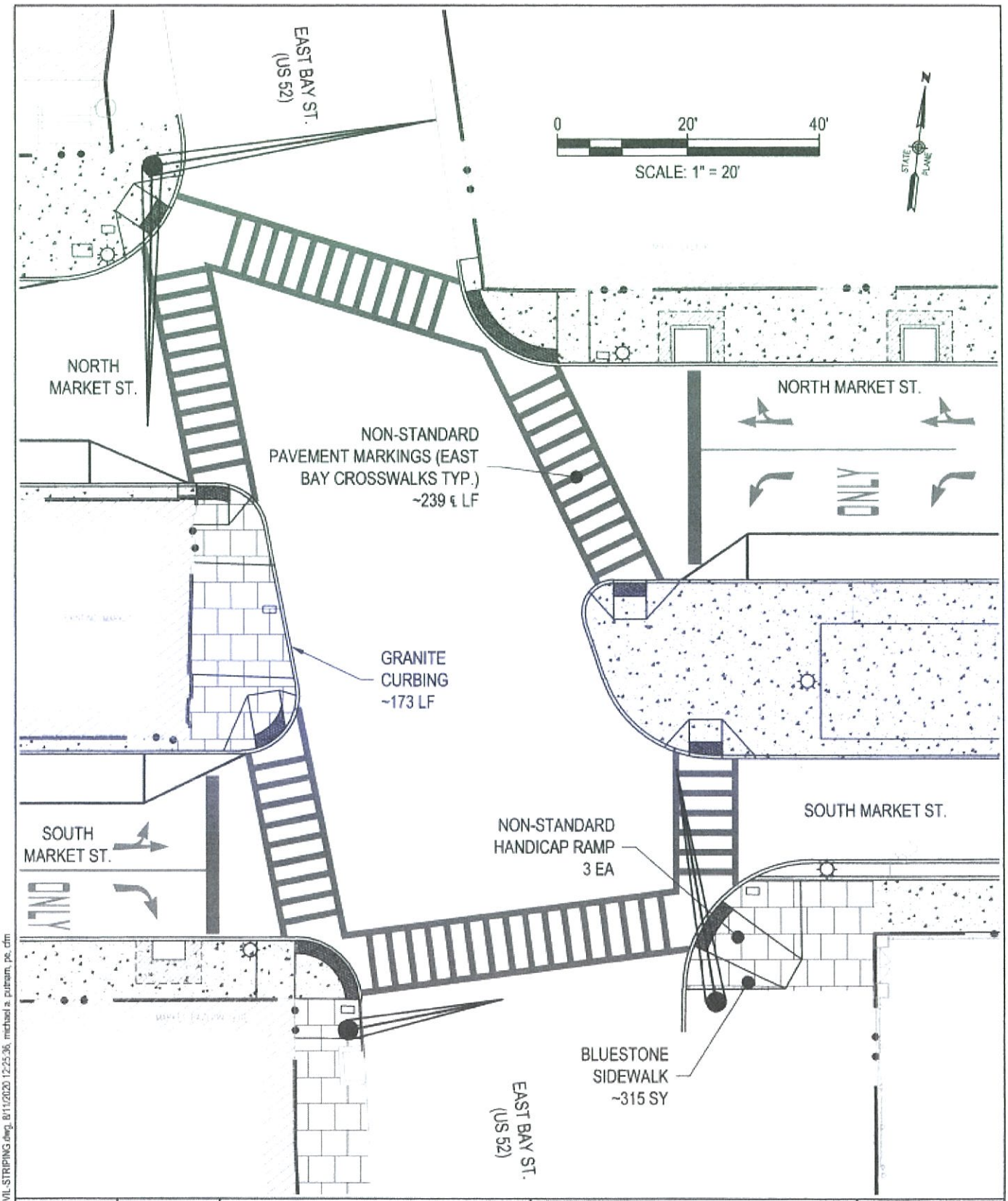

DESIGNED	CHECKED	OWNER	DRAWING TITLE	DATE
N/A	N/A	CITY OF CHARLESTON	NON-STANDARD MATERIALS EXHIBIT	AUGUST 2020
DRAWN	APPROVED	PROJECT TITLE		JOB NO.
N/A	N/A	MARKET STREET DRAINAGE IMPROVEMENTS AND STREETSCAPE PROJECT		030407.05
DAVIS & FLOYD SINCE 1954		PROJECT LOCATION	SKETCH REFERENCE	EX-2
		CHARLESTON, SC	N/A	PAGE 2 OF 3

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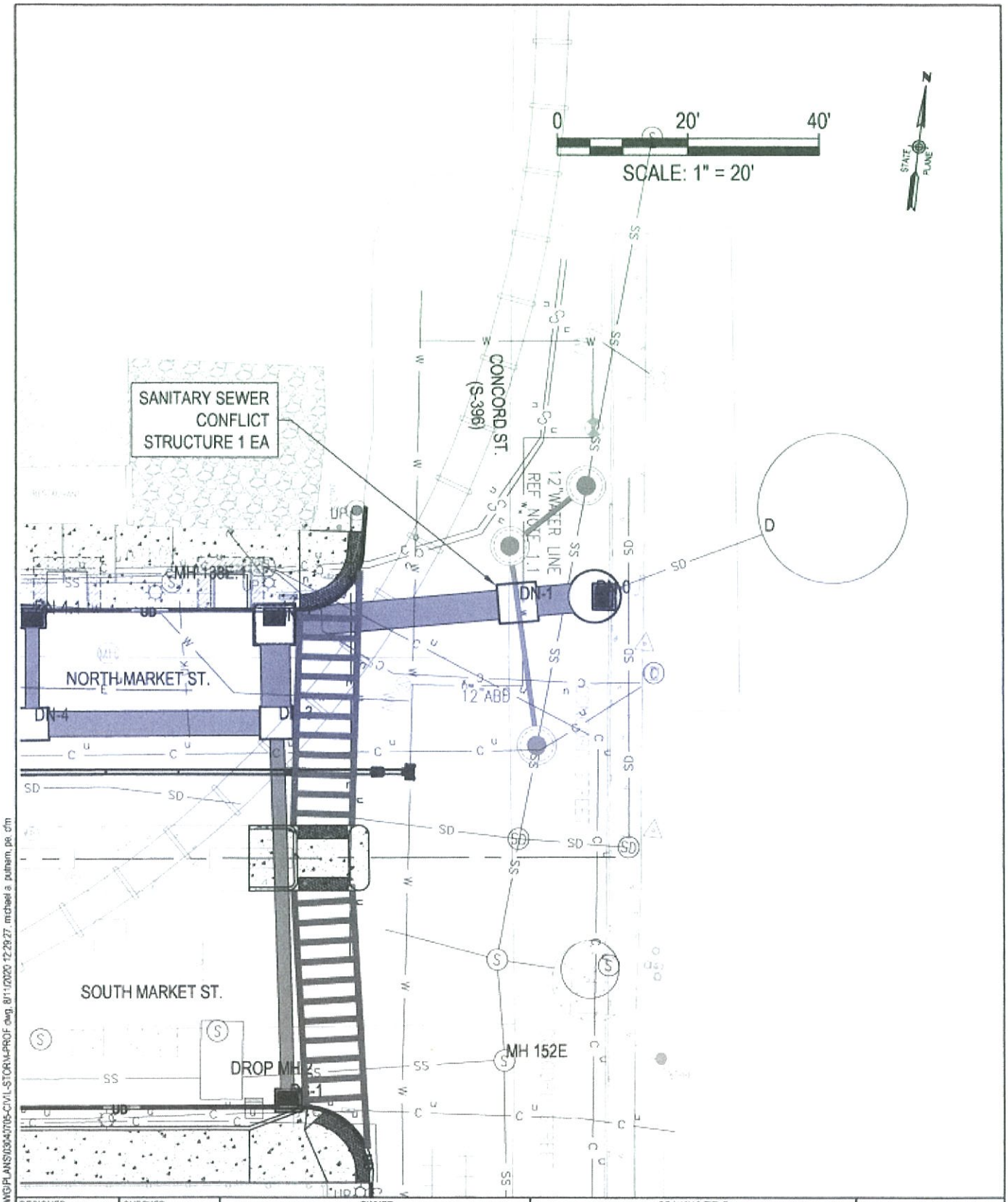

DESIGNED	CHECKED	OWNER	DRAWING TITLE	DATE
N/A	N/A	CITY OF CHARLESTON	NON-STANDARD MATERIALS EXHIBIT	AUGUST 2020
DRAWN	APPROVED	PROJECT TITLE		JOB NO.
N/A	N/A	MARKET STREET DRAINAGE IMPROVEMENTS AND STREETSCAPE PROJECT		030407.05
DAVIS & FLOYD SINCE 1954		PROJECT LOCATION	SKETCH REFERENCE	EX-3
		CHARLESTON, SC	N/A	PAGE 3 OF 3

G:\Jobs\Oct\030407-05\Production\Civil\DWG\PLANS\030407105-CIVIL-STORM-PROF.dwg, 8/11/2020 12:29:27, michael.a.putnam, pc.ctb

K3(a)(iv)

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

KNOW ALL MEN BY THESE PRESENTS, that D.R. HORTON, INC. ("Grantor") in the state aforesaid, for an in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), to Grantor in hand paid by the CITY OF CHARLESTON, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, all that property more particularly described on Exhibit A, attached hereto and incorporated herein by reference, which is granted, bargained, sold and released for the use of the public forever.

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

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

AND Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said CITY OF CHARLESTON, its successors and assigns, against Grantor and Grantor's heirs, successors and assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

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

[REMAINDER OF PAGE INTENTIONALLY BLANK]

WITNESS Grantor's Hand and Seal this 11th day of August, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1
Print Name: Chris Hill

Witness #2
Print Name: Jennifer Bailey

GRANTOR:
D.R. HORTON, INC.

By:
Print Name: Bryan Monahan
Its: Assistant Secretary

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Bryan Monahan, the Assistant Secretary for D.R. Horton, Inc., a Delaware corporation, on the 11th day of August, 2020.

Signature of Notary:
Notary Public for South Carolina
Print Name of Notary: Sara Disk
My Commission Expires: 12-19-2024

SEAL OF NOTARY

SARA DISK NOTARY PUBLIC STATE OF SOUTH CAROLINA

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EXHIBIT A

[LEGAL DESCRIPTION]

All of the property underneath, above, and containing that certain right-of-way shown and designated as "HARMONY LAKE DRIVE (50' R/W)," situate, lying and being in the City of Charleston, Charleston County, South Carolina, being more fully shown on that certain plat entitled, "FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 3B-1 TMS NO. 313-00-00-571 (7.196 AC) TO CREATE WOODBURY PARK PHASE 3A CONTAINING 17 LOTS (3.539 AC), H.O.A. AREAS (2.811 AC), AND RIGHT-OF-WAYS (0.846 AC), PROPERTY OF D.R. HORTON, INC., LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Richard D. Lacey (SCPLS No. 16120), dated May 15, 2020, revised as shown thereon, and recorded on _____, in Plat Book _____ at Page ____ in the ROD Office for Charleston County, South Carolina, said property butting and bounding, measuring and containing, and having such courses and distances as is shown on said plat, reference to which is craved for a more complete and accurate legal description.

This being a portion of the property conveyed to Grantor by deed of Five Lakes, LLC, dated January 29, 2020, and recorded March 6, 2020, in Deed Book 0864 at Page 720 in the ROD Office for Charleston County, South Carolina.

Being a portion of TMS Nos. 313-00-00-571

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

This Agreement is made and entered into this 11 day of August, 2020, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"); and D.R. HORTON, INC. (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of property identified by and designated as Charleston County tax map numbers 313-00-00-531 & 313-00-00-571 and, to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of the Owner's property, as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto the City certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain drainage easements more particularly described on Exhibit A, attached hereto and incorporated herein by reference.

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

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

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

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the City of Charleston has set its Hand and Seal the day and year first above written.

WITNESSES:

CITY OF CHARLESTON

_____
Witness #1
Print Name: _____

_____
By: Thomas J. O'Brien
Its: Director of Public Service

_____
Witness #2
Print Name: _____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Thomas J. O'Brien, the Director of Public Service of the City of Charleston, a South Carolina municipality, on this _____ day of _____, 2020.

Signature: _____
Print Name of Notary: _____
Notary Public for South Carolina
My Commission Expires: _____
SEAL OF NOTARY

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IN WITNESS WHEREOF, D.R. HORTON, INC. has set its Hand and Seal the day and year first above written.

WITNESSES:

Witness #1
Print Name: Chris Hill

Witness #2
Print Name: Jennifer Bailey

D.R. HORTON, INC.

By: _____
Print Name: Bryan Monahan
Its: Assistant Secretary

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Bryan Monahan, the Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, on this 11th day of August, 2020.

Signature: _____
Notary Public for South Carolina
Print Name of Notary: Sara Disk
My Commission Expires: 12-19-2024
SEAL OF NOTARY

SARA DISK NOTARY PUBLIC STATE OF SOUTH CAROLINA

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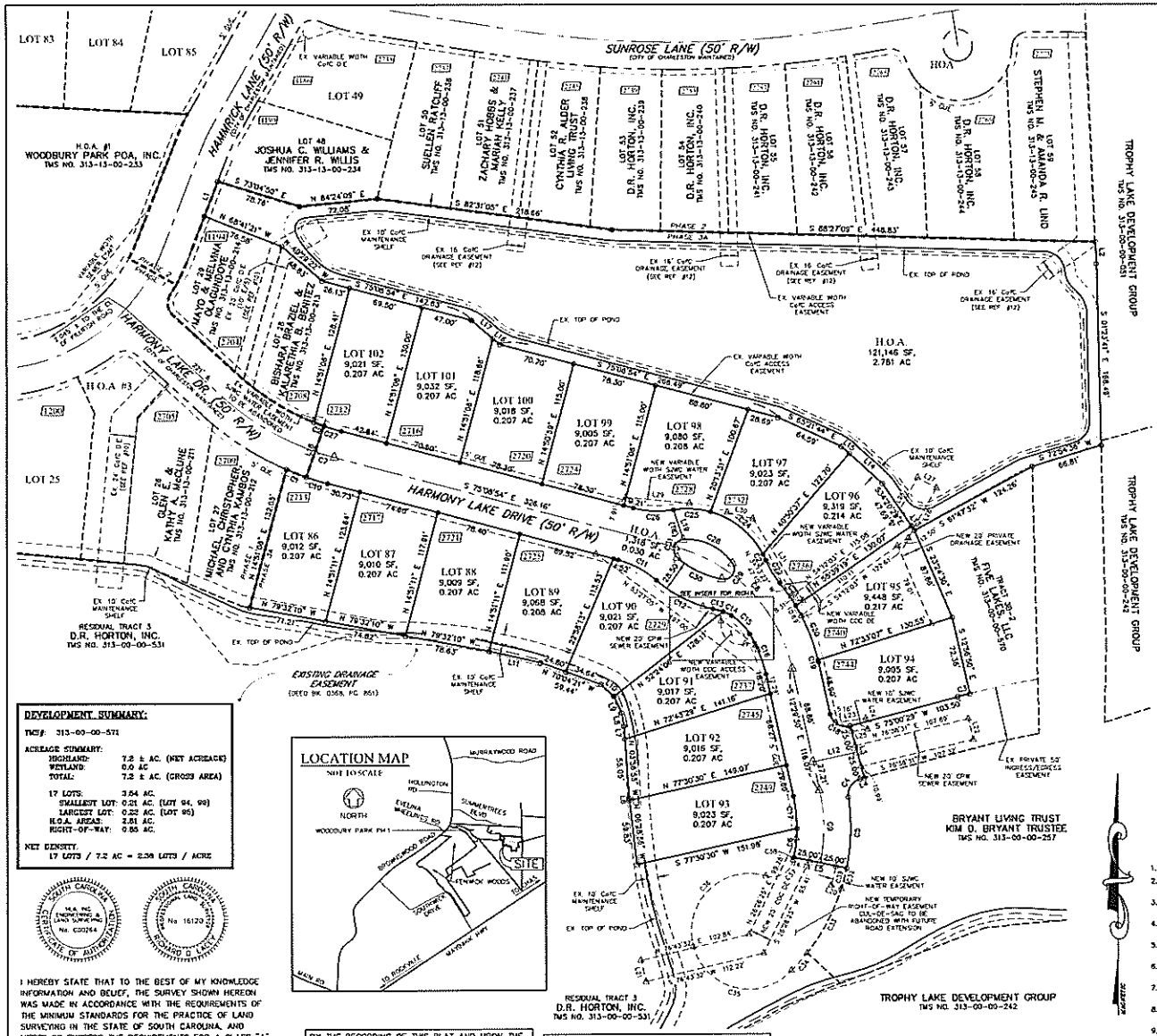
EXHIBIT A

[DESCRIPTION OF DRAINAGE EASEMENTS]

All those certain drainage easements of various widths being shown and labeled "COC DE," or otherwise designated as City of Charleston drainage easements, on that certain plat entitled, "FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 3B-1 TMS NO. 313-00-00-571 (7.196 AC) TO CREATE WOODBURY PARK PHASE 3A CONTAINING 17 LOTS (3.539 AC), H.O.A. AREAS (2.811 AC), AND RIGHT-OF-WAYS (0.846 AC), PROPERTY OF D.R. HORTON, INC., LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Richard D. Lacey (SCPLS No. 16120), dated May 15, 2020, revised as shown thereon, and recorded on _____, in Plat Book _____ at Page ____ in the ROD Office for Charleston County, South Carolina, said drainage easements butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat, reference to which is craved for a more complete and accurate legal description.

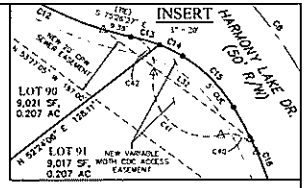
SAID EXCLUSIVE STORMWATER DRAINAGE EASEMENT having such the size, shape, dimensions, buttings, and boundings as will by reference to said plat more fully and at-large appear.

[END OF DOCUMENT]



LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- COC — CITY OF CHARLESTON
- DE — DRAINAGE EASEMENT
- E/S — EACH SIDE
- CPW — COMMISSIONERS OF PUBLIC WORKS
- SJWC — ST. JOHN'S WATER COMPANY
- EXISTING POND
- 1234 — ADDRESS



CURVE	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	275.00'	4°07'04"	9.89'	19.76'	S 68°47'07" E	19.76'
C2	225.00'	2°30'04"	4.91'	9.82'	N 69°35'37" W	9.82'
C3	133.43'	4°53'49"	5.78'	11.56'	S 75°25'22" W	11.56'
C4	15.00'	83°47'38"	13.46'	21.94'	S 33°06'40" W	20.03'
C5	185.00'	20°29'27"	33.44'	66.16'	S 01°37'35" W	65.81'
C6	133.74'	11°30'53"	13.48'	26.88'	N 06°00'13" E	26.83'
C7	250.00'	4°18'15"	9.39'	18.78'	S 72°59'46" E	18.78'
C8	150.00'	82°39'24"	91.30'	164.03'	S 43°49'12" E	155.98'
C9	150.00'	24°11'56"	34.30'	67.58'	S 00°33'31" E	67.08'
C10	275.00'	4°18'15"	10.33'	20.66'	S 72°59'46" E	20.65'
C11	88.00'	26°33'05"	20.78'	40.78'	S 61°52'21" E	40.42'
C12	116.00'	29°09'49"	30.18'	59.05'	S 63°50'44" E	58.42'
C13	49.69'	11°18'03"	4.94'	9.84'	S 74°30'35" E	9.82'
C14	49.89'	9°49'30"	4.29'	8.55'	S 84°19'48" E	8.54'
C15	48.14'	28°51'15"	12.38'	24.24'	S 44°40'53" E	23.99'
C16	125.00'	18°33'52"	20.43'	40.50'	S 21°46'26" E	40.32'
C17	134.98'	12°47'49"	15.14'	30.15'	S 06°05'40" E	30.09'
C18	15.00'	92°30'01"	15.67'	24.22'	N 58°44'30" W	21.67'
C19	175.00'	0°41'47"	1.06'	2.13'	N 12°59'23" E	2.13'
C20	175.00'	17°56'03"	27.61'	54.78'	N 22°09'18" W	54.55'
C21	175.00'	8°22'25"	12.81'	25.58'	N 35°18'32" W	25.55'
C22	88.00'	16°16'58"	12.59'	25.01'	N 31°21'18" W	24.92'
C23	79.12'	4°27'32"	3.08'	6.16'	N 25°26'33" W	6.16'
C24	79.12'	46°26'15"	33.94'	64.13'	N 50°53'27" W	62.39'
C25	79.12'	25°18'22"	17.77'	34.97'	N 26°46'15" W	34.68'
C26	88.00'	24°17'03"	18.93'	37.30'	N 87°17'25" W	37.02'
C27	225.00'	4°18'15"	8.46'	16.90'	N 72°59'46" W	16.90'
C28	50.62'	60°03'20"	29.26'	53.06'	S 64°11'10" E	50.66'
C29	9.50'	134°40'48"	22.76'	22.33'	S 33°10'54" W	17.53'
C30	87.52'	30°33'04"	23.93'	46.72'	N 64°11'10" W	46.17'
C31	9.50'	134°40'48"	22.76'	22.33'	N 18°26'47" E	17.53'
C32	165.00'	6°04'24"	9.81'	19.61'	S 14°44'50" W	19.60'
C33	165.00'	20°56'42"	34.25'	67.74'	S 28°18'03" W	67.36'
C34	185.00'	6°38'18"	10.73'	21.43'	S 42°04'33" W	21.42'
C35	53.50'	122°22'06"	97.23'	114.26'	N 76°21'35" W	93.75'
C36	53.50'	122°22'06"	97.23'	114.26'	N 46°00'31" E	93.75'
C37	20.00'	94°22'13"	21.59'	32.94'	N 60°00'27" E	29.34'
C38	133.74'	1°03'42"	1.24'	2.48'	N 12°17'30" E	2.48'
C39	175.00'	6°04'21"	9.28'	18.55'	N 14°44'32" E	18.54'
C40	10.00'	81°24'48"	8.60'	14.21'	N 64°06'33" W	13.04'
C41	18.00'	115°44'12"	28.66'	36.36'	N 46°59'51" W	30.49'
C42	10.00'	88°30'32"	9.74'	15.45'	N 33°20'01" W	13.96'

PLANNING AND ROD USE

PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED _____

APPROVED BY CITY ENGINEER

APPROVED BY _____
FOR CITY ENGINEER

LINE	BEARING	DISTANCE
L1	N 21°18'39" E	34.15'
L2	S 68°41'21" E	20.33'
L3	S 14°59'31" E	20.00'
L4	S 75°00'29" W	3.91'
L5	N 78°18'38" W	50.00'
L6	N 06°28'56" W	2.07'
L7	N 03°56'55" W	11.84'
L8	N 09°22'30" W	12.72'
L9	N 23°19'31" W	17.01'
L10	N 47°14'46" W	16.16'
L11	N 77°08'31" W	46.82'
L12	N 77°30'30" E	41.74'
L13	S 34°20'29" E	5.00'
L14	S 47°48'42" E	41.34'
L15	S 47°48'42" E	10.00'
L16	S 49°23'49" E	8.43'
L17	S 49°23'49" E	26.09'
L18	N 19°09'21" E	50.00'
L19	S 18°32'38" E	29.08'
L20	N 72°13'18" W	10.00'
L21	N 13°16'28" W	20.00'
L22	S 13°21'29" E	20.00'
L23	N 81°34'25" E	28.57'
L24	S 08°25'35" E	10.00'
L25	S 81°34'25" W	15.11'
L26	N 29°33'40" E	48.52'
L27	S 60°26'20" E	20.00'
L28	S 29°33'40" W	52.69'
L29	S 84°27'55" E	59.30'
L30	S 78°02'04" E	24.54'
L31	S 31°27'11" E	88.90'
L32	S 53°27'05" E	60.72'

NOTES

1. AREA DETERMINED BY THE COORDINATE METHOD.
2. PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C0655J, COMMUNITY PANEL 455412 0655 J. EFFECTIVE NOVEMBER 17, 2004.
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
4. ALL FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED. ALL SET PINS ARE 5/8" REBAR.
5. HOA AREAS WILL BE DEDICATED TO AND OWNED AND MAINTAINED BY A NEIGHBORHOOD HOME OWNERS ASSOCIATION (H.O.A.). H.O.A. AREAS ARE FOR H.O.A. PURPOSES ONLY.
6. ALL OPEN SPACE AREAS SHALL BE RESERVED FOR OPEN SPACE ONLY AND SHALL BE OWNED AND MAINTAINED BY THE HOA UNLESS SPECIFICALLY STATED OTHERWISE.
7. THE CITY OF CHARLESTON (COC) DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM.
8. THE PRIVATE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE H.O.A. FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENTS.
9. WATER TO BE PROVIDED BY ST JOHNS WATER COMPANY INC.
   SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEM (CWS).
10. NO WETLANDS EXIST WITHIN THIS PHASE.
11. TOTAL LOTS = 17
    - SMALLEST LOT = LOT 94, 99 (9,005 SF)
    - LARGEST LOT = LOT 95 (9,448 SF)

REFERENCES

1. TMS NO. 313-00-00-571
2. PLAT BY KOTH RUDDY DATED AUGUST 23, 1955. RECORDED IN PLAT BOOK BF, PAGE 107 CHARLESTON COUNTY RMC.
3. PLAT BY RICHARD D. LACEY DATED FEBRUARY 15, 1997. RECORDED IN PLAT BOOK EB, PAGE 846. CHARLESTON COUNTY RMC.
4. PLAT BY TRICO ENGINEERING CONSULTANTS, INC. DATED AUGUST 4, 2004 RECORDED IN PLAT BOOK EH, PAGE 803. CHARLESTON COUNTY RMC.
5. PLAT BY TRICO ENGINEERING CONSULTANTS, INC. DATED JULY 10, 2006 RECORDED IN PLAT BOOK EK, PAGE 218. CHARLESTON COUNTY RMC.
6. PLAT BY HLA, INC. DATED JANUARY 3, 2012. RECORDED IN PLAT BOOK L12, PAGE 0256. CHARLESTON COUNTY RMC.
7. PLAT BY HLA, INC. DATED MAY 14, 2014. RECORDED IN PLAT BOOK L14, PAGE 0200. CHARLESTON COUNTY RMC.
8. PLAT BY HLA, INC. DATED AUGUST 14, 2014. RECORDED IN PLAT BOOK L14, PAGE 0332 & 0333. CHARLESTON COUNTY RMC.
9. PLAT BY HLA, INC. DATED MARCH 9, 2017. RECORDED IN PLAT BOOK L17, PAGE 0221. CHARLESTON COUNTY RMC.
10. PLAT BY HLA, INC. DATED MAY 8, 2017. RECORDED IN PLAT BOOK L17, PAGE 0605. CHARLESTON COUNTY RMC.
11. PLAT BY HLA, INC. DATED OCTOBER 24, 2017. RECORDED IN PLAT BOOK L17, PAGE 0815. CHARLESTON COUNTY RMC.
12. PLAT BY HLA, INC. DATED MARCH 26, 2018. RECORDED IN PLAT BOOK L18, PAGE 0435. CHARLESTON COUNTY RMC.
13. PLAT BY HLA, INC. DATED NOVEMBER 15, 2018. RECORDED IN PLAT BOOK L19, PAGE 0020. CHARLESTON COUNTY RMC.

DEVELOPMENT SUMMARY:

TMS#: 313-00-00-571

ACREAGE SUMMARY:

HIGHLAND:	7.2 ± AC. (NET ACREAGE)
WETLAND:	0.0 AC
TOTAL:	7.2 ± AC. (GROSS AREA)
17 LOTS:	3.54 AC.
SMALLEST LOT:	0.21 AC. (LOT 94, 99)
LARGEST LOT:	0.22 AC. (LOT 95)
H.O.A. AREAS:	2.81 AC.
RIGHT-OF-WAY:	0.85 AC.

NET DENSITY:
17 LOTS / 7.2 AC = 2.36 LOTS / ACRE

HLA, INC. ENGINEERING & LAND SURVEYING No. C00294 — SOUTH CAROLINA — CERTIFICATE OF AUTHORITY

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No 16120 RICHARD D. LACEY

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

RICHARD D. LACEY S.C.P.L.S. 16120

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

OWNER/REPRESENTATIVE:
D.R. HORTON, INC.

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

OWNER/REPRESENTATIVE:
FIVE LAKES, LLC

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

FINAL PLAT SHOWING THE SUBDIVISION OF TRACT 3B-1 TMS NO. 313-00-00-571 (7.196 AC) TO CREATE *WOODBURY PARK PHASE 3A* CONTAINING 17 LOTS (3.539 AC), H.O.A. AREAS (2.811 AC), AND RIGHT-OF-WAYS (0.846 AC)

PROPERTY OF
D.R. HORTON, INC.
LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA
DATE MAY 15, 2020 SCALE 1" = 50'

HLA
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE
29 Leinbach Drive, A2 Charleston SC 29407-6988
tel. 843 763 1166 fax 843 763 1909 web: www.hlainc.com

14042.50-Final-PH3-3A.DWG 14042.50

K3(a)(1)

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

This Agreement is made and entered into this ____ day of _____, 2020, by and between BFK HOLDINGS, LLC, a South Carolina limited liability company ("Owner"), and the CITY OF CHARLESTON ("City").

WHEREAS, Owner holds title to that certain real property more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property"), said Property being designated as Charleston County TMS No. 301-00-00-028;

WHEREAS, City desires to protect and maintain the natural flow of stormwater and, if necessary, construct, install, improve, replace, repair, and relocate necessary drainage ditches and appurtenances (the "Storm Water System"), across a portion of the Property, as further described herein, subject to the City's compliance with the Declaration (as defined herein), and its receipt of any approvals, consents, or waivers required thereunder from the Corps or DHEC (as defined in the Declaration);

WHEREAS, to accomplish this objective, City must obtain certain easements from Owner permitting the City to access, inspect, maintain, construct, install, improve, replace, repair and relocate the Storm Water System through the referenced portion of the Property, as hereinafter described, subject to the City's compliance with the Declaration, and its receipt of any approvals, consents, or waivers required thereunder from the Corps or DHEC; and

WHEREAS, Owner desires to cooperate with City and to grant unto City certain permanent and non-exclusive stormwater drainage easements in and to the Property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the Storm Water System to the Property, Owner has granted, bargained, sold, released and conveyed, and, by these presents, hereby grants, bargains, sells, releases and conveys unto the CITY OF CHARLESTON permanent, non-exclusive stormwater drainage easements (the "Drainage Easements") over the portion of the Property more particularly described on Exhibit B, attached hereto and incorporated herein by reference (the "Easement Area"), subject to the following terms and conditions:

1. The recitals and exhibits are incorporated herein by reference as if fully restated verbatim.

2. NOTICE: THE EASEMENT AREAS, AND THE CITY'S RIGHTS ARISING UNDER THIS AGREEMENT, ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS (THE "DECLARATION") RECORDED ON JUNE 30, 2020, IN DEED BOOK 0823 AT PAGE 920 IN THE ROD OFFICE FOR CHARLESTON COUNTY, SOUTH CAROLINA. OWNER HEREBY GRANTS THE CITY OF CHARLESTON THE DRAINAGE EASEMENTS, TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS,

INSPECT, AND MAINTAIN ANY AND ALL PROTECTED WETLANDS AND PROTECTED WETLAND BUFFERS DELINEATED IN THE DECLARATION AND/OR ANY FUTURE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AGAINST THE PROPERTY, SUBJECT AT ALL TIMES TO THE RESTRICTIONS, PROCEDURES, AND REQUIRED PERMISSIONS STATED IN SUCH DECLARATION OR DECLARATIONS.

3. City shall at all times have the right of ingress and egress to the Easement Areas to conduct the allowable activities set forth herein with respect to the the Storm Water System.

4. The easements set forth herein shall be commercial in nature and shall run with title to the Property.

5. City has no obligation to repair, replace or to compensate Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of the Drainage Easements during the conduct of City's allowable activities, as described herein, but the foregoing shall not limit the City's obligation to comply with the terms of the Declaration in conducting such activities.

6. Exhibit D is attached hereto and incorporated herein by reference solely to demonstrate the general location of the wetlands, wetland buffers, and wetland fill proposed to be located on the Property. The reference and incorporation of Exhibit D does not constitute a permit or approval of the development or subdivision shown thereon by the City or other governmental entity or create any vested right in favor of Owner with respect to the development or subdivision shown thereon.

7. City shall have the right, but not the obligation, to request from the Corps and DHEC modifications or amendments to the scope of permitted activities under the declarations described in Paragraph 6 without the consent of Owner; provided, however, such requests may not adversely impact Owner's rights under permits received by Owner from the Corps or DHEC.

8. Subject to compliance with the declarations described in Paragraph 6, and Owner's receipt of any approvals, consents, or waivers required thereunder from the Corps or DHEC, Owner hereby retains the right to access and use the Easement Area for any purpose deemed necessary by Owner, so long as such access and use does not unreasonably interfere with the City's rights under this Agreement.

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

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, BFK HOLDINGS, LLC, a South Carolina limited liability company, has set its Hand and Seal on the day and year first above written.

WITNESSES:

Witness #1
Print Name: Ashley Starkey

Witness #2
Print Name: Lisa W Herbert

BFK HOLDINGS, LLC
By: Estate of Henry Kuznik
Its: Member
By: PR
Print Name: John Hyland
Its: Personal Representative

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Estate of Henry Kuznik, Its Member By John Hyland, the Personal Representative of BFK HOLDINGS, LLC, a South Carolina limited liability company, on this 12 day of August, 2020.

Signature:
Notary Public for South Carolina
Print Name of Notary: Lisa W Herbert
My Commission Expires: 1/10/23
SEAL OF NOTARY

LISA W HERBERT
COM. EXP.
NOTARY PUBLIC
01-10-2023
SOUTH CAROLINA

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the City of Charleston has set its Hand and Seal the day and year first above written.

WITNESSES:

CITY OF CHARLESTON

_____
Witness #1
Print Name: _____

_____
By: Thomas J. O'Brien
Its: Director of Public Service

_____
Witness #2
Print Name: _____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Thomas J. O'Brien, the Director of Public Service of the City of Charleston, a South Carolina municipality, on this _____ day of _____, 2020.

Signature: _____
Notary Public for South Carolina
Print Name of Notary: _____
My Commission Expires: _____
SEAL OF NOTARY

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EXHIBIT A

[DESCRIPTION OF PROPERTY]

All of those pieces, parcels, or tracts of land situate, lying and being in the City of Charleston, Charleston County, South Carolina, designated as "TRACT D-1" and "TRACT D-2" on that certain plat entitled, "PLAT SHOWING THE SUBDIVISION OF TRACT D TMS NO. 301-00-00-028 (53.302 ACRES) INTO TRACT D-1 (32.027 ACRES) AND TRACT D-2 (21.275) PREPARED FOR BFK HOLDINGS, LLC, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," by Richard D. Lacey (S.C.P.L.S. No. 16120), dated June 24, 2020, last revised as shown thereon, and recorded _____, 2020, in Plat Book ____ at Page ____ in the Register of Deeds Office for Charleston County, South Carolina, said pieces, parcels or tracts of land having the size, shape, dimensions, buttings, and boundings as will by reference to the said plat more fully and at-large appear.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

EXHIBIT B

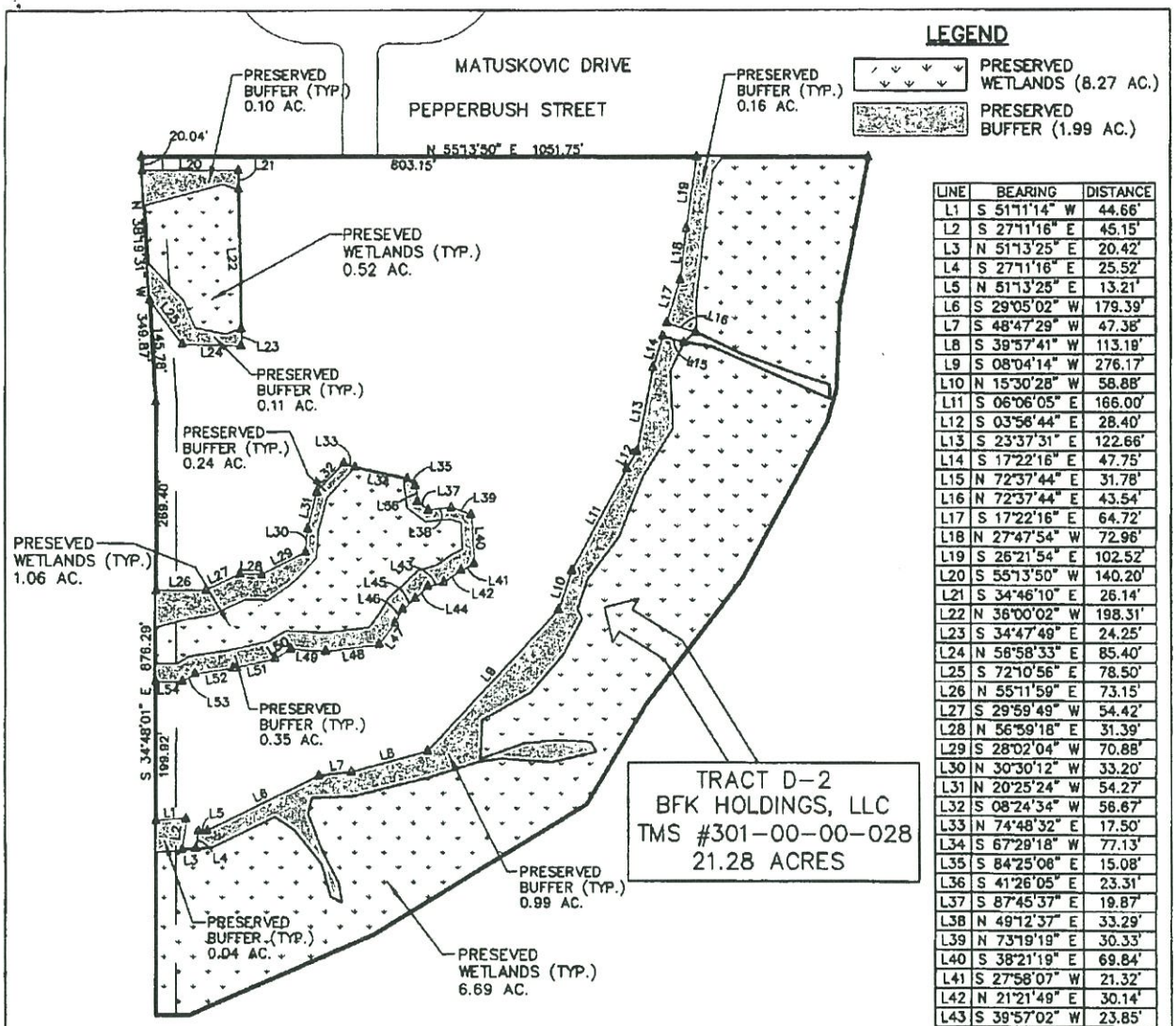
[DESCRIPTION OF EASEMENT AREAS]

All those certain preserved wetlands and preserved buffers shown and described as "PRESERVED WETLANDS (TYP.), 6.69 AC.," "PRESERVED BUFFER (TYP.), 0.04 AC.," "PRESERVED BUFFER (TYP.) 0.99 AC.," and "PRESERVED BUFFER (TYP.) 0.16 AC.," on that certain survey attached hereto and incorporated herein as Exhibit C, showing "THE CROSSING," prepared by Richard D. Lacey (SCPLS No. 16120) on June 25, 2020; and all those certain areas generally identified as "WETLANDS" and "NEW 25' WETLAND BUFFER," but not including those areas identified as "WETLAND FILL" on Sheet 4 of 9 of the WETLAND MASTERPLAN for the "VERDIER PROJECT," dated February 5, 2019, a copy of which is attached hereto and incorporated herein by reference as Exhibit D; provided, however, with respect to Exhibit D, the parties agree that, upon recording of a Declaration of Restrictive Covenants relating to the wetland fill, preserved wetlands, and wetland buffers shown thereon, the preserved wetlands and preserved wetland buffers identified in the exhibits to such Declaration shall be substituted for Exhibit D.

SAID EASEMENT AREAS having such the size, shape, dimensions, buttings, and boundings as will by reference to said Exhibit C and Exhibit D more fully and at-large appear.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

EXHIBIT C



LINE	BEARING	DISTANCE
L1	S 51°11'14" W	44.66'
L2	S 27°11'16" E	45.15'
L3	N 51°13'25" E	20.42'
L4	S 27°11'16" E	25.52'
L5	N 51°13'25" E	13.21'
L6	S 29°05'02" W	179.39'
L7	S 48°47'29" W	47.38'
L8	S 39°57'41" W	113.19'
L9	S 08°04'14" W	276.17'
L10	N 15°30'28" W	58.88'
L11	S 06°06'05" E	166.00'
L12	S 03°56'44" E	28.40'
L13	S 23°37'31" E	122.66'
L14	S 17°22'16" E	47.75'
L15	N 72°37'44" E	31.78'
L16	N 72°37'44" E	43.54'
L17	S 17°22'16" E	64.72'
L18	N 27°47'54" W	72.96'
L19	S 26°21'54" E	102.52'
L20	S 55°13'50" W	140.20'
L21	S 34°46'10" E	26.14'
L22	N 36°00'02" W	198.31'
L23	S 34°47'49" E	24.25'
L24	N 56°58'33" E	85.40'
L25	S 72°10'56" E	78.50'
L26	N 55°11'59" E	73.15'
L27	S 29°59'49" W	54.42'
L28	N 56°59'18" E	31.39'
L29	S 28°02'04" W	70.88'
L30	N 30°30'12" W	33.20'
L31	N 20°25'24" W	54.27'
L32	S 08°24'34" W	56.67'
L33	N 74°48'32" E	17.50'
L34	S 67°29'18" W	77.13'
L35	S 84°25'06" E	15.08'
L36	S 41°26'05" E	23.31'
L37	S 87°45'37" E	19.87'
L38	N 49°12'37" E	33.29'
L39	N 73°19'19" E	30.33'
L40	S 38°21'19" E	69.84'
L41	S 27°58'07" W	21.32'
L42	N 21°21'49" E	30.14'
L43	S 39°57'02" W	23.85'
L44	S 11°15'16" W	24.90'
L45	N 14°34'26" E	23.05'
L46	N 04°27'13" W	22.56'
L47	N 01°43'47" E	38.15'
L48	N 47°59'38" E	77.52'
L49	S 58°38'07" W	51.31'
L50	N 23°29'06" E	25.95'
L51	N 42°35'51" E	62.08'
L52	N 46°48'48" E	55.18'
L53	N 24°26'20" E	21.54'
L54	N 55°05'47" E	39.32'

EXHIBIT "A"

NOT TO SCALE

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — HLA, INC ENGINEERING & LAND SURVEYING No. C00264

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 16120 RICHARD D. LACEY

THIS CERTIFIES THAT THE WETLANDS AND BUFFERS SHOWN HEREON REPRESENTS A FIELD SURVEY PREPARED UNDER MY DIRECTION

RICHARD D. LACEY
S.C.P.L.S 16120

Revisions
Date Initials

Project Title: THE CROSSING

Project Location: Lat. 32.820215° N, Long. 80.096918° W
CITY OF CHARLESTON, SOUTH CAROLINA

Applicant: BFK HOLDINGS, LLC

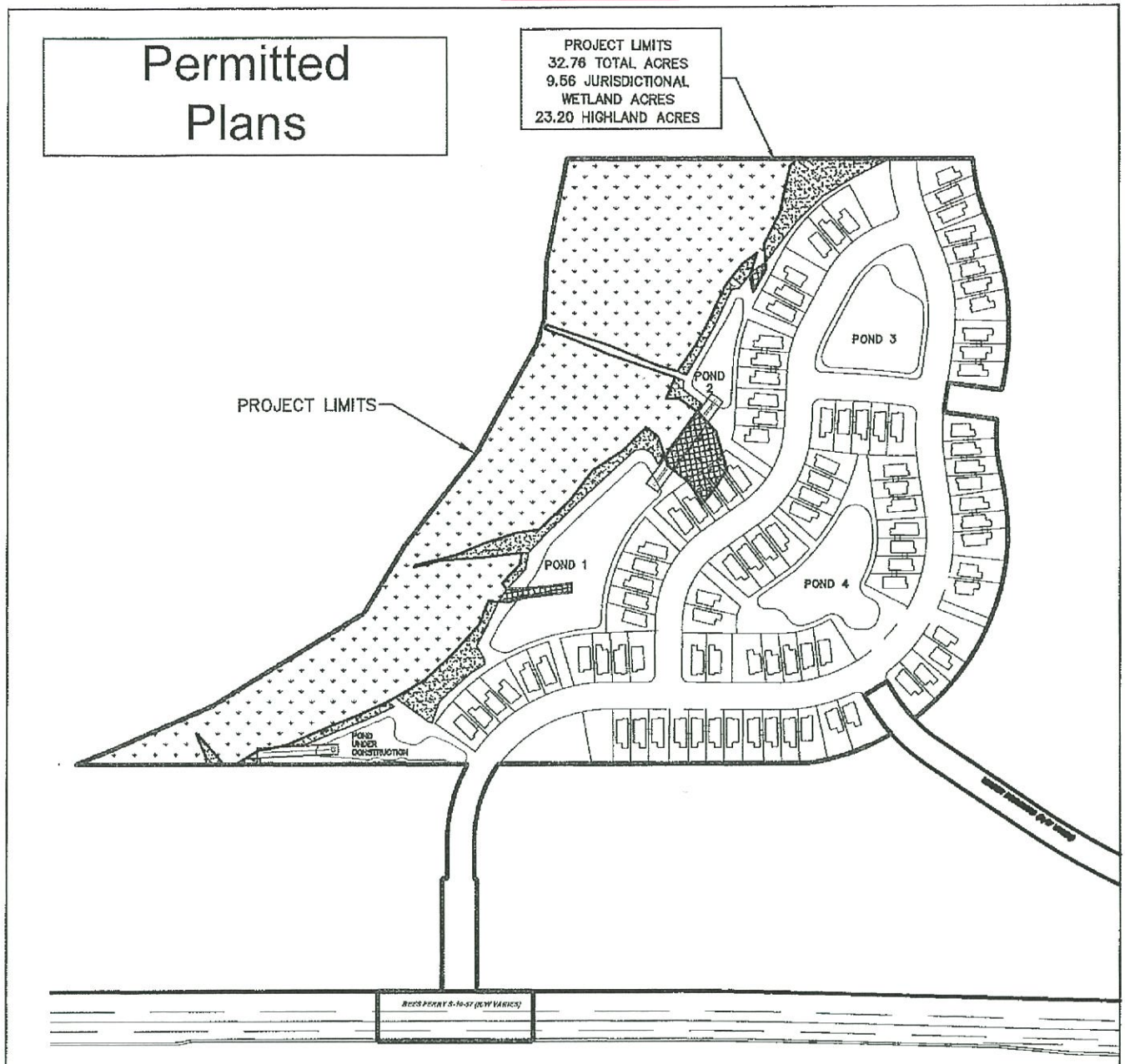
Date: JUNE 25, 2020 | Scale: NONE

Application # | Sheet 1 of 1

0514531-SFR-WETLAND-PERMIT.DWG

F:\Data\Active\ACAD2004\05145.31\dwg\WETLANDS PERMIT\0514522-EXHIBIT-A-RESTRICTIVE.dwg 6/26/2020 13:58:44 Doug Cuthill

EXHIBIT D



LEGEND

- PROJECT LIMITS
- PROPOSED STORM DRAINAGE
- WETLANDS
- NEW 25' WETLAND BUFFER
- WETLAND FILL

WETLAND MASTERPLAN

SCALE: 1" = 300'

Project Title: VERDIER PROJECT	
Project Location: Lat. 32.820215° N, Long. 80.096918° W CITY OF CHARLESTON, SOUTH CAROLINA	
Applicant: SABAL HOMES	
Date: FEBRUARY 5, 2019	Scale: NONE
Application #	Sheet 4 of 9

Revisions

Date	Initials

0514531–TOWNHOME–WETLAND–PERMIT.DWG

K3(a)(vi)

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

KNOW ALL MEN BY THESE PRESENTS, that PULTE HOME COMPANY, LLC, formerly known as PULTE HOME CORPORATION ("Grantor") in the state aforesaid, for an in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), to Grantor in hand paid by the CITY OF CHARLESTON, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, all that property more particularly described on Exhibit A, attached hereto and incorporated herein by reference, which is granted, bargained, sold and released for the use of the public forever.

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

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

AND Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said CITY OF CHARLESTON, its successors and assigns, against Grantor and Grantor's heirs, successors and assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

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

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WITNESS Grantor's Hand and Seal this _____ day of _____, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____
Witness #1
Print Name: _____

_____
Witness #2
Print Name: _____

GRANTOR:
PULTE HOME COMPANY, LLC,
formerly known as Pulte Home Corporation

By:_____
Print Name: Sidney Dudley
Its: Director of Land Development

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by Sidney Dudley, the Director of Land Development for Pulte Home Company, LLC, a Michigan limited liability company, formerly known as Pulte Home Corporation, on the _____ day of _____, 2020.

Signature of Notary: _____
Print Name of Notary: _____
Notary Public for South Carolina
My Commission Expires: _____

SEAL OF NOTARY

[REMAINDER OF PAGE LEFT BLANK]

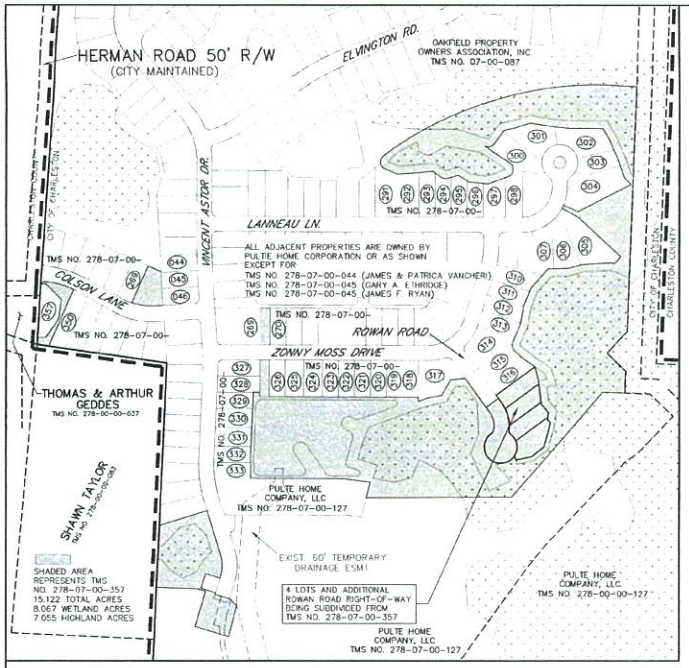
EXHIBIT A

[LEGAL DESCRIPTION]

All of the property underneath, above, and containing that certain right-of-way shown and designated as "ROWAN ROAD EXT. 50' PUBLIC R/W," situate, lying and being in the City of Charleston, Charleston County, South Carolina, being more fully shown on that certain plat entitled, "PLAT SHOWING THE SUBDIVISION OF TMS NO. 278-07-00-357 (15.122 ACRES) INTO LOT 02-050 (0.180 AC.), LOT 02-051 (0.160 AC.), LOT 02-052 (0.167 AC.), LOT 02-053 (0.200 AC.), ROWAN ROAD R/W EXTENSION (0.328 AC.) AND RESIDUAL TMS NO. 278-07-00-357 (14.087 AC.) AND SHOWING THE ABANDONMENT OF (2) 20' SEWER EASEMENTS AND A PORTION OF (2) 10' SEWER EASEMENTS PREPARED FOR PULTE HOME COMPANY, LLC, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," by Richard D. Lacey (SCPLS No. 16120), dated October 30, 2019, revised as shown thereon, and recorded on _____, in Plat Book _____ at Page ____ in the ROD Office for Charleston County, South Carolina, said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat, reference to which is craved for a more complete and accurate legal description.

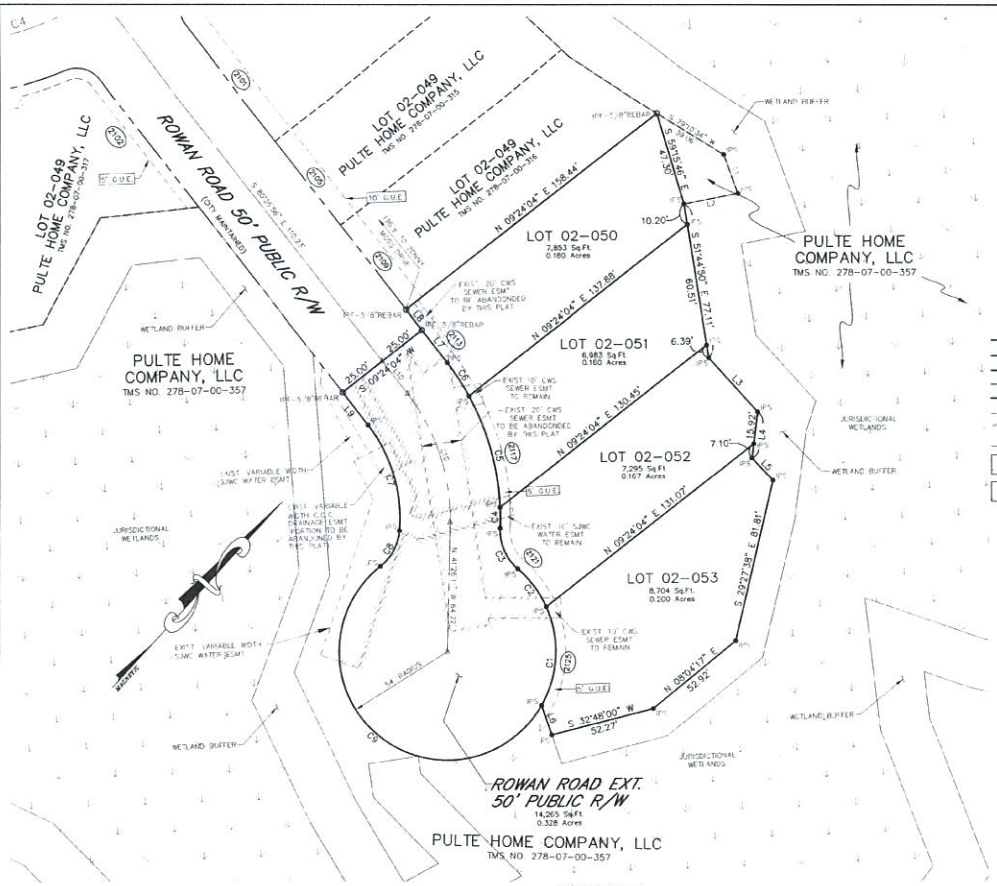
This being a portion of the property conveyed to Pulte Home Corporation by deed of Shade Tree Partners, LLC, dated January 8, 2016, and recorded January 12, 2016, in Deed Book 0528 at Page 540 in the Register of Deeds Office for Charleston County, South Carolina.

Being a portion of TMS No. 278-07-00-357



RESIDUAL MAP

SCALE: 1" = 200'



LOCATION MAP

NOT TO SCALE

LEGEND

- BOUNDARY LINE & 4" x 4" CONC. MONUMENT
- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- EASEMENT LINE TO BE ABANDONED BY THIS PLAT
- CENTERLINE
- WETLANDS
- WETLAND BUFFER

HOA HOMEOWNERS ASSOCIATION
C.O.C CITY OF CHARLESTON EASEMENT
SJWC ST. JOHNS WATER COMPANY
(2121) STREET ADDRESS

DEVELOPMENT SUMMARY PRIOR TO SUBDIVISION	
TMS NO. 278-07-00-357	15.122 ACRES

DEVELOPMENT SUMMARY POST SUBDIVISION	
LOT 02-050	0.180 ACRES
LOT 02-051	0.160 ACRES
LOT 02-052	0.167 ACRES
LOT 02-053	0.200 ACRES
ROWAN ROAD EXT.	0.328 ACRES
RESIDUAL TMS NO. 278-07-00-357	14.087 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 62°47'35" E	20.70
L2	N 36°09'41" E	27.31
L3	N 85°00'00" W	36.30
L4	S 35°22'33" E	23.01
L5	N 86°05'56" W	15.24
L6	N 61°35'09" W	15.64
L7	N 80°35'56" W	20.52
L8	N 80°35'56" W	12.74
L9	S 80°35'56" E	20.52
L10	S 80°35'56" E	20.52

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C1	54.00	54°01'46"	27.53	50.92	N39°53'19"W	49.06
C2	54.00	25°17'47"	12.12	23.84	N79°33'05"W	23.65
C3	25.00	51°55'21"	12.17	22.66	S66°14'19"E	21.89
C4	125.00	4°44'23"	5.17	10.34	N42°38'50"W	10.34
C5	125.00	26°29'56"	29.43	57.81	N58°15'59"W	57.30
C6	125.00	9°04'59"	9.93	19.82	N76°03'27"W	19.80
C7	75.00	42°45'46"	29.36	55.98	N59°13'03"W	54.69
C8	25.00	47°02'32"	10.88	20.53	N14°18'54"W	19.95
C9	54.00	202°04'48"	278.77	190.46	N88°09'58"E	106.00
C10	100.00	39°09'45"	35.57	68.35	N61°01'03"W	67.03

REFERENCES

1. PLAT BY HLA, INC., DATED MARCH 4, 2005. RECORDED IN PLAT BOOK EH, PAGE 937. CHARLESTON COUNTY ROD.
2. PLAT BY HLA, INC., DATED DECEMBER 1, 2015. RECORDED IN PLAT BOOK L16, PAGE 0004. CHARLESTON COUNTY ROD.
3. PLAT BY HLA, INC., DATED SEPTEMBER 27, 2016. RECORDED IN PLAT BOOK L16, PAGE 0156-0159. CHARLESTON COUNTY ROD.
4. PLAT BY HLA, INC., DATED NOVEMBER 23, 2016. RECORDED IN PLAT BOOK L16, PAGE 0160-0164. CHARLESTON COUNTY ROD.
5. PLAT BY HLA, INC., DATED FEBRUARY 26, 2018. RECORDED IN PLAT BOOK L18, PAGE 0267 – 0272. CHARLESTON COUNTY ROD.

SOUTH CAROLINA HLA, INC. ENGINEERING & LAND SURVEYING No. C00264 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 16120 RICHARD D. LACEY

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

RICHARD D. LACEY S.C.P.L.S. 16120

PLANNING AND ROD USE

PLANNING USE ONLY
ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED _____

APPROVED BY CITY ENGINEER

APPROVED BY _____
FOR CITY ENGINEER

NOTES

1. A PORTION OF TMS NO. 278-07-00-357.
2. AREA DETERMINED BY THE COORDINATE METHOD.
3. PROPERTY IS LOCATED IN FLOOD ZONE X AS PER FEMA MAP NUMBER 45019C0660J, COMMUNITY PANEL 4554 13 0660 J, EFFECTIVE NOVEMBER 17, 2004.
   FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
5. WATER TO BE PROVIDED BY ST JOHNS WATER COMPANY, INC. SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEM.
7. ALL PROPERTY CORNERS TO BE SET ARE TO BE 5/8" REBAR.
8. PHASE 2A – 4 TOTAL LOTS
   LARGEST LOT – 02-053 (0.200 AC., 8,704 SF)
   SMALLEST LOT – 02-051 (0.160 AC., 6,983 SF)
9. WETLANDS SHOWN PROVIDED BY ECOLOGICAL MAPPING SERVICES, LLC, AND APPROVED BY THE ARMY CORPS OF ENGINEERS DATED FEBRUARY 12, 2016 UNDER SAC-2015-00847-2JU. (EXPIRES FEBRUARY 12, 2021)
10. NO SUBDIVISION SHALL BLOCK OR OBSTRUCT THE NATURAL DRAINAGE OF ANY ADJOINING AREA. EXISTING NATURAL DRAINAGE SHALL BE MAINTAINED OR REPLACED WHERE POSSIBLE OR FEASIBLE.
11. HOA AREAS WILL BE DEDICATED TO AND OWNED BY A NEIGHBORHOOD HOMEOWNERS ASSOCIATION. (HOA)HOA AREAS ARE FOR HOA USE ONLY.
12. A 5' & 10' GENERAL UTILITY EASEMENT SHALL PARALLEL ALL RIGHT-OF-WAYS. (AS SHOWN ON THE PLAT)
13. CURRENT PROPERTY OWNER IS PULTE HOME COMPANY, LLC.

NOTES (cont.)

14. ALL OPEN SPACE/HOA AREAS SHALL BE LABELED AS RESERVED FOR OPEN SPACE/HOA ONLY AND SHALL BE OWNED AND MAINTAINED BY THE HOA UNLESS SPECIFICALLY STATED OTHERWISE.
15. JURISDICTIONAL WETLANDS APPROVED TO BE FILLED PER SAC-2015-00847 APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS DATED MARCH 8, 2019.
16. THE LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITY WITHIN THE OVERALL OAKFIELD SUBDIVISION IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PARCEL(S) OR TO THE HOMEOWNERS ASSOCIATION (H.O.A.) AND SHALL BE COMPLETED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION. SAID COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES AGREEMENT WAS RECORDED WITH THE CHARLESTON COUNTY REGISTER OF DEEDS ON FEBRUARY 12, 2020 UNDER BOOK NO. 0860, PAGE 064.

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

OWNER/REPRESENTATIVE
PULTE HOME COMPANY, LLC

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAT SHOWING THE SUBDIVISION OF TMS NO. 278-07-00-357 (15.122 ACRES) INTO LOT 02-050 (0.180 AC.), LOT 02-051 (0.160 AC.), LOT 02-052 (0.167 AC.), LOT 02-053 (0.200 AC.), ROWAN ROAD R/W EXTENSION (0.328 AC.) AND RESIDUAL TMS NO. 278-07-00-357 (14.087 AC.) AND SHOWING THE ABANDONMENT OF (2) 20' SEWER EASEMENTS AND A PORTION OF (2) 10' SEWER EASEMENTS

PREPARED FOR

PULTE HOME COMPANY, LLC

LOCATED IN
THE CITY OF CHARLESTON,
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 30, 2019 SCALE: 1" = 30'

HLA THE SITE EXPERTS
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE
29 Leinbach Drive, A2, Charleston SC 29407-6988
tel: 843.763.1166 fax: 843.763.1909 web: www.hlainc.com

2207573-4LOT-SUBD-REV.DWG 62075.73

F:\Data\Active\ACA220064\62075.73\dwg\2207573-4LOT-SUBD-REV.dwg 5/29/2020 10:34:40 Doug Guthrie

K3(c)

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 27, STORMWATER MANAGEMENT AND FLOOD CONTROL, TO ADD AN ADDITIONAL ARTICLE TO BE NUMBERED AS ARTICLE IV, AND TITLED CHURCH CREEK STORMWATER DRAINAGE BASIN AUTHORITY WHOSE PURPOSE IS TO REVIEW, RANK, AND MAKE RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL ON THE SELECTION OF CHURCH CREEK STORMWATER DRAINAGE BASIN PROJECTS, RANKING, AND FUNDING.

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

Section 1. Chapter 27, of the Code of the City of Charleston is hereby amended by adding thereto a new Article IV to be titled "Church Creek Stormwater Drainage Basin Authority."

Section 2. Chapter 27, Article IV, of the Code of the City of Charleston is hereby amended by adding thereto the following Sections which shall read as follows:

"ARTICLE IV – CHURCH CREEK STORMWATER DRAINAGE BASIN AUTHORITY

Sec. 27-122. - Establishment.

There is hereby established an advisory authority for the Church Creek stormwater drainage basin to be known as the "City of Charleston Church Creek Stormwater Drainage Basin Authority."

Sec. 27-123. - Purpose.

The City of Charleston's Church Creek Stormwater Drainage Basin Authority shall have the following roles and responsibilities:

(a) To review, rank, and recommend to the Mayor and City Council Church Creek stormwater drainage basin projects requiring Church Creek stormwater drainage basin TIF funds;

(b) Increase community awareness of past, present, and future Church Creek stormwater drainage basin issues;

(c) Assist City of Charleston staff with implementing flood abatement projects in the Church Creek stormwater drainage basin; and,

(d) Make recommendations on city partnerships with private and public organizations to create, support, and encourage community flood abatement programs and activities benefiting the Church Creek stormwater drainage basin.

Sec. 27-124. - Organization.

The organization of the City of Charleston's Church Creek Stormwater Drainage Basin Authority shall be:

(a) Membership. The Authority shall be comprised of eleven (11) members. The members of the authority shall be appointed by the Mayor subject to the approval of City Council.

(b) The Authority membership shall include the Mayor, two (2) City Council members appointed by the Mayor, and a representative from each of the following:

Institutional Representation:

(1) The Charleston County Council Member currently representing the district that includes the Church Creek basin;

(2) A local utility representative;

Categorical Representation:

(3) Local expert on Drainage and Flooding;

(4) Expert on Water Retention Measures and Flood Control;

(5) Experienced Public Relations Delegate;

(6) Faith-based Community Advocate in the Basin;

(7) Commercial Property Owner in the Basin; and,

(8) Neighborhood Residential Property Owner in the Basin.

(c) The City of Charleston Director of Stormwater Management or designee shall serve as the coordinator between the City and the Authority to advance the recommendations of the Authority with City government. The City of Charleston Chief Financial Officer or designee shall coordinate the Use of TIF funds to carry out recommendations by the Authority that are approved by the Mayor and City Council.

(d) The Mayor shall annually appoint one of the authority's members to be chairperson.

(e) The terms for Authority members shall be two (2) years. No member shall serve more than two (2) consecutive terms. Members of the authority filling a vacancy shall serve for the balance of the unexpired term.

(f) The authority shall establish a regular time and place for its meetings and shall hold at least one (1) regular meeting quarterly. For purpose of authority action, a quorum of the authority shall consist of six (6) members of the authority in attendance.

(g) The authority shall make and alter rules governing its organization and procedures that are not inconsistent with any city ordinance or Roberts Rules of Order.

(h) The Authority shall keep a written record of its proceedings and file the record with the Clerk or Council after the completion of any meeting.

Sec. 27-125. - Attendance requirements for members.

With the exception of the Charleston County Council Member, in the event a member of the authority shall fail to either attend two (2) consecutive meetings or three (3) meetings per year without written justification for said absence that is approved by a vote of a majority of the members of the authority such member shall be automatically removed from the authority and a new member shall be appointed in his or her place and stead.

Sec. 27-126. - Intragovernmental relations.

The authority shall have the full cooperation of all departments of the city in the performance of its duties, and all departments shall supply the authority with all information and reports requested in order that the goals of this authority may be realized.

Sec. 27-127—27-131. - Reserved.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2020, and in the _____th Year of the Independence
of the United States of America.

By: _____
John J. Tecklenburg

Mayor, City of Charleston

ATTEST: _____
Vanessa Turner Maybank
Clerk of Council

L2.)

Ratification
Number_____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO AMEND THE DEFINITIONS FOR HALF STORY, ACCESSORY BUILDING, AND ACCESSORY DWELLING UNIT, AND INCORPORATE PROVISIONS TO PERMIT ACCESSORY DWELLING UNITS WITHIN ALL BASE ZONING DISTRICTS IN THE CITY OF CHARLESTON **(AS AMENDED)**

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

Section 1. The definition for "Accessory Building" in Section 54-120 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with a ~~strikethrough~~ and adding text shown below with a double-underline:

"Half Story. ~~A story~~The space under a gabled or hipped roof, where the wall plates, or knee walls, ~~of which~~ on at least two opposite exterior walls are not more than two feet above the finished floor of such story. The aggregate width of dormers on a half-story shall not exceed 50% of the width of the exterior wall below the dormer(s)."

Section 2. The definition for "Accessory Building" in Section 54-120 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with a ~~strikethrough~~ and adding text shown below with a double-underline:

"Accessory Building. A subordinate building on the same lot as the principal building(s) or use. Accessory buildings may include but not be limited to pool houses, additional living space, storage sheds, garages, and additional dwelling units ~~in zoning districts that permit additional dwelling units~~, if permitted by this Chapter. Accessory buildings in SR (Single-family Residential) zone districts shall not include kitchens unless the accessory building is permitted by this Chapter to have an accessory dwelling unit."

Section 3. The definition for "Accessory Dwelling Unit" in Section 54-120 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding text shown below with a double-underline:

"Accessory Dwelling Unit. A dwelling unit providing complete, independent living facilities for no more than two adults that is separate from and subordinate to the principal dwelling unit, and located in the same building as the principal dwelling unit or in an accessory building on the same lot. This definition includes garage apartments."

Section 4. Article 2, Part 4 Accessory Uses, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting the following sections in numerical order:

"Section 54-214. Accessory Dwelling Unit

An Accessory Dwelling Unit (ADU) may be approved in all base zoning districts, as an accessory use to a principal single-family dwelling unit, if all of the following conditions are met:

a. A scaled site plan must be submitted which shall show all information listed on the Accessory Dwelling Unit Application and Site Plan Checklist and Application provided by the Department of Planning, Preservation and Sustainability, as may be amended from time to time. A copy of the application shall be forwarded to the Department of Housing and Community Development;

b. In conjunction with the site plan, a Recorded Covenant Affidavit must be submitted, which certifies that no covenants exist that prohibit the construction of an ADU;

c. There shall be a limit of one ADU per lot, subject to meeting all other requirements contained in this section, and the total number of dwelling units, including the ADU, shall not exceed two dwelling units per lot. The ADU may be separately metered for electricity, gas, and water.

d. Each ADU shall be limited to 850 square feet of conditioned floor area, except that:

    1. In the case of an ADU located above a detached garage approved utilizing setback exceptions listed in Sec. 54-506, f., footprint maximums described in Sec. 54-506, f. take precedence over the requirements of this section.

2. In the case of an ADU located on the ground level and attached to or located within a detached accessory building approved utilizing setback exceptions listed in Sec. 54-506, f., the building footprint shall not exceed 600 square feet.

e. One (1) off street parking space shall be provided for the occupants of the ADU on the subject property, in addition to providing, on the subject property, required off street parking for existing uses on the property. The parking space provided for the ADU may be situated in tandem with the required spaces for other uses.

f. The following conditions shall be memorialized in a recorded covenant to run with the property. Prior to the issuance of a building permit, the owner shall provide a copy of the recorded covenants to the Department of Planning, Preservation and Sustainability.

1. Either the principal structure or the accessory dwelling unit, hereinafter ADU, must be owner-occupied and serve as the owner's primary residence. If neither unit is owner-occupied, the ADU may not be rented separately from the principal dwelling unit. No subleases of the ADU are permitted;

2. If rented for renumeration, the ADU must meet Affordable Housing income and rental thresholds, as defined in Sec. 54-120 of the City of Charleston Zoning Ordinance, where the occupants have, in the aggregate, a household income of less than or equal to eighty percent (80%) of median area income, and the owner shall provide proof of affordability to the City of Charleston Department of Housing and Community Development, or its successor, on an annual basis thereafter.

3. Occupancy of an ADU shall be limited to no more than two (2) adults with "adult" defined as any person eighteen years of age or older;

4. Under no circumstances shall the property be converted to a horizontal ownership regime;

5. Neither the principal dwelling unit nor ADU shall be utilized for a Short Term Rental;

6. The covenants shall accord the City of Charleston, or its assignee, rights to enforcement by any legal and/or equitable means, including the revocation of a certificate of occupancy."

Section 5. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord, 2020,
and in the _____ Year of the Independence of
the United States of America

_____
John J. Tecklenburg, Mayor

ATTEST: _____
Clerk of Council