



REZONING APPLICATION

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

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

APPLICATION MUST BE PRINTED IN COLOR

Planning Commission Meeting Date Requested June 7, 2023 (Special Meeting)

PROPERTY DESCRIPTION

Property Address/Location: Union Pier Terminal (Accommodations Map)

TMS #: See attached County: Charleston

Acreage: Total 64.14 Highland 36.33 Critical Area 27.81 FW Wetlands 0.00

Deed Recorded: Date See attached Book See attached Page See attached

Plat Recorded: Date See attached Book See attached Page See attached

Restrictive Covenants Recorded: None Yes - Book _____ Page _____

Request zoning change from: No accommodations overlay to: See attached Accommodations Plan

Reason for requested rezoning: Redevelopment of Union Pier Terminal into mixed-use development.

Note: Areas designated "A", "B", "C", and "D" on the attached Accommodations Plan, which total 3.89 acres, are requested to be added to the Accommodations Overlay.

Owner: South Carolina State Ports Authority & Dominion Energy South Carolina, Inc.

Address: c/o Burr & Forman, 115 Fairchild St., St. 300, Charleston, SC 29492

Phone: 843.972.6177 **Fax:** _____ **E-Mail:** rowell@burr.com

Applicant: Randy Lowell

Address: 115 Fairchild St., St. 300, Charleston, SC 29492

Phone: 843.972.6177 **Fax:** _____ **E-Mail:** rowell@burr.com

Relationship to Owner: Engineer/Surveyor/Architect Attorney Prospective Buyer
 Representative/Other as to Dominion, Limited Agent (see attached)



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Information Required:

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

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

Owner

(ORIGINAL SIGNATURE OF THE PROPERTY OWNER IS REQUIRED)

Date

5/3/2023

REZONING APPROVAL PROCESS

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

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

FOR OFFICE USE ONLY:

Application Received

Date 5/3/23 Time 4:50 pm Fee \$230.00 Receipt ✓
Staff PAC Application Complete? Yes No

Planning Commission recommendation:

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

Approval Approval with Conditions Disapproval

Comments: _____

_____ Date _____

Chairman or Zoning Official

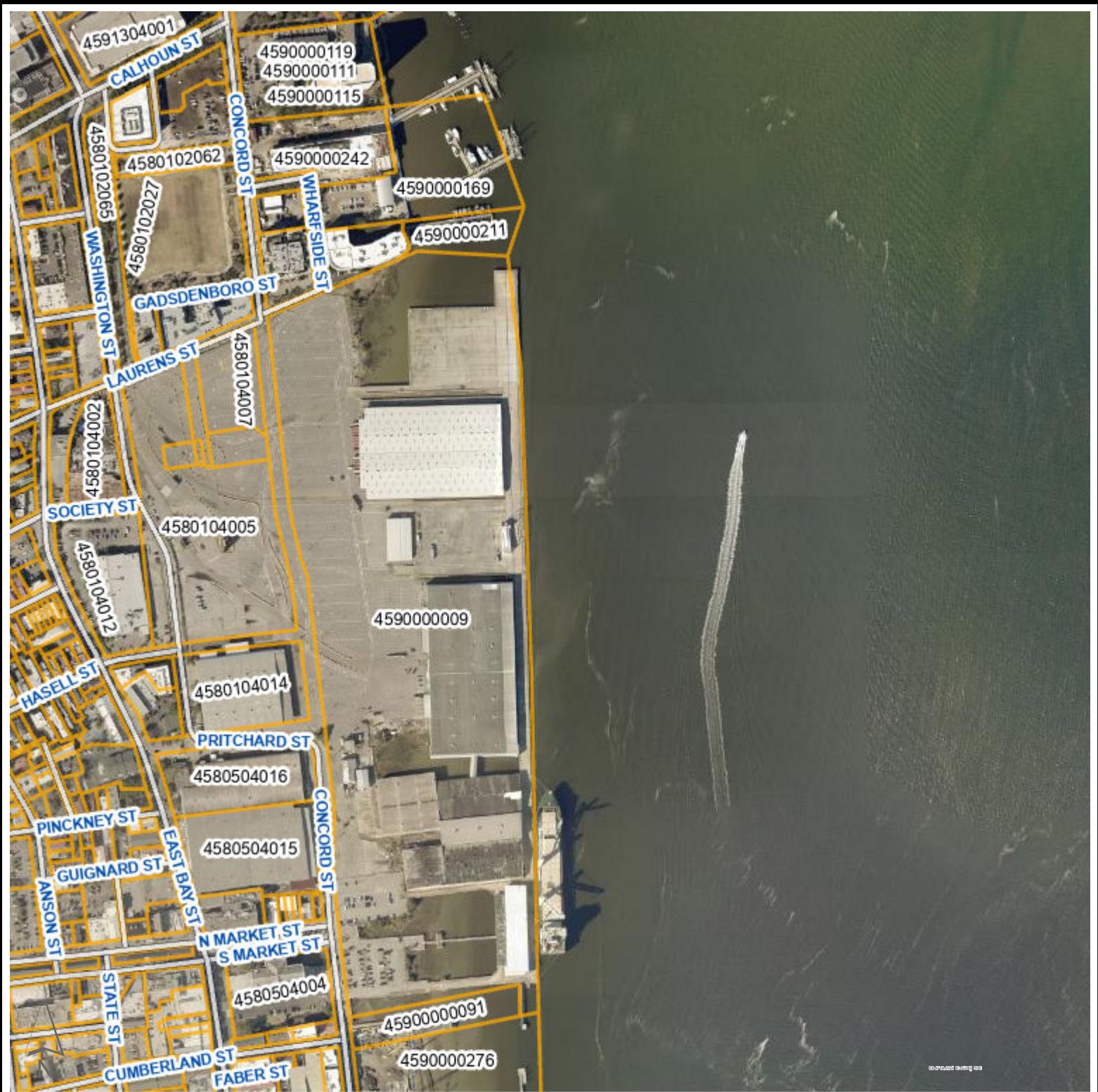


Union Pier Terminal Parcel TMS#

Union Pier PUD Parcels			
Parcel ID	TMS#	Owner	Acreage
1A – 1H	459-00-00-009	South Carolina State Ports Authority	42.87
2A – 2C	458-05-04-015	South Carolina State Ports Authority	3.00
3A – 3C	458-05-04-016	South Carolina State Ports Authority	3.00
4A – 4F	458-01-04-014	South Carolina State Ports Authority	2.83
5A – 5H	458-01-04-005	South Carolina State Ports Authority	8.30
6	458-01-04-006	Dominion Energy South Carolina, Inc.	0.199
7	458-01-04-025	Dominion Energy South Carolina, Inc.	0.046
8	458-01-04-024	South Carolina State Ports Authority	0.40
9	458-01-04-009	South Carolina State Ports Authority	0.53
10A – 10E	458-01-04-007	South Carolina State Ports Authority	1.50

<u>HPN*</u>	<u>TMS</u>	<u>Deed</u>	<u>Plat</u>
Parcel 1A	459-00-00-009	T64/736+	A1/156
Parcel 1B	459-00-00-009	D66/489	C/086
Parcel 1C	459-00-00-009	Q70/181	A/069, A1/013
Parcel 1D	459-00-00-009	D48/473	EA/025, EA/026
Parcel 1E	459-00-00-009	Y86/101	H52/236
Parcel 1F	459-00-00-009	Z70/400	EA/025
Parcel 1G	459-00-00-009	B68/606	EA/025
Parcel 1H	459-00-00-009	O85/174	EA/025, L16/0582
Parcel 2A	458-05-04-015	Z70/401	EA/027
Parcel 2B	458-05-04-015	D48/473	EA/027
Parcel 2C	458-05-04-015	G91/222	EA/027
Parcel 3A	458-05-04-016	D48/478	EA/027
Parcel 3B	458-05-04-016	D48/473	EA/027
Parcel 3C	458-05-04-016	G91/222	EA/027
Parcel 4A	458-01-04-014	D103/052	L/037
Parcel 4B	458-01-04-014	Y102/403	S/123
Parcel 4C	458-01-04-014	Y102/193	N/119
Parcel 4D	458-01-04-014	K68/223	C47/248
Parcel 4E	458-01-04-014	G91/222	EA/027
Parcel 4F	458-01-04-014	D48/473	EA/027
Parcel 5A	458-01-04-005	Y117/287	A1/156
Parcel 5B	458-01-04-005	T64/736+	A1/156
Parcel 5C	458-01-04-005	D66/489	C/086
Parcel 5C1	458-01-04-005	D66/489	A1/156
Parcel 5C2	458-01-04-005	D66/489	A1/156
Parcel 5C3	458-01-04-005	D66/489	A1/156
Parcel 5C4	458-01-04-005	D66/489	A1/156
Parcel 5C5	458-01-04-005	D66/489	C/086
Parcel 5D	458-01-04-005	G91/222	W/172
Parcel 5E	458-01-04-005	D118/081	AL/025
Parcel 5F	458-01-04-005	D115/318	F/240
Parcel 5G	458-01-04-005	D66/489	C/086
Parcel 5H	458-01-04-005	A87/306	C/086
Parcel 5I	458-01-04-005	D66/489	C/086
Parcel 6	458-01-04-006	C23/151	BH/141
Parcel 7	458-01-04-025	1172/928	BH/141, R172/086, 1172/928
Parcel 8	458-01-04-024	R172/086	R172/086
Parcel 9	458-01-04-009	O154/316	BH/141
Parcel 10A	458-01-04-007	F103/220	A1/156, BH/141
Parcel 10B	458-01-04-007	F103/220	A1/156, BH/141
Parcel 10C	458-01-04-007	H87/340	A1/156, BH/141
Parcel 10D	458-01-04-007	S85/317	A1/156, BH/141
Parcel 10E	458-01-04-007	T64/736+	A1/156, BH/141

*HPN=Historic Parcel Number; + acquired from State by Notice of Taking



Union Pier Terminal

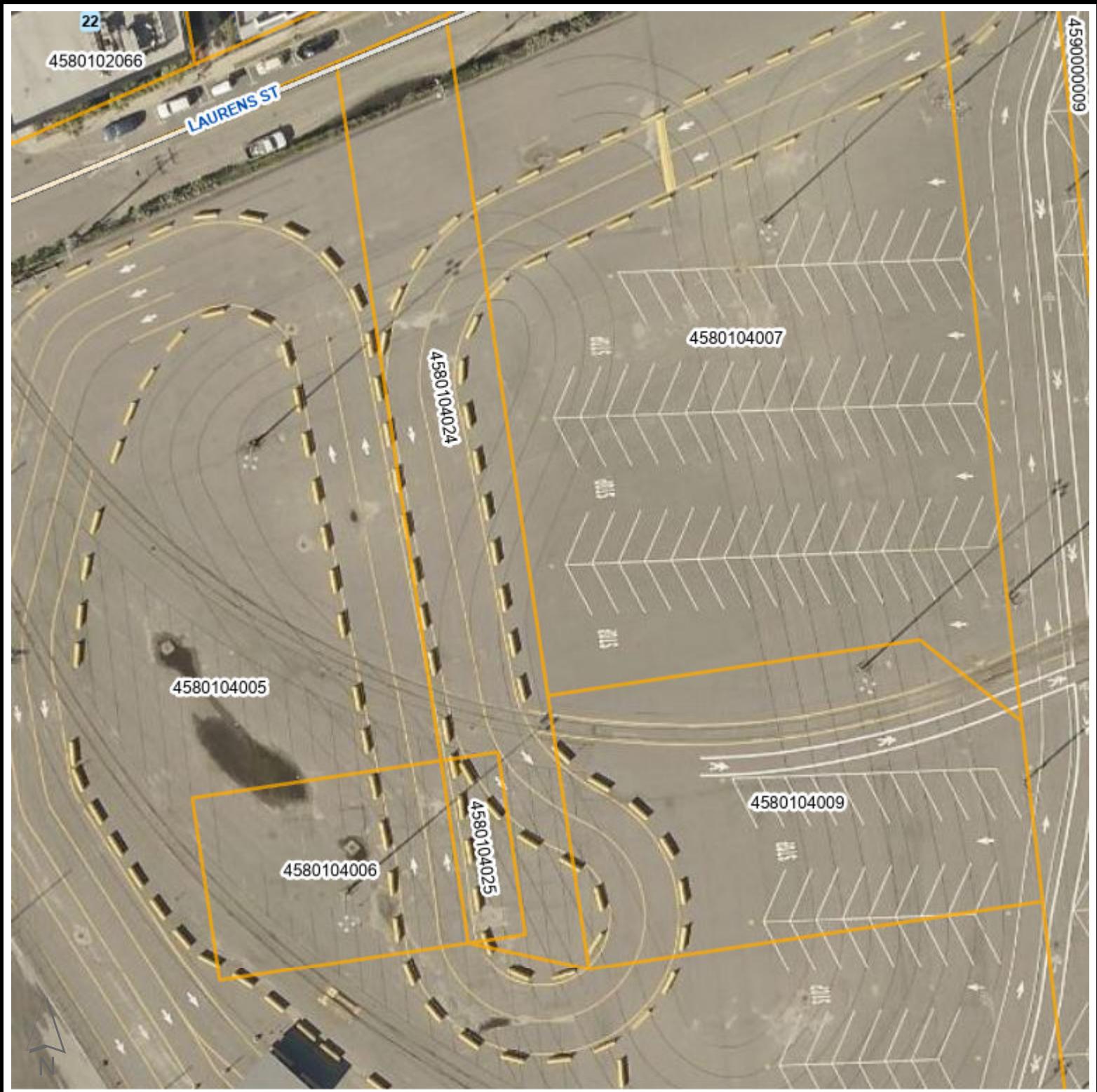
#

0 312.5 625 1,250 ft
1 inch = 467 feet



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

Author: Charleston County SC
Date: 5/3/2023



Union Pier Terminal

#

0 40 80 160 ft
1 inch = 58 feet



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

Author: Charleston County SC
Date: 5/3/2023

IN CHANCERY
CHARLESTON, S.C.

WHITE & CALDERN'S ROYAL STALES.

and Wharves, bounding to the north on Laurens Street and property
to the south on property of Thomas Bennett Esq; in the east on Channel of Cooper
River, to the west on East Bay Street, and property of A. White, Esq.

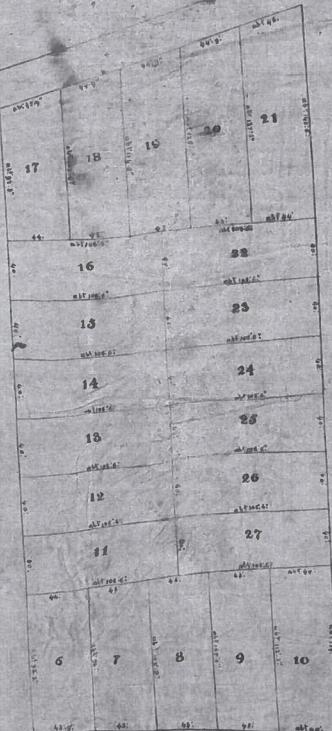
Laid out under the direction of James Tupper,
Master in Equity
November 9th 1859
Drawn by E. B. White, Surveyor

These Lots were sold by the Undersigned, to sundry Purchasers on the
9th day of January, A.D. 1860 and the description in the Conveyances
to said Purchasers refer to the Survey, Lines and Measurements of
this Plot.

James Tupper
Master in Equity

Property of A. White, Esq; and Highland.

Washington 50 feet wide Street.



Property of

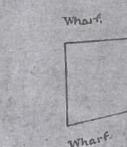
Society Street, Continued 40 feet wide, to the channel of Cooper River.

MIL.

T. Bennett Esq.

Rice Magazine

Wharf



Property of Wilmington and Raleigh
Railroad Company

Dock

Wharf

Dock

Wharf

Dock

Wharf

Dock

Wharf

Dock

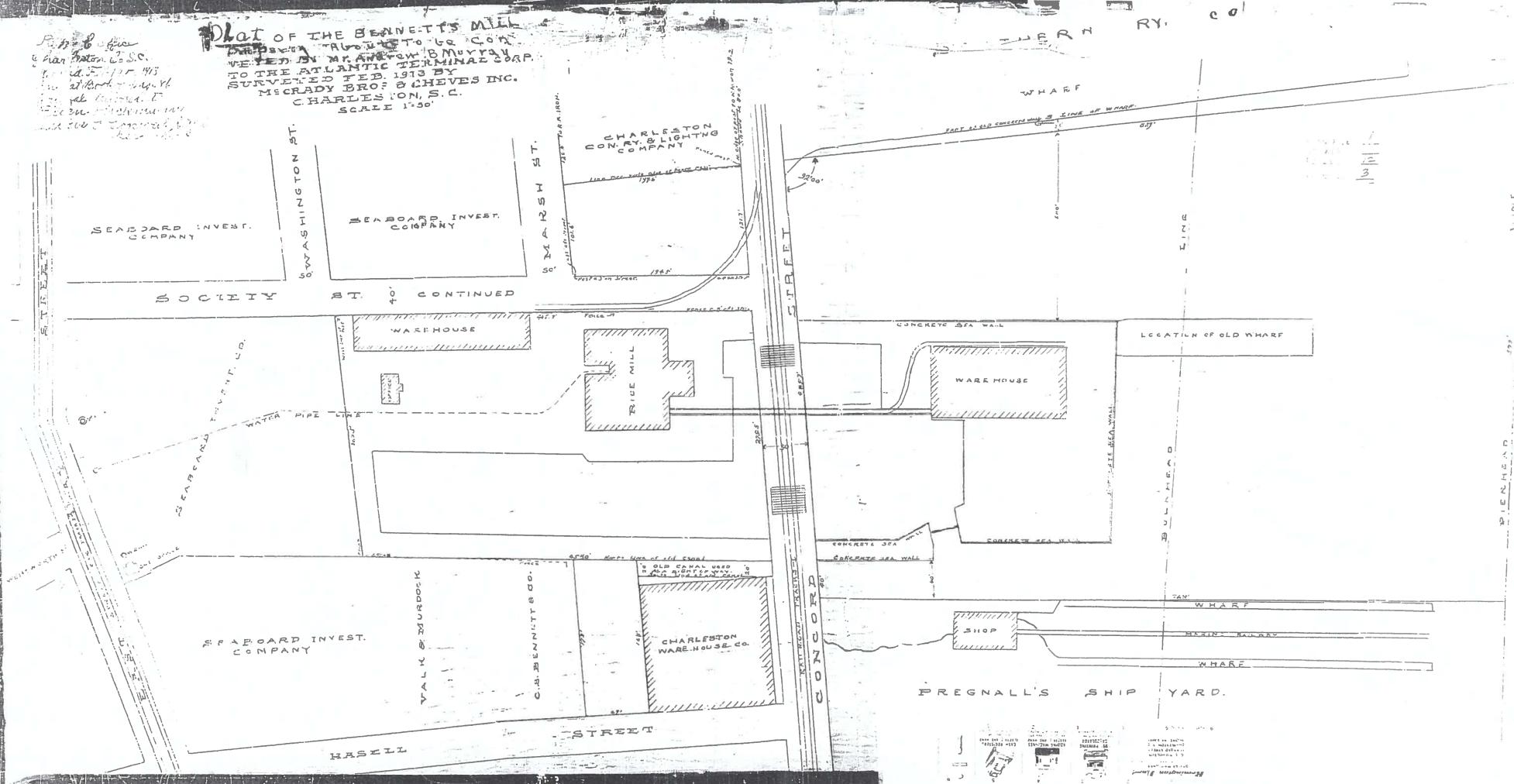
Wharf

Dock

Wharf

C1086

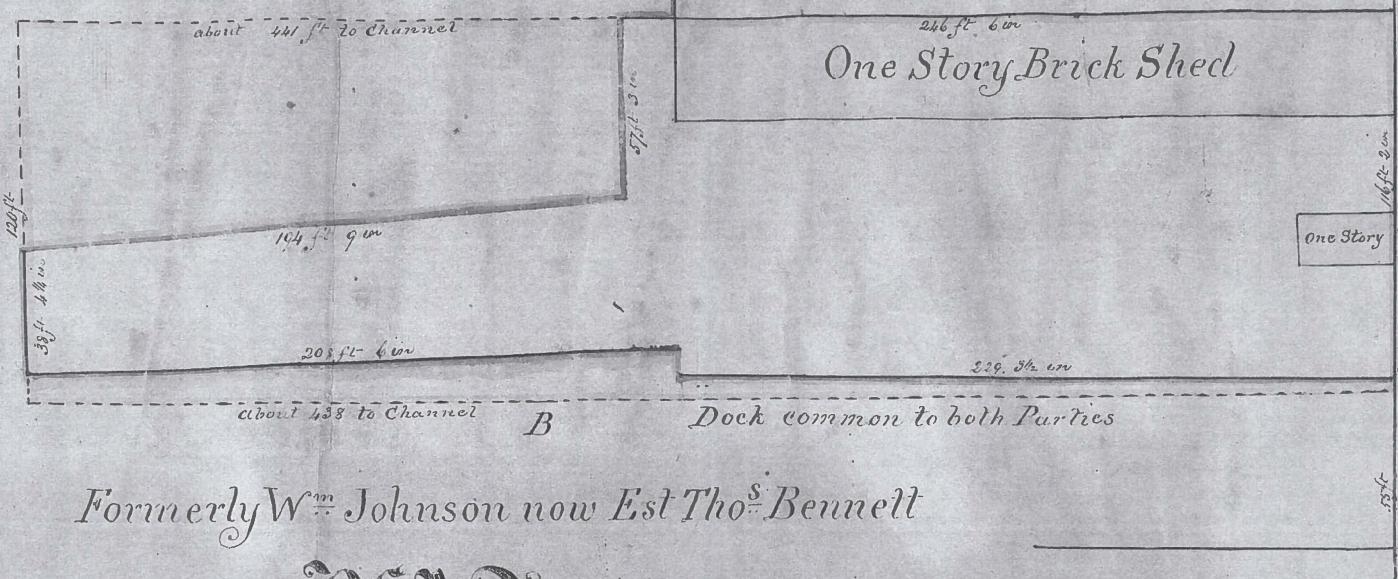
PLAT OF THE BENNETT'S MILL
PROJECT TO GO CO.
DEPOT IN MR. ANDREW B. MURRAY
TO THE ATLANTIC TERMINAL CO.
SURVEYED FEB. 1913 BY
MCGRADY BROS. & CHEVES INC.
CHARLESTON, S. C.
SCALE 1" : 30'



A1069

Cooper River

Formerly W^m Pritchard Jr now Marsh's Wharf



Formerly W^m Johnson now Est Thos^s Bennett

PLACE of Pattons Wharf Situated in Ward No 3 City of
Charleston Surveyed at the request of Messrs Pressley Lord and
Inglesby.

July 11th 1868.

Scale 30 ft to Inch

Hume & Ferment
Surveyors.

A1/013

LOCKWOOD & JOHNSON
WILLIAM PATTON ESC

WILLIAM PATTON ESS

INNOVATION

PRITCHARD STREET 30 F' Wide

వెంట వీడీ

S T R E E T

CONCERN

WILLIAM PATTON ESQ.

W H A R F

D 9 3 3

BRIDGE

WHARF

○ ○ ○ ○

JAMES MARSH & SON

PLAT OF

the City of Charleston

1947-1950

The property of

Mess^{rs} Oliver & Hillard, Thomas J. Herr & Moses C. Nordecar

Resurvey'd January 11th 1844 by Ldr & R White Surveyors

The yellow boundaries designate the limits

of Management

3. *Leucosia* *leucosia* *leucosia*

Some of feet.

EA1025

LOCATION MAP
NOT TO SCALES.C. STATE PORTS AUTHORITY
TMS 459-00-00-009LEGEND:
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
SCCCCL - SOUTH CAROLINA COASTAL COUNCIL CRITICAL LINE

NOTE: BUILDINGS AND PIERS ARE ON PILES, ELEVATED ABOVE MARSH AND WATER. THE AREA OF SUCH STRUCTURES ARE NOT INCLUDED IN THE ABOVE SCCCCL AREAS/ACRES SHOWN.

THE AREA SHOWN ON THE PLAT IS A GENERAL REPRESENTATION OF COASTAL COUNCIL PERMIT AUTHORITY ON THE SUBJECT PROPERTY. THE COASTAL COUNCIL RESERVES THE RIGHT TO CHANGE OVER TIME, BY GENERALLY DELINEATING THE PERMIT AUTHORITY, TO EXPAND OR CONTRACT THE COASTAL COUNCIL. IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

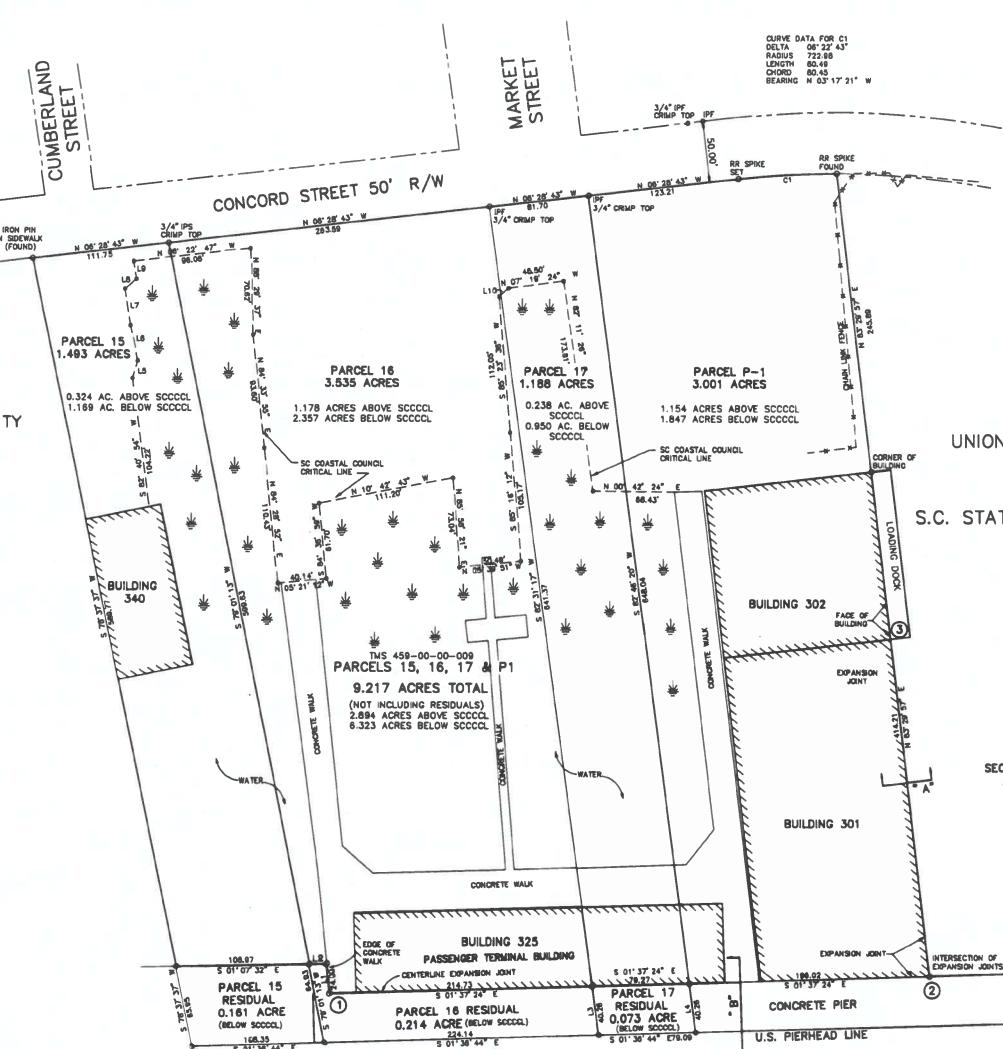
Signature: 4/12-94
DATE
The critical area shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above.

THIS PLAT REPRESENTS A RESURVEY OF EXISTING PARCELS ONLY. NO NEW PARCELS ARE BEING CREATED BY THIS PLAT.



I, THOMAS V. BESSERT, JR., a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, the information contained in this plat has been made in accordance with the requirements of Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets the express requirements of a Civil Survey as specified therein.

Thomas V. Bessent, Jr.

THOMAS V. BESSERT, JR.
LAND SURVEYOR
S.C. Reg. No. 10778

X242PG165

2/34 c 13 1094
T 1/2 1094
Eg. Survey
1/2 1094
1/2 1094

S.C. STATE
PLANE GRID
(NAD 1927)

LINE	BEARING	DISTANCE
L1	S 89° 07' 32" E	14.31'
L2	S 89° 07' 35" E	14.07'
L3	S 82° 31' 17" E	40.28'
L4	S 82° 31' 10" E	40.28'
L5	N 73° 31' 10" W	14.85'
L6	N 73° 31' 07" W	13.79'
L7	S 81° 49' 32" E	13.31'
L8	S 49° 10' 54" W	12.21'
L9	S 49° 10' 51" W	14.43'
L10	S 42° 27' 07" W	10.74'

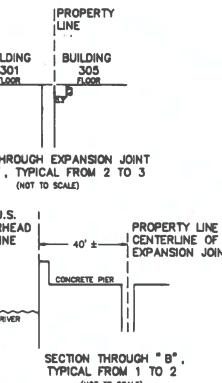
UNION PIER TERMINAL

S.C. STATE PORTS AUTHORITY

459-00-00-009

APPROVED PLAT
DATE
ENGINEERING DIVISION CITY OF CHARLESTON

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE
NO. PLAT BY DATE BOOK PAGE
1. WILLIAM HUME DECEMBER 27, 1870 B 87
2. JOSEPH NEEDLE JULY 2, 1848 H52 236
3. HALL COASTAL 1800 SEPTEMBER 1, 1893 C 207 172
4. WILLIAM H. MITCHELL JANUARY, 1867 W 172
5. ALSO, UNRECORDED DRAWINGS FROM SOUTH CAROLINA STATE PORTS AUTHORITY PROPERTY RECORDS.



ENGINEERING DIVISION CITY OF CHARLESTON
PLAT APPROVED 5-13-94 Signature: <i>James V. Bessent</i>
CITY ENGINEER P & Z BOA ZONING

PLAT SHOWING
FOUR PARCELS OWNED BY
THE S.C. STATE PORTS AUTHORITY
AT THE UNION PIER TERMINAL
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE: 1" = 50'
JUNE 8, 1989
REVISED MARCH 30, 1994

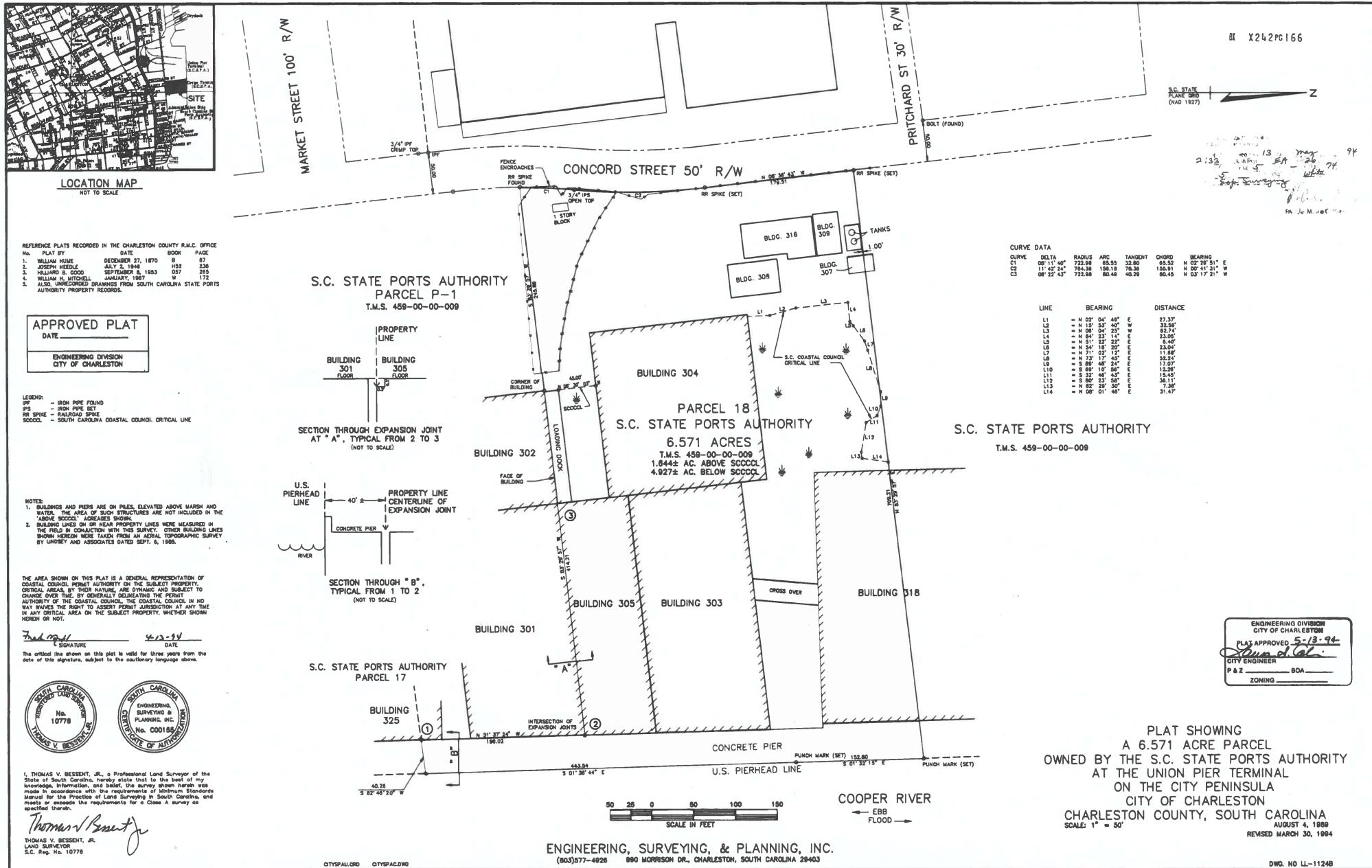
— EBB
FLOOD —
50 25 0 50 100 150
SCALE IN FEET

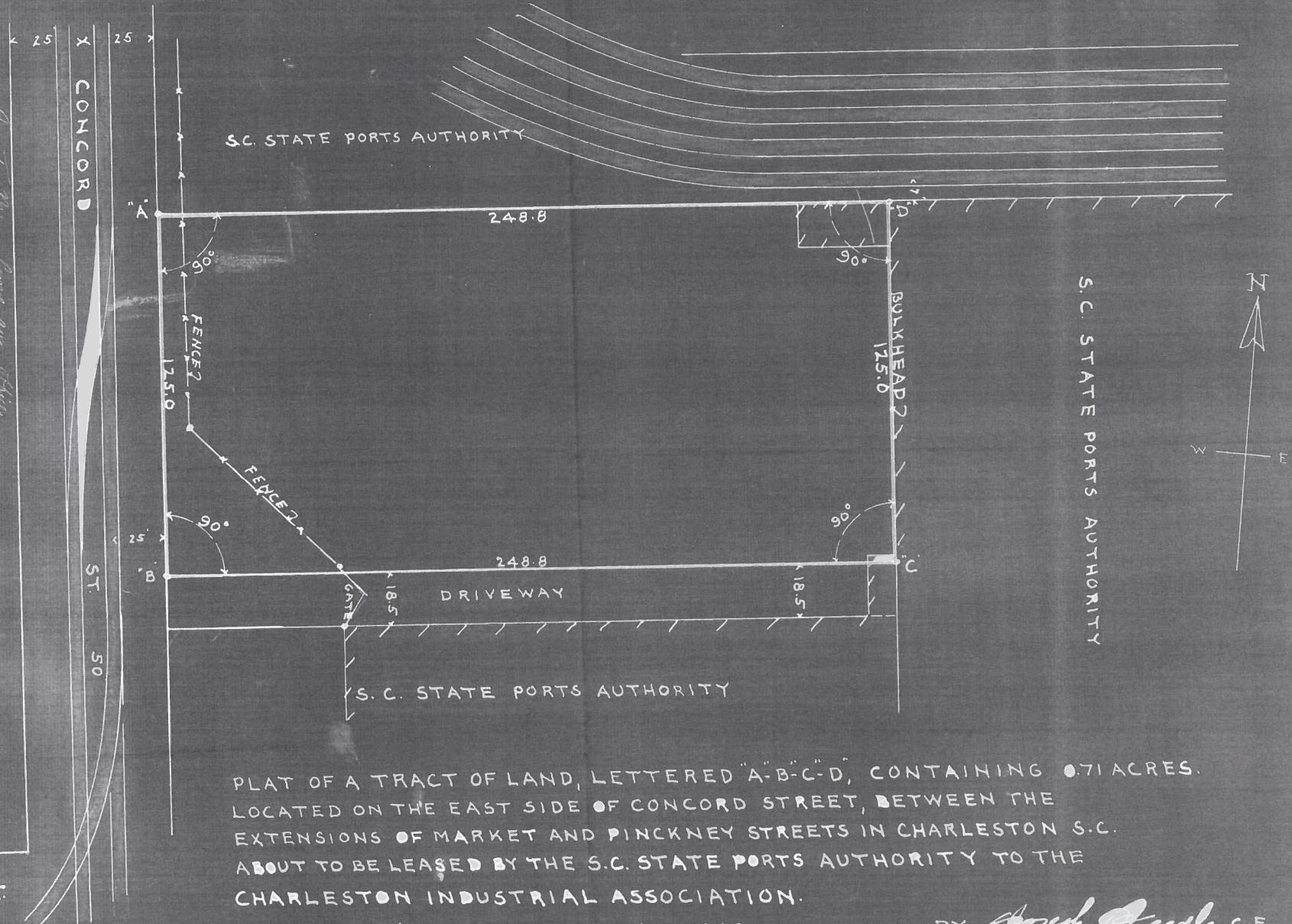
ENGINEERING, SURVEYING, & PLANNING, INC.
(803)577-4828 990 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403

CITYSPAU.GRD CITYSPAU.DWG

Dwg. No LL-1124

EA1026





PLAT OF A TRACT OF LAND, LETTERED "A-B-C-D", CONTAINING .71 ACRES.
LOCATED ON THE EAST SIDE OF CONCORD STREET, BETWEEN THE
EXTENSIONS OF MARKET AND PINCKNEY STREETS IN CHARLESTON S.C.
ABOUT TO BE LEASED BY THE S.C. STATE PORTS AUTHORITY TO THE
CHARLESTON INDUSTRIAL ASSOCIATION.

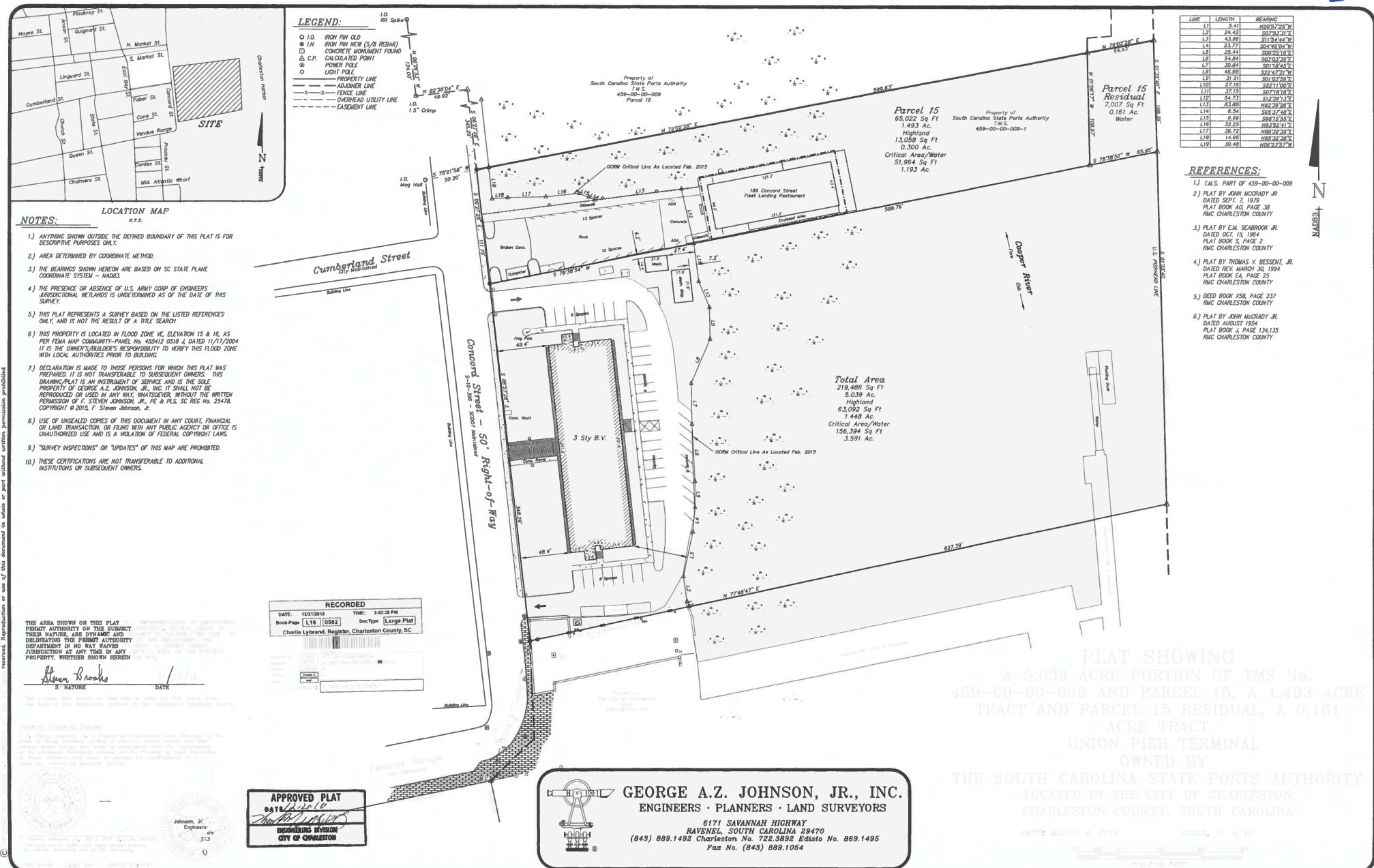
SCALE 1" = 30'

JULY 2, 1949

BY Joseph Fredele C.E.

67

L16105E2



EA1027



LOCATION MAP
NOT TO SCALE

NOT TO SCALE

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE
 No. PLAT BY DATED BOOK PAGE
 1. WILLIAM HUME DECEMBER 27, 1870 B 87
 2. HILLARD B. GOOD SEPTEMBER 8, 1953 057 265
 3. JOSEPH NEEDLE MAY 1, 1983 N 169
 4. WILLIAM H. MITCHELL JANUARY 1987 N 172
 5. CURTIS W. LYBRADY APRIL 20, 1970 N 119
 6. JOE P. PORCHER APRIL 22, 1983 AX 78
 7. CURTIS W. LYBRADY, JR. SEPTEMBER 7, 1984 88 78
 8. ALSO, UNRECORDED DRAWINGS FROM SOUTH CAROLINA STATE PORTS AUTHORITY PROPERTY RECORDS.

LEGEND:
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
RR SPKE - RAILROAD SPIKE

NOTES:
1. NO RECORDED PLATS WERE FOUND SHOWING THE EASTERLY
RIGHT-OF-WAY OF EAST BAY STREET IN THIS AREA, NOR
WERE S.C. DEPT. OF HIGHWAYS AND PUBLIC TRANSPORTATION
PLANS. THE RIGHT-OF-WAY LINE SHOWN HEREON WAS SET
AT THE BACK OF EXISTING SIDEWALKS.

THIS PLAT REPRESENTS A RESURVEY OF EXISTING PARCELS ONLY. NO NEW PARCELS ARE BEING CREATED BY THIS PLAT



I, THOMAS V. BESENT, JR., a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey, shown herein was made in accordance with the requirements of Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

Thomas V. Besent
THOMAS V. BESENT, JR.
LAND SURVEYOR
S.C. Reg. No. 10776

THOMAS V. BESENT, J.
LAND SURVEYOR
S.C. Reg. No. 10778

LINE	BEARING	DISTANCE					
L1	N 06° 17' 04" W	27.40					
L2	S 08° 28' 43" E	23.97					
L3	N 18° 08' 27" W	18.63					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD	BRO
C1	011° 42' 24"	714.39	145.06	73.24	145.71	S 00° 45' 31"	
C2	011° 34' 23"	772.98	156.13	78.33	155.87	S 00° 41' 31"	

81 X242PG167

S.C. STATE
PLANE GRID
(N.A.D. 1927)

2/32 13 27 18.94
10 EA 27 18.94
14 14 27 18.94
6 6 27 18.94
Origin a white 18.94
Page 1894

of failure. 1925

PLAT SHOWING
THREE PARCELS OWNED BY
THE S.C. STATE PORTS AUTHORITY
CONCORD STREET, MARKET STREET,
EAST BAY STREET AND PRITCHARD STREET
ON THE CITY PENINSULA
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE 1" = 50'
AUGUST 4, 1989

AUGUST 4, 1989
REVISED SEPTEMBER 18, 1989
REVISED MARCH 30, 1994

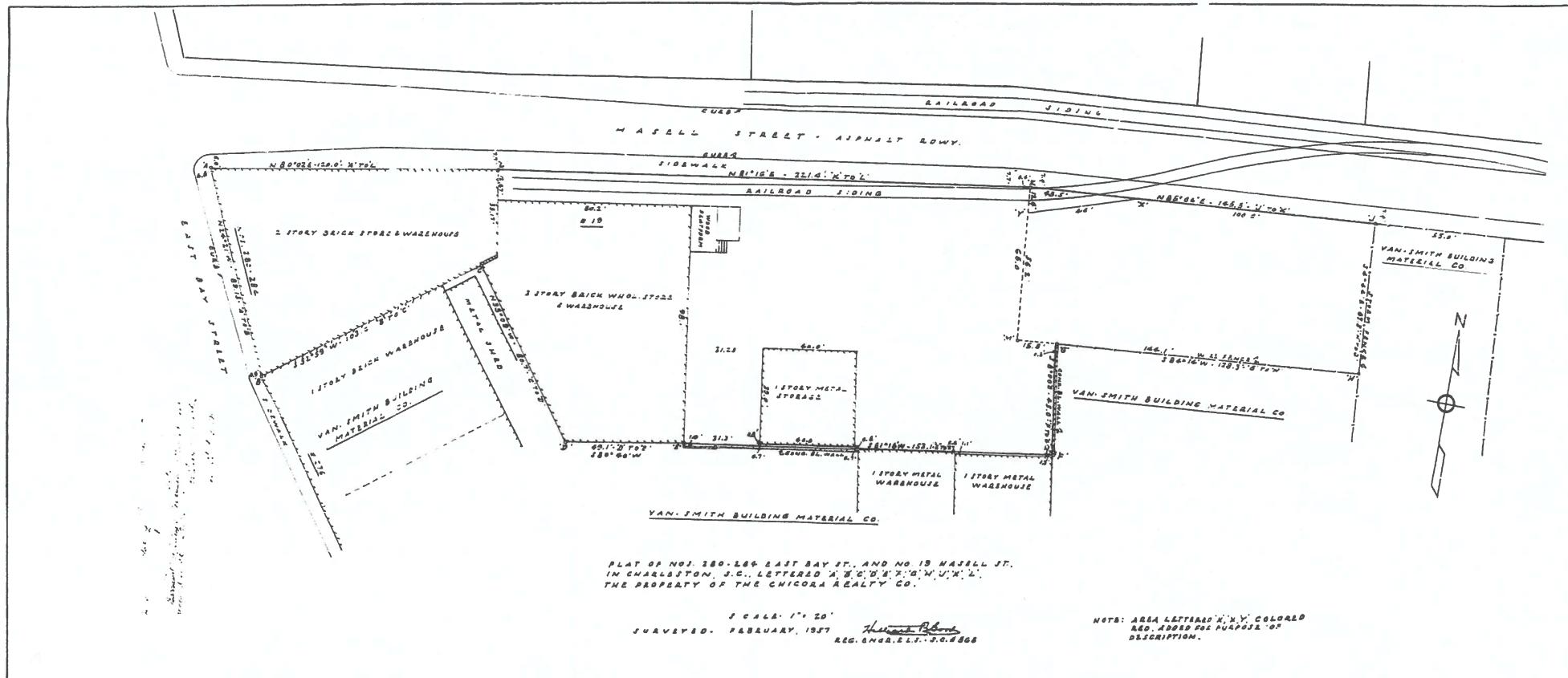
DWG. NO LL-1124-A

ENGINEERING, SURVEYING, & PLANNING, INC.
(803)577-4928 990 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403

CITYSPAN.GRD CITYSPAN.DW

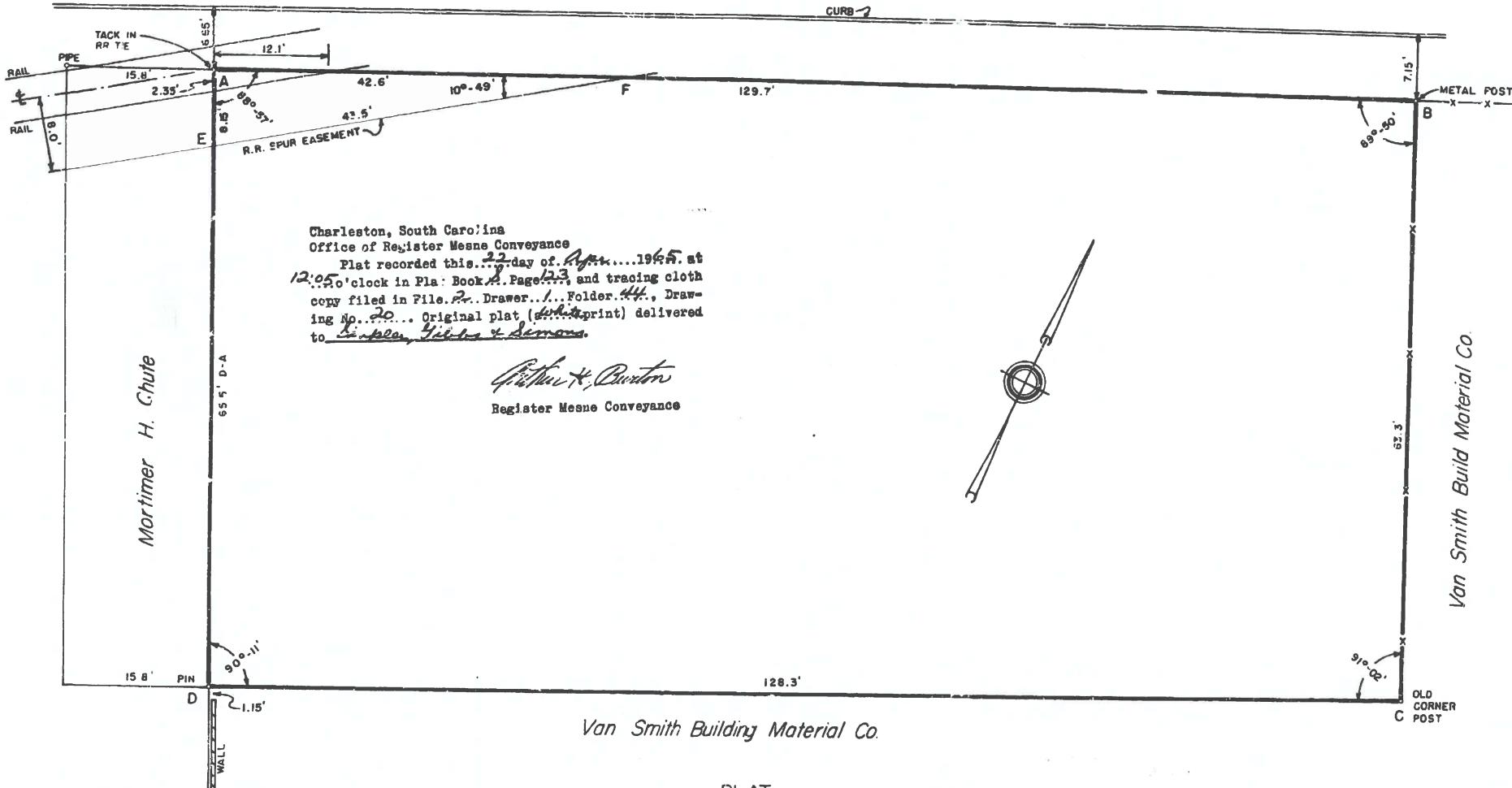
DWG. NO LL-1124-A

L1037



HASELL STREET

BOOK T 82 PAGE 85



PLAT
OF
NUMBER 7 HASELL STREET
CHARLESTON, SOUTH CAROLINA
OWNED BY MORTIMER H. CHUTE
SURVEYED BY
CUMMINGS & McCRADY, INC.
ARCHITECTS - ENGINEERS

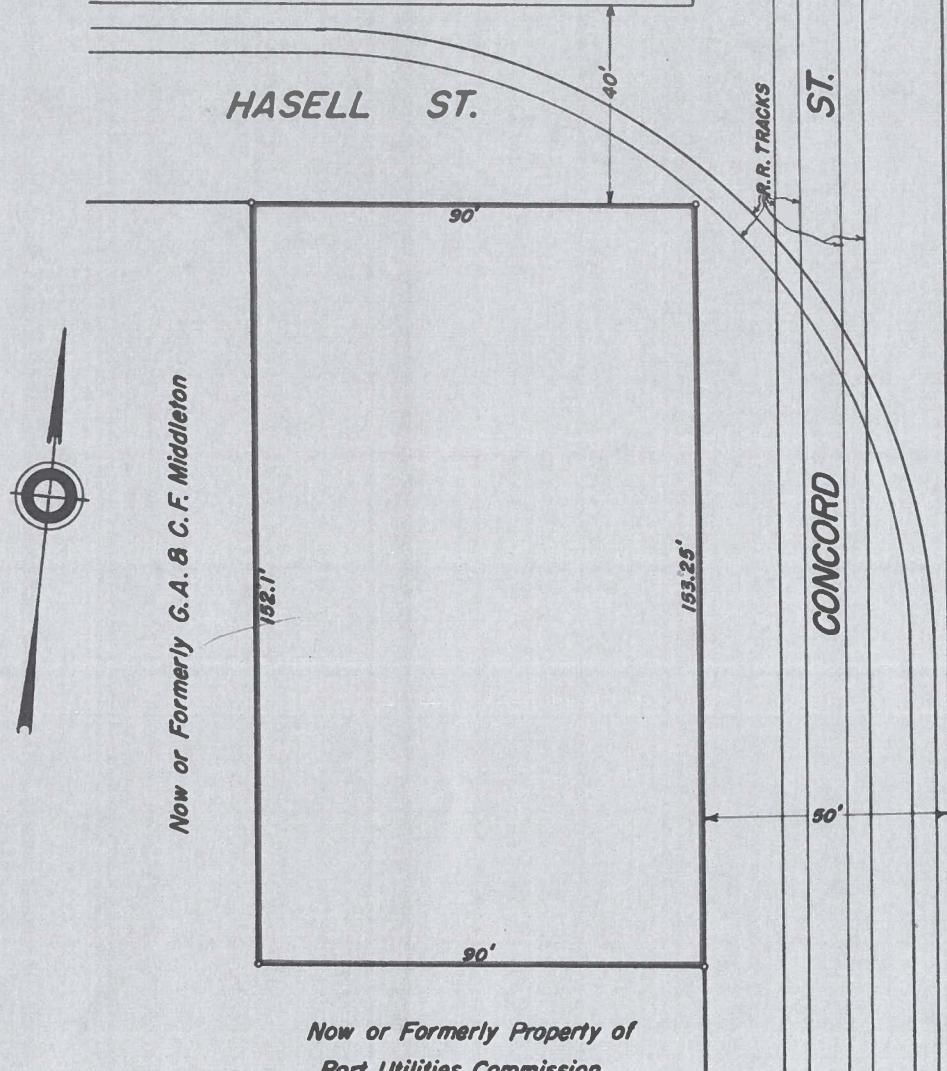
APRIL 1965

SCALE: 1" = 10'

4-13-65

Register Mesne Conveyance Office
Charleston County, S.C.
Recorded by filing in Book C-47
Page 248 at 1:50 o'clock Dec. 23,
1946.
This tracing furnished by and
original (a blue print) delivered
to Stoner, Crook and Pritchard
Julius E. Cogswell, P.M.
per clk. E. H.

C471248



PLAT SHOWING PROPERTY SIT-
UATED ON THE S.W. CORNER OF HASELL AND
CONCORD STREETS, IN THE CITY OF CHARLESTON,
S.C. MADE FROM DESCRIPTION FURNISHED BY
PRESENT OWNERS, G.A. & C.F. MIDDLETON, BY,

THE JOHN MCGRADY CO.,
ENGINEERS

DECEMBER 1946

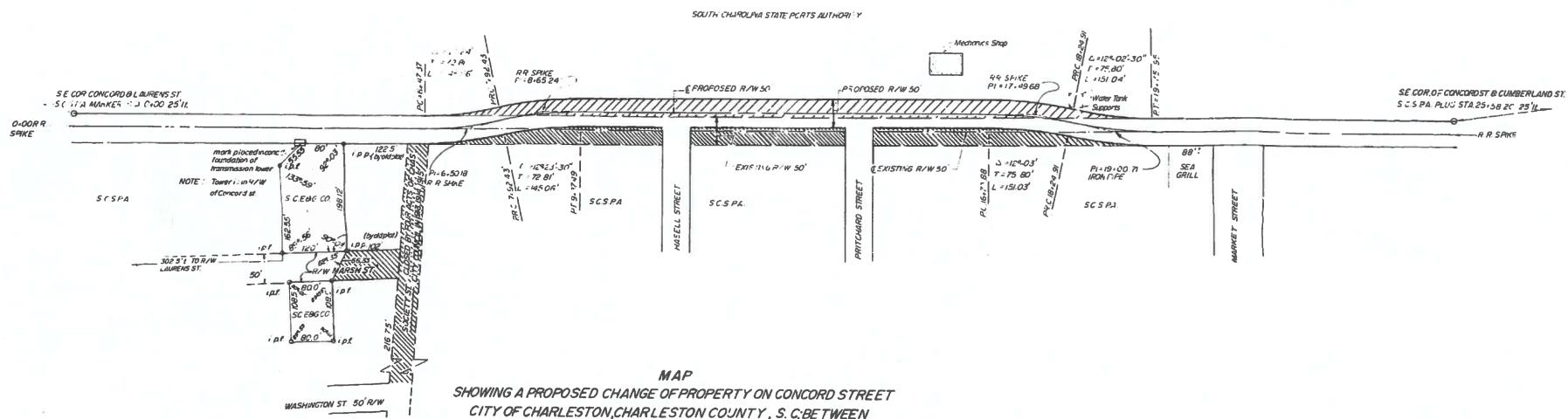
SCALE 1" = 30'

W/172

BOOK J 89 PAGE 171

NOTE

(1) RD9919 ROADTRACKS, ETC SEE TOPO MAP BY MITCHEL: ENGINEERING CO
(2) AREA TO BE GRANTED TO THE CITY COUNCIL OF CHARLESTON SHOWN THIS - - - - - 
(3) AREA TO BE GRANTED TO THE SOUTH CAROLINA STATE PORTS AUTHORITY SHOWN THIS - - - - - 



Scale: 1" = 100'

Surveyed Jan 1967

Mitchell Engineering Co.

William H. Whitehill
P.E.B.L.S. NO.2387

NO. 10372 "A"

F1240

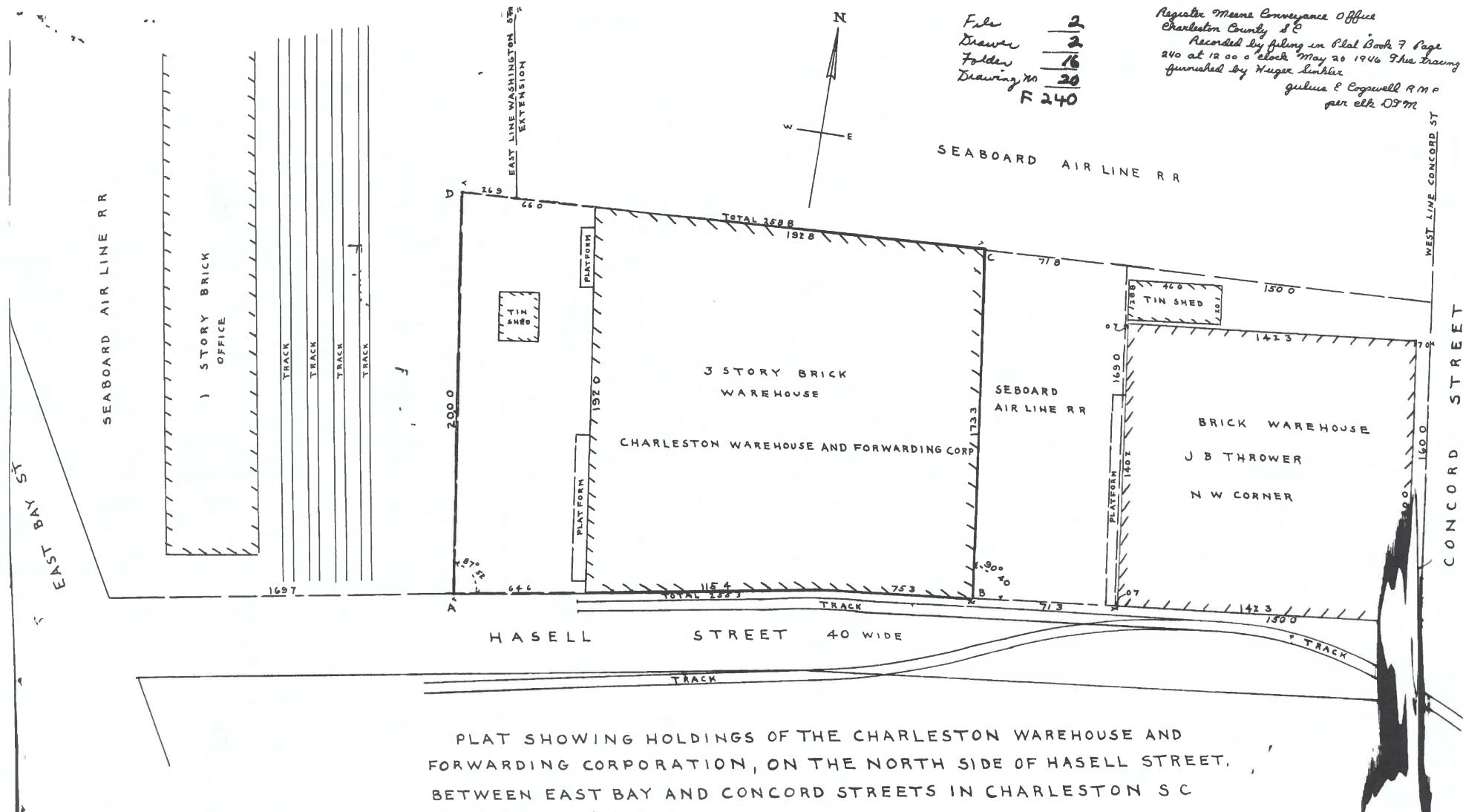
Register Meane Conveyance Office
Charleston County S.C.
Recorded by filing in Plat Book 7 Page
240 at 12:00 o'clock May 26 1946 This tracing
furnished by Hugo Luehr
Julius E Cogswell R.M.
per clk 107m

File	2
Drawer	3
Folder	11
Drawing No.	20
F 240	

SEABOARD AIR LINE R

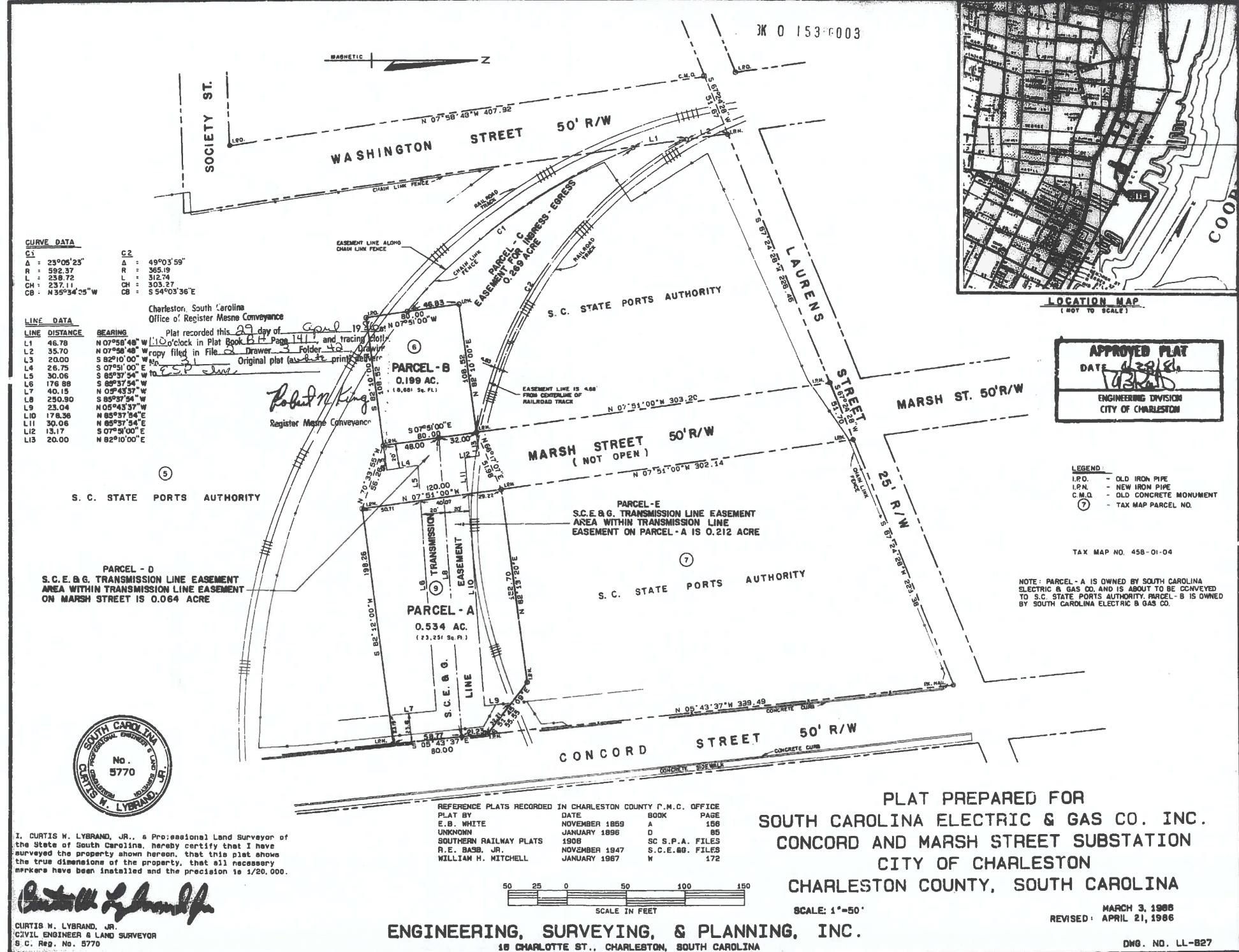
1

CONCORD STREET



PLAT SHOWING HOLDINGS OF THE CHARLESTON WAREHOUSE AND
FORWARDING CORPORATION, ON THE NORTH SIDE OF HASELL STREET,
BETWEEN EAST BAY AND CONCORD STREETS IN CHARLESTON S C
LETTERED A-B-C-D
SCALE 1=30 ' APRIL 29 1905 BY Joseph Fredele C E

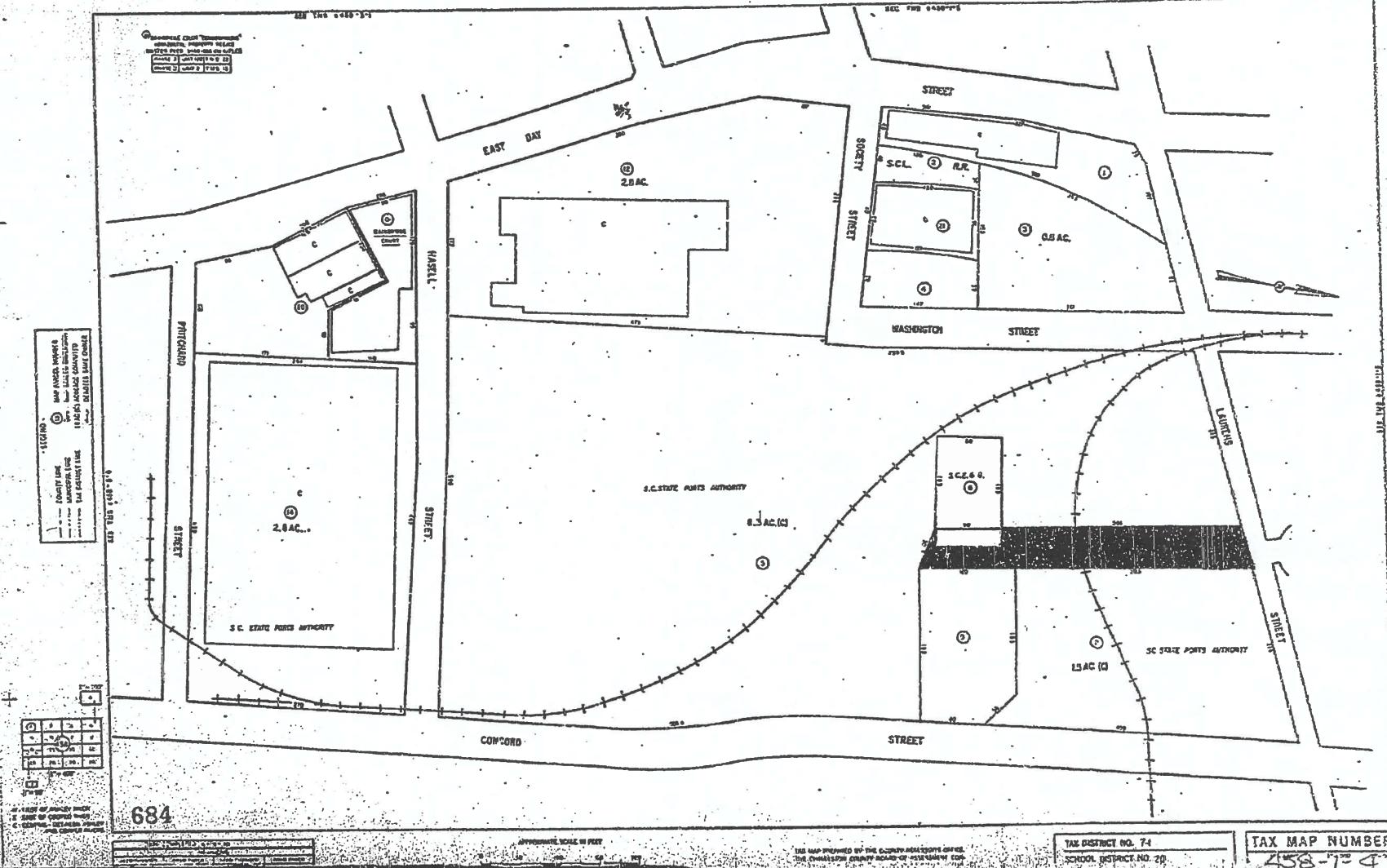
BH/141



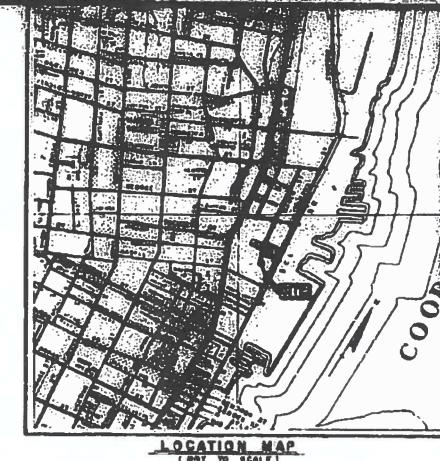
R1721090

DK N 172 PG 090

Exhibit B



1172/928



APPROVED PLAT
DATE 1-29-84
J. B. R.
ENGINEERING DIVISION
CITY OF CHARLESTON

LEGEND:
I.P.O. - OLD IRON PIPE
I.P.N. - NEW IRON PIPE
C.M.Q. - OLD CONCRETE MONUMENT
⑦ - TAX MAP PARCEL NO.

TAX MAP NO. 458-01-0

NOTE: PARCEL - A IS OWNED BY SOUTH CAROLINA ELECTRIC & GAS CO. AND IS ABOUT TO BE CONVEYED TO S.C. STATE PORTS AUTHORITY. PARCEL - B IS OWNED BY SOUTH CAROLINA ELECTRIC & GAS CO.

PLAT PREPARED FOR
SOUTH CAROLINA ELECTRIC & GAS CO. INC
CONCORD AND MARSH STREET SUBSTATION
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

ENGINEERING, SURVEYING, & PLANNING, INC.
16 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA

I, CURTIS W. LYBRAND, JR., a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown herein, that this plat shows the true dimensions of the property, that all necessary corners have been installed and the precision is 1/40,000.

Curtis M. Lybrand, Jr.

SCALE IN FEET

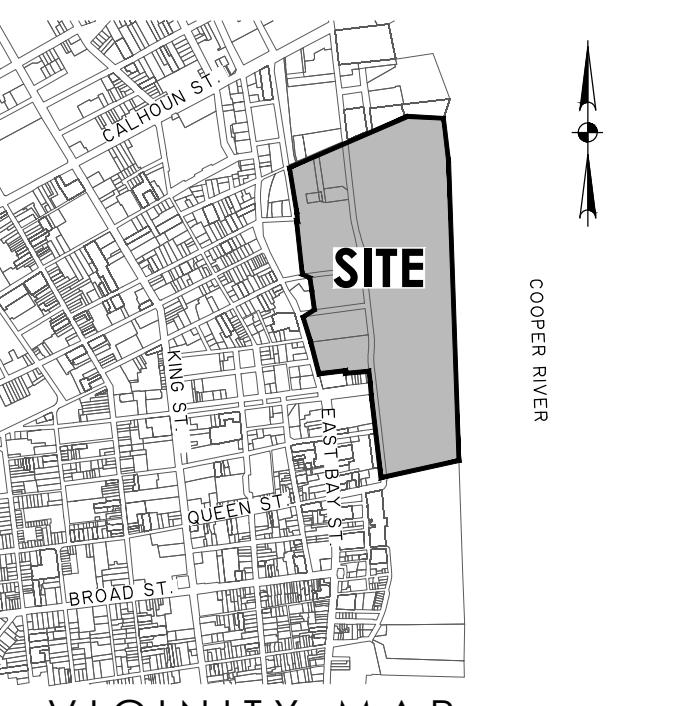
SCALE: 1[°]-50'

MARCH 3, 1981

BMW - ND - 11 - 833

MATCH LINE - SHEET 4

MATCH LINE - SHEET 6



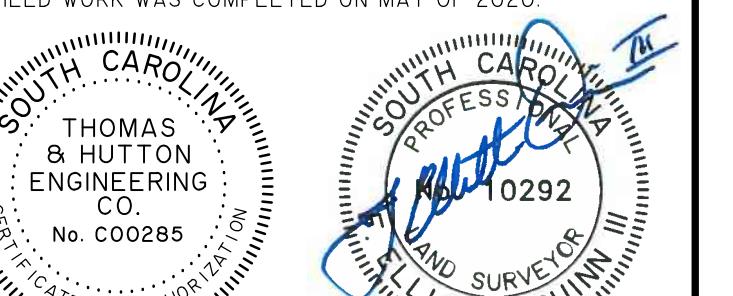
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NOTE:
SEE SHEET 10 OF 10 FOR NOTES AND REFERENCES AND LINE & CURVE TABLES AND COMMITMENT EXCEPTIONS.

ALTA/NSPS CERTIFICATION

TO:
1. LOWE ENTERPRISES.
2. CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a)(b), 7(a)(c), 8, 9,
10(a)(b), 13, 14, 16, 17, 18, 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY OF 2020.



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

ALTA/NSPS LAND TITLE SURVEY OF VARIOUS PARCELS OWNED BY SOUTH CAROLINA STATE PORTS AUTHORITY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
LOWE ENTERPRISES

No. Revision By Date



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Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

30 0 30 60
1 INCH = 30 FEET
plat drawn reviewed field crew
11/18/21 ppg/cww freq 05/2020 mb/lb/jg
job 28448.0000

SHEET 6 OF 10

MATCH LINE - SHEET 5

MATCH LINE - SHEET 7

SC GRID - NAD27(SOUTH)

EAST BAY STREET (CITY), R/W VARIES

BUILDING 313

BUILDING 312

BUILDING 311

CONCORD STREET

REFRIGERATOR UNIT

EXISTING CITY OF CHARLESTON TUNNEL EASEMENT (BOOK 69, PG. 222)(Ex.#17)

EXISTING SCE&G EASEMENT (BOOK V84, PG. 216)(Ex.#15)

EXISTING CITY OF CHARLESTON TUNNEL EASEMENT (BOOK 69, PG. 222)(Ex.#17)

EXISTING SCE&G EASEMENT (BOOK V84, PG. 216)(Ex.#15)

TMS#458-05-04-016
SOUTH CAROLINA STATE PORTS AUTHORITY
P.B. EA, Pg. 027
2.708 acres

TMS#458-05-04-015
SOUTH CAROLINA STATE PORTS AUTHORITY
P.B. EA, Pg. 027
3.174 acres

TMS#458-05-04-023
458-05-04-029 &
458-05-04-031

TMS#458-05-04-011
I4 MARKET STREET ASSOC., LLC
P.B. L12, Pg. 0082

TMS#458-05-04-008
N. MARKET STREET PROPERTIES, LLC
P.B. P9, 087

TMS#458-05-04-009
N. MARKET STREET PROPERTIES, LLC
P.B. B, Pg. 087

TMS#458-05-04-010
N. MARKET STREET PROPERTIES, LLC
P.B. B, Pg. 087

TMS#458-05-04-005
N. MARKET STREET PROPERTIES, LLC
P.B. B, Pg. 265

TMS#458-05-04-007
LOUIS C. & RONAELE A. HOLLIDAY LIVING TRUST
P.B. SII, Pg. 0180

(Ex.#21)

CALHOUN ST.

KING ST.

QUEEN ST.

BROAD ST.

EAST BROAD ST.

SITE

COOPER RIVER

VICINITY MAP

not to scale

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TE:
SHEET 10 OF 10 FOR NOTES AND REFERENCES AND LINE &
IVE TABLES AND COMMITMENT EXCEPTIONS.

A/NSPS CERTIFICATION

OWE ENTERPRISES.
CHICAGO TITLE INSURANCE COMPANY.

S TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
HICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
AND NSPS, AND INCLUDES ITEMS **I-4, 6(a)(b), 7(a)(c), 8, 9,**
, 13, 14, 16, 17, 18, 20 OF TABLE A THEREOF.
FIELD WORK WAS COMPLETED ON MAY OF 2020.

REBRY STATE THAT TO THE BEST OF MY PROFESSIONAL
OWLEDGE, INFORMATION, AND BELIEF, THE SURVEY
OWN HEREON WAS MADE IN ACCORDANCE WITH THE
QUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL
R SURVEYING IN SOUTH CAROLINA, AND MEETS OR
CEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS
CIFIED THEREIN.

ALTA/NSPS LAND TITLE SURVEY OF
VARIOUS PARCELS
OWNED BY
SOUTH CAROLINA
STATE PORTS
AUTHORITY

CITY OF CHARLESTON
ARLESTON COUNTY, SOUTH CAROLINA

prepared for OWE ENTERPRISES

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1 INCH = 30 FEET



MATCH LINE - SHEET 6

MATCH LINE - SHEET 8

MATCH LINE - SHEET 8

MATCH LINE - SHEET 9

卷之三

ALTA/NSPS CERTIFICATION

O:
1. LOWE ENTERPRISES.
2. CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a)(b), 7(a)(c), 8, 9,
(a)(b), 13, 14, 16, 17, 18, 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY OF 2020.

The image shows two circular professional seals. The left seal is for Elliott Quinn, No. C00285. The right seal is for Elliott Quinn, No. 10292. Both seals feature a dotted outer ring, the company name "SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO.", and a signature over the number. The right seal also includes "PROFESSIONAL LAND SURVEYOR" and a "TM" symbol.

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.

ALTA/NSPS LAND TITLE SURVEY OF
VARIOUS PARCELS
OWNED BY
SOUTH CAROLINA
STATE PORTS
AUTHORITY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
LOWE ENTERPRISES

THOMAS & HUTTON

682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200

Mr. Measam, SC 27484 • 843.847

www.thomasandhutton.com

30 0 30 60

1 INCH = 30 FEET

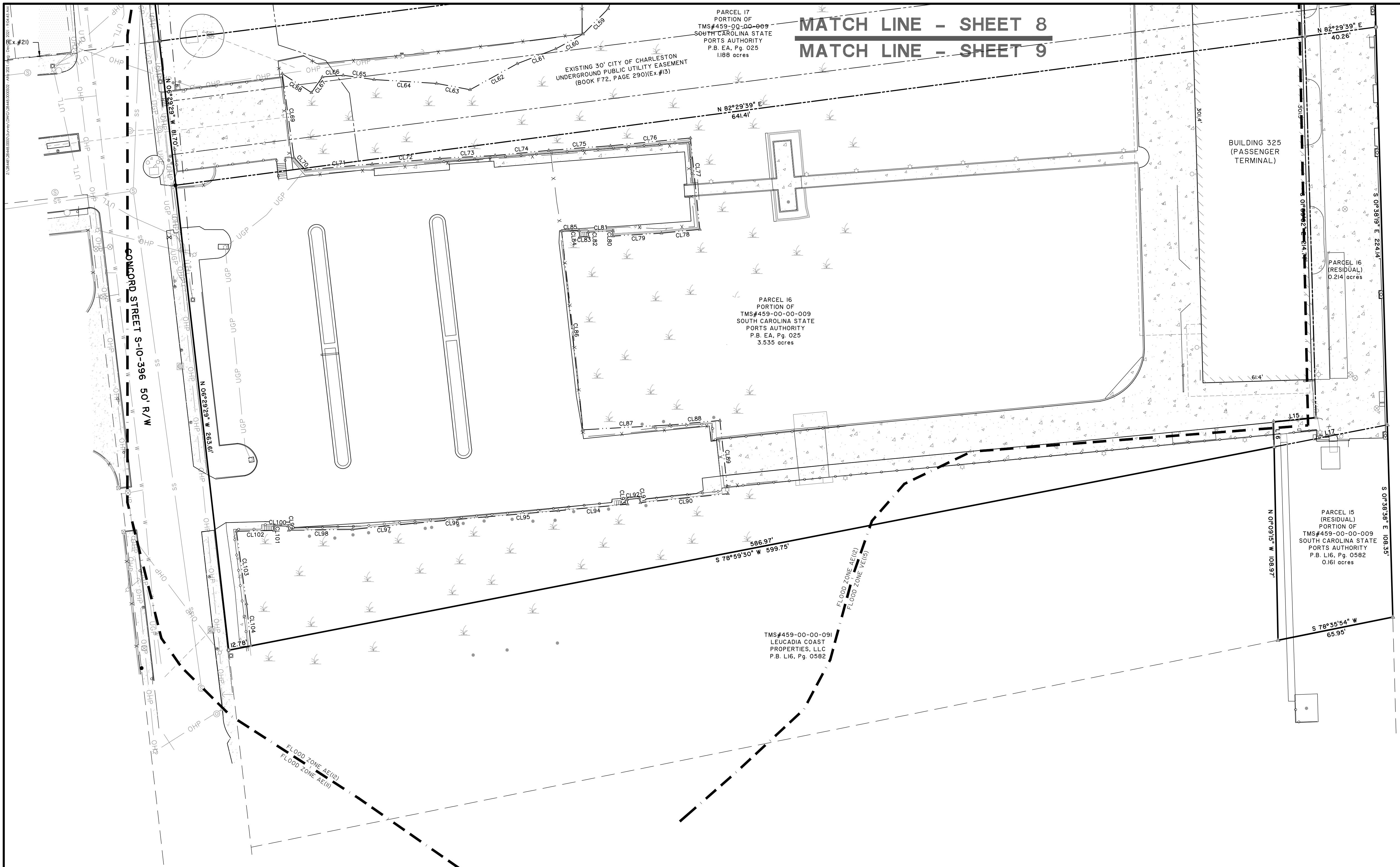
plat drawn reviewed field crew
11/18/21 ppg/cww freq 05/2020 mb/tb/jg

Sheet 8 of 10

job 28448.0000 SHEET 8 OF 10

job 28448.0000 SHEET 8 OF 10

job 28448.0000 SHEET 8 OF 10



MATCH LINE - SHEET 8

MATCH LINE - SHEET 9

EXISTING 30' CITY OF CHARLESTON
UNDERGROUND PUBLIC UTILITY EASEMENT
(BOOK F72, PAGE 290)(Ex.#13)

PARCEL 17
PORTION OF
TMS#459-00-00-009
SOUTH CAROLINA STATE
PORTS AUTHORITY
P.B. EA. Pg. 025
1.168 acres

BUILDING 325
(PASSENGER
TERMINAL)

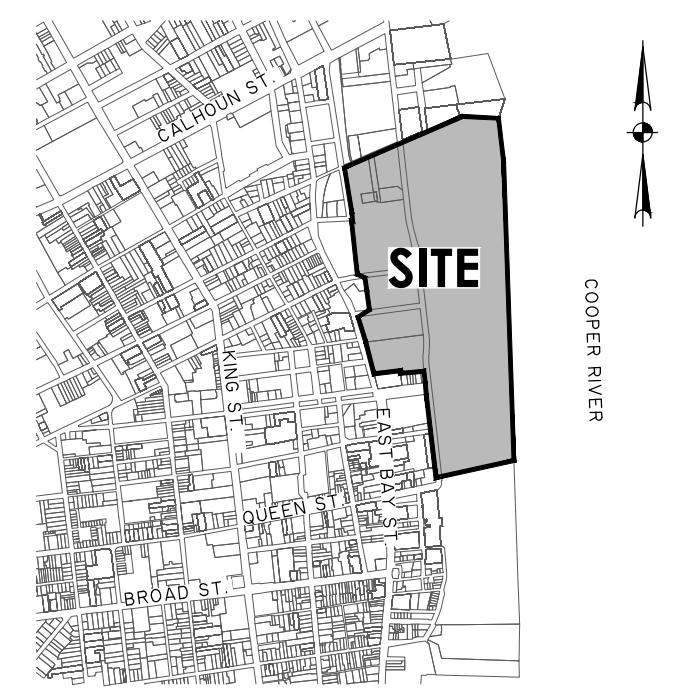
PARCEL 16
(RESIDUAL)
0.214 acres

PARCEL 16
(RESIDUAL)
PORTION OF
TMS#459-00-00-009
SOUTH CAROLINA STATE
PORTS AUTHORITY
P.B. EA. Pg. 026
3.535 acres

PARCEL 16
(RESIDUAL)
PORTION OF
TMS#459-00-00-009
SOUTH CAROLINA STATE
PORTS AUTHORITY
P.B. EA. Pg. 0582
0.161 acres

COOPER RIVER

SC GRID - NAD27(SOUTH)



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NOTE:

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

ALTA/NSPS LAND TITLE SURVEY OF VARIOUS PARCELS OWNED BY SOUTH CAROLINA STATE PORTS AUTHORITY

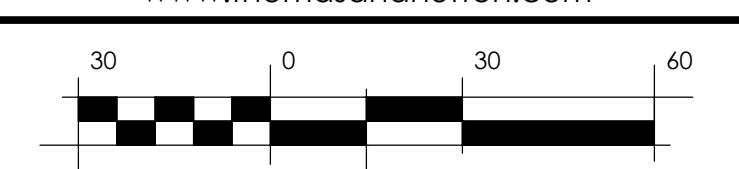
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
LOWE ENTERPRISES

No.	Revision	By	Date

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plat
11/18/21
ppg/cww
reviewed
freq
field
05/2020
crew
mb/lb/jg

job 28448.0000
SHEET 9 OF 10

CITY OF CHARLESTON) UNION PIER PLANNED UNIT DEVELOPMENT
)
) (PUD) APPLICATION
)
) LIMITED AGENT AUTHORIZATION FORM
)

I/we, Dominion Energy South Carolina, Inc., f/k/a South Carolina Electric & Gas Company, Inc., as the property owner(s) of the real property described as follows, Charleston County TMS Nos. 458-01-04-006 and 458-01-04-025, located within the City of Charleston, South Carolina, does hereby authorize THE SOUTH CAROLINA STATE PORTS AUTHORITY (“PORT AUTHORITY”), to act as its limited agent, to execute any petitions or other documents necessary to affect the application approval requested and more specifically described as follows, THE UNION PIER PLANNED UNIT DEVELOPMENT APPLICATION AND REZONING PROCESS (“APPLICATION”), submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq., and to appear on its behalf before any administrative or legislative body in the City considering this Application, and to act in all respects as its agent in matters pertaining to the Application.

This LIMITED AGENCY is revocable at any time, and is further being provided based on the representation from the PORT AUTHORITY that the Application, and ultimate approval of THE UNION PIER PLANNED UNIT DEVELOPMENT shall not impact the use of the real property by Dominion Energy South Carolina, Inc.

[SIGNATURE BLOCK FOLLOWS]

PROPERTY OWNER:

DOMINION ENERGY SOUTH CAROLINA, INC., F/K/A SOUTH CAROLINA ELECTRIC
& GAS COMPANY, INC

By: s/ M. Shaun Randall

Name: M. Shaun Randall

Title: Authorized Representative

SWORN TO AND SUBSCRIBED BEFORE ME,
THIS 9th DAY OF FEBRUARY, 2023.

Kelly S. Elkins
Notary Public for South Carolina

My Commission Expires: May 5, 2031



