

## **Post & Courier**

### **CHARLESTON COUNTY COUNCIL PUBLIC HEARING** **Tuesday, May 7, 2024 at 6:30 PM**

Charleston County Council will hold a public hearing on the matter listed below beginning at 6:30 p.m., Tuesday, May 7, 2024, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). Packet information can be found online at: <https://www.charlestoncounty.org/departments/zoning-planning/>. The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Public comments may be made in person or written public comments may be emailed to [CCPC@charlestoncounty.org](mailto:CCPC@charlestoncounty.org) or mailed to the address listed above by 5:00 PM on Thursday, May 2, 2024. Contact the Zoning and Planning Department at (843)202-7200 or [CCPC@charlestoncounty.org](mailto:CCPC@charlestoncounty.org) for additional information.

- a. ACP-03-24-00124 & ZLDR-03-24-00132: Request to amend Map 3.1.13, Ashley River Road Corridor Overlay Zoning District, of the Comprehensive Plan and Map 5.10 and Map 5.10.C, Ashley River Road Corridor Overlay Zoning District, of the ZLDR to change the zoning designation of TMS 354-12-00-006 from the Neighborhood Commercial designation to the Community Commercial designation.
- b. ZREZ-03-24-00151: Request to rezone a 0.07-acre portion of TMS 583-00-00-016, from the Special Management (S-3) Zoning District to Rutledge Tomb Site Planned Development (PD-189) Zoning District to preserve a historic tomb site and allow for a pocket park.

This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury  
Clerk of Council

## **ZREZ-03-24-00151: Case History**

**Planning Commission: April 8, 2024**  
**Public Hearing: May 7, 2024**  
**Planning and Public Works Committee May 16, 2024**  
**First Reading: May 21, 2024**  
**Second Reading: June 4, 2024**  
**Third Reading: June 18, 2024**

### **CASE INFORMATION**

Applicant: Sam Seawell

Owner: Fred Rouse

Location: 1594 Joe Rouse Road, Mt. Pleasant, SC 29466

Parcel Identification: A 0.07-acre portion of TMS 583-00-00-016

Application: Request to rezone a 0.07-acre portion of TMS 583-00-00-016, from the Special Management (S-3) Zoning District to the Rutledge Tomb Site Planned Development (PD-189) Zoning District to preserve a historic tomb and allow for a pocket park.

Council District: 1 (Sass)

Property Size: 0.07 acres.

#### Overview of Requested PD Guidelines:

- Subdivide 0.07 acres (3,335.1 Square Feet) of TMS 583-00-00-016 for historic preservation and open space uses.
- The intent is to preserve the "Rutledge Tomb", a historic tomb dating back to the Seventeenth Century, while allowing for public access to the site via the establishment of a pocket park.
- Allowed uses include a historic site and pocket park.
- Residential and commercial uses are prohibited, no structures are allowed to be constructed onsite, and further subdivision is prohibited.
- Site will be accessed by existing sidewalks and therefore, no parking will be provided.
- Requesting that land use, perimeter and right-of-way buffers not be required.
- Signage will be limited to one monument style sign that will be landscape lit.
- No impervious surfaces are permitted on the site other than those required by law in order to meet ADA requirements and those required for the restoration of the tomb.

Zoning History: With the adoption of the Zoning and Land Development Regulations Ordinance in 2001, the subject property was zoned Rural Residential (RR-1). The RR-1 Zoning District was renamed S-3 in 2006 and the density changed from 2.75 dwelling units per acre to 3 dwelling units per acre.

The subject property is located in the Phillips Community. In 2016, Charleston County conducted a Cultural Resources Survey Update, which included documentation and history of settlement communities in Charleston County, including the Phillips Community. Based on the information provided in the Update, the South Carolina Historic Preservation Office determined that the Phillips Community was eligible for inclusion on the National Register of Historic Places for its association with the African American ethnic heritage and due to its characteristics of Post-Bellum African American settlement patterns. On August 24, 2021, Charleston County Council approved the Phillips Community application for Historic District designation. The National Register of Historic Places approved listing the Phillips Community Historic District on the

Register on September 7, 2023.

In April of 2023, Charleston County Council approved Greenbelt Funds for the eligible Greenbelt Fund Recipient, Lowcountry Land Trust, to purchase the 0.07-acre Rutledge Tomb site, with the understanding the subject parcel can only be used as a heritage site and pocket park.

In November of 2023, the owner of the subject property applied for a subdivision of TMS 583-00-00-016 to create a new 0.07-acre parcel for the tomb site and pocket park.

In March of 2024, the owner and applicant submitted a formal application for the proposed Planned Development.

Adjacent Zoning: The subject property is currently undeveloped. Properties to the North, East, West, and South are zoned Special Management District (S-3) and contain single-family residences, manufactured housing units, or are vacant.

Municipalities Notified/Response: The Town of Mount Pleasant, Town of Awendaw, Town of McClellanville, Town of Sullivan's Island, City of Isle of Palms, City of North Charleston, Town of James Island, and Town of Kiawah Island were notified of the request. All responses are included in this packet.

### **APPROVAL CRITERIA**

Pursuant to ZLDR Section 4.25.8.J, Approval Criteria: "Applications for Planned Developments may be approved only if County Council determines that the following criteria are met:"

- A. The PD Development Plan complies with the standards contained in this Article;

Staff Response: *The application is consistent with all requirements of the Planned Development Zoning District article except the requirement that the dimensional standards of the S-3 Zoning District not be modified through the PD process. This requirement was adopted in order to limit the development of small lot subdivisions within the areas zoned S-3. The applicant is requesting a reduction in the minimum lot size from 12,500 square feet to 3,335.1 square feet to subdivide the property into two parcels and rezone the smaller parcel to the Planned Development Zoning District in order to protect a historic site and allow for a pocket park. The residual parcel is 21,928.5 square feet (approximately 1/2 acre) in size. Because the proposed planned development prohibits residential and commercial uses, does not allow any structures to be constructed onsite, and prohibits further subdivision, the request to reduce the minimum lot size does not conflict with this requirement of the Planned Development article.*

*Additionally, as described in criterion B below, the development furthers the Comprehensive Plan Cultural Resources Element goal and strategies.*

- B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

Staff Response: *The subject parcel is recommended for the Urban/Suburban Cultural Community Protection Future Land Use Category in the Comprehensive Plan, which "is intended to protect and promote the culture and unique development patterns of existing communities and sustain their strong sense of community." As stated by the applicant below, the proposed Planned Development promotes the culture of the Phillips Community and assists with sustaining their strong sense of community through preservation of the tomb site and provision of a pocket park. The application also is consistent with the Cultural Resources Element goal and strategies as follows:*

*"This Project meets the Cultural Resources Element Goal by preserving a significant historic and archaeological resource of Charleston County while increasing public awareness of the historic character of the County. This Project is a collaboration between Clemson University's Warren Lasch Conservation Center, Preservation Society of Charleston, Lowcountry Land Trust, the Phillips Community Association and the Charleston County Greenbelt Program. Thus, also meeting the County's goal of promoting public and private partnerships to preserve and protect cultural resources.*

*This Project meets the following Cultural Resources Element Strategies of the County's Comprehensive Plan.*

- i. CR3. Work with communities along the Gullah Geechee Corridor to establish ways to preserve the unique settlement patterns and community character. **This Project was identified by the Phillips Community, one of Charleston County's Historic Gullah Geechee Settlement Communities, as an important piece of their history and community. This project is in full collaboration with the Phillips Community.***
- ii. CR9. Utilize planning and zoning techniques to protect historic communities and neighborhoods and other areas of cultural significance. **This Project utilizes planning and zoning techniques to protect another piece of protected property in the Phillips Community.**"*

- C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the Development proposed, at the time the property is developed.

Staff Response: *By providing the required Letters of Coordination from service and utility providers, the applicant has demonstrated that all applicable agencies will be able to provide the necessary services, facilities, and programs to serve the proposed development.*

#### **STAFF RECOMMENDATION:**

**Because all the approval criteria have been met, Staff recommends approval with the following conditions:**

1. Section 2.1, Allowed Land Uses: Include a statement as follows: "Nothing other than the historic site and pocket park described in this PD shall be developed on this site whether developed pursuant to this PD or the S-3 zoning district."
2. Section 3.1, Existing Zoning and Site Conditions: Include a statement as follows: "See buffer requirements in Section 4.2."
3. Section 4.2 Right-of-Way Buffer:
  - a. Rename section to "Buffers".
  - b. Replace the first and second sentences with the following: "No land use, perimeter, or right-of-way buffers shall be required."
  - c. In the third sentence remove the term "right-of-way" as this sentence should apply to all buffer types.
4. Section 4.3 Signage: Change the first sentence as follows: "Signage will be limited to one sign, **which shall be** monument **style** and landscape ~~style~~ **lit.**"

#### **PLANNING COMMISSION MEETING: April 8, 2024**

Recommendation: Approval with staff conditions, 7-0. Commissioner Logan Davis and David Kent were absent.

Public Input: No public input was received.

Speakers: One speaker in support.

Notifications: 291 notification letters were sent to individuals on the East Cooper and Historic Preservation Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on March 22, 2024. Additionally, this request was noticed in the *Post & Courier* on March 22, 2024.

**PUBLIC HEARING: May 7, 2024**

Public Input: No public input was received.

Speakers: One speaker in support and one speaker gave general comments.

Notifications: 291 notification letters were sent to individuals on the East Cooper and Historic Preservation Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on April 19, 2024. Signs were posted on April 19, 2024. Additionally, this request was noticed in the *Post & Courier* on April 5, 2024.

**PLANNING AND PUBLIC WORKS COMMITTEE: May 16, 2024**



# **Charleston County Zoning Map Amendment Request**

**Planning Commission: April 8, 2024**

**Public Hearing: May 7, 2024**

**Planning and Public Works Committee: May 16, 2024**

**First Reading: May 21, 2024**

**Second Reading: June 4, 2024**

**Third Reading: June 18, 2024**

# ZREZ-03-24-00151

Request to rezone a 0.07-acre portion of TMS 583-00-00-016 from the Special Management (S-3) Zoning District to the Rutledge Tomb Site Planned Development (PD-189) Zoning District to preserve a historic tomb and allow for a pocket park.

- East Cooper Area: 1594 Highway 41
- Parcel I.D.: 0.07-acre portion of 583-00-00-016
- Owner: Fred Rouse
- Applicant: Sam Seawell
- Property Size: 0.07 acres
- Council District: 1 (Sass)

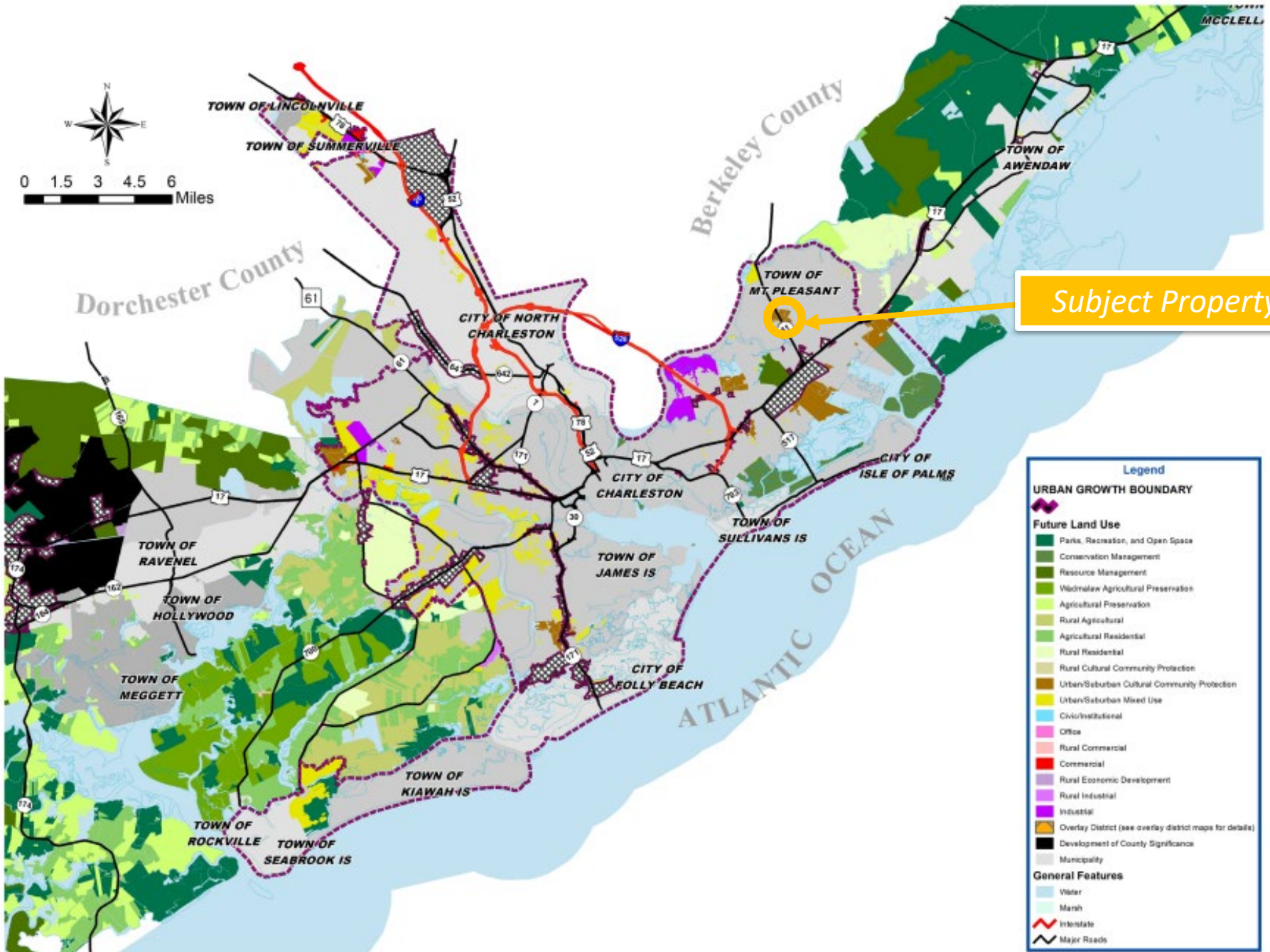
# Zoning History

- 2001: With the adoption of the Zoning and Land Development Regulations Ordinance in 2001, the subject property was zoned Rural Residential (RR-1).
- 2006: The RR-1 Zoning District was renamed S-3 in 2006 and the density changed from 2.75 dwelling units per acre to 3 dwelling units per acre.
- August 24, 2021: In 2016, Charleston County conducted a Cultural Resources Survey Update, which included documentation and history of settlement communities in Charleston County, including the Phillips Community. Based on the information provided in the Update, the South Carolina Historic Preservation Office determined that the Phillips Community was eligible for inclusion on the National Register of Historic Places for its association with the African American ethnic heritage and due to its characteristics of Post-Bellum African American settlement patterns. The subject property, as part of the Phillips Community, has their application for Historic Preservation District designation approved by Charleston County Council.



# Zoning History

- April 2023: Charleston County Council approved Greenbelt funds for the eligible Greenbelt Fund Recipient, Lowcountry Land Trust, to purchase the 0.07-acre Tomb site.
- September 7, 2023: The National Register of Historic Places approved listing the Phillips Community Historic District on the Register.
- November 2023: Owner of the subject property applies to subdivide the parcel to create a new 0.07-acre parcel for the Rutledge tomb site and pocket park.
- March 2024: The Owner and Applicant submitted a formal application for the proposed Planned Development.



Subject Property

**Legend**

**URBAN GROWTH BOUNDARY**

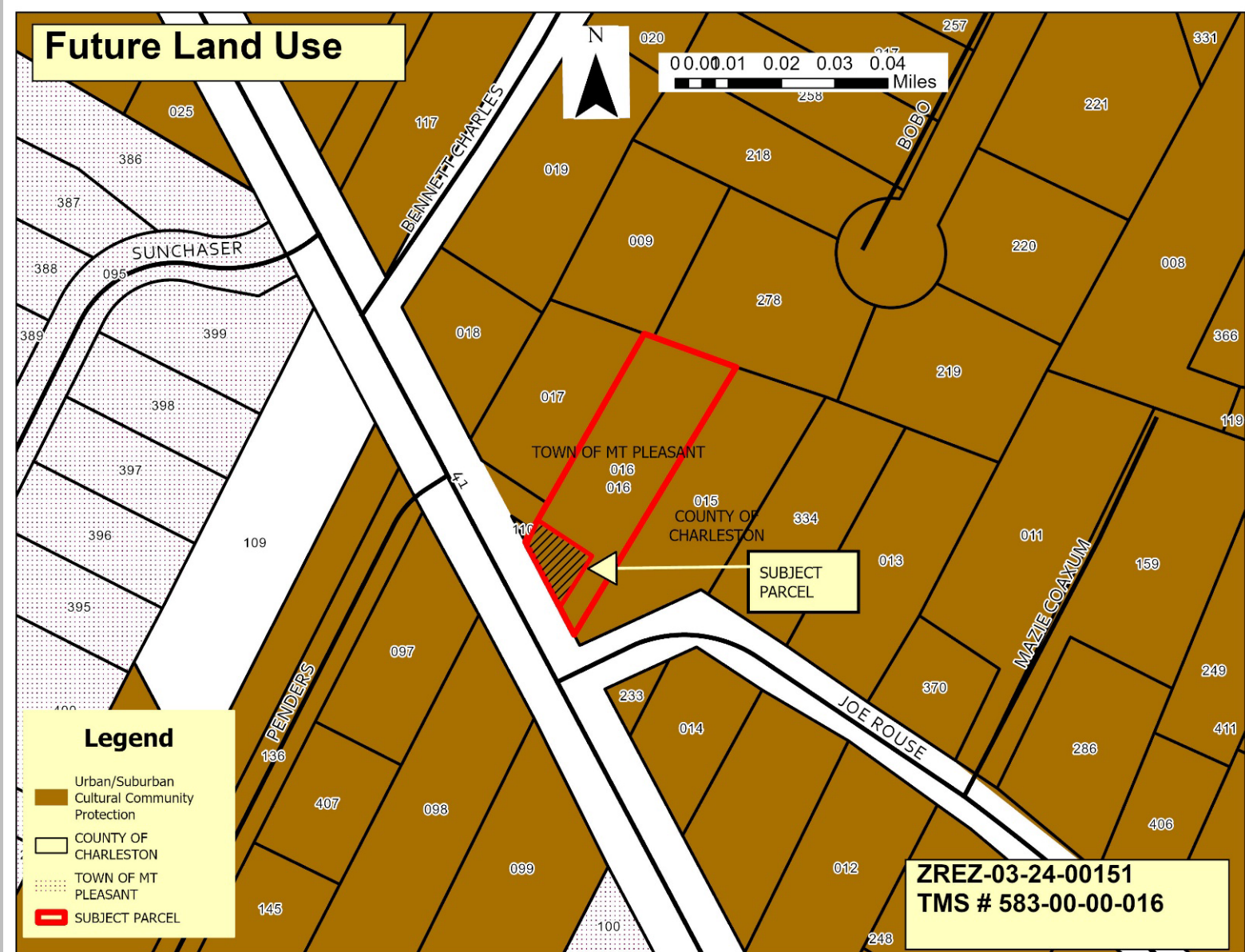
**Future Land Use**

- Parks, Recreation, and Open Space
- Conservation Management
- Resource Management
- Walden Agricultural Preservation
- Agricultural Preservation
- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Rural Cultural Community Protection
- Urban/Suburban Cultural Community Protection
- Urban/Suburban Mixed Use
- Civic/Institutional
- Office
- Rural Commercial
- Commercial
- Rural Economic Development
- Rural Industrial
- Industrial
- Overlay District (see overlay district maps for details)
- Development of County Significance
- Municipality

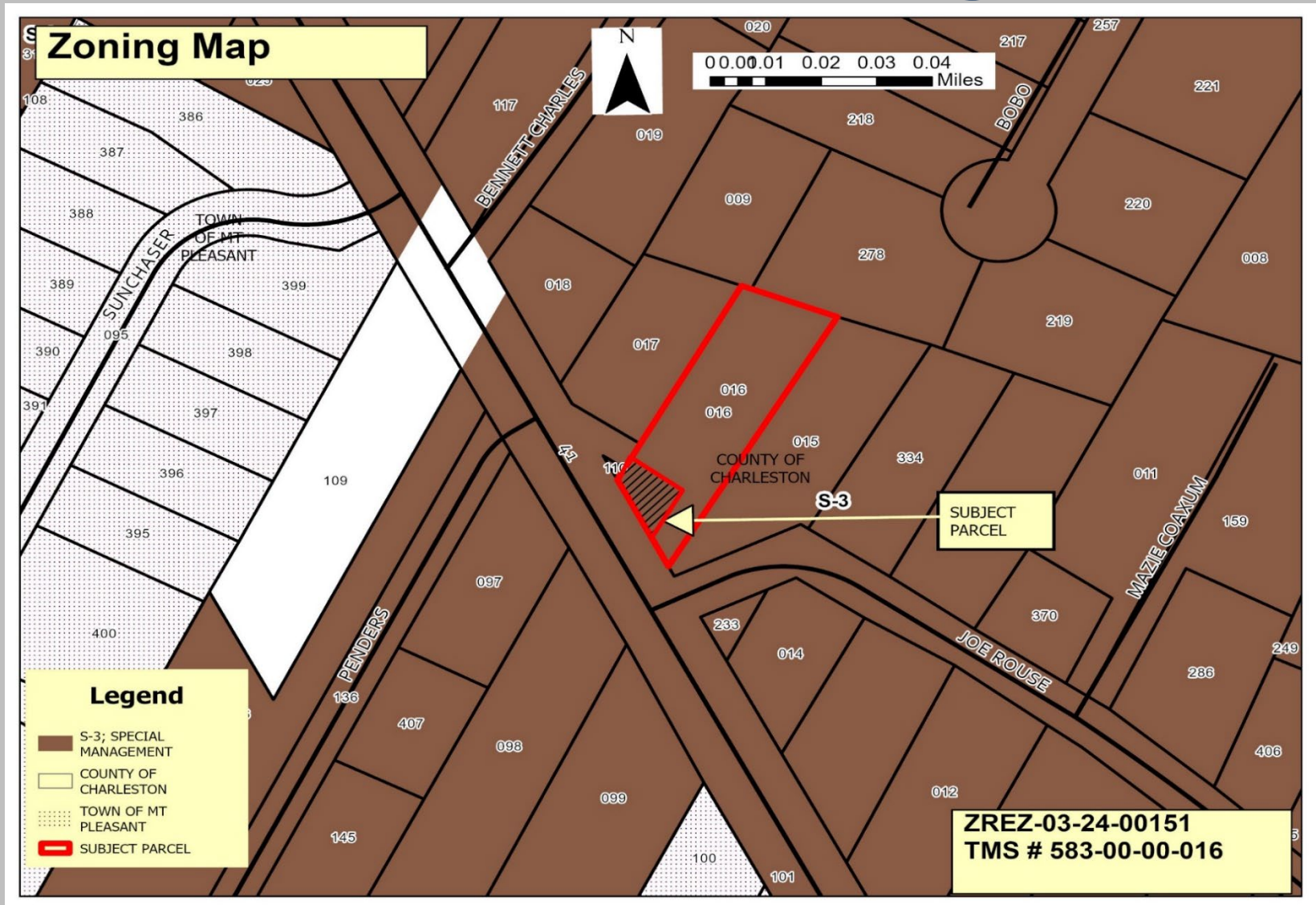
**General Features**

- Water
- Marsh
- Interstate
- Major Roads

# Future Land Use



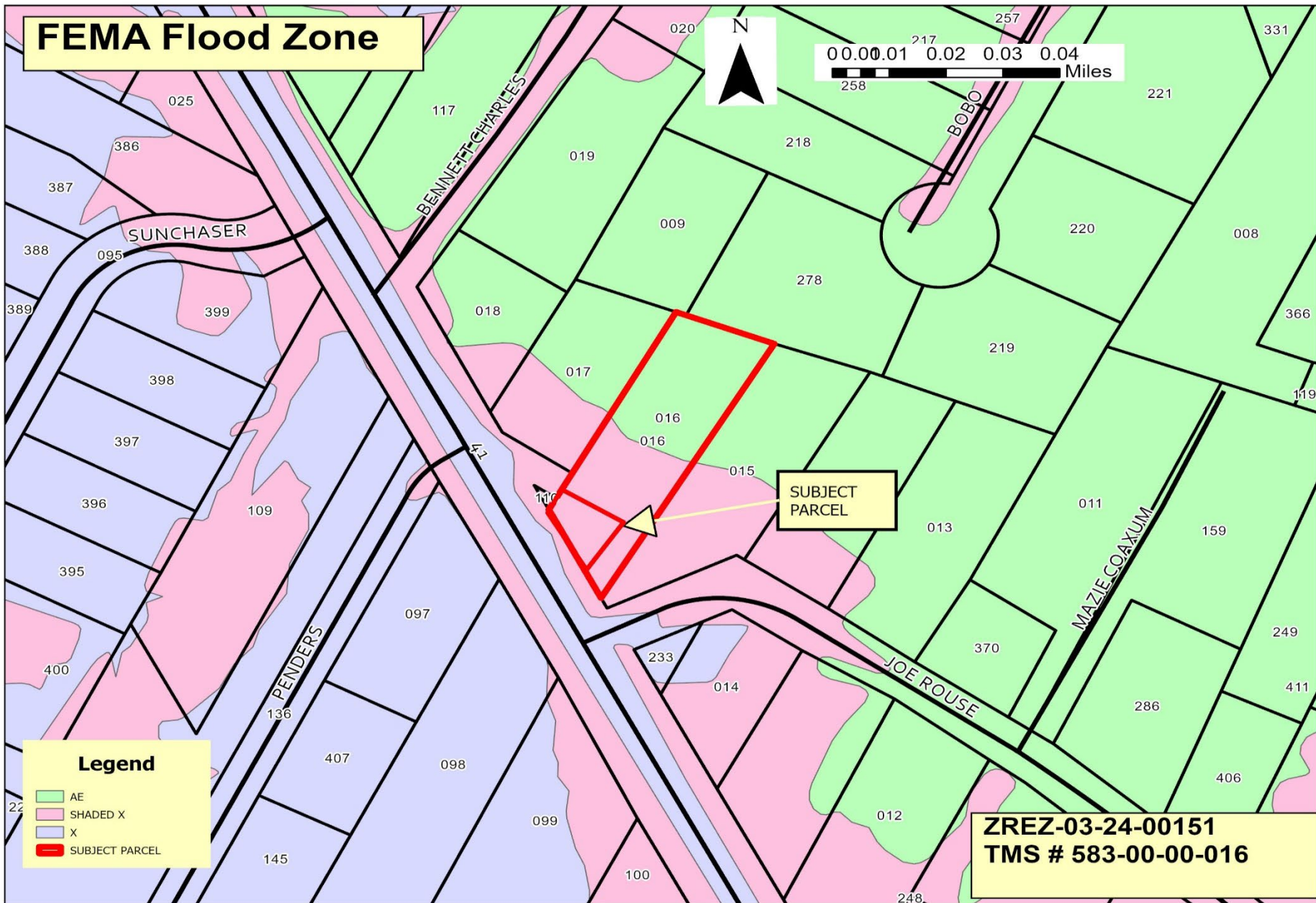
# Current Zoning



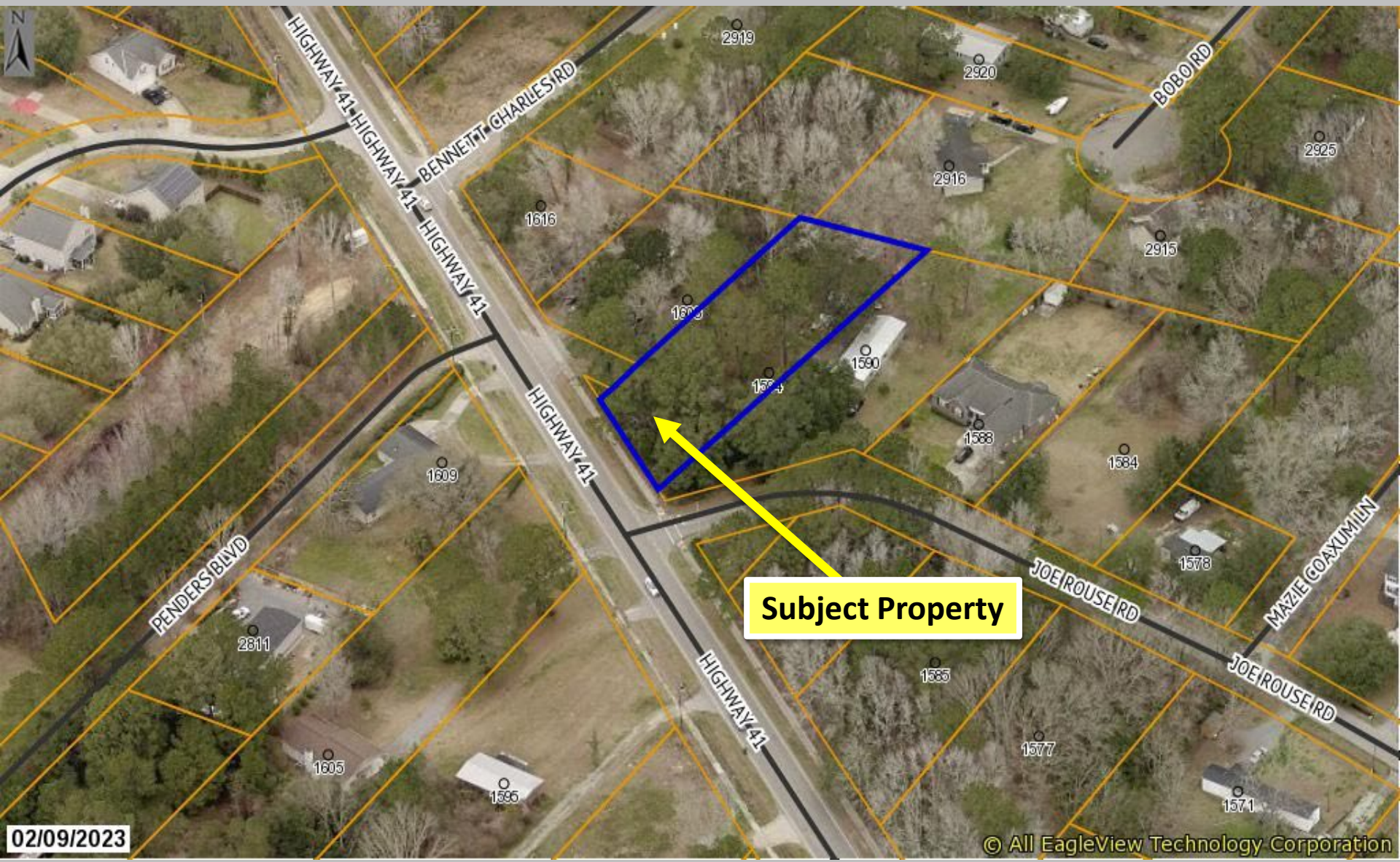
The subject property is currently undeveloped. Properties to the North, East, West, and South are zoned Special Management District (S-3) and are currently contain single-family residences, manufactured housing units, or are vacant.

# FEMA Flood Zone

## FEMA Flood Zone



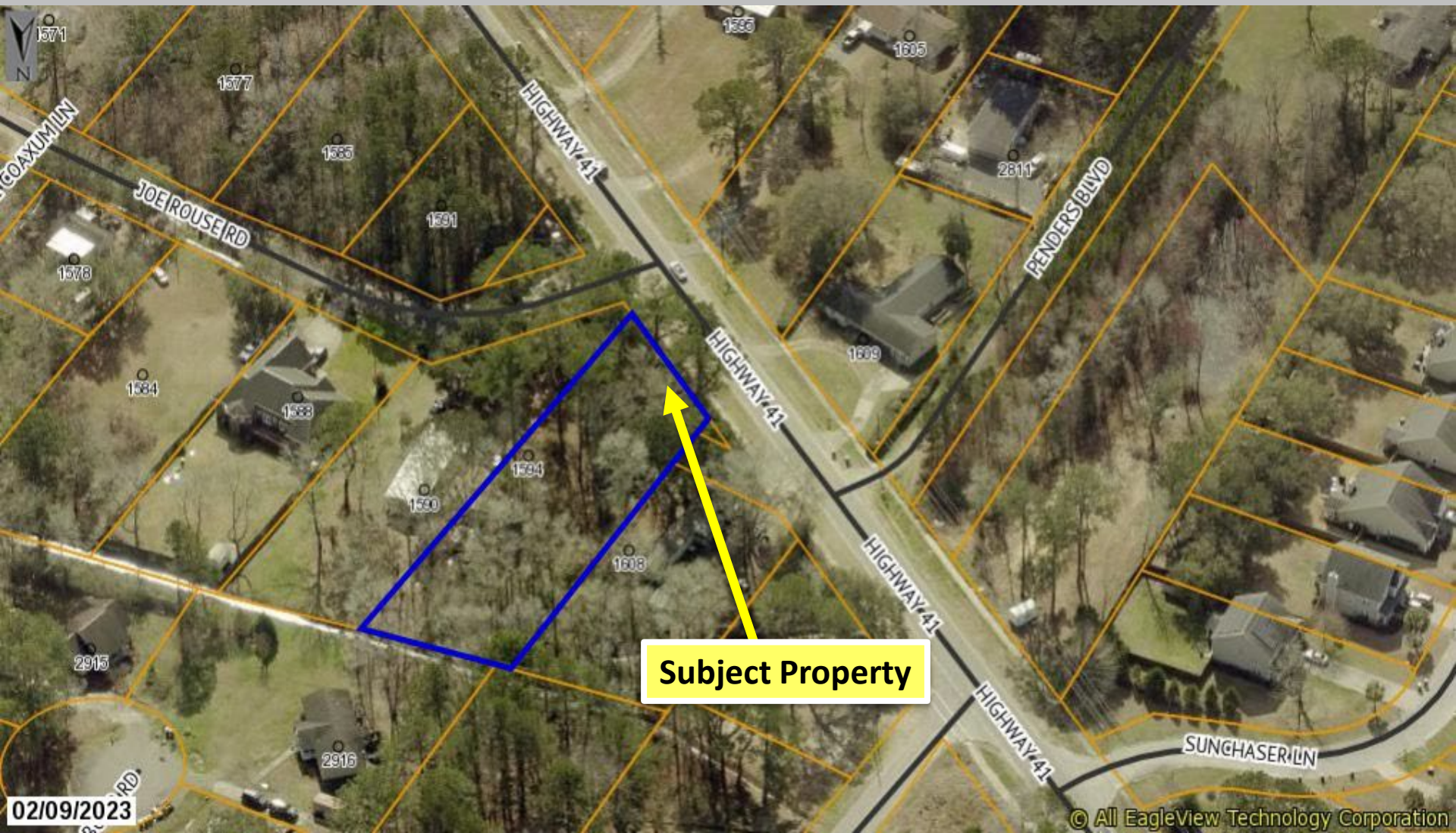
# Aerial View to the North



**Subject Property**

02/09/2023

# Aerial View to the South



**Subject Property**

02/09/2023

© All EagleView Technology Corporation

# Site Photos



**1 – Subject Property  
TMS 538-00-00-016**



**2 –Subject Property  
TMS 538-00-00-016**



# Site Photos



**3 – Adjacent Parcel  
TMS 583-00-00-015**



**4 – Property Across Highway 41**

# Requested PD Guidelines

- Subdivide 0.07 acres (3,335.1 Square Feet) of TMS 583-00-00-016 for historic preservation and open space uses.
- The intent is to preserve the “Rutledge Tomb”, a historic tomb dating back to the Seventeenth Century, while allowing for public access to the site via the establishment of a pocket park.
- Allowed uses include a historic site and pocket park.
- Residential and commercial uses are prohibited, no structures are allowed to be constructed onsite, and further subdivision is prohibited.
- Site will be accessed by existing sidewalks and therefore, no parking will be provided.
- Requesting that land use, perimeter and right-of-way buffers not be required.
- Signage will be limited to one monument style sign that will be landscape lit.
- No impervious surfaces are permitted on the site other than those required by law in order to meet ADA requirements and those required for the restoration of the tomb.

# Comparison of Land Uses

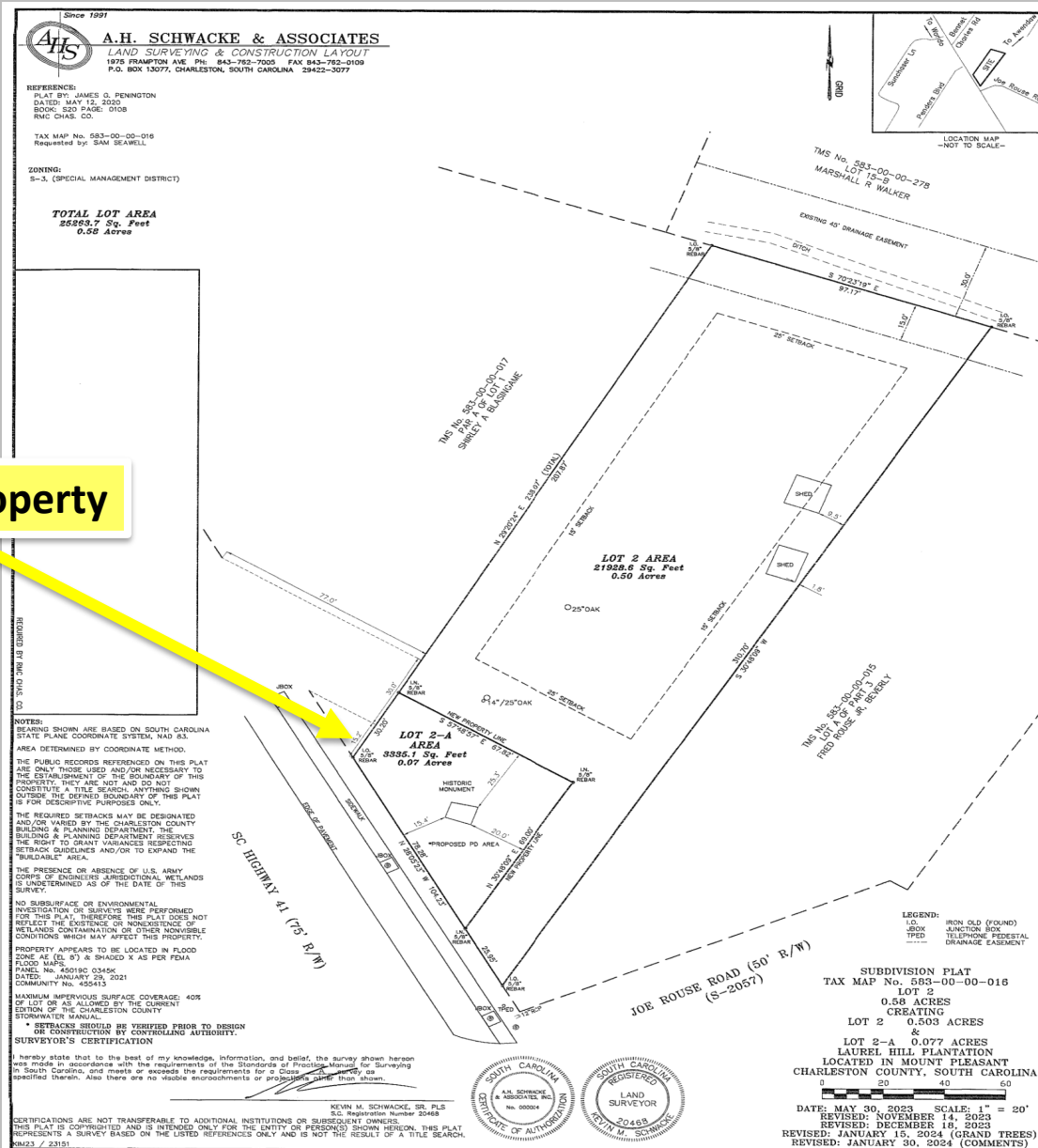
## Special Management (S-3) Zoning District

- Single-Family Detached Housing (max. 3 units/acre)
- Duplex, Triplex, and Fourplex (S) (max. 3 units/acre)
- Community Garden
- Horticultural Production
- Group Home
- School, Primary & Secondary
- Manufactured Housing Unit
- Limited Home Rental Short Term Rental (C)
- Extended Home Rental Short-Term Rental (S)
- Community Recreation
- Library or Archive
- Golf Course or Country Club (C)
- Pre-School or Educational Nursery (S)
- Hair, Nail, or Skin Care Services (C)
- Recycling Collection, Drop-Off
- Catering Service (S)
- Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge (S)

## Proposed Rutledge Tomb PD (PD-189)

- Historic Site
- Pocket Park
- **Residential & Commercial Uses Not Permitted**

# Proposed Conceptual Site Plan



**Subject Property**

# Approval Criteria—Section 4.25.8.J

Applications for Planned Developments may be approved only if the County Council determines that the following criteria are met:

## **A. The PD Development Plan complies with the standards contained in this Article;**

Staff Response: *The application is consistent with all requirements of the Planned Development Zoning District article except the requirement that the dimensional standards of the S-3 Zoning District not be modified through the PD process. This requirement was adopted in order to limit the development of small lot subdivisions within the areas zoned S-3. The applicant is requesting a reduction in the minimum lot size from 12,500 square feet to 3,335.1 square feet to subdivide the property into two parcels and rezone the smaller parcel to the Planned Development Zoning District in order to protect a historic site and allow for a pocket park. The residual parcel is 21,928.5 square feet (approximately 1/2 acre) in size. Because the proposed planned development prohibits residential and commercial uses, does not allow any structures to be constructed onsite, and prohibits further subdivision, the request to reduce the minimum lot size does not conflict with this requirement of the Planned Development article.*

*Additionally, as described in criterion B below, the development furthers the Comprehensive Plan Cultural Resources Element goal and strategies.*

# Approval Criteria—Section 4.25.8.J

Applications for Planned Developments may be approved only if the County Council determines that the following criteria are met:

**B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and**

Staff Response: *The subject parcel is recommended for the Urban/Suburban Cultural Community Protection Future Land Use Category in the Comprehensive Plan, which “is intended to protect and promote the culture and unique development patterns of existing communities and sustain their strong sense of community.” As stated by the applicant below, the proposed Planned Development promotes the culture of the Phillips Community and assists with sustaining their strong sense of community through preservation of the tomb site and provision of a pocket park. The application also is consistent with the Cultural Resources Element goal and strategies as follows:*

*“This Project meets the Cultural Resources Element Goal by preserving a significant historic and archaeological resource of Charleston County while increasing public awareness of the historic character of the County. This Project is a collaboration between Clemson University’s Warren Lasch Conservation Center, Preservation Society of Charleston, Lowcountry Land Trust, the Phillips Community Association and the Charleston County Greenbelt Program. Thus, also meeting the County’s goal of promoting public and private partnerships to preserve and protect cultural resources.”*

# Approval Criteria—Section 4.25.8.J

Applications for Planned Developments may be approved only if the County Council determines that the following criteria are met:

**B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and**

Staff Response (cont'd):

*“This Project meets the following Cultural Resources Element Strategies of the County’s Comprehensive Plan.*

- i. CR3. Work with communities along the Gullah Geechee Corridor to establish ways to preserve the unique settlement patterns and community character. **This Project was identified by the Phillips Community, one of Charleston County’s Historic Gullah Geechee Settlement Communities, as an important piece of their history and community. This project is in full collaboration with the Phillips Community.***
- ii. CR9. Utilize planning and zoning techniques to protect historic communities and neighborhoods and other areas of cultural significance. **This Project utilizes planning and zoning techniques to protect another piece of protected property in the Phillips Community.”***

# Approval Criteria—Section 4.25.8.J

Applications for Planned Developments may be approved only if the County Council determines that the following criteria are met:

- C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.**

*Staff Response: By providing the required Letters of Coordination from service and utility providers, including Fire and EMS, water and sewer, and the County Public Works Department, the applicant has demonstrated that all applicable agencies will be able to provide the necessary services, facilities, and programs to serve the proposed development.*



# Planning Commission and Staff Recommendation

Because all the approval criteria are met, Planning Commission and Staff recommend **approval with the following conditions:**

1. Section 2.1, Allowed Land Uses: Include a statement as follows: “Nothing other than the historic site and pocket park described in this PD shall be developed on this site whether developed pursuant to this PD or the S-3 zoning district.”
2. Section 3.1, Existing Zoning and Site Conditions: Include a statement as follows: “See buffer requirements in Section 4.2.”
3. Section 4.2 Right-of-Way Buffer:
  - a. Rename section to “Buffers”.
  - b. Replace the first and second sentences with the following: “No land use, perimeter, or right-of-way buffers shall be required.”
  - c. In the third sentence remove the term “right-of-way” as this sentence should apply to all buffer types.
4. Section 4.3 Signage: Change the first sentence as follows: “Signage will be limited to one sign, **which shall be** monument **style** and landscape ~~style~~ **lit.**”

# Public Input and Speakers

## April 8<sup>th</sup> Planning Commission Meeting:

Speakers: One speaker in support.

Public Input: No public input was received.

## May 7<sup>th</sup> Public Hearing:

Speakers: One speaker in support and one speaker gave general comments.

Public Input: No public input has been received.

# Notifications

- **April 8<sup>th</sup> Planning Commission Meeting:**
  - 291 notification letters were sent to individuals on the East Cooper and Historic Preservation Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on March 22, 2024.
  - Additionally, this request was noticed in the Post & Courier on March 22, 2024.
- **May 7<sup>th</sup> Public Hearing:**
  - 291 notification letters were sent to individuals on the East Cooper and Historic Preservation Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on April 19, 2024.
  - Additionally, this request was noticed in the Post & Courier on April 5, 2024.
  - Signs were posted on April 19, 2024

# ZONING CHANGE APPLICATION



Zoning/Planning  
Department  
Lonnie Hamilton, III  
Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405  
(843) 202-7200  
1-800-524-7832  
Fax: (843) 202-7222

CASE \_\_\_\_\_ PD \_\_\_\_\_

## PROPERTY INFORMATION

CURRENT DISTRICT S-3 REQUESTED DISTRICT PD  
 PARCEL ID(S) 583-00-00-016  
 CITY/AREA OF COUNTY Laurel Hill, Mt. Pleasant  
 STREET ADDRESS 1594 Joe Rouse Road, Mt. Pleasant, SC 29466 ACRES .57  
 DEED RECORDED: BOOK 1034 PAGE 191 DATE 09/20/2021  
 PLAT RECORDED: BOOK S20 PAGE 0108 DATE 06/18/20 APPROVAL # SBE 01475

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** Sam Seawell HOME PHONE \_\_\_\_\_  
 MAIL ADDRESS 635 Rutledge Avenue, Suite 107 WORK PHONE 843-996-4602  
 CITY, STATE, ZIP Charleston, SC, 29403 CELL PHONE \_\_\_\_\_  
 EMAIL sseawell@lowcountrylandtrust.org

**OWNER** Fred Rouse HOME PHONE \_\_\_\_\_  
 (IF OTHER THAN APPLICANT)  
 MAIL ADDRESS 201 Summer View Rd WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP Summerville, SC 29486 CELL PHONE 843-754-7894  
 EMAIL rouse.lamar81@gmail.com

**REPRESENTATIVE** HOME PHONE \_\_\_\_\_  
 (IF OTHER THAN APPLICANT)  
 MAIL ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
 CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_

## CERTIFICATION

- This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:*
- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
  - ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
  - ✓ Copy of Signed Restricted Covenants Affidavit
  - ✓ Copy of Signed Posted Notice Affidavit
  - ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that Sam Seawell is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

[Signature] 10/05/2023 [Signature] 10/03/2023  
 Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date

\_\_\_\_\_  
 Planner's Signature Date Zoning Inspector's Signature Date

## OFFICE USE ONLY

Amount Received \_\_\_\_\_ Cash ?  Check?  # \_\_\_\_\_ Invoice Number \_\_\_\_\_

# **Rutledge Tomb Site Planned Development (PD)**

**Charleston County, SC  
TMS # 583-00-00-016 (a portion of)**

Applicant: Lowcountry Land Trust, Inc.  
Owner: Fred Lamar Rouse

Prepared by: Lowcountry Land Trust, Inc.  
635 Rutledge Avenue Suite 107  
Charleston, SC 29403  
843-577-6510

## SECTION 1 | OVERVIEW

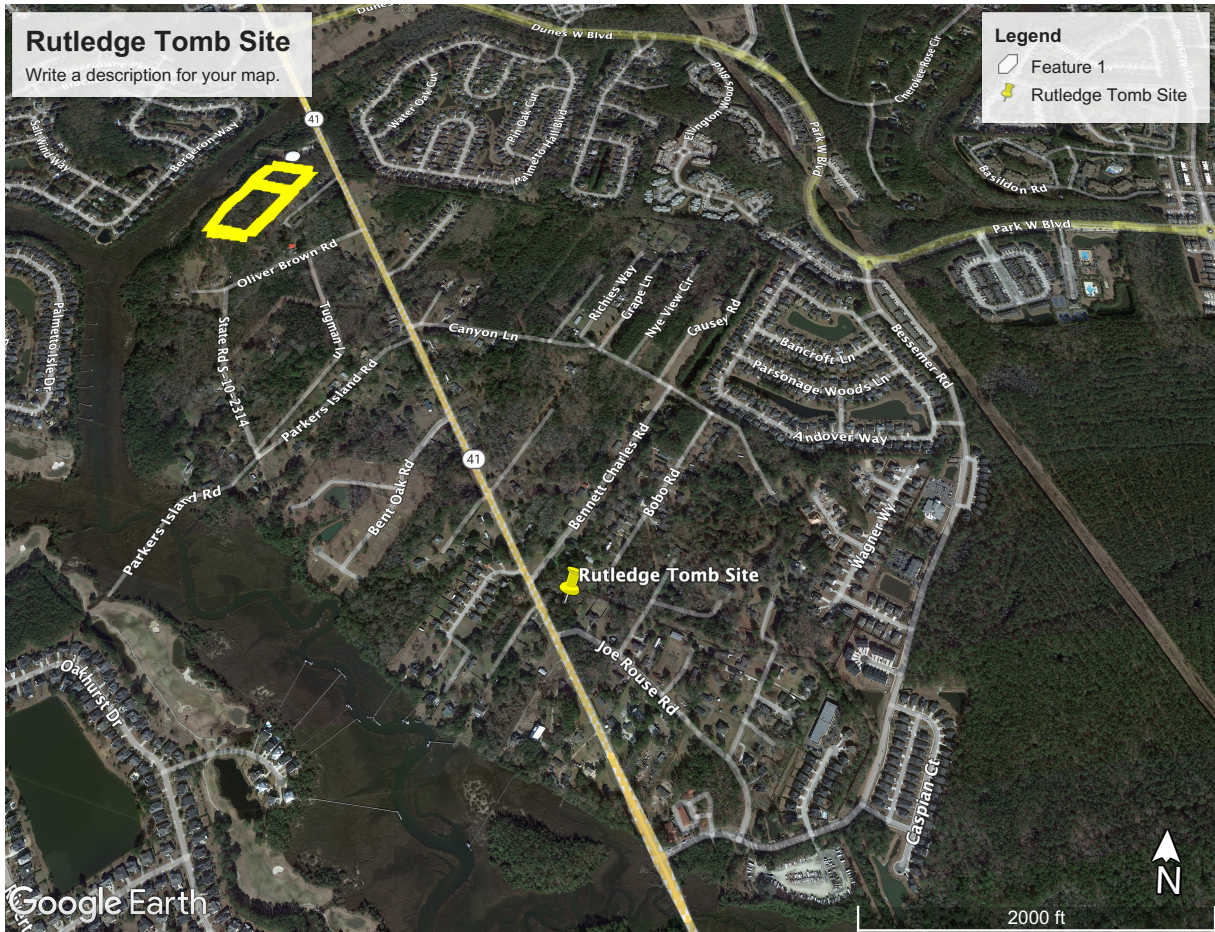


Figure 1 Context Map: Phillips Community and Highway 41 Corridor

### 1.1 Statement of Objectives

The proposed Rutledge Tomb Site Planned Development (PD) is comprised of one parcel totaling approximately 0.07 acres (the Site) adjacent to Highway 41, near the intersection of Joe Rouse Road and Highway 41, located within the Phillips Community, an historic settlement community. The Site is a portion of TMS # 583-00-00-016. The PD is also referred to in this document as the “Project” and is surrounded by low density residential development consistent with the Phillips Community’s S-3 Special Management zoning. The Project will be comprised of historic preservation and open space uses.

A Conceptual Master Plan (the “Conceptual Plan”) is included as part of this PD on page 9. The Conceptual Plan provides a general depiction of the Land Use Areas. The final site layout will be determined by preliminary and final plats approved in accordance with the Land Development Regulations. The Planned Development is being proposed to provide a development pattern that is in harmony with the applicable goals and strategies of the Comprehensive Plan, as outlined in Chapter 3.1, by creatively blending in the preservation of open space while establishing a publicly accessible, community owned park within the Urban/Suburban Area.

The objectives of this PD are to preserve the “Rutledge Tomb”, an historic tomb dating back to the 17<sup>th</sup> century, while allowing for public access to the Site via the establishment of a pocket park. The Site will be protected by either a conservation easement or deed restriction, which will be held and enforced by the Lowcountry Land Trust in perpetuity. The Project is proposing to create a parcel that would not be possible under the strict application of the standards of this Ordinance, that were designated primarily for uses permitted under S-3 zoning, by allowing for historical and open space preservation. The Project is being proposed in order to preserve the history of the site, which in turn preserves the history of the Phillips Community. The Phillips Community is designated by Charleston County as an Historic District and the community is listed on the National Register of Historic Places, the first settlement community in South Carolina to be listed.

## **1.2 Intent and Results**

The Project is intended to preserve an important historical structure while creating a publicly accessible park that will enable the historical interpretation of the tomb and the Phillips Community. The Project meets the intent and results of Article 4.25 of the ZLDR as follows:

- A. A maximum choice in the types of environments available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots. The PD is consistent with the historic land uses of Phillips Community and align with the future land uses outlined in Chapter 3.1 of the Charleston County Comprehensive Plan by promoting a mixed-use development and a general land use pattern that includes parks and open space protection and low-density residential development.
- B. A greater freedom in selecting the means to provide access, light, open space and design amenities. The PD will provide greater public access to culturally and historically significant open space in order to draw a greater connection between the local community and the land on which they live.
- C. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements. The PD intends to foster the historic character of the land and community while maintaining the visual identity of the bordering scenic road, Highway 41.
- D. A creative approach to the use of land that results in better development and design and the construction of amenities. The PD, by allowing for greater flexibility in the uses of the land, will offer increased public access to an historically significant site.
- E. A development pattern that incorporates adequate public safety and compliments the developed properties in the vicinity and the natural features of the site. The PD provides appropriate vehicular access for emergency access, and offers safe pedestrian internal circulation. The Project takes advantage of the natural features of the site.

The development guidelines set forth in this PD are established pursuant to CHAPTER 4 | BASE ZONING DISTRICTS, ARTICLE 4.25 PD, PLANNED DEVELOPMENT ZONING DISTRICT of the Zoning and Land Development Regulations Ordinance (ZLDR) of Charleston County, currently in effect (the “Zoning Ordinance”), governing Planned Developments. To the extent that any of the guidelines, terms, conditions, or regulations of this PD conflict with any of

the guidelines, terms, conditions, or regulations of the Zoning Ordinance and the Land Development Regulations, the guidelines, terms, conditions, or regulations of this PD shall control development of the Site. Issues not addressed in this PD shall comply with the S-3 Zoning District requirements in effect at the time of subsequent development application submittal.

### **1.3 Site Information**

The Site is currently shown on Charleston County Tax Map No. 583-00-00-016. Only a portion of the land included in the Site will be rezoned as a Planned Development (PD) in accordance with the guidelines set forth in these Planned Development Guidelines. The remainder of the land included in the Site will remain under its current S-3 Special Management Zoning. The land in the Site that will be included in the PD is referred to as the PD Area and the land in the Site that is remaining zoned as S-3 is referred to as the S-3 Area, as shown on the attached site plan. The land is broken down as follows:

Total Site Area:	25263.7 Sq. Feet 0.58 Acres
PD Area:	3335.1 Sq. Feet 0.07 Acres
S-3 Area:	21928.6 Sq. Feet 0.50 Acres
Highland Area:	0.58 Acres
Wetland Area:	0.00 Acres
Land Below Critical Line:	0.00 Acres

## **SECTION 2 | LAND USE AREAS**

### **2.1 Allowed Land Uses**

The following are approved land uses within the Project:

#### **USES ALLOWED BY RIGHT**

- A. Historic Site
- B. Pocket Park

#### **2.1.1 Allowed Land Uses Descriptions**

The primary use of the Site is as an Historic site with the allowed land uses consisting of an open space area with supporting historical preservation/interpretation and park uses that promote the public access to an historically significant landmark, the Rutledge Tomb. Archeological excavation and restoration of the tomb is allowed and professional companies and academic institutions are permitted to perform archeological excavation of the site and restoration of the tomb.



Landscaping and Maintenance on the site will be allowed in order to maintain the vegetation and aesthetic qualities of the site. Non-native species are prohibited from being introduced onto the site. The goal of the project is to protect an historic resource, preserve open space, and develop a publicly accessible park. No impervious surfaces are permitted on the site other than those required by law in order to meet ADA requirements and those required for the restoration of the tomb. Access to the site will be provided by a trail that connects to an existing sidewalk that runs adjacent to the site. The following Park Amenities and Structures are permitted: trash receptacles, benches, water fountains, fencing and gates, and interpretive signage.

Lighting is permitted on the site given the following: fixtures must use long wavelength (greater than 560 nm AND absent wavelengths below 560 nm) light sources such as amber, orange, or red LEDs without the use of filters, gels, or lenses; fixtures must meet or exceed full cutoff (defined as no light emitting above a 90-degree plane) and must be shielded so that the lamp or glowing lens is not directly visible; fixtures use the lowest lumen output necessary for the needed purpose (never to exceed 1100 lumen).

The site will be accessible by the public during daylight hours, from sunrise to sunset. The site will meet ADA requirements and be publicly accessible from the existing side walk that runs adjacent to the site and Highway 41. Parking will not be incorporated in this site. This project is meant to provide a pocket park adjacent to an existing sidewalk that will be accessible by pedestrians.

## **2.2 Dimensional and Lot Standards**

Setbacks, Building Heights, Maximum Building Coverage Requirements, and Minimum Lot Requirements for Principal and Accessory Structures shall be according to the following chart and accompanying notes. These dimensional and lot standards shall pertain to the PD Area only, the S-3 area shall maintain the dimensional and lot standards of S-3 Special Management Zoning.

### Minimum Setbacks (Feet)

Front:	0
Rear:	0
Side:	0

Minimum Lot Size: 3,000 Sq. Feet

Minimum Lot Width: 60 Feet

Density: 0 Dwelling Unit Per Acre

### Building Coverage

Maximum: 0%

### Building Height (Feet)

Maximum: 0 Feet (Measured from the Base Flood Elevation)

Subdivision: Further subdivisions are not permitted beyond the intended subdivision to create the lot for the proposed site.

The Rutledge Tomb Site PD shall comply with the S-3 zoning district regulations of the Charleston County ZLDR in effect at the time of subsequent development application for all matters that are not specifically addressed in these Planned Development Guidelines. The Rutledge Tomb Site PD agrees to proceed with proposed development in accordance with the provisions of the Charleston County ZLDR, applicable provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the PD. Proposed modifications to the approved PD development plan shall be processed in accordance with Sec. 4.25.10, Variances and other Modifications to Approved PD Development Plans. The Rutledge Tomb Site PD complies with the approval criteria contained in Section 4.25.8(J) as follows:

- A. The Rutledge Tomb Site PD Development Plan complies with the standards contained in Article 4.25 of the ZLDR.
- B. This Project is consistent with the Comprehensive Plan and other adopted policy documents. This Project meets the Cultural Resources Element Goal and Strategies of the Comprehensive Plan.
  - a. This Project meets the Cultural Resources Element Goal by preserving a significant historic and archaeological resource of Charleston County while increasing public awareness of the historic character of the County. This Project is a collaboration between Clemson University's Warren Lasch Conservation Center, Preservation Society of Charleston, Lowcountry Land Trust, the Phillips Community Association and the Charleston County Greenbelt Program. Thus, also meeting the County's goal of promoting public and private partnerships to preserve and protect cultural resources.
  - b. This Project meets the following Cultural Resources Element Strategies of the County's Comprehensive Plan.
    - i. CR3. *Work with communities along the Gullah Geechee Corridor to establish ways to preserve the unique settlement patterns and community character.* This Project was identified by the Phillips Community, one of Charleston County's Historic Gullah Geechee Settlement Communities, as an important piece of their history and community. This project is in full collaboration with the Phillips Community.
    - ii. CR9. *Utilize planning and zoning techniques to protect historic communities and neighborhoods and other areas of cultural significance.* This Project utilizes planning and zoning techniques to protect another piece of protected property in the Phillips Community.
- C. This Project identifies the site and surrounding areas for urban/suburban cultural community protection, parks, recreation and open space, and urban/suburban mixed uses; and the project site is inside the Urban Growth Boundary.

- D. The development is in compliance with applicable permits and approvals. At the time of development, public support services and facilities may be made available as reflected by the coordination letters found in the Appendix.
- E. This Project shall obtain variances for tree removal or any encroachment into the protected area of Grand Trees. If needed, the Project shall seek approval from County Council for changes to the Planned Development, as defined in Article 9.2 of the ZLDR.
- F. All variance applications for trees, setbacks, buffers, height, and maximum lot/building coverage for individual lots shall be processed pursuant to Article 3.10 of the ZLDR.

### **2.3 Cultural Resources Desktop Review**

A Cultural Resources Desktop Review was prepared by the SC Department of Archives & History on September 14, 2023. The site is within the boundary of the Phillips Community Historic District which is listed in the National Register of Historic Places. The tomb itself was recorded as an archaeological site (site number 38CH1752) in 2000 with a revisit in 2017. The tomb is a non-contributing resource in the Phillips Community Historic District and was recommended as not individually eligible for the National Register upon the 2017 revisit. A late 20th century structure (1609 SC Hwy 41, Mount Pleasant) is located across the highway on a different parcel, ~800 feet away. A map of depicting the area and aforementioned resources is included in the Appendix.

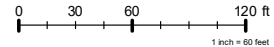
## SECTION 3 | EXISTING CONDITIONS



### Charleston County SC

PID: 5830000016  
OWNER1: ROUSE FRED LAMAR  
PLAT BOOK PAGE: S20- 0108  
DEED BOOK PAGE: 1034-191  
Jurisdiction: COUNTY OF CHARLESTON

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: 9/26/2023

### 3.1 Existing Zoning and Site Conditions

The Site is bounded by Highway 41 and residential uses. The Site is a residential area, zoned S-3 Special Management in Charleston County. Highway 41 has a Type G Right-of-Way Buffer of 50 feet.

### 3.2 Impact Assessment and Analysis

The Project currently has direct access to Highway 41, a two-lane paved road maintained by the state of South Carolina. There is limited anticipated additional impact on Charleston County services such as schools, waste disposal, fire protection, and police services. Coordination letters from the applicable entities can be found in the Appendix.

### 3.3 Preliminary Threatened and Endangered Species Determination

Based on current land uses and observations made over time, no known endangered or threatened species are known to exist on the subject parcels.

### **3.4 Wetlands**

A wetland delineation was performed by Sabine & Waters, on September 21, 2023 and a letter outlining the summary of findings was provided. The entire letter is included in the Appendix. Based on the findings, the Site does not contain wetlands or other aquatic features.

### **3.5 Stormwater**

The planned development shall comply with all Charleston County Stormwater Ordinances and South Carolina Department of Health and Environmental Control (SCDHEC) Regulatory requirements. For site locations within sensitive drainage basins, additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Sensitive drainage basins may include but are not limited to areas which incur flooding conditions, are designated as Special Protection Areas, discharge to water bodies with restrictive Water Quality conditions, and/or are governed by other restrictive Water Quantity and Water Quality conditions. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction.

Applicant shall comply with Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater Permits. Comprehensive Master Drainage Plan must be provided for proposed site and incorporate all development phasing, future development, existing drainage systems and conveyances, and proposed drainage systems and conveyances. The Comprehensive Stormwater Master Plan shall also include discharge management plans for specialized activities within the development including but not limited to micro farming and urban agriculture activities. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan.

The maintenance of all stormwater devices, structures, and facilities will be the responsibility of the Developer and/or Property Owner's Association. A Covenants for Permanent Maintenance of Stormwater Facilities shall be established by responsible party and recorded at the Registrar of Deeds office.

The applicant shall coordinate with US Army Corps of Engineers (USACOE), South Carolina Department of Health and Environmental Control (SCDHEC), and Charleston County Public Works regarding any and all wetland areas.

### **3.6 Tree Protection**

The Project will comply with Charleston County ZLDR Article 9.2, Tree Protection and Preservation. The PD shall have minimal impact to the existing trees. Existing Grand trees are shown on the Conceptual Plan.

## **SECTION 4 | OTHER REQUIREMENTS**

### **4.1 Areas Designated for Future Use**

All areas designated for future expansion, or those not intended for immediate improvement or development, will remain in a natural state until such time as development permits are approved.

### **4.2 Right-Of-Way Buffer**

No Right-of-Way Buffer will be required in the PD area. Compliance to the requirements of a Right-of-Way Buffer is not necessary to satisfy the purposes of the ZLDR Ordinance. The existence of the PD area without a right-of-way buffer satisfies the following purposes of the ZLDR as stated in Chapter 1 Article 1.5:

*D. Protecting and preserving scenic, historic, or ecologically sensitive areas.*

*I. Facilitating the creation of a convenient, attractive and harmonious community;*

*L. Assuring the provision of needed public Open Spaces, Building sites and new Land Developments through the dedication or reservation of land for recreational, educational, transportation, and other public purposes; and*

*M. Assuring, in general, the wise and timely Development of new areas, and redevelopment of previously developed areas in harmony with the Comprehensive Plan; and*

*N. Fostering growth and Development, and preserving our natural and cultural resources, always respecting the rights of the individual, including private property rights.*

The PD Area is a minor subdivision that prohibits the construction of any structures. Landscaping and Maintenance on the site will be allowed in order to maintain the vegetation and aesthetic qualities of the site, however, non-native species are prohibited from being introduced onto the site.

The goal of the project is to protect an historic resource, preserve open space, and develop a publicly accessible park. No impervious surfaces are permitted on the site other than those required by law in order to meet ADA requirements and those required for the restoration of the tomb. Access to the site will be provided by a trail that connects to an existing sidewalk that runs adjacent to the site. The following Park Amenities and Structures are permitted: trash receptacles, benches, water fountains, fencing and gates, and interpretive signage.

### **4.3 Signage**

Signage will be limited to one sign, monument and landscape style. All signage will follow all applicable regulations found in ARTICLE 9.8 SIGNS of the Charleston County ZLDR. Freestanding on-premises signs would comply with the Residential dimensional standards as outlined in Table 9.8.2 of the ZLDR.

### **4.4 Parking**

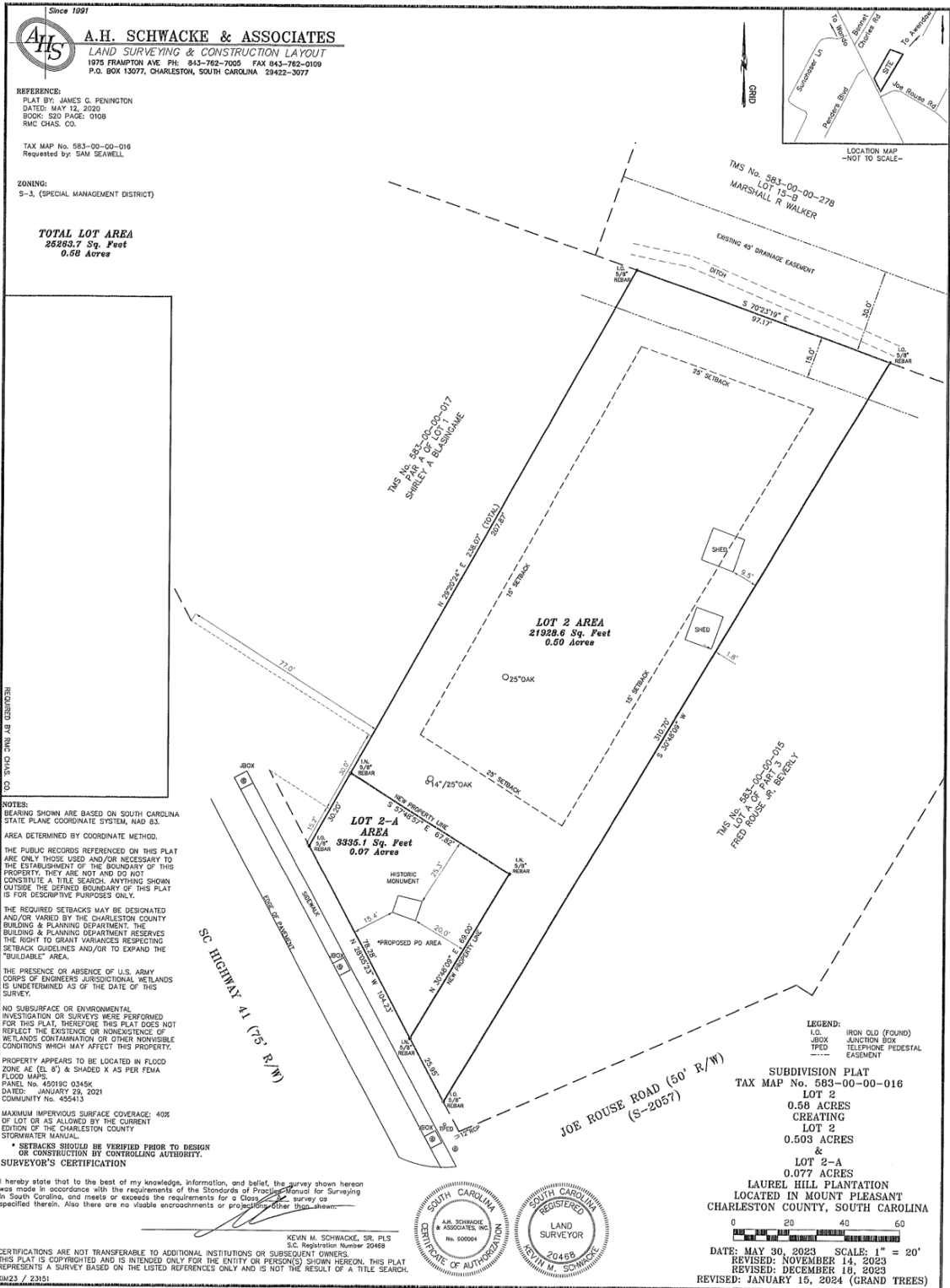
There will be no parking included in this project. The site is intended to be a pocket park located adjacent to an existing sidewalk and accessed by pedestrians.

#### **4.5 Resource Areas**

This Project shall protect any resources determined significant by the Planning Director including, but not limited to agricultural soils and active farmland, buffer areas between active farmland and existing/planned future nonfarm development, wetlands, mature trees, land adjacent to preserved farmland on neighboring properties, scenic views, water access and shoreline buffers, and habitat of species designated as of federal, state and local concern. In addition, this Project shall comply with all provisions of ARTICLE 9.2, Tree Protection and Preservation, of the ZLDR.

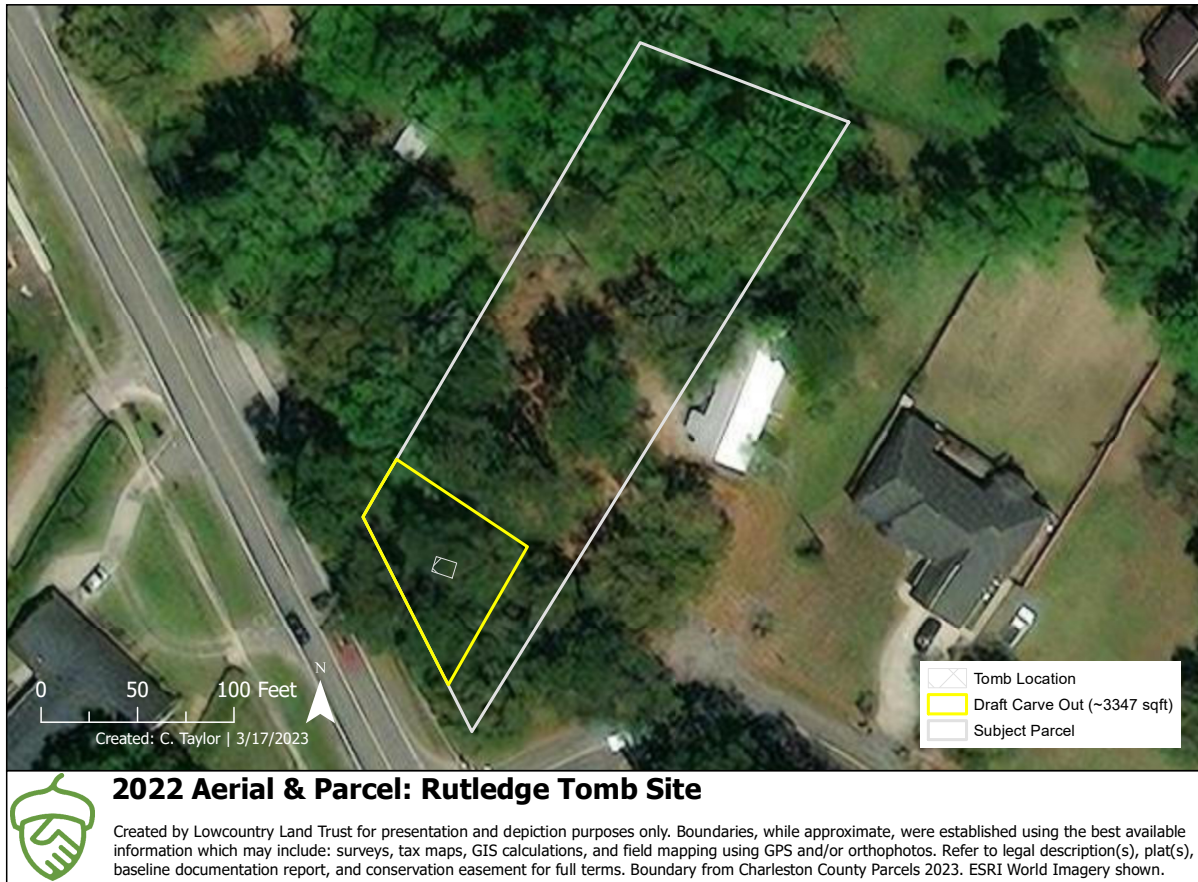
# SECTION 5 | SITE PLAN

## 5.1 CONCEPTUAL SITE PLAN

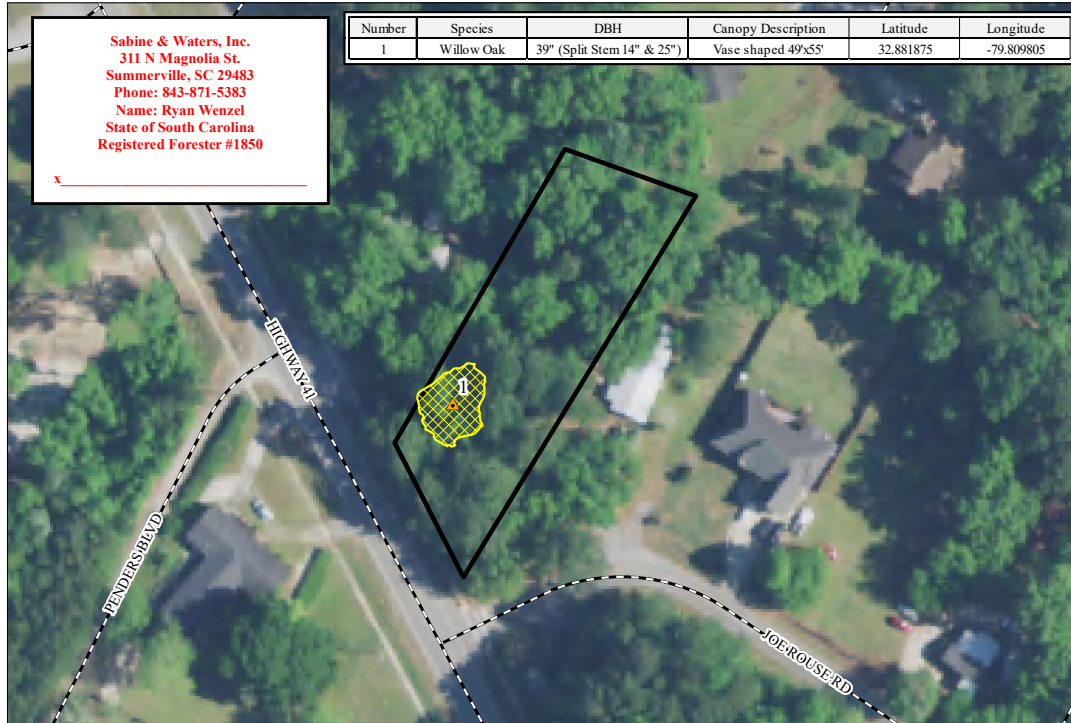




## 5.2 CONCEPTUAL SITE PLAN- AERIAL



# 5.3 CONCEPTUAL SITE PLAN- TREE SURVEY



Sabine & Waters, Inc.  
 311 N Magnolia St.  
 Summerville, SC 29483  
 Phone: 843-871-5383  
 Name: Ryan Wenzel  
 State of South Carolina  
 Registered Forester #1850

Number	Species	DBH	Canopy Description	Latitude	Longitude
1	Willow Oak	39" (Split Stem 14" & 25")	Vase shaped 49x55'	32.881875	-79.809805

EXTERNAL SOURCE: NAD 2011 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCEL.  
 Created By: Stephen Drennon  
 Date Created: August 14, 2023  
 Copyright © 2023 Sabine & Waters, Inc.  
 All rights reserved. No part of this document may be reproduced without written permission from Sabine & Waters, Inc.  
 Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Sabine & Waters, Inc. does not warrant the accuracy and reliability of the data used in this map.

GRAND TREE MAP  
 LOWCOUNTRY LAND TRUST - RUTLEDGE TOMB SITE  
 CHARLESTON COUNTY, SC

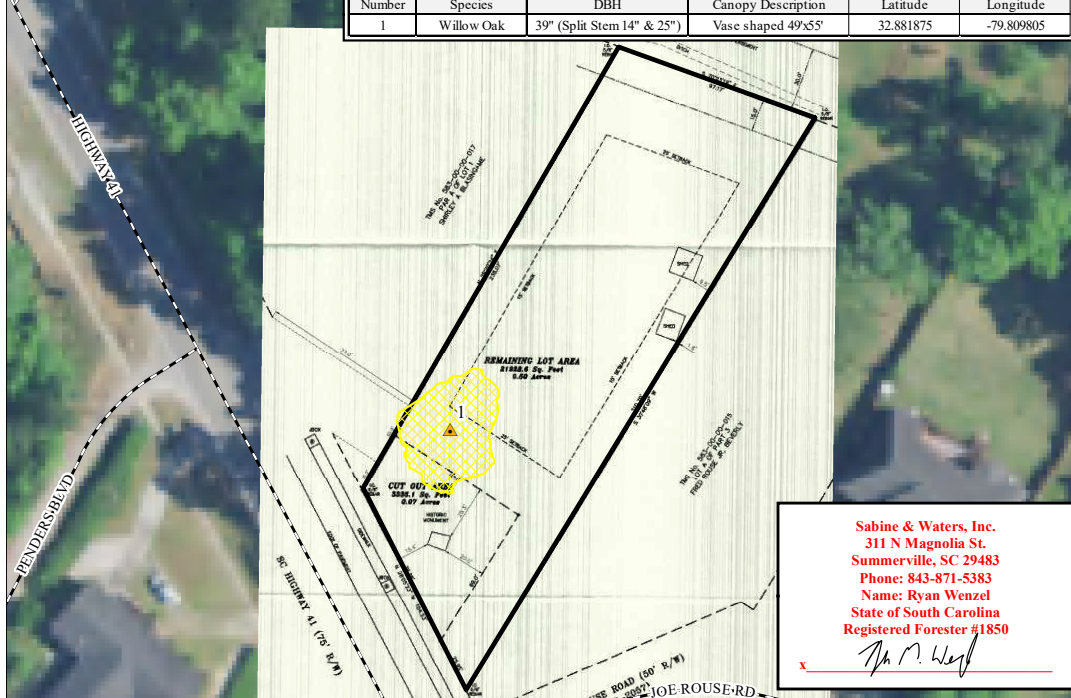
0 75 150  
 Feet

**LEGEND**

- PROPERTY BOUNDARY: +/- 0.58 AC
- GRAND TREE CANOPY: +/- 1876 FT<sup>2</sup>
- GRAND TREE
- ROADS

Long: -79.809657 W  
 Lat: 32.881954 N

REVISED: 9/6/2023



Number	Species	DBH	Canopy Description	Latitude	Longitude
1	Willow Oak	39" (Split Stem 14" & 25")	Vase shaped 49x55'	32.881875	-79.809805

EXTERNAL SOURCE: NAD 2011 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCEL.  
 Created By: Stephen Drennon  
 Date Created: August 14, 2023  
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 Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Sabine & Waters, Inc. does not warrant the accuracy and reliability of the data used in this map.

GRAND TREE MAP  
 LOWCOUNTRY LAND TRUST - RUTLEDGE TOMB SITE  
 CHARLESTON COUNTY, SC

0 75 150  
 Feet

**LEGEND**

- PROPERTY BOUNDARY: +/- 0.58 AC
- GRAND TREE CANOPY: +/- 1876 FT<sup>2</sup>
- GRAND TREE
- ROADS

Long: -79.809657 W  
 Lat: 32.881954 N

Sabine & Waters, Inc.  
 311 N Magnolia St.  
 Summerville, SC 29483  
 Phone: 843-871-5383  
 Name: Ryan Wenzel  
 State of South Carolina  
 Registered Forester #1850

*Ryan Wenzel*

## **SECTION 6 | APPENDICES**

6.1.1 Cultural Resources Desktop Review

6.1.2 Wetland Determination Letter

6.1.3 Coordination Letters

1. Charleston County Emergency Medical Services
2. Charleston County Sheriff's Office
3. Awendaw Fire District
4. South Carolina Department of Transportation (SCDOT)
5. Charleston County Public Works

---

**Rutledge Tomb Site PD Application-**

---

**Sauls, Brad** <BSauls@scdah.sc.gov>

Thu, Sep 14, 2023 at 11:32 AM

To: "sseawell@lowcountrylandtrust.org" &lt;sseawell@lowcountrylandtrust.org&gt;

Mr. Seawell:

Thank you for contacting us regarding the tomb site in the Phillips Community. The parcel where the tomb is located is within the boundary of the Phillips Community Historic District which was just listed in the National Register of Historic Places as of September 7, 2023. The tomb itself was recorded as an archaeological site (site number 38CH1752) in 2000 with a revisit in 2017. The tomb is a non-contributing resource in the Phillips Community Historic District and was recommended as not individually eligible for the National Register upon the 2017 revisit.

The only other resource in our ArchSite database is a late 20<sup>th</sup> century structure (1609 SC Hwy 41, Mount Pleasant). The data point in ArchSite shows it as adjacent to the tomb but it is actually across the highway on a different parcel.

I hope this information, along with the attachments will be of assistance for you.

For future reference, this information is viewable at <http://scarchsite.org>. Only buildings and structures are visible in the Public view. To remotely access archaeological site data you must have a Subscriber view.

Please let me know if you have any questions.

Sincerely,

Brad Sauls



We're hiring!

[Job Openings at Archives & History](#)

Brad Sauls

Supervisor of Registration, Grants &amp; Local Government Assistance

State Historic Preservation Office (SHPO)

SC Department of Archives &amp; History

8301 Parklane Road

Columbia, SC 29223

803.896.6172 <http://scdah.sc.gov/historic-preservation>

---

**From:** Harness, Virginia <[VHarness@scdah.sc.gov](mailto:VHarness@scdah.sc.gov)>  
**Sent:** Thursday, September 14, 2023 10:23 AM  
**To:** Sauls, Brad <[BSauls@scdah.sc.gov](mailto:BSauls@scdah.sc.gov)>  
**Subject:** FW: Rutledge Tomb Site PD Application-

FYI


**From:** Sam Seawell <[sseawell@lowcountrylandtrust.org](mailto:sseawell@lowcountrylandtrust.org)>  
**Sent:** Thursday, September 14, 2023 10:15 AM  
**To:** Breeden, Edwin <[EBreeden@scdah.sc.gov](mailto:EBreeden@scdah.sc.gov)>; Harness, Virginia <[VHarness@scdah.sc.gov](mailto:VHarness@scdah.sc.gov)>  
**Subject:** Rutledge Tomb Site PD Application-

Virginia and Edwin,

[Quoted text hidden]

---

**4 attachments**

 [x\\_\\_\\_\\_\\_xTIZkdy5zmUEcDvVQE6fNMg..x\\_\\_\\_\\_\\_x\\_ags\\_46c2c83f-5311-11ee-ac94-0eacf60f9b41.pdf](#)  
748K

 **Archaeological Sites.csv**  
8K

 **Historic Areas.csv**  
1K

 **Historic Structures.csv**  
1K





# SABINE & WATERS

ENVIRONMENTAL LAND MANAGEMENT CONSULTANTS

September 21, 2023

Mr. Sam Seawell  
Lowcountry Land Trust  
635 Rutledge Ave., Suite 107  
Charleston, SC 29403

**RE: Wetland delineation summary of findings for Charleston County TMS# 583-00-00-016**

Dear Mr. Seawell,

Per your recent request, Sabine & Waters, Inc. personnel evaluated the above referenced property for the presence of freshwater wetlands and/or other aquatic resources. Freshwater wetlands are defined by the November 2010 **Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)**. This technique uses a multi-parameter approach, which under normal circumstances requires positive evidence of three criteria:

- o Hydrophytic vegetation
- o Hydric soils
- o Wetland hydrology

As shown on the enclosed exhibit, our onsite investigation did not reveal the presence of any wetland within the project boundary. It is our opinion that the site consists entirely of upland. If you have any questions or would like to discuss further, please do not hesitate to contact me anytime.

Sincerely,

*Hunter Lee*

Hunter Lee  
Ecologist  
Sabine & Waters, Inc.

Enclosure

**Main Office**  
P.O. Box 1072  
Summerville, SC 29484

(843) 871-5383  
info@sabineandwaters.com  
www.sabineandwaters.com

**Orangeburg Office**  
P.O. Box 210  
Orangeburg, SC 29116



**THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.**

No wetlands were observed within the property boundary

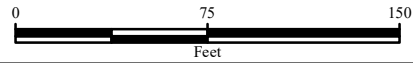
EXTERNAL SOURCES: NAIP 2023 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCEL

Created By: Stephen Bennett	Sabine & Waters, Inc.
Date Created: September 21, 2023	Environmental Land Management Consultants
Copyright 2023 Sabine & Waters, Inc.	P.O. Box 1072 Summerville, SC 29484
R:\custdata\loll\rutledge tomb site\mapping\approx_up.mxd	843.871.5383 (phone) 843.871.2050 (fax)
	<a href="http://www.sabine.net">http://www.sabine.net</a>

Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Sabine & Waters, Inc. disclaims all responsibility and liability for the use of this map.

**REVISED: 9/21/2023**

**PROJECT AREA UPLAND MAP  
LOWCOUNTY LAND TRUST - RUTLEDGE TOMB SITE  
CHARLESTON COUNTY, SC**



**LEGEND**

- PROPERTY BOUNDARY: +/- 0.58 AC
- ROADS

Long: -79.809657 W  
Lat: 32.881954 N





**Emergency Medical Services**

DAVID ABRAMS, J.D., NREMT-P  
Director

843.202.6700  
Fax: 843.202.6712  
dabrams@charlestoncounty.org  
Lonnie Hamilton, III Public Services Building  
4045 Bridge View Drive, Suite C204  
North Charleston, SC 29405-7464

DATE: September 29, 2023  
TO: Sam Seawell  
RE: Letter of Coordination

Dear Sam:

This is a letter to acknowledge that EMS is in receipt of information about the proposed zoning changes at 1595 Joe Rouse Rd.

We have reviewed the information provided regarding the proposed rezoning. It does not appear this would impact our operations or response to the area.

I wish you the best of success with the project.

Respectfully,

Carl Spike Benton  
Deputy Chief



## County of Charleston, South Carolina

Sheriff Kristin R. Graziano

September 27, 2023

Lowcountry Land Trust  
ATTN: Mr. Sam Seawell  
635 Rutledge Ave  
Charleston, SC 29403  
[sseawell@lowcountrylandtrust.org](mailto:sseawell@lowcountrylandtrust.org)

re: Letter of Coordination

Mr. Seawell,

The Charleston County Sheriff's Office acknowledges your intention to develop property located in the area of 1594 Joe Rouse Road, Mt. Pleasant, South Carolina. This location is currently under the jurisdiction of this agency.

Please understand that *all* law enforcement matters will need to be reported to this agency. This can be accomplished by calling the **Charleston County Consolidated Dispatch Center** at **843-743-7200** or dialing **911 for emergencies**. Additional information can be accessed on our agency website at [www.ccsso.charlestoncounty.org](http://www.ccsso.charlestoncounty.org).

If you have any questions, feel free to contact this office via telephone or by email.

Regards,

A handwritten signature in blue ink, appearing to read "John Jacobik", with a stylized flourish at the end.

Major John Jacobik  
Charleston County Sheriffs Office  
3691 Leeds Avenue  
N. Charleston, SC 29405  
843-554-2443 - Office  
[jjacobik@charlestoncounty.org](mailto:jjacobik@charlestoncounty.org)

---

#### Administrative Office

3691 Leeds Avenue  
N. Charleston, SC 29405  
~ Sheriff ~  
Voice (843) 554-2230  
Fax (843) 554-2243

#### Law Enforcement Division

3691 Leeds Avenue  
N. Charleston, SC 29405  
~ Patrol ~  
Voice (843) 202-1700  
Fax (843) 554-2234

#### Detention Center

3841 Leeds Avenue  
N. Charleston, SC 29405  
Voice (843) 529-7300  
Fax (843) 529-7406

#### Judicial Center

100 Broad Street, Suite 381  
Charleston, SC 29401  
Voice (843) 958-2100  
Fax (843) 958-2128



# Awendaw McClellanville Consolidated Fire Department

*Fire Chief*  
**Shaun R. Gadsden**

**1131 Guerin's Bridge Rd**  
**Awendaw, SC, 29429**  
**(843)856-1617**



10/10/2023

Sam Seawell  
Lowcountry Land Trust

Mr. Seawell,

The Awendaw McClellanville Fire District is in receipt of your request for a letter of coordination for project to protect the 17<sup>th</sup> Century tomb located at TMS #583-00-00-016, in the Phillips Community, Highway 17 SC 29466. We also acknowledge that your organization is involved in the planning of this parcel. Any emergency needs at the site shall be addressed by dialing 911.

The site plan is preliminarily approved based on provided documents. Appropriate codes regarding fire apparatus access and fire department locations are based on the 2018 International Fire Code and final approval by the Awendaw McClellanville Fire District.

While this letter serves as an acknowledgement of the proposed development only, further site plan review and onsite inspection will be required as final plans are further developed. Additionally, applicable code compliance will be based on the type and use of the structure, including the location of fire hydrants and fire department access points. Inspections of the facility area will be required during construction and annually after the certificate of occupancy is approved. A final report will be provided for your reference after each inspection.

Regards,

DocuSigned by:

*Shaun Gadsden*

Shaun R. Gadsden

Fire Chief

Awendaw McClellanville Fire District



South Carolina  
Department of Transportation

October 9, 2023

Sam Seawell

SC-Highway 41

Charleston County, SC

**Re: Subdivision TMS No. 583-00-00-016 Located on SC-Highway #41**

To whom it may concern:

This letter is to inform you that we have reviewed the surveyed plat submitted, dated May 30, 2023, for coordination at your request with Charleston County Zoning and Land Development. The subject plat referenced a proposed subdivision of TMS Number 583-00-00-016, an approximately 0.58 acre site creating Cut Out Area and Remaining Lot Area. All pertinent personnel at SCDOT have reviewed the proposed subdivision and agree that it is feasible in concept. When Developed the access to the Property will be from SC-Highway #41.

Our knowledge of this subdivision is that no changes in use of the property are being proposed, nor will any construction activity be performed in the SCDOT right of way. Therefore, an encroachment permit is not required at this time. However, know that at such a time when the newly created properties will be developed, a new driveway will be necessary and a permit package shall be submitted to the SCDOT for review.

If it is the intent of the owner(s) to improve, relocate, or modify any existing driveways now or in the future or to construct an additional driveway then an encroachment permit package must be submitted for review. Also, any future subdivision of any parcel will necessitate an encroachment permit and Department review as well. All encroachment permits must meet the requirements set forth in the Access and Roadside Management Standards (ARMS) Manual. A copy of the ARMS Manual can be found at: [www.scdot.org/doing/trafficengineering.shtml#access Roadside](http://www.scdot.org/doing/trafficengineering.shtml#access_Roadside)

Thank you for your cooperation and if you have any questions concerning this issue, please feel free to contact me.

**Wayne E. Clark**

Assistant Resident Maintenance Engineer SCDOT- District 6  
(843) 745-7454  
clarkwe@scdot.org

cc: File/Charleston Maintenance



Steven L. Thigpen, P. E.  
Director of Public Works

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Lonnie Hamilton III Public Services Building  
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December 7, 2023

A.H. Schwacke & Associates  
P.O. Box 13077  
Charleston, SC 29422

RE: LOT SUBDIVISION  
TMS # 583-00-00-016

Dear Mr. Pennington,

This letter acknowledges and states the following regarding TMS # 583-00-00-016:

- You have notified Charleston County Public Works regarding your intent to subdivide parcel TMS # 583-00-00-016
- This letter represents sufficient coordination with the Public Works Department to continue the subdivision process for the property.
- This coordination letter does not represent a technical or comprehensive review or approval for this subdivision.

Please continue to submit documentation directly to the County Zoning and Planning Department other than specific encroachment permit applications for County right-of-way. These applications should be provided to the Public Works Department to the attention of Mr. Joshua Tronnier at the address listed above.

Sincerely,

Wesley Linker, P.E.  
Technical Programs Manager

cc: Tamara Avery - Charleston County Planning Department