



Public Hearing Agenda
August 13, 2024 at 6:30 PM
4045 Bridge View Drive, North Charleston, SC 29405

- 1 PUBLIC HEARING NOTICES**
 - 1A Financial Incentives for GHP Main LLC**
 - 1B ZREZ-01-23-00143 (Hamlin Acres Planned Development)**

NOTICE OF PUBLIC HEARING

A public hearing will be held by the County Council of Charleston County (the Council) before final approval of an ordinance authorizing the execution and delivery of a special source credit agreement by and between Charleston County and GHP Main LLC, including any related or affiliated entities and any sponsor affiliates, whereby Charleston County will enter into a special source credit arrangement with the company; providing for the allocation of fees-in-lieu of taxes payable under the agreement for development for a joint county industrial park with Colleton County; and other matters relating thereto.

The hearing will be held in the Council Chambers, on the second floor of the Lonnie Hamilton, III Public Services Building, located at 4045 Bridge View Drive, North Charleston, South Carolina, beginning at 6:30 p.m. on August 13, 2024, or, on the same date, at such other time thereafter as Council may announce. At the time and place fixed for this public hearing, all taxpayers, residents or other interested persons who appear will be given an opportunity to express their views for or against the matters contemplated by the Ordinance. Any persons wishing to submit written comments may submit them to public-comments@charlestoncounty.org no later than 12:00 PM on August 13, 2024.

Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING Tuesday, August 13, 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, August 13, 2024, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405). The meeting will be livestreamed at: <https://www.charlestoncounty.org/departments/county-council/cctv.php>. Public comments may be made in person or sent to the specific case email address listed below by 5:00 PM on Friday, August 9, 2024. Packet information and additional ways to provide comments can be found online at: <https://engage.charlestoncounty.org>. Contact the Zoning and Planning Department at (843)202-7200 for additional information.

- a. ZREZ-01-23-00143: Request to rezone TMS 577-00-00-022, -024, and -025 from the Special Management (S-3) Zoning District to the Hamlin Acres Planned Development (PD-186) to allow for a residential subdivision containing 41 lots with flexible sizes and standards. Email: ZREZ00143@publicinput.com

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-01-23-00143: Case History

Planning Commission: July 8, 2024
Public Hearing: August 13, 2024
Planning and Public Works Committee: September 5, 2024
First Reading: September 10, 2024
Second Reading: September 24, 2024
Third Reading: October 15, 2024

CASE INFORMATION

Applicant: Nova Development Group, LLC

Parcel Identification, Addresses, and Property Owners:

- TMS # 577-00-00-022, 1441 Hamlin Road: Nova Development Group, LLC;
- TMS # 577-00-00-024, 1478 and 1479 Hamlin Road: Scipio DeVeaux; and
- TMS # 577-00-00-025, 1484 Hamlin Road: Estate of Fred Furman.

Location: East Cooper

Application: Request to rezone TMS #s 577-00-00-022, -024, and -025 from the Special Management (S-3) Zoning District to the Hamlin Acres Planned Development (PD-186) to allow for a residential subdivision containing 41 lots with flexible lot sizes and standards.

Council District: 2 (Kobrovsky)

Total Project Size: 13.51 acres (12.53 acres highland; 0.98 acres freshwater wetlands)

Zoning History: Prior to 2001, the subject properties were zoned Agricultural-Residential (AR) but upon the adoption of the Zoning and Land Development Regulations Ordinance in November 2001, the subject properties were zoned Rural Residential (RR-1). In 2006, RR-1 was changed to the Special Management (S-3) Zoning District and the subject properties have remained S-3 since that time.

Several rezoning and subdivision pre-application meetings have been held regarding development of the individual properties included in this request. In 2018, a subdivision application was received to combine parcel numbers 577-00-00-099 and 577-00-00-024 to create one parcel. In 2018, a Minor Subdivision application proposing 10 lots was submitted for parcel TMS # 577-00-00-022 and in 2022, and an application was submitted proposing a subdivision of 18 lots for TMS #s 577-00-00-024 and -025, but neither application moved forward.

The applicant submitted the first draft Planned Development (PD) for staff review in February 2018. At the applicant's request, two Conceptual PD Development Plan Presentations were held, the first at the February 10, 2020 Planning Commission workshop and the second at the June 14, 2021 Planning Commission workshop. Between February 2018 and June 2024, the applicant submitted approximately ten additional drafts of the proposed PD for staff review. The proposed PD guidelines are outlined below.

Overview of Proposed PD Guidelines:

- Maximum of 41 Single-Family Detached Dwelling Units (maximum density of 3.04 units/acre, including freshwater wetlands);
- Minimum of 30% of the project area to be preserved for open space, which may contain stormwater ponds, wetlands, HOA greenspace, recreation structures, passive parks, playgrounds, swimming pools, an amenity center, sidewalks, and trails;
- Density/Intensity and Dimensional Standards as follows:

	Current S-3	Proposed PD-186
Maximum Density	3 DU/acre (not including freshwater wetlands)	3.04 DU/acre (maximum 41 units); includes freshwater wetlands
Minimum Lot Area	12,500 square feet (if water or sewer is available)	5,500 square feet
Minimum Lot Width	70 ft with public water and public sewer; 80 ft without public water and/or public sewer	50 ft
Hamlin Road Setback	35 ft	35 ft
Front Setback	25 ft	20 ft (Primary & Accessory Structures)
Side Setback	15 ft	5 ft (Primary & Accessory Structures)
Rear Setback*	25 ft	10 ft (Primary) & 5 ft (Accessory)
Max. Impervious Lot Coverage	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
Max. Height	35 ft	35 ft
Max. Primary Building Footprint Size	No requirement other than impervious lot coverage	2,750 square feet

- Water and sewage to be provided by Mount Pleasant Waterworks;
- Lots 1-32 are proposed to have a 40' right-of-way that will be owned and maintained by an HOA or offered for acceptance into the public road system and lots 33-41 are proposed to access via a 20' ingress/egress easement that will be maintained by an HOA. Neither the right-of-way nor the easement complies with the requirements of the Charleston County Road and Drainage Construction Standards;
- A Home Owner's Association (HOA) Board of Directors will be created to own, manage, and maintain the residential private roads and private sidewalks, open space, stormwater system and amenity features;
- The ZLDR requirements for architecture, signs, parking, and tree protection shall apply; and
- The applicant submitted a traffic study, which states: "With construction of the project, all the study intersections should continue to function adequately, no changes are recommended."

Adjacent Zoning: All of the subject properties are undeveloped. Adjacent parcels are within unincorporated Charleston County and primarily zoned Special Management (S-3) with Single-Family Detached Residences, Manufactured Housing Units or are vacant. The adjacent parcel to the south of parcels 577-00-00-022 and -024 is zoned Agricultural Preservation (AG-10) and contains agricultural uses.

Municipalities Notified/Response: Town of Awendaw, Town of Kiawah Island, Town of McClellanville, Town of Mount Pleasant, City of Isle of Palms, City of North Charleston, and Town of Sullivans Island were notified of this request. Any 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;

Applicant's Response: "This Planned Development complies with the standards contained in Article 4 of the ZLDR, except the PD does not comply with all dimensional standards of S-3. The PD complies with the intent of this section."

Staff Response: The proposed PD does not comply with the standards of the Planned Development Zoning District article as follows:

- The application proposes a higher density than allowed in the S-3 zoning district. ZLDR Sec. 4.2.1, Density, states “Density refers to the number of Principal Dwelling Units per unit of land area. Density is calculated by dividing the number of Principal Dwelling Units on a site by the gross area (in acres) of Highland of the site on which the Dwelling Units are located. Freshwater Wetlands and OCRM Critical Line Area shall not be used to calculate Density.” The maximum allowed density in the S-3 zoning district is 3 dwelling units per acre, not including freshwater wetlands. However, the applicant proposes a density of 3.04 dwelling units per acre including freshwater wetlands.
- ZLDR Sec. 4.25.5.B.5 states that the dimensional standards of the S-3 zoning district cannot be altered through a Planned Development. Dimensional standards include minimum lot area, minimum lot width, minimum lot width average, minimum setbacks, OCRM setbacks/buffers, maximum impervious surface coverage, and maximum height as shown in Table 4.11.3, S-3 Density/Intensity and Dimensional Standards. The application proposes smaller minimum lot sizes, minimum setbacks, and minimum lot widths than allowed in the S-3 zoning district.
- The private roads do not comply with ZLDR App. A, Sec. A.2.3, including A.2.3.B, which states “The landowner/Developer shall determine the location(s) of Private Rights-of-Way to be provided. The Roadway and drainage system shall, at a minimum, be designed to comply with the Secondary County Road Standards described in Article A.3.4, Secondary County Road Standards, provided that all private Rights-of-Way comply with all other applicable requirements of this Ordinance. The landowner/Developer shall secure the necessary licensed, professional personnel to prepare designs, obtain required approvals and permits, and oversee construction.” The application includes a 40’ right-of-way for lots 1-32, which does not comply with the Secondary County Road Standards (minimum 50’ right-of-way width to provide for drainage, pavement/rock travel way, shoulders, signage, trees, and utilities; minimum 22’ travel way; etc.).
- The ingress/egress easement does not comply with ZLDR App. A, Sec. A.2.2, including A.2.2.A, which states “When the total number of Lots utilizing an ingress/egress Easement for access exceeds four pursuant to a Subdivision Plat application submitted after (Date of adoption of this Ordinance), the landowner/Developer of the property being Subdivided shall, at a minimum, be required to upgrade the existing ingress/egress Easement to comply with the Secondary County Road Standards contained Sec. A.3.4, Secondary County Road Standards, from its point of connection to a standard public road.” The application includes a 20’ ingress/egress easement for nine lots (lots 33-41), which does not comply with the Secondary County Road Standards (minimum 50’ right-of-way width to provide for drainage, pavement/rock travel way, shoulders, signage, trees, and utilities; minimum 22’ travel way; etc.).

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

Applicant’s Response: “The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents since the property will preserve the natural resources, such as large trees and wetlands, while providing for the expansion and growth of Charleston County.”

Staff Response: The subject parcels are recommended for the Urban/Suburban Cultural Community Protection Future Land Use Category in the *Comprehensive Plan*, which states “the communities in this designation are located in the Urban/Suburban Area and are characterized by low density single-family residential development, limited commercial activity, and some agricultural uses” and “Future development should be compatible with the existing land uses and development patterns and the residential density should be a maximum of four dwellings per acre.” Surrounding parcels are zoned Special management (S-3) and contain Single-Family Residences or Manufactured Homes on larger lot sizes, which aligns with the *Comprehensive Plan*’s characterization of the Low-Density Single-Family residential development of the area. The proposed development’s smaller lot sizes and increased density does not align with the existing development patterns of the parcels along Hamlin

Road. Therefore, the request is inconsistent with the Comprehensive Plan Future Land Use Recommendation.

- 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.

Applicant's Response: "The County and other agencies will be able to provide necessary public services, facilities, and programs to serve this development at the time it is developed. Please see Exhibit I for Letters of Coordination from various public service providers in support of this development."

Staff Response: The applicant has submitted letters of coordination from service providers indicating that the necessary public services, facilities, and programs will be provided to the development. The letters of coordination from EMS, Fire Department, CCSO, and the power company are more than six months old.

STAFF RECOMMENDATION:

As noted above, the approval criteria have not been met. Therefore, staff recommends disapproval.

Should the requested Planned Development be approved, Staff recommends the following conditions:

Planned Development Documents:

- Include a statement that viable turnarounds for all rights-of-way and easements will be provided in compliance with the requirements of the ZLDR in effect at the time of subsequent application submittal.
- Include a statement that where provisions of the PD are in conflict with each other, the most restrictive requirement shall apply.

Appendices:

- Provide updated letters of coordination from EMS, Fire Department, CCSO, and power company as part of the subsequent subdivision application submittal (in addition to all other letters of coordination required for subdivision applications).
- Show the required 10' Type A buffer on all plans for lots 33-41.
- Show the location and acreage of freshwater wetlands to be filled on the wetland plan as part of the subsequent subdivision application submittal.

PLANNING COMMISSION MEETING: July 8, 2024

Recommendation: Disapproval, 7-0-1 (Commissioner Logan Davis recused himself from the case).

Speakers: The applicant's representative, Chris Donato, spoke in support of the request, and eight (8) individuals spoke in opposition to the request.

Public Input: Thirty-one (31) comments in opposition to the request and three (3) general comments were received. Also, a petition stating, *“PROTECT HAMLIN for overgrowth! Follow the guidelines of the comprehensive plan. DO NOT REZONE TMS # 5770000021, 5770000022, 5770000024, 5770000025, or any other properties in The Hamlin Beach Community from S-3 . S-3 Zoning ... 12,500 sf lots 3 units per acre Full Transparency of project (cost and style of houses, water, and sewer plans etc.)”* and *“We, the undersigned, are concerned landowners and citizens who urge our elected leaders to help protect and save the Settlement Communities in Charleston County from over development”* with 268 signatures was received.

Notifications: 327 notifications were sent to property owners within 300 feet of the subject parcels and those on the East Cooper, Settlement Area, Historic Preservation, and Settlement Commission Interested Parties Lists on June 21, 2024. Additionally, this request was noticed in the *Post & Courier* on June 21, 2024.

PUBLIC HEARING: AUGUST 13, 2024

Notifications: 327 notifications were sent to property owners within 300 feet of the subject parcels and those on the East Cooper, Settlement Area, Historic Preservation, and Settlement Commission Interested Parties Lists on July 26, 2024. Signs posted on July 26, 2024. Additionally, this request was noticed in the *Post & Courier* on July 26, 2024.



Charleston County Zoning Map Amendment Request

Planning Commission: July 8, 2024

Public Hearing: August 13, 2024

Planning and Public Works Committee: September 5, 2024

First Reading: September 10, 2024

Second Reading: September 24, 2024

Third Reading: October 15, 2024

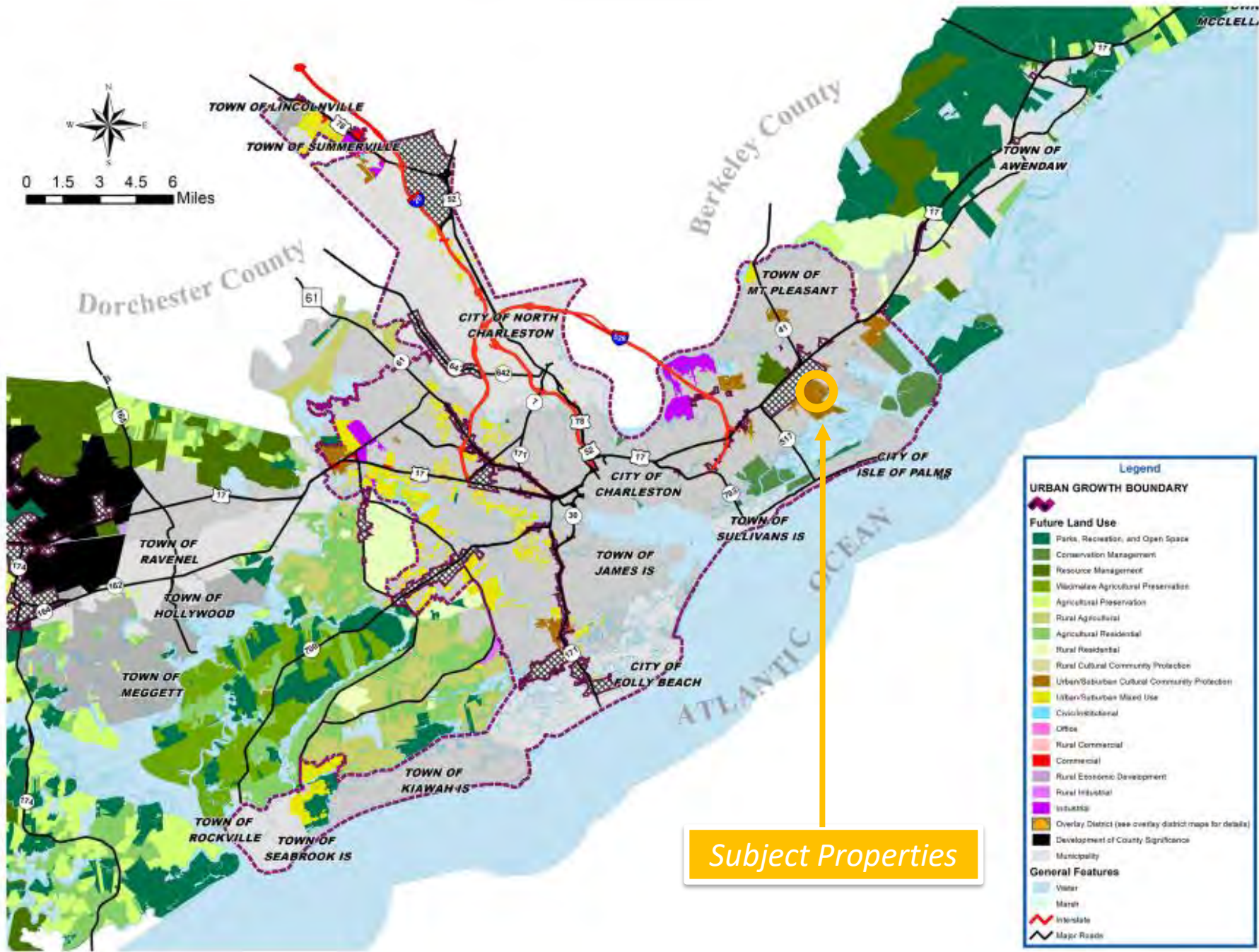
ZREZ-01-23-00143

Request to rezone TMS #s 577-00-00-022, -024, and -025 from the Special Management (S-3) Zoning District to the Hamlin Acres Planned Development (PD-186) for a residential subdivision containing 41 lots with flexible lot sizes and standards).

- East Cooper Area: 1441, 1478, 1479, & 1484 Hamlin Road
- Parcel I.D.: 577-00-00-022, -024, and -025
- Owners: Nova Development Group, LLC; Scipio Dveaux; and Estate of Fred Furman
- Applicant: Nova Development Group, LLC
- Property Size: 13.51 Acres (12.53 Highland Acres; 0.98 Acres of Freshwater Wetlands)
- Council District: 2 (Kobrovsky)

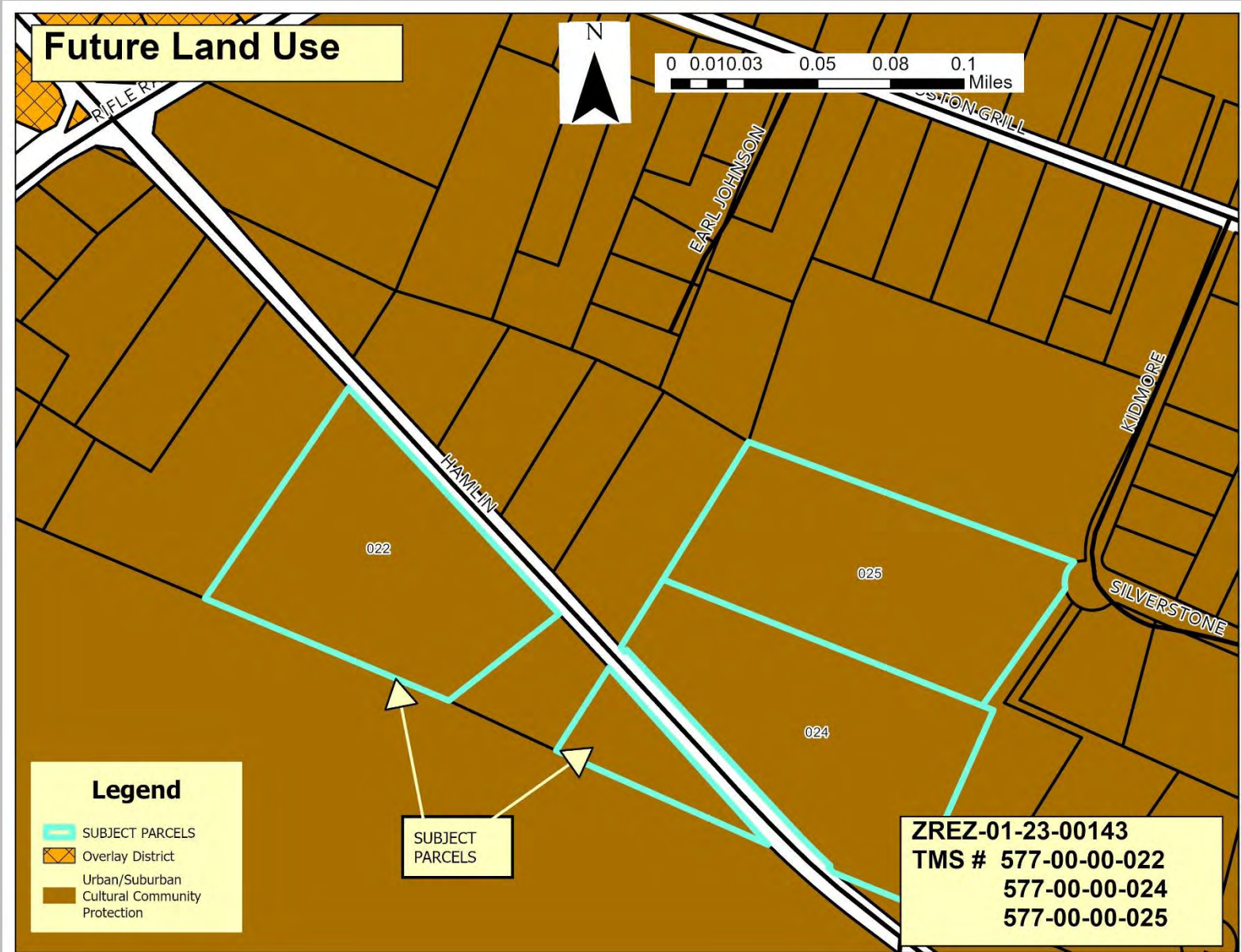
Zoning History

- Prior to 2001, the subject properties were zoned Agricultural-Residential (AR), but upon adoption of the ZLDR in November 2001, the subject properties were zoned Rural Residential (RR-1).
- In 2006, RR-1 was changed to the Special Management (S-3) Zoning District and the subject properties have remained S-3 since that time.
- In 2018, a Minor Subdivision application proposing 10 lots was submitted for parcel TMS # 577-00-00-022 and in 2022, and an application proposing a subdivision of 18 lots for TMS #s 577-00-00-024 and -025 was submitted, but neither application moved forward.
- The applicant submitted the first draft Planned Development (PD) for staff review in February 2018. At the applicant's request, two Conceptual PD Development Plan Presentations were held, the first at the February 10, 2020 Planning Commission workshop and the second at the June 14, 2021 Planning Commission workshop.
- Between February 2018 and June 2024, the applicant submitted approximately ten additional drafts of the proposed PD for staff review.

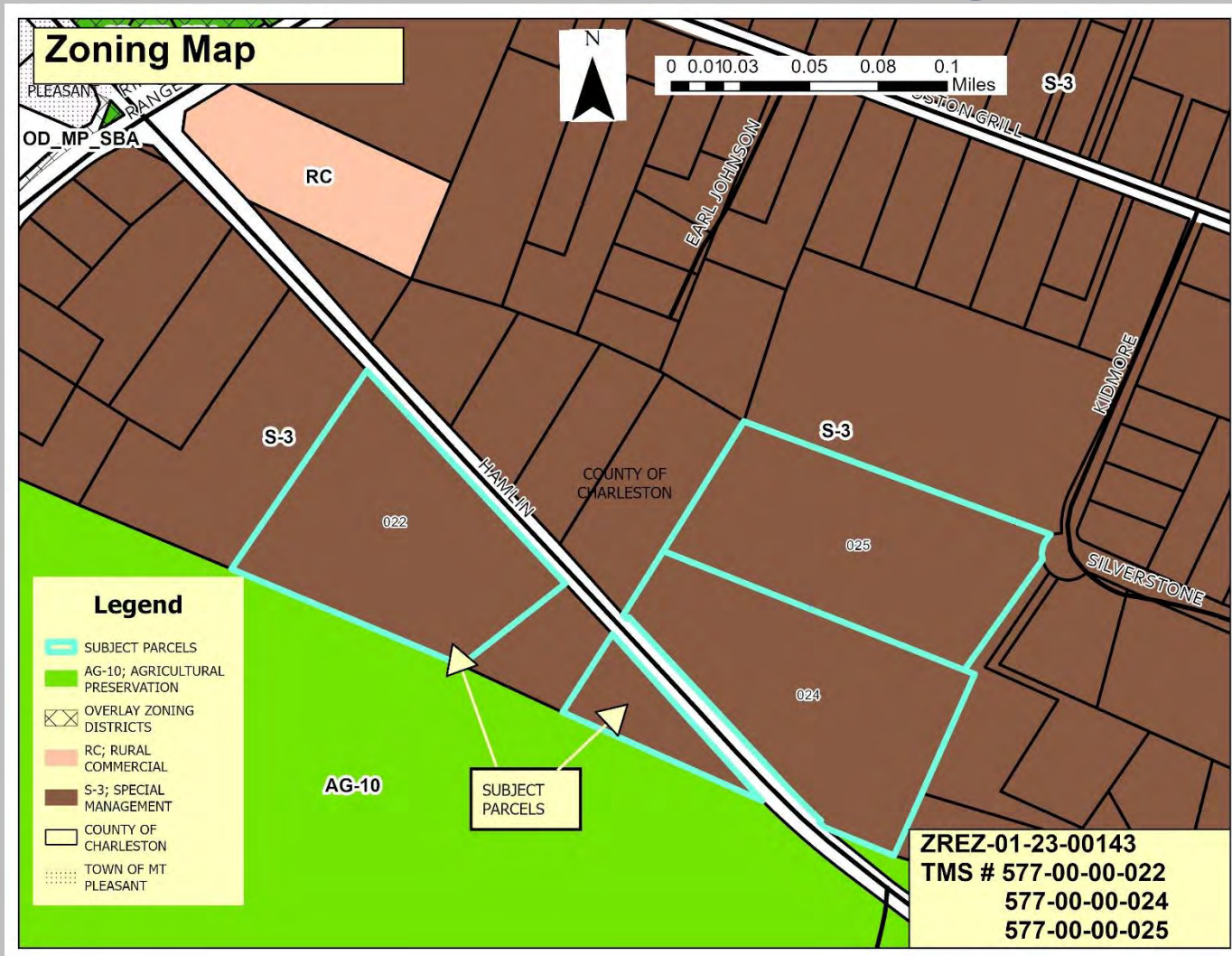


Subject Properties

Future Land Use

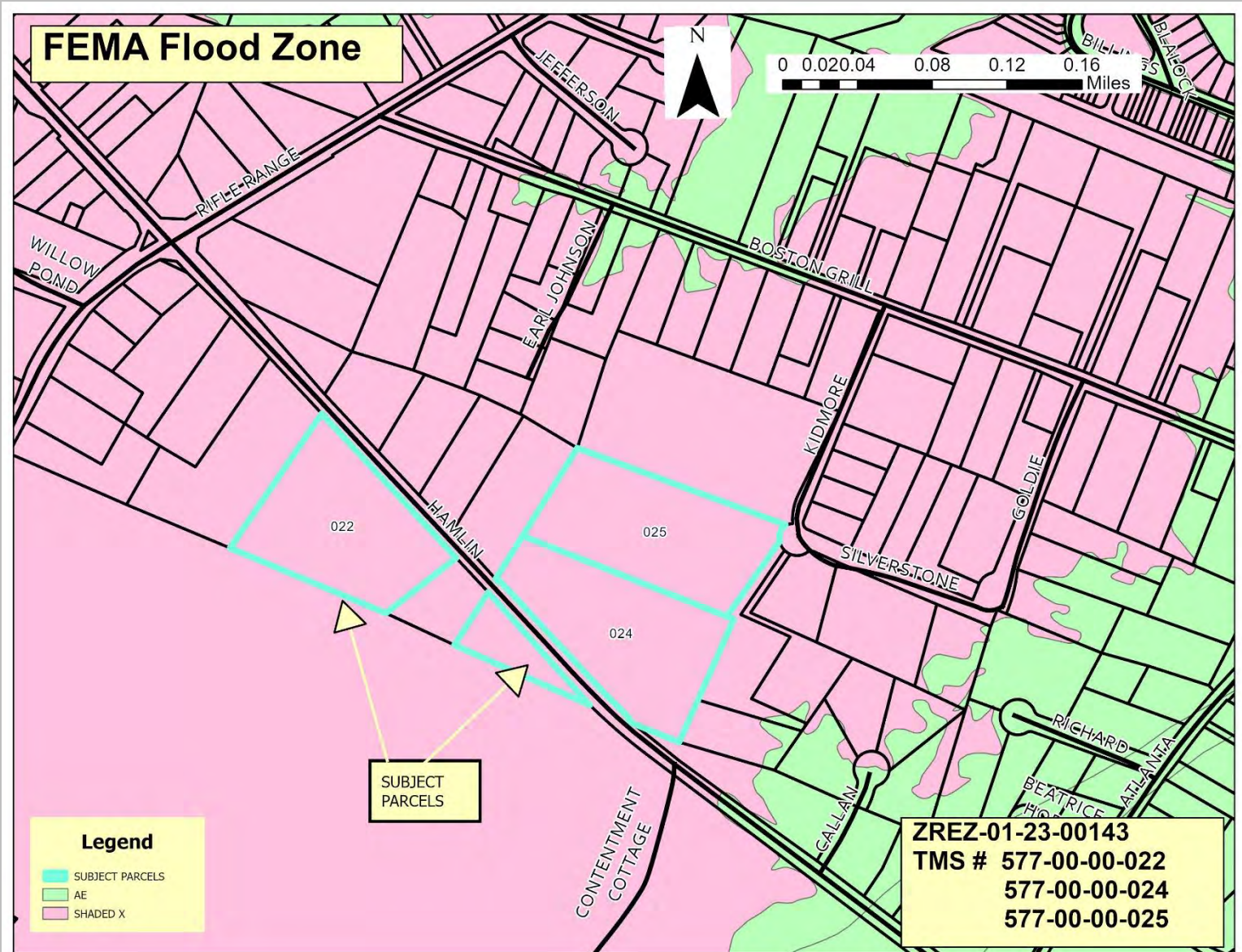


Current Zoning



All of the subject properties are undeveloped. Adjacent parcels are within unincorporated Charleston County and primarily zoned Special Management (S-3) with Single-Family Detached Residences, manufactured Housing Units or are vacant. The adjacent parcel to the south of parcels 577-00-00-022 and -024 is zoned Agricultural Preservation (AG-10) and contains agricultural uses.

FEMA Flood Zone



Aerial View to the North



Subject Properties

Aerial View to the South



Subject Properties

Site Photos



1 – Subject Property
TMS 577-00-00-022



2 –Subject Property
TMS 577-00-00-025

Site Photos



**3 – Subject Property
TMS 577-00-00-024**



**4 – Subject Property
TMS 577-00-00-024**

Site Photos



**5 – Across Hamlin Road
TMS 577-00-00-290**



**6 – Adjacent Parcel
TMS 577-00-00-058**

Comparison of Land Uses

	S-3 (Current Zoning)	Proposed PD-186 (Requested Zoning)
<p>Allowed Land Uses Include</p> <p>C = Allowed with conditions</p> <p>S = Special Exception approval by the BZA required</p>	<ul style="list-style-type: none"> -Allows for 3 Dwelling Units per acre (<i>not including freshwater wetlands</i>) - Single-Family Dwelling Unit -Manufactured Housing Unit (C) -Duplex, Triplex, and Fourplex (S) -Horticultural Production -Library or Archive -Community Recreation -Animal and Insect Production (C) -Agricultural Processing (S) -Catering Service (S) -Medical Office (S) 	<ul style="list-style-type: none"> -Allows for 3.04 Dwelling Units per acre (<i>maximum 41 units; includes freshwater wetlands</i>) -Single-Family Detached Dwelling Units -Accessory Structures on Residential Lots -Home Occupations -Special Events -Passive Parks -Swimming Pools -Playground -Amenity Center <p><u>Uses Not Permitted:</u></p> <ul style="list-style-type: none"> -Accessory Dwelling Units -Short Term Rentals -Temporary Uses and Structures <p>* A letter from the HOA stating approval of proposed development and land uses is required as part of every permit/approval application.</p>

Comparison of Dimensional Standards

	S-3	Proposed PD 186
Maximum Density	3 DU/acre (not including freshwater wetlands)	3.04 DU/acre (maximum 41 units; includes freshwater wetlands)
Minimum Lot Area	12,500 square feet (if water or sewer is available)	5,500 square feet
Minimum Lot Width	70 ft with public water and public sewer; 80 ft without public water and/or sewer	50 ft
Hamlin Road Setback	35 ft	35 ft
Front Setback	25 ft	20 ft (Primary & Accessory Structures)
Side Setback	15 ft	5 ft (Primary & Accessory Structures)
Rear Setback	25 ft	10 ft (Primary) & 5ft (Accessory)
Max. Impervious Lot Coverage	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
Max. Height	35 ft	35 ft
Max. Primary Building Footprint Size	No requirement other than impervious lot coverage	2,750 square ft

Overview of Requested PD Guidelines

- Maximum of 41 Single-Family Detached Dwelling Units (maximum density of 3.04 units/acre, including freshwater wetlands);
- Minimum of 30% of the project area to be preserved for open space, which may contain stormwater ponds, wetlands, HOA greenspace, recreation, structures, passive parks, playgrounds, swimming pools, an amenity center, sidewalks, and trails;
- Water and sewage to be provided by Mount Pleasant Waterworks.
- Lots 1-32 are proposed to have a 40' right-of-way that will be owned and maintained by an HOA or offered for acceptance into the public road system;
- Lots 33-41 are proposed to access via a 20' ingress/egress easement that will be maintained by an HOA;
- Neither the right-of-way nor the easement complies with the requirements of the Charleston County Road and Drainage Construction Standards.

Overview of Requested PD Guidelines Cont.

- A Home Owner's Association (HOA) Board of Directors will be created to own, manage , and maintain the residential private roads and private sidewalks, open space, stormwater system and amenity features.
- Water and sewage to be provided by Mount Pleasant Waterworks.
- The ZLDR requirements for architecture, signs, parking, and tree protection shall apply.
- The applicant submitted a traffic study, which states “With construction of the project, all the study intersections should continue to function adequately, no changes are recommended.”

Approval Criteria—Section 4.25.8.J

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;

Applicant’s Response: “This Planned Development complies with the standards contained in Article 4 of the ZLDR, except the PD does not comply will all dimensional standards of S-3. The PD complies with the intent of this section.”

Staff Response: The proposed PD does not comply with the standards of the Planned Development Zoning District article as follows:

- *The application proposes a higher density than allowed in the S-3 zoning district. ZLDR Sec. 4.2.1, Density, states “Density refers to the number of Principal Dwelling Units per unit of land area. Density is calculated by dividing the number of Principal Dwelling Units on a site by the gross area (in acres) of Highland of the site on which the Dwelling Units are located. Freshwater Wetlands and OCRM Critical Line Area shall not be used to calculate Density.” The maximum allowed density in the S-3 zoning district is 3 dwelling units per acre, not including freshwater wetlands. However, the applicant proposes a density of 3.04 dwelling units per acre including freshwater wetlands.*

- *ZLDR Sec. 4.25.5.B.5 states that the dimensional standards of the S-3 zoning district cannot be altered through a Planned Development. Dimensional standards include minimum lot area, minimum lot width, minimum lot width average, minimum setbacks, OCRM setbacks/buffers, maximum impervious surface coverage, maximum height as shown in Table 4.11.3, S-3 Density/Intensity and Dimensional Standards. The application proposes smaller minimum lot sizes, minimum setbacks, and minimum lot widths than allowed in the S-3 zoning district.*

Approval Criteria—Section 4.25.8.J

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 Continued:

- *The private roads do not comply with ZLDR App. A, Sec. A.2.3, including A.2.3.B, which states “The landowner/Developer shall determine the location(s) of Private Rights-of-Way to be provided. The Roadway and drainage system shall, at a minimum, be designed to comply with the Secondary County Road Standards described in Article A.3.4, Secondary County Road Standards, provided that all private Rights-of-Way comply with all other applicable requirements of this Ordinance. The landowner/Developer shall secure the necessary licensed, professional personnel to prepare designs, obtain required approvals and permits, and oversee construction.” The application includes a 40’ right-of-way for lots 1-32, which does not comply with the Secondary County Road Standards (minimum 50’ right-of-way width to provide for drainage, pavement/rock travel way, shoulders, signage, trees, and utilities; minimum 22’ travel way; etc.).*

Approval Criteria—Section 4.25.8.J

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 Continued:

- *The ingress/egress easement does not comply with ZLDR App. A, Sec. A.2.2, including A.2.2.A, which states “When the total number of Lots utilizing an ingress/egress Easement for access exceeds four pursuant to a Subdivision Plat application submitted after (Date of adoption of this Ordinance), the landowner/Developer of the property being Subdivided shall, at a minimum, be required to upgrade the existing ingress/egress Easement to comply with the Secondary County Road Standards contained Sec. A.3.4, Secondary County Road Standards, from its point of connection to a standard public road.” The application includes a 20’ ingress/egress easement for nine lots (lots 33-41), which does not comply with the Secondary County Road Standards (minimum 50’ right-of-way width to provide for drainage, pavement/rock travel way, shoulders, signage, trees, and utilities; minimum 22’ travel way; etc.).*

Approval Criteria—Section 4.25.8.J

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:”:

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

Applicant’s Response: *“The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents since the property will preserve the natural resources, such as large trees and wetlands, while providing for the expansion and growth of Charleston County.”*

Staff Response: *The subject parcels are recommended for the Urban/Suburban Cultural Community Protection Future Land Use Category in the Comprehensive Plan, which states “the communities in this designation are located in the Urban/Suburban Area and are characterized by low density single-family residential development, limited commercial activity, and some agricultural uses” and “Future development should be compatible with the existing land uses and development patterns and the residential density should be a maximum of four dwellings per acre.” Surrounding parcels are zoned Special management (S-3) and contain Single-Family Residences or Manufactured Homes on larger lot sizes which aligns with the Comprehensive Plan’s characterization of the Low-Density Single-Family residential development of the area. The proposed development’s smaller lot sizes and increased density does not align with the existing development patterns of the parcels along Hamlin Road. Therefore, the request is inconsistent with the Comprehensive Plan Future Land Use Recommendation.*

Approval Criteria—Section 4.25.8.J

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:”

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.

Applicant’s Response: “The County and other agencies will be able to provide necessary public services, facilities, and programs to serve this development at the time it is developed. Please see Exhibit I for Letters of Coordination from various public service providers in support of this development.”

Staff Response: The applicant has submitted letters of coordination from service providers indicating that the necessary public services, facilities, and programs will be provided to the development. The letters of coordination from EMS, Fire Department, CCSO, and the power company are more than six months old.

Planning Commission and Staff Recommendation

Staff Recommendation:

The approval criteria have not been met. Therefore, Staff recommends disapproval.

July 8th Planning Commission Recommendation:

Disapproval, 7-0-1 (Commissioner Logan Davis abstained).

Should the requested Planned Development be approved, Staff recommends the following conditions:

Planned Development Documents:

- Include a statement that viable turnarounds for all rights-of-way and easements will be provided in compliance with the requirements of the ZLDR in effect at the time of subsequent application submittal.
- Include a statement that where provisions of the PD are in conflict with each other, the most restrictive requirement shall apply.

Appendices:

- Provide updated letters of coordination from EMS, Fire Department, CCSO, and power company as part of the subsequent subdivision application submittal (in addition to all other letters of coordination required for subdivision applications).
- Show the required 10' Type A buffer on all plans for lots 33-41.
- Show the location and acreage of freshwater wetlands to be filled on the wetland plan as part of the subsequent subdivision application submittal.

Public Input and Speakers

July 8th Planning Commission

Speakers: The applicant's representative spoke in support of the request, and eight (8) individuals spoke in opposition to the request.

Public Input:

- Thirty-one (31) comments in opposition and three (3) general comments.
- A petition stating, *“PROTECT HAMLIN for overgrowth! Follow the guidelines of the comprehensive plan. DO NOT REZONE TMS # 5770000021, 5770000022, 5770000024, 5770000025, or any other properties in The Hamlin Beach Community from S-3 . S-3 Zoning ... 12,500 sf lots 3 units per acre Full Transparency of project (cost and style of houses, water, and sewer plans etc.)”* and *“We, the undersigned, are concerned landowners and citizens who urge our elected leaders to help protect and save the Settlement Communities in Charleston County from over development”* with 268 signatures was received.

Notifications

July 8th Planning Commission Meeting:

- 327 notification letters were sent to individuals on the East Cooper, Settlement Area, Historic Preservation, and Settlement Commission Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on June 21, 2024.
- Additionally, this request was noticed in the Post & Courier on June 21, 2024.

August 13th Public Hearing:

- 327 notification letters were sent to individuals on the East Cooper, Settlement Area, Historic Preservation, and Settlement Commission Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on July 26, 2024.
- Signs posted on July 26, 2024.
- Additionally, this request was noticed in the Post & Courier on July 26, 2024.



1250 Fairmont Avenue (843)224-4264
Mt. Pleasant, SC 29464 Sitecastsc.com

January 27, 2023

Charleston County Planning Commission
4045 Bridge View Drive
North Charleston, SC 29405-7464

HAMLIN ACRES PLANNED DEVELOPMENT

Situated in the affluent community of Mt. Pleasant, Hamlin Acres is a 42-lot neighborhood located at Hamlin Road approx. 300 feet east of its intersection with Rifle Range Road. The subdivision consists of one existing home, a 9-lot cul-de-sac to be installed on the south side of Hamlin Road, and a 30 lot "racetrack" style design on with a single outlet onto the north side of Hamlin Road.

Additionally, the southern site will boast approx. 14.23 acres of open space that will prohibit future development. The northside will also have a 35' buffer that will be wooded thereby setting the subdivision off the road making for a more aesthetically pleasing curb appeal.

As a Planned Development (PD), Hamlin Acres has taken a few liberties to maximize the yield for the total acreage while providing smaller homes on smaller lots that will ultimately be more affordable than larger homes in the area. These smaller footprints will offer both first-time buyers and empty nesters affordable alternatives.

Additionally, as part of the master development, the developer will be bringing sewer and water connections down Hamlin Road from the current dead-end location on Atlanta Drive. In so doing, several existing homeowners will have the opportunity to tie into these new utilities to get good, clean water and sewer. We have been told of the horror stories of poor and failing septic systems all along Hamlin Road and these new lines will clearly benefit the community.

As a PD, we are asking for a relaxation of the strict adherence to the recent changes to road width standards for the county. This request will help get the yield necessary to afford the sewer and water main extensions, allow the lot sizes to be commensurate with other similar developments in the immediate area and still be abundantly sufficient for buses and fire apparatus.

Respectfully,

SITECAST, LLC

Christopher D. Donato, Jr. PE
Principal

SITECAST, LLC
1250 Fairmont Avenue
Mt. Pleasant, SC 29464

(843)224-4264
Sitecastsc.com
cdonato@sitecastsc.com

ZONING CHANGE APPLICATION

CASE 2022-01-23-00143 PD 186



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

PROPERTY INFORMATION

CURRENT DISTRICT S-3 REQUESTED DISTRICT PD-186
 PARCEL ID(S) 577-00-00-022
 CITY/AREA OF COUNTY TOWN OF MOUNT PLEASANT
 STREET ADDRESS 1441 HAMLIN ROAD ACRES 4.06
 DEED RECORDED: BOOK 0926 PAGE 597 DATE 2/17/2021
 PLAT RECORDED: BOOK AE PAGE 105 DATE 3/20/1974 APPROVAL # 01958

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT NOVA DEVELOPMENT GROUP LLC HOME PHONE _____
 MAIL ADDRESS 1124 PARK WEST BLVD WORK PHONE 843-569-3000
 CITY, STATE, ZIP SUITE 101 CELL PHONE _____
MOUNT PLEASANT SC 29406 EMAIL L.PARAGANO@PARAGANO.COM

OWNER (IF OTHER THAN APPLICANT) HOME PHONE _____
 MAIL ADDRESS _____ WORK PHONE _____
 CITY, STATE, ZIP _____ CELL PHONE _____
 EMAIL _____

REPRESENTATIVE (IF OTHER THAN APPLICANT) CHRIS DONATO HOME PHONE _____
 MAIL ADDRESS SITECAST ENGINEERING WORK PHONE _____
 CITY, STATE, ZIP 1250 FAIRMONT AVENUE CELL PHONE 843-224-4264
MOUNT PLEASANT 29464 EMAIL CDONATO@SITECAST.SC.COM

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 HAZARIO L. PARAGANO 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] _____ Date 1/30/2023 Signature of Applicant/ Representative (if other than owner) _____ Date _____
[Signature] _____ Date 4/24/2024 Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received 1202.55 Cash ? Check? # _____ Invoice Number _____

ZONING CHANGE APPLICATION



Zoning/Planning
Department
Lonnle 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 2RE2-01-23-00143 PD 186

PROPERTY INFORMATION

CURRENT DISTRICT S-3 REQUESTED DISTRICT PD-186
 PARCEL ID(S) 577-00-00-024
 CITY/AREA OF COUNTY TOWN OF MOUNT PLEASANT
 STREET ADDRESS ~~1772~~ HAMLIN ROAD 1478+1479 ACRES 5.12
 DEED RECORDED: BOOK E028 PAGE 0A7 DATE 11/1/2008
 PLAT RECORDED: BOOK L18 PAGE 0159 DATE 3/23/2018 APPROVAL # SBE 00746

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT NOVA DEVELOPMENT GROUP LLC HOME PHONE _____
 MAIL ADDRESS 1124 PARK WEST BLVD WORK PHONE 843-569-3000
 CITY, STATE, ZIP SUITE 101 CELL PHONE _____
MOUNT PLEASANT SC 29406 EMAIL L.PARAGANO@PARAGANO.COM

OWNER SCIPIO DEVEAUX HOME PHONE _____
 (IF OTHER THAN APPLICANT) MAIL ADDRESS FORDHAM HILL DRAL WORK PHONE _____
 CITY, STATE, ZIP APT 6A CELL PHONE _____
BRONX NY 10468-4820 EMAIL _____

REPRESENTATIVE CHRIS DONATO HOME PHONE _____
 (IF OTHER THAN APPLICANT) MAIL ADDRESS SITECAST ENGINEERING WORK PHONE _____
 CITY, STATE, ZIP 1250 FAIRMONT AVENUE CELL PHONE 843-224-4264
MOUNT PLEASANT 29404 EMAIL CDONATO@SITECASTSC.COM

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 _____ 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.

Luca M. Teller / 11/3/2023 Signature of Owner(s) Date
Andrew M. Melick / 4/24/24 Signature of Applicant/ Representative (if other than owner) Date
Andrew D. Melick / 4/24/24 Planner's Signature Date
Andrew M. Melick / 4/24/24 Zoning Inspector's Signature Date

OFFICE USE ONLY

Amount Received 1206.55 Cash ? Check? # _____ Invoice Number _____
total

ZONING CHANGE APPLICATION

2023-01-23-
 CASE 00143 PD FOG



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

PROPERTY INFORMATION

CURRENT DISTRICT S-3 REQUESTED DISTRICT PD-186
 PARCEL ID(S) 577-00-00-075
 CITY/AREA OF COUNTY TOWN OF MOUNT PLEASANT
 STREET ADDRESS 474 HAMLIN ROAD 1484 ACRES 5.13 4.33
 DEED RECORDED: BOOK 0173 PAGE 591 DATE 6/9/2009
 PLAT RECORDED: BOOK _____ PAGE _____ DATE _____ APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT NOVA DEVELOPMENT GROUP LLC HOME PHONE _____
 MAIL ADDRESS 1124 PARK WEST BLVD WORK PHONE 843-589-3000
 CITY, STATE, ZIP SUITE 101 CELL PHONE _____
MOUNT PLEASANT SC 29406 EMAIL L.PARAGANO@PARAGANO.COM

OWNER ESTATE OF FRED FURMAN HOME PHONE _____
 (IF OTHER THAN APPLICANT) MAIL ADDRESS 40 ROBBIE GLOVER WORK PHONE _____
 CITY, STATE, ZIP AULENDRON SC 29424 CELL PHONE _____
 EMAIL _____

REPRESENTATIVE CHRIS DONATO HOME PHONE _____
 (IF OTHER THAN APPLICANT) MAIL ADDRESS SITECAST ENGINEERING WORK PHONE _____
 CITY, STATE, ZIP 1250 FAIRMONT AVENUE CELL PHONE 843-224-0164
MOUNT PLEASANT 29464 EMAIL CDONATO@SITECASTSC.COM

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 \$180.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that _____ 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 of Owner(s) _____ Date _____ Signature of Applicant Representative (if other than owner) _____ Date 1/30/2023
 Signature of Planner _____ Date 4/12/2024 Zoning Inspector's Signature _____ Date _____

OFFICE USE ONLY

Amount Received 1202.55 Cash? Check? Invoice Number _____
Total

Hamlin Acres

Planned Development Guidelines

Charleston County, SC
May 23, 2024



OWNED BY:
Nova Development, LLC
1124 Park West Blvd
Mount Pleasant, SC 29466
(843)569-3000

PREPARED BY:
Sitecast, LLC
1250 Fairmont Avenue
Mount Pleasant, SC 29464
(843) 224-4264

Hamlin Acres

Planned Development Guidelines

1. Planned Development Name

Hamlin Acres

2. Statement of Objectives

The subject properties are located off Hamlin Road in the East Cooper/Mount Pleasant area of Charleston County, South Carolina. The proposed development currently contains four parcels of land equaling 13.51 acres. The parcels are currently zoned Special Management 3 (S-3) Zoning District. The intent of this application is to create a Planned Development for the entire 13.51 acre project, giving the developer flexible lot standards.

Current Condition:

4.06 Acres (Zoned S-3)	TMS: 577-00-00-022 (1441 Hamlin Road)
5.12 Acres (Zoned S-3)	TMS: 577-00-00-024 (1478 Hamlin Road)
4.33 Acres (Zoned S-3)	TMS: 577-00-00-025 (N/A)

Proposed Condition:

4.06 Acres (Zoned PD)	TMS: 577-00-00-022 (1441 Hamlin Road)
5.12 Acres (Zoned PD)	TMS: 577-00-00-024 (1478 Hamlin Road)
4.33 Acres (Zoned PD)	TMS: 577-00-00-025 (N/A)

PD Zoned project proposes a maximum of 41 dwelling units on 13.51 acres with a maximum density of 3.04 units/acre. The existing freshwater wetlands are included in the base density calculation. This PD will incorporate significant amounts of open space to comply with ZLDR Sec. 4.25.3 "Intent & Results" to make this PD consistent with the Comprehensive Plan.

3. Intent and Results

The proposed residential use is consistent with the area and meets the objectives of the Charleston County Zoning and Land Development Regulations Section 4.25.9. This application will meet the applicable criteria of Section 4.25.9 by preserving as much of the forest and natural areas as possible, keeping most of the trees on the property, and maintaining a good deal of open space. The Planned Development is also consistent with the intent of the Comprehensive Plan and other adopted policy documents since the property will preserve the natural resources, while providing for the expansion and growth of Charleston County. Charleston County and other agencies may provide necessary public services, facilities, and programs to serve this development at the time it is developed. The property is currently mostly undeveloped parcel with trees.

The intent of the Hamlin Acres subdivision is to create a unique housing development that allows for flexible development standards while maintaining the character and density of the neighboring community.

The proposed development will meet the objectives contained in ZLDR Section 4.25.4, as listed below. A brief description for meeting objective has been provided.

- A. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application

Hamlin Acres

Planned Development Guidelines

- of the standards of this Ordinance that were designated primarily for development on individual lots;
- The Hamlin Acres project will provide a product line and environment not readily available near the project area. The development will create a more affordable housing product, which according to the developer's market studies, is very much needed for potential home buyers in this location.
- B. A greater freedom in selecting the means to provide access, light, open space and design amenities;
- By creating this planned development, there will be an emphasis on creating useable open space and design standards not available through the use of existing zoning ordinances.
- C. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;
- Existing site topography and features allow this site to sensitive to the environment. By utilizing existing site slopes throughout our proposed layout, the design will minimize sizing of storm drainage infrastructure while avoiding fill of onsite wetlands.
- D. A development pattern is in harmony with the applicable goals and strategies of the Comprehensive Plan;
- The Future Use according to the Comprehensive Plan designates this area as Urban/Suburban Cultural Community Protection. This use encourages keeping development within the existing character and density of the property. The proposed development would be in keeping with the Comprehensive Plan.
- E. The permanent preservation of open space, recreation areas and facilities;
- By adaptation of this planned development, a minimum of 30% of the site will be preserved as open space. This open space will be intended for resident use.
- F. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;
- Site design utilizes a network of looped roads with lots on both sides. This allows for utility service to serve both sides of the road, avoiding excess utility extensions. Site design provides a cost efficient approach to developing the lots.
- G. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities;
- The site design has utilized the existing topography, which drains towards the project's stormwater outfall ditch on the easternmost property line. The largest proposed open space surrounds and includes our stormwater pond. Providing our stormwater detention adjacent to this outfall feature is an efficient design and provides a nice feature within the open space. Pond defined as a wet detention pond which will maintain a static water level.
- H. A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.
- The proposed design incorporates road design in which public safety providers will have access. Police, fire & emergency response travel will not be impeded by the proposed design.

Hamlin Acres

Planned Development Guidelines

Additional objectives of the Planned Development include:

- Creating a neighborhood with quality homes that are well thought out and sensitive to surrounding neighbors.
- Creating walkability throughout the development through the use of sidewalks and trails that will connect the residential to the open spaces providing for safety and encouraging outdoor activity.
- Providing meaningful open space that ties together and allows additional buffering from neighbors and is environmentally sensitive.
- Reducing lot sizes and setbacks to create a compact and walkable community and provide flexibility to work around natural site features

Residential Description

The residential portion of the property is made up of 13.51 acres total with approximately 7.74 acres for housing as shown on the Conceptual Site Plan attached as the Appendix 4. The intent is to develop this as single family residential home sites which are being eagerly sought in this area. The development will incorporate residential roads to service the neighborhood, along with open space areas connected with sidewalks and trails around planned storm water ponds. The roads will either be privately owned and maintained by an HOA or offered for acceptance into the public road system (complying with all processes and requirements for such offerings). The intent is to preserve the natural beauty of the land while allowing it to be developed for residential dwellings and an active community positioned in a growing area of the County. The later sections of this document will further outline the preservation, building height restrictions, density, and other restrictions for this development.

Open Space Description

Open Space - Land within or related to a Subdivision or Planned Development that is set aside to conserve natural resource, scenic, cultural, historic, or archeological values, or provide active or passive recreation, or accommodate support facilities related to the Subdivision, and that is restricted from significant Development or intensive use except for approved recreational or support facilities and protected in perpetuity.

The open space for this development was designed to create an active neighborhood that stands apart from others in the area. With 30% of the neighborhood preserved in open space in ponds, wetlands, and HOA green space, there will be a substantial area for residents to enjoy outdoor activities. Playground area with equipment, swimming pool, amenity center picnic structures, passive parks along with sidewalks and trails connecting these areas will provide residents with multiple options for activity without having to leave the development. A minimum of 30% of the subdivision will be left in Open Space.

Hamlin Acres

Planned Development Guidelines

4. Site Information

Total Acreage = 13.51 Acres

Highland Acreage = 12.53

Wetland Acreage = 0.98*

* USACOE Coordination provided in Appendix 15.

5. Proposed Land Uses

Project limited to Single Family Detached Residential homes. Accessory structures on residential lots are as allowed in ZLDR 6.5.3 except as otherwise regulated in this PD document and home occupations shall comply with ZLDR Sec. 6.5.11. The requirements of ZLDR Sec. 6.5.8, Accessory Structures in Residential and Residential Office (RO) Zoning Districts, apply except as otherwise regulated in this PD document. Accessory Dwelling Units (ADU's) are not permitted. Short term rentals are not allowed. Temporary Uses and Structures in ZLDR Section 6.6 are not allowed. Special Event are permitted provided they must comply with ZLDR Section 6.7.

Open Space areas may contain passive recreation, swimming pools, amenity centers, picnic structures and active recreation such as playground equipment and play areas as approved by the HOA.

Subdivision of lots shall comply with ZLDR Chapter 8. Maximum number of residential lots in the proposed Planned Development is 41. A letter from the HOA to Charleston County stating approval of proposed development and land uses is required as part of every permit/approval application.

6. Impact Assessment/Analysis

Based on local agency coordination (see letters of coordination in Appendix), the impact of this development on existing public facilities and services will be minimal. There will be tie-ins to public water and sewer, which will cause a minimal additional demand on these utilities.

Water and sewage will be provided by Mount Pleasant Waterworks. Electricity will be provided by Dominion and shall be services by existing power lines. All new and relocated utility lines will be underground.

Lots 1-32 are planned to have a 40' right of-way roadway system that will be owned and maintained by an HOA or offered for acceptance into the public road system (complying with all processes and requirements for such offerings). Lots 33-41 will have a 20' ingress/egress maintained by an HOA. This is easement will not comply with ZLDR Section A.2.2. Lot 41 will maintain its current residential driveway cut off Hamlin Road. The project will have 3 curb cuts off Hamlin Road in total. All lots within the development, with the exception of Lot 41, shall have access from the internal neighborhood road only; only Lot 41 shall have direct access to Hamlin Road.

The planned development shall comply with all Charleston County Stormwater Ordinances and South Carolina Department of Health and Environmental Control

Hamlin Acres

Planned Development Guidelines

(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 Developer, Developer's Representative, and/or Property Owner's Association shall fund, own, operate, and maintain the stormwater system devices, components, structures, and facilities ensuring the system operates to permitted standards. Any modification to permitted stormwater system components will require Comprehensive Master Stormwater Plan (Stormwater Master Plan) revision, review, and approval by applicable jurisdictional, and permitting agencies. A Covenants For Permanent Maintenance of Stormwater Facilities shall be established by responsible party and recorded at the Registrar of Deeds office."

Applicant will coordinate with SCDOT, Charleston County Public Works, and Charleston County Transportation Development regarding any transportation impacts.

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."

7. Traffic Study

A traffic study is has been completed by the traffic engineer. No improvements to the surrounding infrastructure will be required. The report will be provided to Charleston County. Below has been extracted from the study stating their findings.

The site accesses can function adequately with one ingress and one egress lane. Based on the 2034

Hamlin Acres

Planned Development Guidelines

anticipated build out volumes, auxiliary turn-lanes on Hamlin Road are not warranted at the site accesses. The site accesses should be designed to provide proper sight distances and meet Charleston County design criteria.

With construction of the project, all the study intersections should continue to function adequately; no changes are recommended.

8. Development Schedule

The infrastructure development is scheduled to occur in a single phase. Homes will be built as purchased.

9. Open Space

Open space areas will be provided within the development at various locations that interconnect with each other. Current planned amenities include gazebos, benches, pools, recreational structures, passive parks and trails within the open space areas must comply with the applicable accessory structure requirements of this PD. Lighting would be planned for these areas depending on use and to satisfy both security needs and the possibility of evening use of each. This will be designed to meet all County regulations and will require site plan review. This area will be owned and maintained by the HOA. Open Space use in this community will be limited to the residents within the Planned Development.. HOA letter of approval of the any proposed structure is required to be given to Charleston County as part of the development application submittals.

Proposed sketch plan (Appendix 4) provides two detention ponds, buffer, wetlands & open green space cumulatively producing a total open space shown. Minimum amount of open space shall be 30% of the total site.

Plantings in open space areas will be planned so as to screen between properties and provide a visual barrier. Buffer plantings to meet the Charleston County ZLDR 9.4.4.

Open Space to be owned and maintained by the HOA. Open Space will be dedicated to the HOA at the time of the final plat recording.

10. Streets

The total site frontage is approximately 1,600 linear feet along Hamlin Road. The subdivision is planned to have 40' private or public right-of-ways that will have curb cuts to service the road system off Hamlin Road. Lots 33-41 will access a 20' ingress/egress easement.

Sidewalks will be provided within the project and must comply with the requirements of ZLDR Article 8.9. Sidewalk also will be provided on the 20' ingress/egress easement. Sidewalks will also be provided along Hamlin Road that front this project. Sidewalks will be ADA compliant and provide accessible ramps at intersection of the main driveways onto Hamlin Road.

Hamlin Acres

Planned Development Guidelines

11. Compliance with other regulations

1. Items not specifically addressed with this Planned Development shall comply with the Charleston County Zoning and Land Development Regulations for the S-3 Zoning District requirements of the ZLDR in effect at the time of subsequent development application submittal.
2. The owner/developer shall proceed with the development in accordance with the provisions of these zoning regulations, applicable provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the applicable PD district.
3. Proposed modifications to the approved PD Development Plan shall be processed in accordance with ZLDR Art. 4.25.10.
4. The proposed development complies with the approval criteria contained in Section 4.25.8.J as explained herein:
 - A. This Planned Development complies with the standards contained in Article 4 of the ZLDR, except the PD does not comply will all dimensional standards of S-3. The PD complies with the intent of this section.
 - B. The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents since the property will preserve the natural resources, such as large trees and wetlands, while providing for the expansion and growth of Charleston County.
 - C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve this development at the time it is developed. Please see Exhibit I for Letters of Coordination from the various public service providers in support of this development.

12. Historical and Architectural Survey

Project contains no historical or architectural sites. Please see GIS map of site from the South Carolina Historic Preservation located as Appendix 9.

13. Letters of Coordination

Letters of coordination for required agencies provided in appendix of this document.

14. Dimensional Standards

Density/Intensity and Dimensional Standards	
Maximum Residential Density	3.04 units per acre (<i>Maximum build out for 13.51 Acres = 41 Units</i>)
Minimum Lot Area	5,500 Square Feet
Minimum Lot Width	50 Feet
Minimum Lot Depth	100 Feet

Hamlin Acres

Planned Development Guidelines

Minimum Setbacks*	
Front/Street Side	20 Feet (Primary & Accessory Structures)
Side	5 Feet (Primary & Accessory Structures)
Rear**	10 Feet (Primary) & 5 Feet (Accessory)
Maximum Impervious Lot Coverage	40% of lot or as allowed by the current edition of the Charleston County Stormwater Manual
Maximum Height	35 Feet
Maximum Primary Building Footprint Size	2,750 Square Feet

*Primary & accessory structure setbacks for Residential Lots abutting Hamlin Road are 35' along the Hamlin Road frontage (must comply w/ the right-of-way buffer). All accessory structures shall comply with all setback requirements. This applies directly to Lot 41. Hamlin Road right-of-way buffer is a

35' Type E Buffer.

**Each lot located on the perimeter of the planned development shall maintain the rear yard setback requirements and the buffer requirements stated in ZLDR Sec. 4.25.5C of the adjacent zoning district to the primary residence. There shall be a minimum Type A, 10-foot vegetated buffer, around the perimeter of the property, which may be located on private Lots. In cases of conflict between the perimeter buffer requirement and other buffer and/or Setback requirements stated in this Ordinance or the Planned Development Guidelines, the more restrictive will apply.

- Lots 1-16 shall comply with rear setback and buffer requirements of the S-3 Zoning District (25' rear setback) and not the table above
- Lots 37 & 38 shall comply with the rear setback and buffer requirements of the AG-10 Zoning District (30' rear setback) and not the table above

The existing freshwater wetlands are included in the base density calculation.

15. Architectural Guidelines

The Architectural Guidelines of ZLDR Article 9.5 shall apply to this proposed Planned Development.

16. Lots to Abut Open Space

Project layout was designed to maximize accessibility of residential lots to open space, with approximately (20) lots immediately abutting or adjacent to open space. All proposed lots are within 300' of an HOA open space in order to maximize accessibility and use of these areas.

17. Areas Designated for Future Use

Project to be developed in a single phase, so there are no areas designated for future use in the current project scope. However, if an area is later designated for future use, it shall comply with ZLDR Article 4.25 below:

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

Hamlin Acres

Planned Development Guidelines

18. Signs

Signage for the subdivision will be compliant with the Charleston County ZLDR Article 9.8 and shall be monument style and landscape lit (no internal lighting).

19. Parking

Except for as noted parking is to be provided per the Charleston County Zoning Ordinance current standards at the time of development.

- 2 spaces per unit (*Off-street*)

Note: Single Family residential units to provide 2 spaces per unit onsite. These can be provided in the driveway (*side by side*) or one (1) in the garage and one (1) in the driveway. In all applications pedestrian sidewalks are not to be obstructed due to parking. Parking shall be in compliance with ZLDR Article 9.3.

20. Tree Protection

The proposed Planned Development shall comply with all provisions of Article 9.2, Tree Protection and Preservation, of the ZLDR.

21. Resource Areas

This planned development shall protect the following resources, but not limited to: freshwater wetlands, grand trees (as defined in the ZLDR) and a 35' natural buffer along the Hamlin Road Corridor.

This planned development shall comply with all provisions of Article 9.2, Tree Protection and Preservation, of the ZLDR.

22. **Home Owner's Association (HOA)**

A Home Owner's Association (HOA) Board of Directors will be created to own, manage, and maintain the residential private roads & private sidewalk, open space, stormwater system and amenity features. The HOA will be managed by the Developer collecting all fees and handling HOA responsibilities until all lots within the residential development are sold, at which time duties will be turned over to a successor chosen by the HOA. They will also fund any private lighting repairs, landscaping, and buffers maintenance.

The HOA shall fund, own, and maintain the stormwater system components, structures, and shall ensure they are maintained to permitted standards. Stormwater pond constitutes significant percentage of open space calculation. Any modification to permitted pond configuration will require revision to approved comprehensive site drainage plan that will comply with all Charleston County Stormwater relations and will require review and approval by the Charleston County Public Works Department prior to permitting.

23. Additional Guidelines

Hamlin Acres

Planned Development Guidelines

Each unit and/or building within this Planned Development will be carefully located so that each will have a reasonable view and privacy. Consideration will be given to building regarding topography, the protection of existing trees, and/or other aesthetic or environmental conditions.

1. Site Lighting

Site Lighting shall comply with ZLDR Section 9.5.3.C.

2. Garbage Disposal

Garbage collection will be handled by private trash pickup of roll out cans. Covenants and restriction from the HOA will dictate requirements for trash can screening in the residential development.

3. Additional Building & Vehicular Limits

Other than occasional deliveries, heavy truck traffic will be prohibited in the development. Overnight parking of eighteen wheel vehicles will be prohibited. HOA will be responsible for enforcing the prohibition of heavy truck traffic in the development and the parking of 18-wheeler vehicles.

4. Landscaping & Buffer Requirements

Landscaping & Buffer requirements shall comply with ZLDR Articles 9.4 and 9.5. Project to include **35' Type E Buffer** along Hamlin Road in accordance with Section 9.4.4.

Hamlin Acres

Planned Development Guidelines

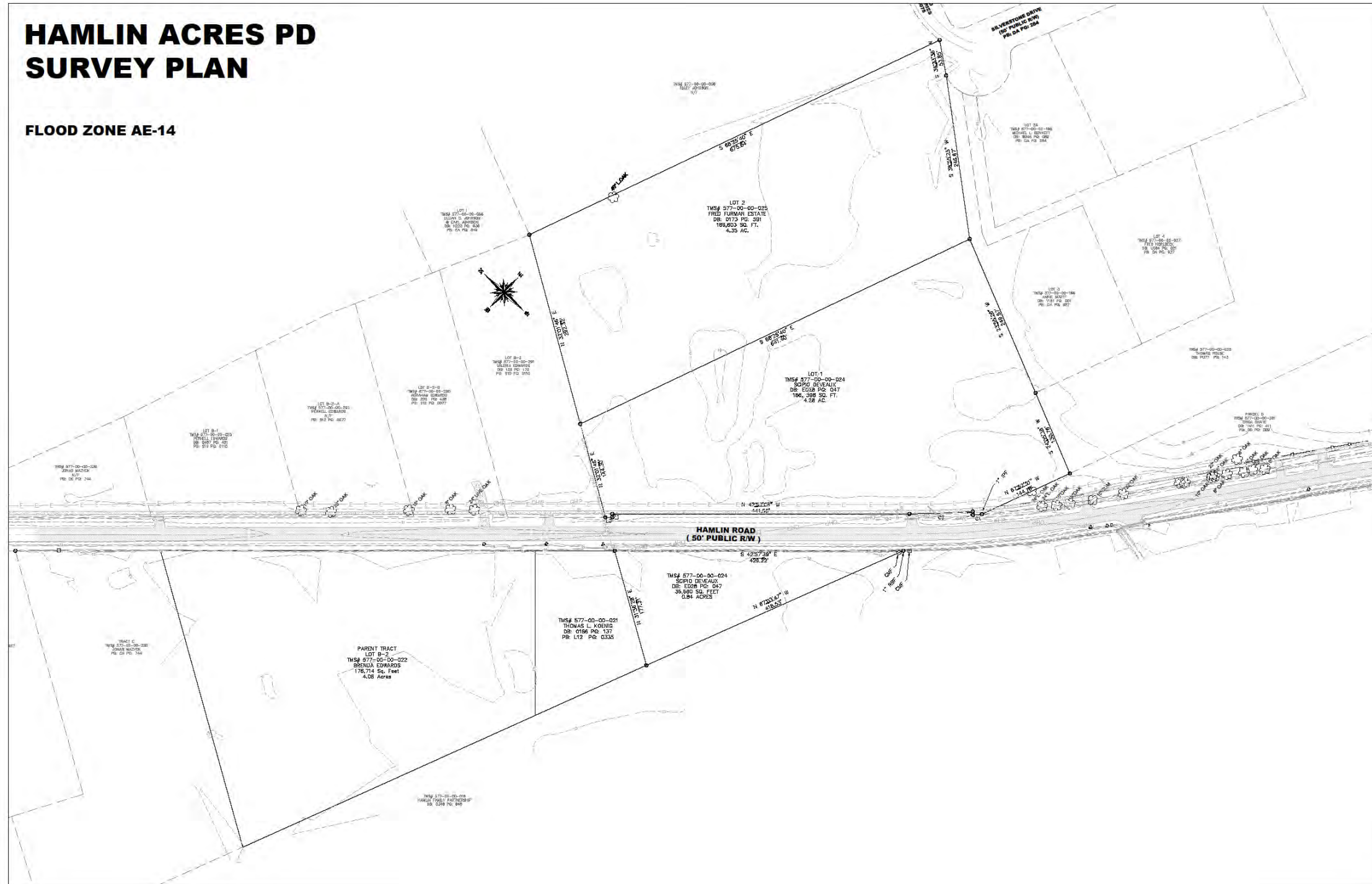
- 24. Appendices
 - 1. Location Map



Hamlin Acres

Planned Development Guidelines

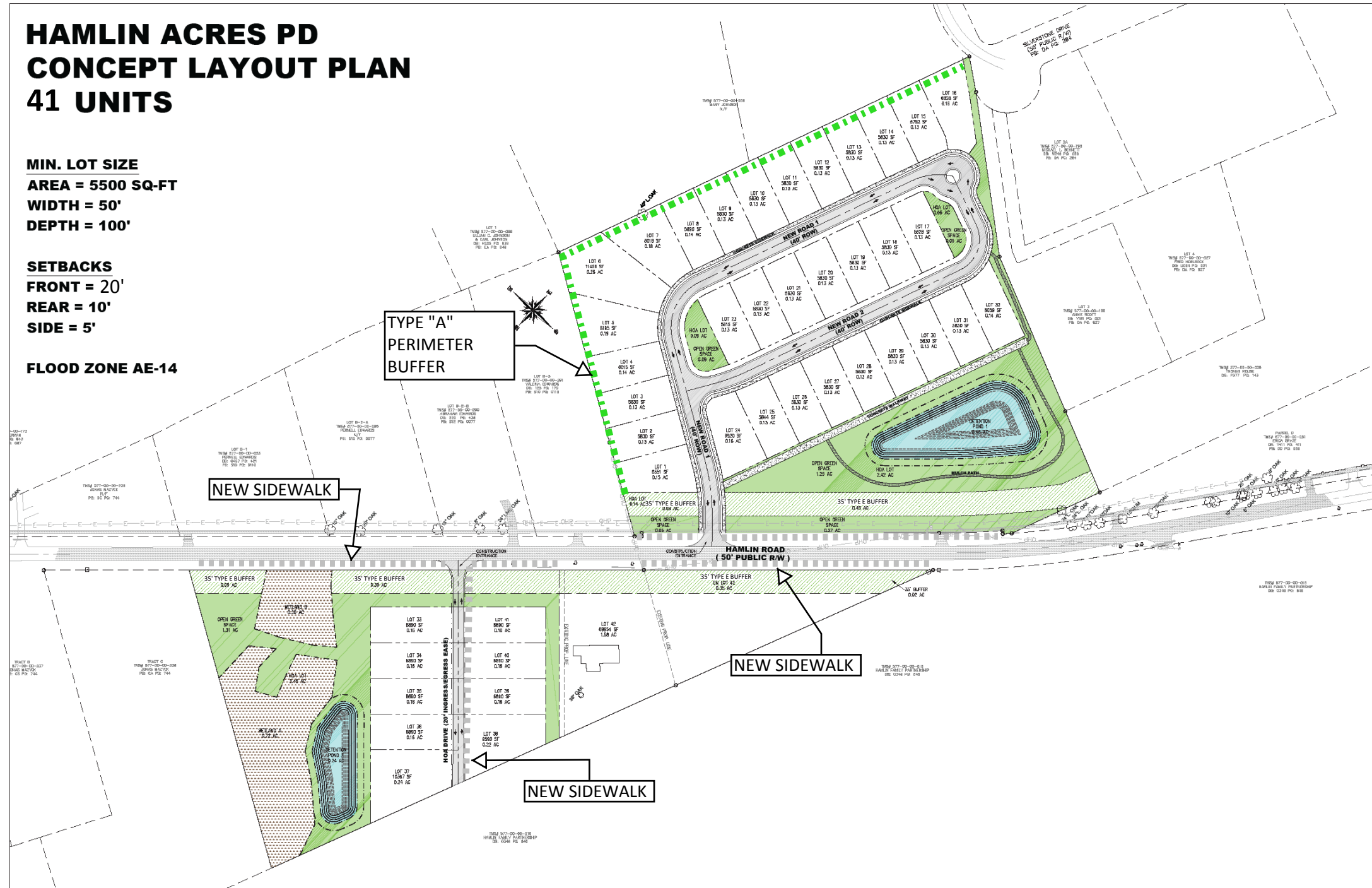
3. Survey of Tracts Including Trees (By Robert A. Warner & Associates, Inc.)



Hamlin Acres

Planned Development Guidelines

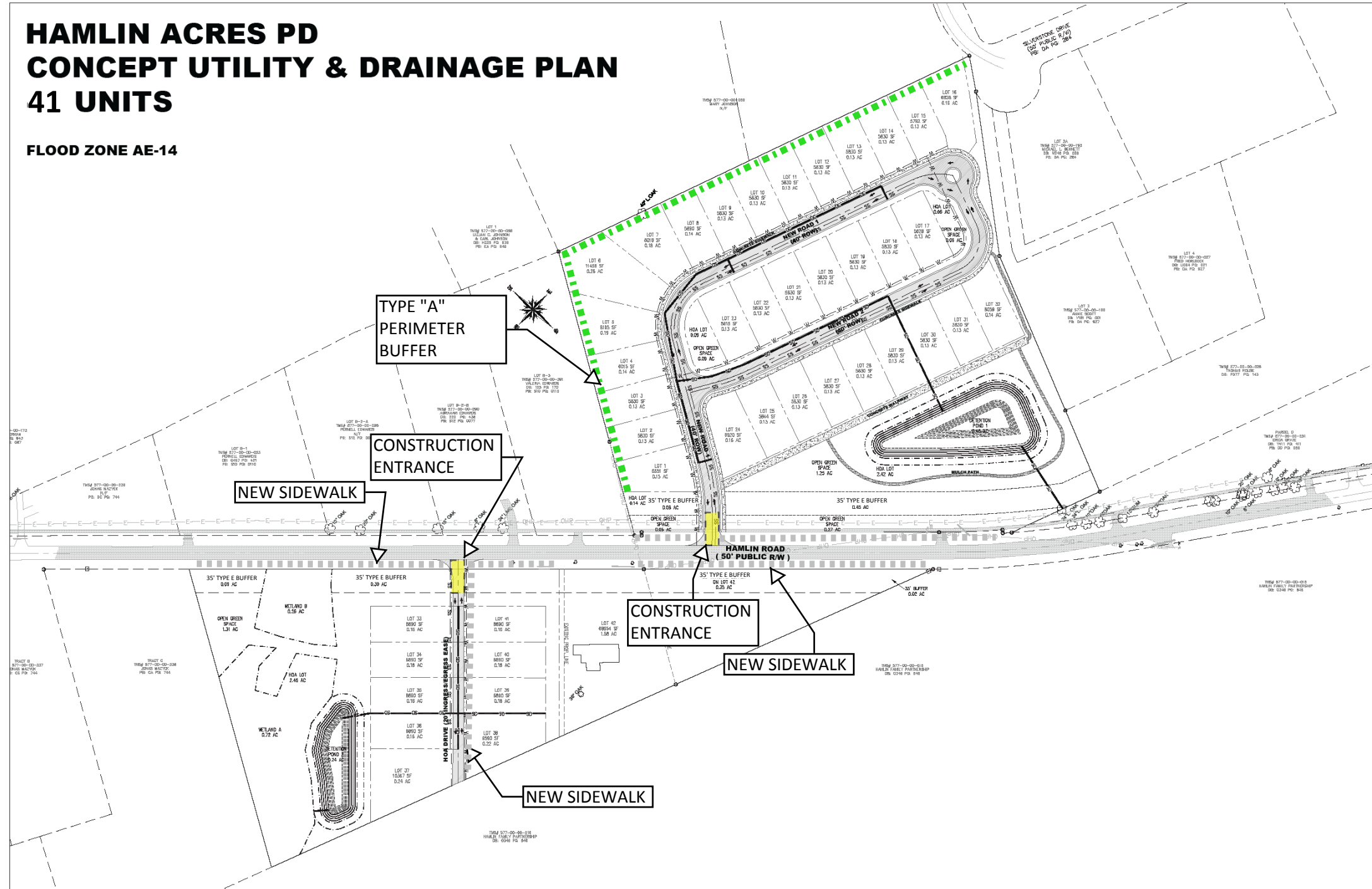
4. Conceptual Sketch Plan



Hamlin Acres

Planned Development Guidelines

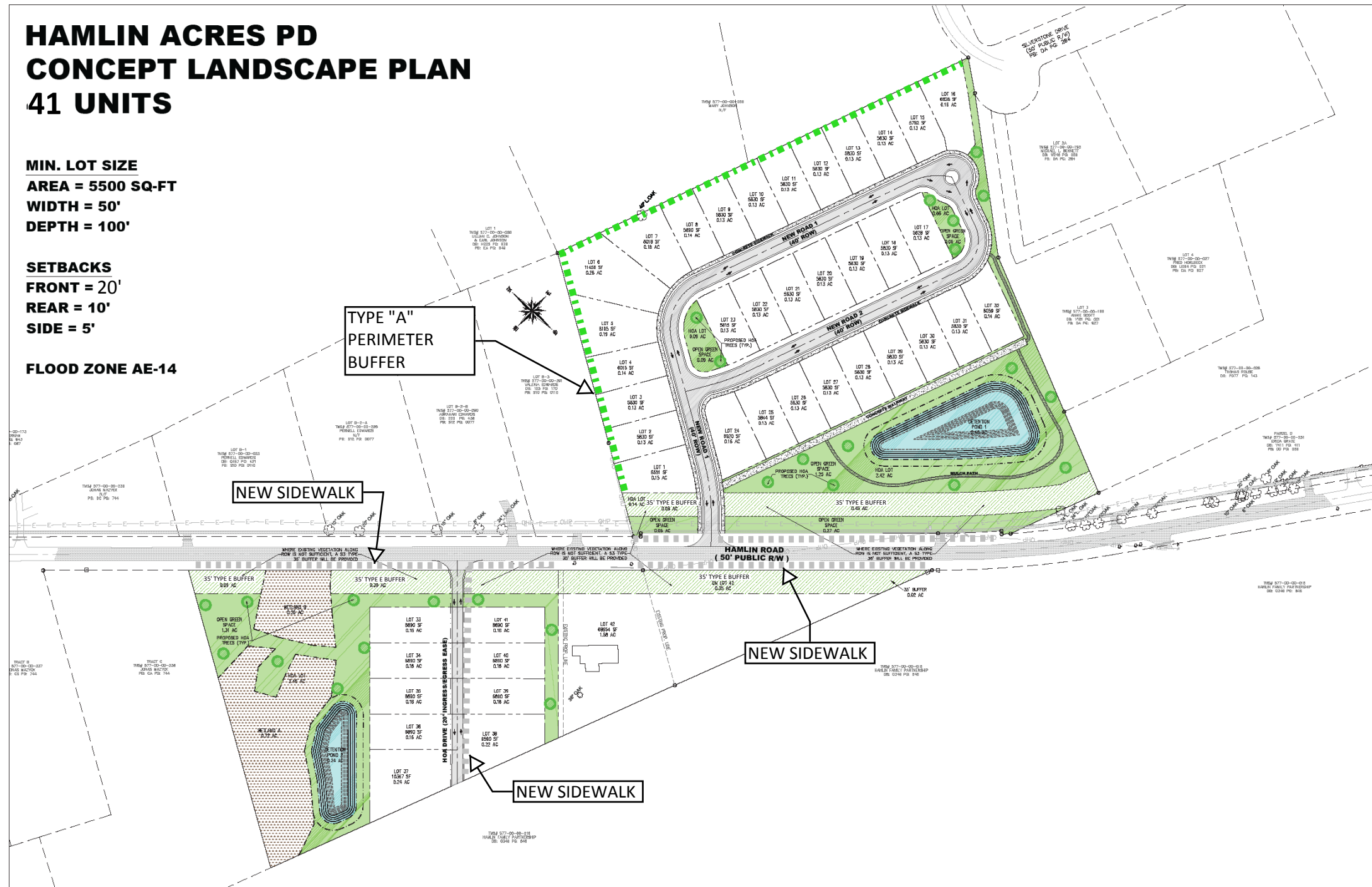
6. Conceptual Utility & Drainage Plan



Hamlin Acres

Planned Development Guidelines

7. Conceptual Landscape Plan



Hamlin Acres

Planned Development Guidelines

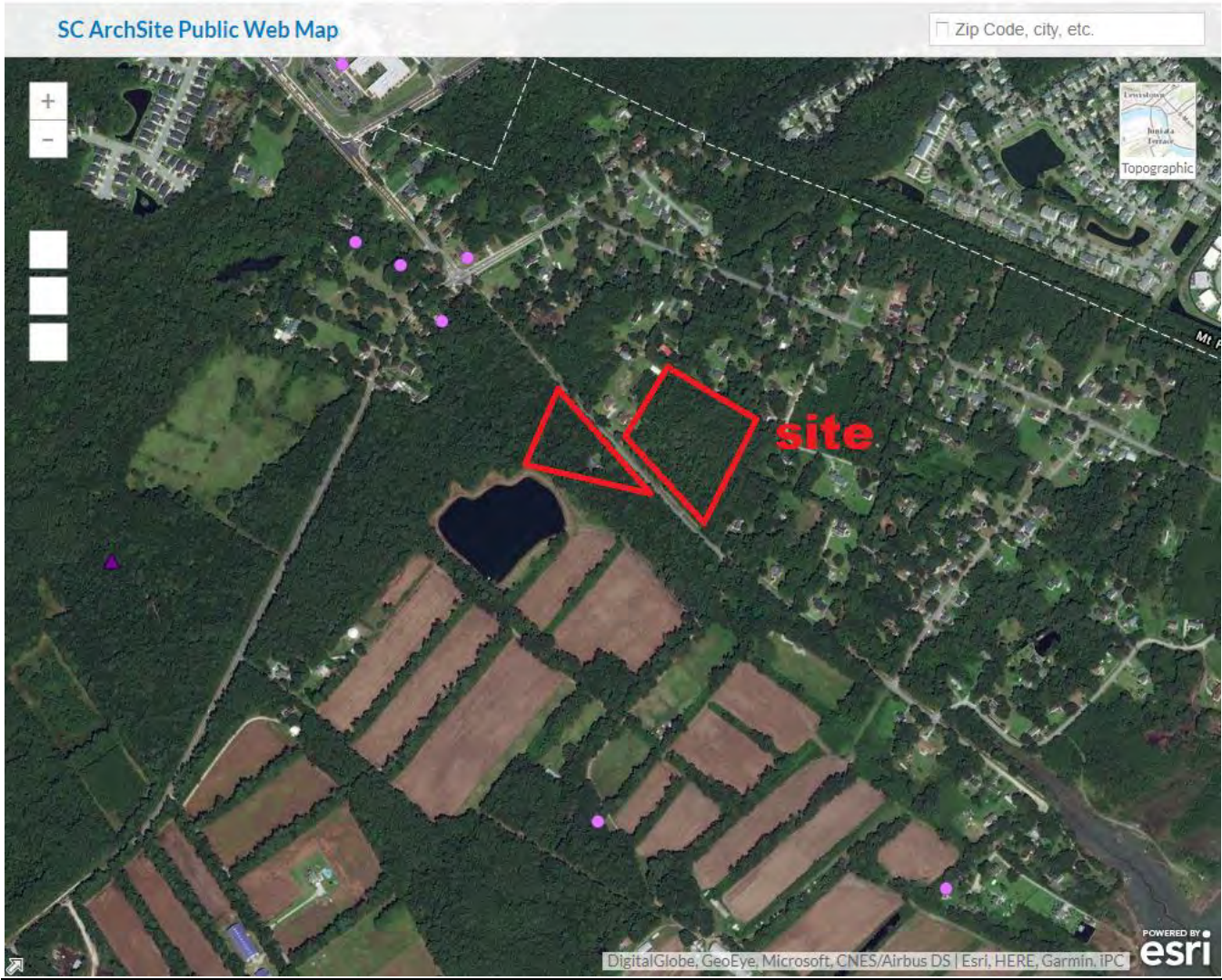
8. Architectural Elevations



Hamlin Acres

Planned Development Guidelines

9. Historical and Architectural Survey



Hamlin Acres

Planned Development Guidelines

10. Letter of Coordination - SCDOT



April 9, 2024

Re: Subdivision of TMS Nos. 577-00-00-022, 577-00-00-024, and 577-00-00-025 located on Hamlin Road (S-10-504)

To whom it may concern,

This letter is to inform you that we have reviewed the Hamlin Acres Conceptual Layout Plan for coordination at your request. The subject plan referenced a proposed subdivision of TMS numbers 577-00-00-022, 577-00-00-024, and 577-00-00-025, an approximately 13.78 Acre site, creating Lots(s) 1 thru 41. All pertinent personnel at SCDOT have reviewed the proposed subdivision and agree that it is feasible in concept.

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, upgraded driveways may be necessary and a permit package shall be submitted to the SCDOT for review. Proposed driveways for the subdivision will need to be reviewed to ensure driveway location and design meets SCDOT design standards.

If it is the intent of the owner(s) to improve, relocate, or modify any existing driveways now or in the future 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#accessRoadside

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

Sincerely,

Arnold Blanding
Resident Maintenance Engineer
SCDOT - District 6
(803) 745-7448

cc: File\Chat\estno Maintenance

Construction Maintenance
2401 Maintenance Way
Aurora (Greenville) SC 29523-0400



Phone: (803) 745-1555
Fax: (803) 745-1553

AN EQUAL OPPORTUNITY
AFFIRMATIVE ACTION EMPLOYER

Hamlin Acres

Planned Development Guidelines

11. Letter of Coordination - Mount Pleasant Waterworks

Elected
Rick M. Crosby, Chair
Susan I. Mellichamp, Vice-Chair
Diane D. Lauritsen, Ph.D., Secretary-Treasurer
H. Mac Jenkinson
Linda G. Page



Ex-Officio
Will Haynie, Mayor
Jake Rambo, Chair
Water Supply Committee, Town Council

F. Allan Clum, General Manager

April 8, 2024

Mr. Ron Bullman
Dan Ryan Builders
3955 Faber Place, Ste 100
Mount Pleasant, SC 29405

Re: Project Name: Hamlin Road
Project No.: REN0154
TMS: 577-00-00-022, 577-00-00-024, 577-00-00-025

Dear Mr. Bullman,

This letter serves as a Mount Pleasant Waterworks (MPW) "Proof of Coordination", indicating that MPW has the capacity to service the referenced site in Mount Pleasant, South Carolina. MPW certifies the availability of service only insofar as its rights allow and based on the information provided in your Letter of Intent.

It will be the developer's responsibility to extend the water and wastewater infrastructure as necessary to serve the property. In addition, the Town of Mount Pleasant has advised MPW the property is not contiguous to Town boundaries, therefore, as a condition of wastewater service, execution of a binding legal agreement in accordance with Town of Mount Pleasant Ordinance 51.092 is required.

Please allow this letter to serve as our Proof of Coordination that if these conditions are met, MPW is willing and able to provide water and wastewater service to this project. However, it will be the developer's responsibility to extend the water and wastewater infrastructure as necessary. Capacity in MPW's system is not considered reserved until impact fees have been paid.

Should you have any additional questions, please contact me at (843) 971-7505 or by email at peterfennell@mpwonline.com.

Sincerely,

MOUNT PLEASANT WATERWORKS

Peter Fennell
Development Program Manager

COMMISSIONERS OF PUBLIC WORKS OF THE TOWN OF MOUNT PLEASANT

1619 Rifle Range Road | Mount Pleasant, South Carolina 29464 | Phone 843-884-9626 | www.mountpleasantwaterworks.com

Hamlin Acres

Planned Development Guidelines

12. Letter of Coordination - Charleston County Public Works

Chris Donato

From: Emily M. Wynn <EWynn@charlestoncounty.org>
Sent: Monday, March 13, 2023 3:55 PM
To: L.Paragano@paragano.com; Chris Donato
Cc: Joel Evans; Andrea Melocik
Subject: RE: Hamlin Acres Incomplete Application

Larry,

I confirmed that we never received a letter from Public Works, but we did receive correspondence from them that "Public Works does not accept the language in the PD as written, specifically the mention of 40 foot right of way, and 20 foot ingress/egress easement throughout this subdivision of 42 lots" and a request that PD be updated to reflect that all roadway standards of the ZLDR will be met.

Thank you,

Emily Wynn, AICP Candidate

Planner II
Charleston County Zoning & Planning Department
4045 Bridge View Drive
North Charleston, SC 29405
843-202-7203
ewynn@charlestoncounty.org



Please consider the environment before printing this e-mail

From: Emily M. Wynn
Sent: Monday, March 13, 2023 3:41 PM
To: L.Paragano@paragano.com; Chris Donato <cdonato@sitecastsc.com>
Cc: Joel Evans <JEvans@charlestoncounty.org>; Andrea Melocik <AMelocik@CharlestonCounty.org>
Subject: RE: Hamlin Acres Incomplete Application

Hi Larry,

A Public Works Letter was never submitted to Planning Staff. If one was written, the applicant would need to request/obtain that from Public Works and provide it to Planning Staff. As far what Staff needs to accept a submittal, please see the attached letter listing the missing items.

Do you have time for a call with Joel, Andrea and I tomorrow? We have availability between 10-12 and after 2pm.

Let me know what works for you.

Thanks,

Hamlin Acres

Planned Development Guidelines

13. Letter of Coordination - USACOE Jurisdictional Determination Receipt



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107

NOV 20 2017
NOV 20 2017

Regulatory Division

Mr. Tim Burns
Passarella & Associates, Inc.
505 Belle Hall Parkway, Ste 102
Mt. Pleasant, South Carolina 29464

Dear Mr. Burns:

This is to acknowledge receipt of your project submittal to the Charleston District Regulatory Division for review.

SAC Number: SAC-2017-01822

Applicant: Chris Young

Project: Hamlin Road Parcels

Project Manager: Tyler L. Sgro


All future inquiries regarding this matter should be directed to the Project Manager at (843) 329-8037. Additional information about the Charleston District Regulatory Program and Public Notice postings can be found at our web site located at <http://www.sac.usace.army.mil/>.

U.S. Army Corps of Engineers
Regulatory Division
Charleston District


Hamlin Acres

Planned Development Guidelines

14. Letter of Coordination - Charleston County School District



Charleston excellence is our standard
County SCHOOL DISTRICT



STUDENTS ARE
THE HEART
OF OUR WORK!

April 8, 2024

Sitecast LLC
Attn: Chris Donato
1250 Fairmont Avenue
Mt. Pleasant, SC 29464

Subject: TMS # 5770000021, 022, 024 & 025
Hamlin Rd, Mt. Pleasant SC
Approx Acreage: 14.88

Operations Division

Anita W. Huggins, M.Ed.
Superintendent of Schools

Jeffrey T. Borowy, P.E.
Chief Operating Officer

Dear Mr. Donato:

Please accept this letter as "Proof of Coordination" and adequate service capacity for the proposed Hamlin Acres Project consisting of approximately forty-six single-family units.


To determine an estimate of student yield that any development may create, a statistical formula is applied at the elementary, middle, and high school levels based on the type and number of units to be built.

On the basis of the information supplied to us, the three main schools that fall within the attendance zone where the development will take place are listed below and are subject to zoning modification.

- Jennie Moore Elementary
- Laing Middle
- Wando High

Please contact me at (843) 566-1995 if you have any questions and/or concerns.

Sincerely,



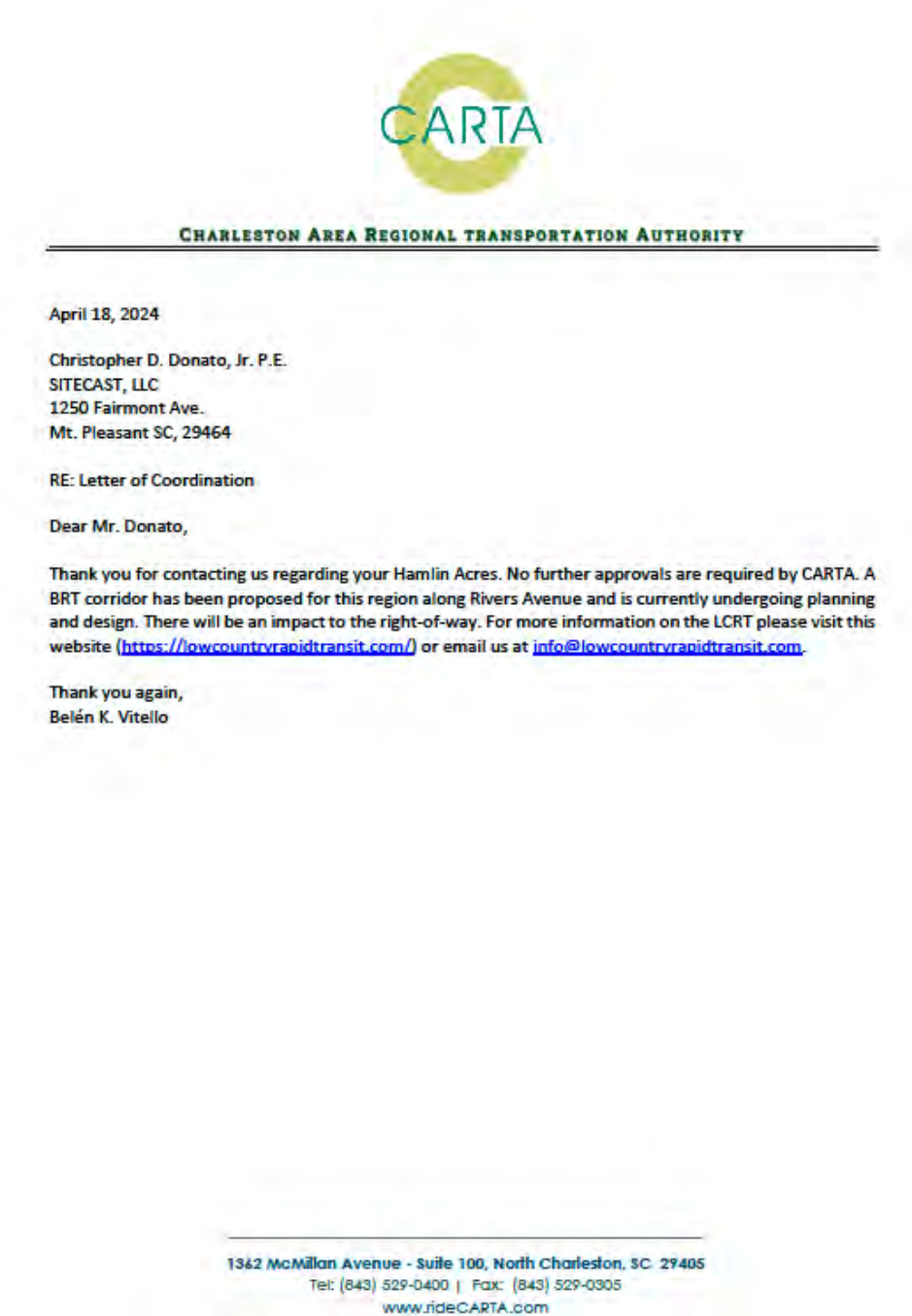
Angela Barnette, M.Ed.
Director of Planning & Real Estate

State Address • City, GA ZIP Code • Tel: (843) 566-1995 • Fax: (843) 566-6000 • info@ccsd.net

Hamlin Acres

Planned Development Guidelines

15. Letter of Coordination – CARTA



16.

Hamlin Acres

Planned Development Guidelines

18. Letter of Coordination - SCEG

Wofford Stribling

From: MORILLO, STEVEN M [SMORILLO@scana.com]
Sent: Friday, April 27, 2018 12:38 PM
To: 'Wofford Stribling'
Cc: 'Chris Young'
Subject: RE: Letter of Coordination - Hamlin Acres PD

Dear Charleston County Planning and Zoning:

I hereby acknowledge that South Carolina Electric and Gas Company is currently engaged with the owner's representative, Earth Source Engineering, in the coordination of electric service to the subject development. I am also aware that further coordination will be required before final approval of planned electric services. Please contact me if you have any questions.

Steven M. Morillo
Account Manager
2392 West Aviation Ave.
North Charleston, SC 29406
843-576-8447



From: Wofford Stribling [mailto:striblingw@earthsourceeng.com]
Sent: Thursday, April 26, 2018 5:04 PM
To: 'Wofford Stribling' <striblingw@earthsourceeng.com>
Cc: 'Chris Young' <cyoung0479@outlook.com>
Subject: Letter of Coordination - Hamlin Acres PD

*****This is an EXTERNAL email from "Wofford Stribling" (striblingw@earthsourceeng.com). Please do not click on a link or open any attachments unless you are confident it is from a trusted source.**

All,

Earthsource Engineering is currently in the design stages of a Planned Development (PD) residential subdivision project in Charleston County, and I need further assistance from you department/agency.

Planning & Zoning is asking for a **letter of coordination** for the residential subdivision. The project is located on Hamlin Road between Rifle Range Road & Atlanta Drive. I have attached a concept layout plan for the subdivision. The project will consist of **42*** Residential Lots.

*(*Some recipients of this email have been contacted previously with this same request for a 40 Lot subdivision. The Planning & Zoning department has requested us to update this request based on the updated number of lots)*

If you could please draft a letter (or simply reply to this email) stating you are aware of the project and further coordination will be required before approval, we would greatly appreciate it. Thanks!

TMS#'s for the project are listed below for reference.

577-00-00-021

MEMORANDUM

DATE: December 6, 2022
TO: Christopher Donato, PE, Sitecast, LLC
FROM: Jeff Ingham, PE, PTOE, RSP2I – Ramey Kemp & Associates, Inc.
REFERENCE: **HAMLIN ACRES – TRIP GENERATION**

Introduction

The proposed development on Hamlin Road in Mount Pleasant is planned to contain 42 single-family homes. The plan includes sites along both sides of Hamlin Road, east of Rifle Range Road in Charleston County, South Carolina. The site plan is attached, the location is shown below.

Exhibit 1 - site location



Hamlin Road (S-504) is a 2-lane undivided roadway. Access is planned at several locations on Hamlin Road, with 32 lots located on the northern side and 10 lots located on the southern side. Though counts were not taken, the volumes on the section of Hamlin Road (east of Rifle Range Road) are likely very minor.

Trip Generation

The trip generation potential for the development was estimated using information contained in ITE’s Trip Generation Manual, 10th Edition (2017) for Land Use Codes (LUC) 210 – Single-Family Detached Housing.

The weekday daily, the weekday AM peak-hour of the adjacent street, and the weekday PM peak-hour of the adjacent street time periods are shown in Table 1.

Table 1 –Trip Generation Results

Land Use	ITE LUC	Size	Unit	Daily Traffic	AM Peak			PM Peak		
					Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing	210	42	DU	454	9	25	34	28	16	44
Daily Trips: $\ln(T)=0.92 \ln(X)+2.68$ (50% In; 50% Out) AM Peak Hour Trips: $\ln(T)=0.91 \ln(X)+0.12$ (26% In; 74% Out) PM Peak Hour Trips: $\ln(T)= 0.94 \ln(X)+0.27$ (63% In; 37% Out)										

Based on ITE estimates, the development will generate less than 50 peak hour trips in both the AM and PM peak hours. This size development is below the typical threshold for when a TIS is required by SCDOT (100 peak hour trips).

Summary

The amount of traffic expected to be generated by the development is less than 50 peak hour trips.

A formal Traffic Impact Study (TIS) has not been completed. However, the relatively minimal amount of traffic that will be generated by this development is not likely to significantly affect surrounding intersections.

If you have any questions regarding this memo, please contact me at (843) 819-0270.

Sincerely,

Ramey Kemp & Associates, Inc.

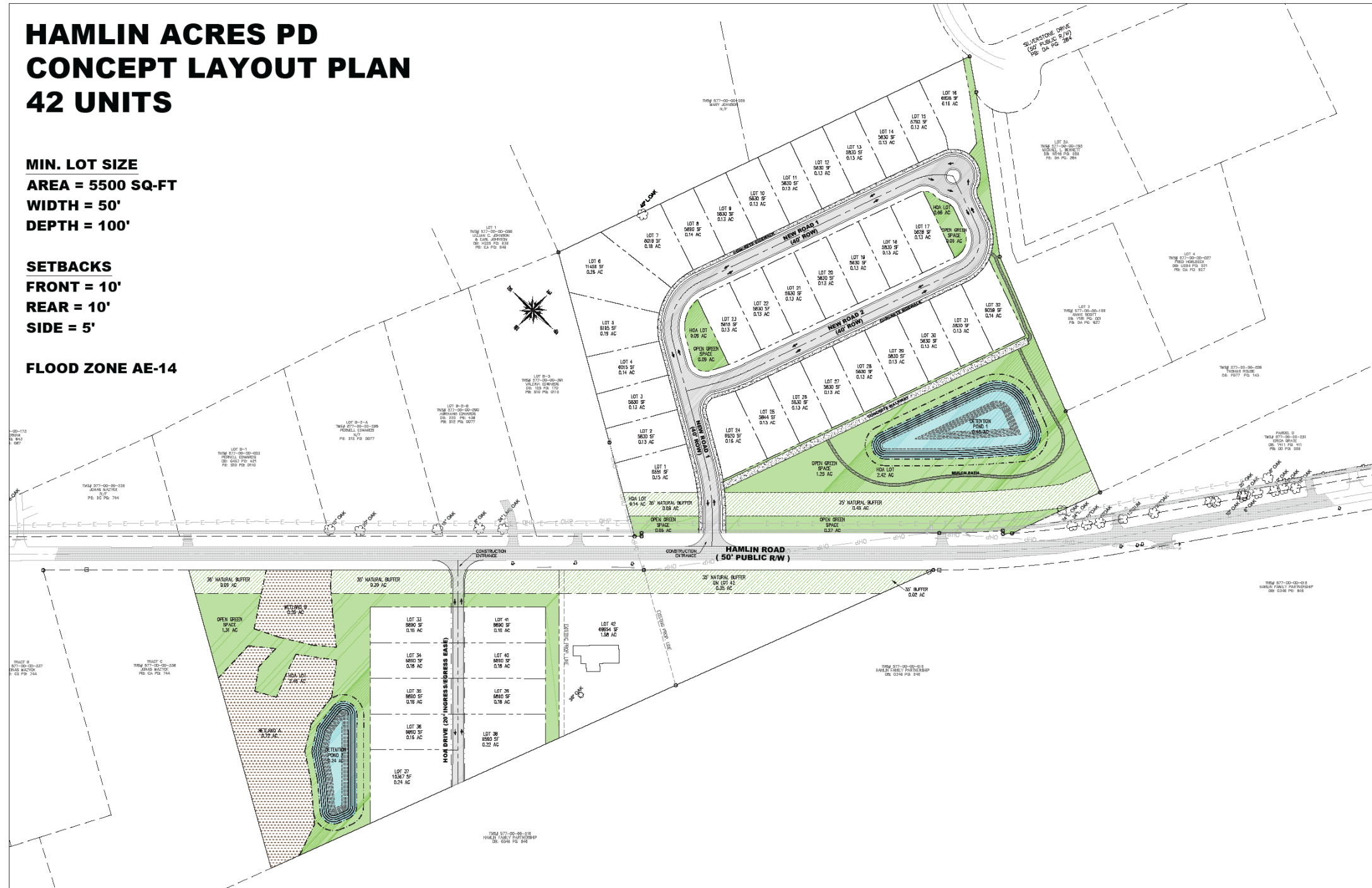


Jeff Ingham, P.E., PTOE, RSP2I
 Senior Traffic Engineer
jingham@rameykemp.com

Hamlin Acres

Planned Development Guidelines

4. Conceptual Sketch Plan



TRAFFIC IMPACT STUDY

for the

Hamlin Acres Development

Located in
Charleston County, South Carolina

Prepared for
SITECAST, LLC

Prepared by
Ramey Kemp Associates, Inc.

Moving forward.



January 2023
RKA Project #22626

TRAFFIC IMPACT STUDY

for the

Hamlin Acres Development

Located in

Charleston County, South Carolina

Prepared for

SITECAST, LLC

125 Fairmont Ave.

Mt. Pleasant, South Carolina 29464

Prepared by

Ramey Kemp Associates, Inc.

1411 Gervais Street, Suite 150

Columbia, South Carolina 29201

Moving forward.



RAMEY KEMP ASSOCIATES

January 2023

RKA Project #22626

DRAFT

Table of Contents

EXECUTIVE SUMMARY iii

1. INTRODUCTION 1

 1.1. Project Background..... 1

 1.2. Existing Roadway Conditions..... 4

 1.3. Existing Traffic Count 4

 1.4. Driveway Location 4

2. PROJECT TRAFFIC 7

 2.1. Proposed Land Uses 7

 2.2. Trip Generation Estimates 7

 2.3. Trip Distribution & Assignment..... 7

3. TRAFFIC VOLUME DEVELOPMENT 10

 3.1. Future No-Build Traffic Volumes..... 10

 3.2. Build Out Traffic Volumes..... 10

4. TRAFFIC IMPACT ANALYSIS..... 15

 4.1. Turn-Lane Analysis 15

 4.2. Intersection LOS Analysis..... 15

5. SUMMARY OF FINDINGS AND RECOMMENDATIONS..... 19

List of Tables

Table 1 – Street Inventory 4

Table 2 – Trip Generation Estimates 7

Table 3 – HCM 6th Edition LOS Criteria for Unsignalized and Signalized Intersections 15

Table 4 – Unsignalized and Signalized Intersection Analysis Results 16

Table 5 – 10-year Analysis Unsignalized and Signalized Intersection Analysis Results 17

List of Figures

Figure 1 – Project Location Map 2

Figure 2 – Conceptual Site Plan 3

Figure 3 – Existing Lane Configuration 5

Figure 4 – Existing (2022) Peak-Hour Traffic Volumes 6

Figure 5 – Project Trip Distribution 8

Figure 6 – Project Trip Assignment 9

Figure 7 – No-Build (2024) Peak-Hour Traffic Volumes 11

Figure 8 – Build (2024) Peak-Hour Traffic Volumes 12

Figure 9 – No-Build (2034) Peak-Hour Traffic Volumes 13

Figure 10 – Build (2034) Peak-Hour Traffic Volumes 14

Figure 11 – Proposed Lane Configuration 18

List of Appendices

- A) Traffic Count Data
- B) Traffic Volume Development Worksheets
- C) Turn-Lane Analysis Worksheets
- D) Capacity Analysis

EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Hamlin Acres residential development in accordance with Charleston County and SCDOT guidelines. The development is located on both sides of Hamlin Road southeast of Rifle Range Road in Charleston County, South Carolina. The development is planned to contain 42 single family homes with two full accesses on Hamlin Road.

The site accesses can function adequately with one ingress and one egress lane. Based on the 2034 anticipated build out volumes, auxiliary turn-lanes on Hamlin Road are not warranted at the site accesses. The site accesses should be designed to provide proper sight distances and meet Charleston County design criteria.

With construction of the project, all the study intersections should continue to function adequately; no changes are recommended.

1. INTRODUCTION

The purpose of this report is to document a traffic impact study for the proposed Hamlin Acres development in accordance with Charleston County and SCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. Project Background

The development is proposed to be located on both sides of Hamlin Road southeast of Rifle Range Road in Charleston County, South Carolina. The development is planned to contain 42 single family homes with two full accesses on Hamlin Road.

The traffic impact study considers the weekday AM peak period (between 7:00 AM and 9:00 AM) and the weekday PM peak period (between 4:00 PM and 6:00 PM) as the study time frames. The following intersections are studied:

- Hamlin Road (S-504) & Rifle Range Road (S-51)
- Hamlin Road (S-504) & Site Access #1
- Hamlin Road (S-504) & Site Access #2

Future-year analyses assume 2024 conditions as the Build scenario. Per Charleston County ordinances a 10-year analysis was completed for the year 2034. Figure 1 shows the location of the project site, and Figure 2 illustrates the conceptual site plan.



Hamlin Acres

Planned Development Guidelines

4. Conceptual Sketch Plan



1.2. Existing Roadway Conditions

A review of the existing roadway conditions in the study area was conducted and is summarized in Table 1. Figure 3 illustrates the existing lane geometry.

Table 1 - Street Inventory

Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2021 AADT
Hamlin Road	S-504	2-lane undivided	35 MPH	SCDOT	5,800 ¹
Rifle Range Road	S-51	2-lane undivided	40 MPH	SCDOT	8,600 ²

¹SCDOT Count Station 343, ²SCDOT Count Station 313

1.3. Existing Traffic Count

Vehicle turning movement counts were collected in December 2022 for the AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) at the following intersections:

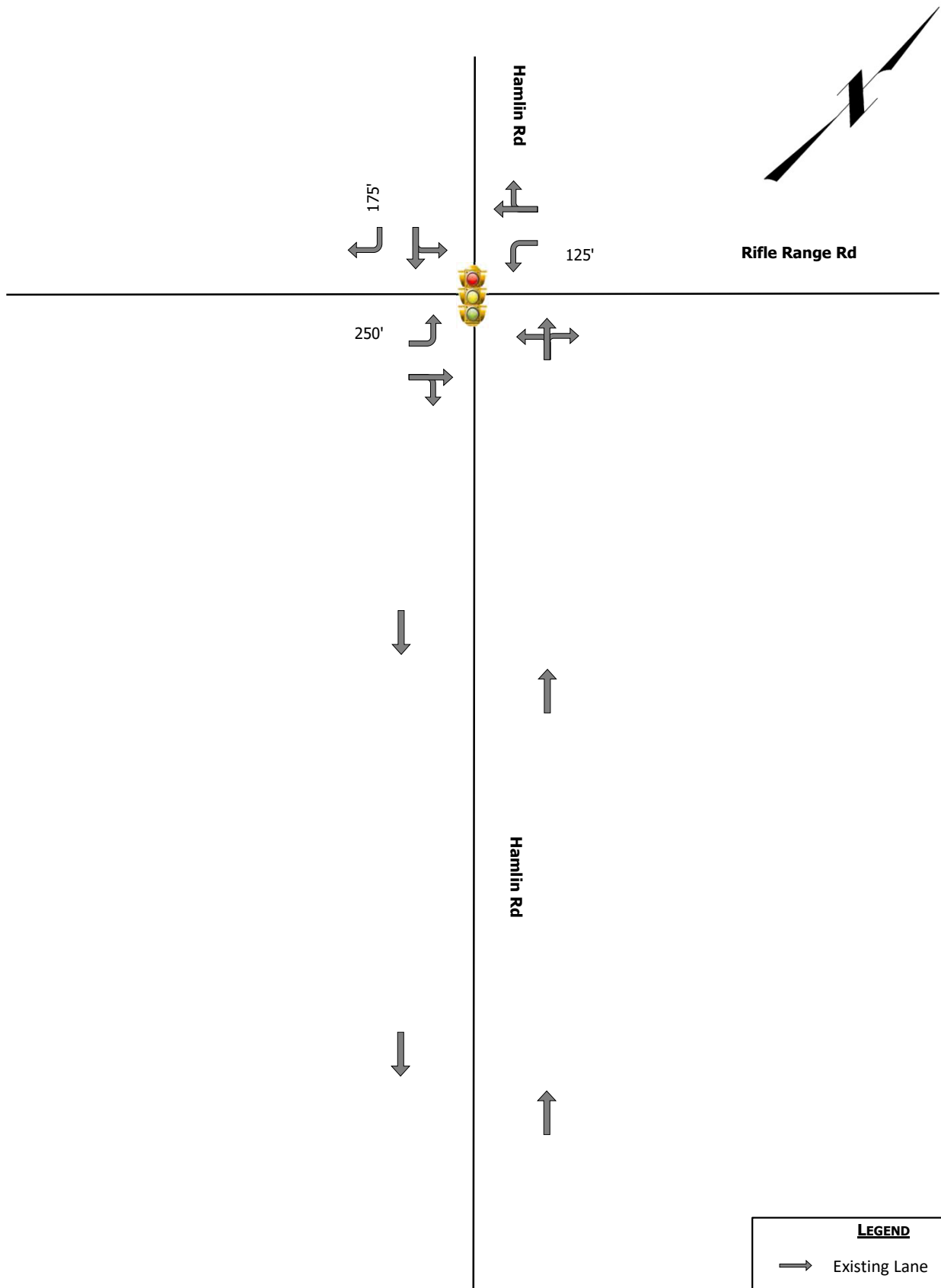
- Hamlin Road & Rifle Range Road

All counts were conducted while the local school district was in session. The 2022 raw traffic volumes are provided in Appendix A. Existing traffic volumes are illustrated in Figure 4.

1.4. Driveway Location

The development is expected to provide two (2) driveways on Hamlin Road. Site Access #1 is located approximately 1,400 feet east of Rifle Range Road and accommodates nine (9) lots. Site Access #2 is located approximately 200 feet east of Site Access #1 and accommodates the remaining homes.

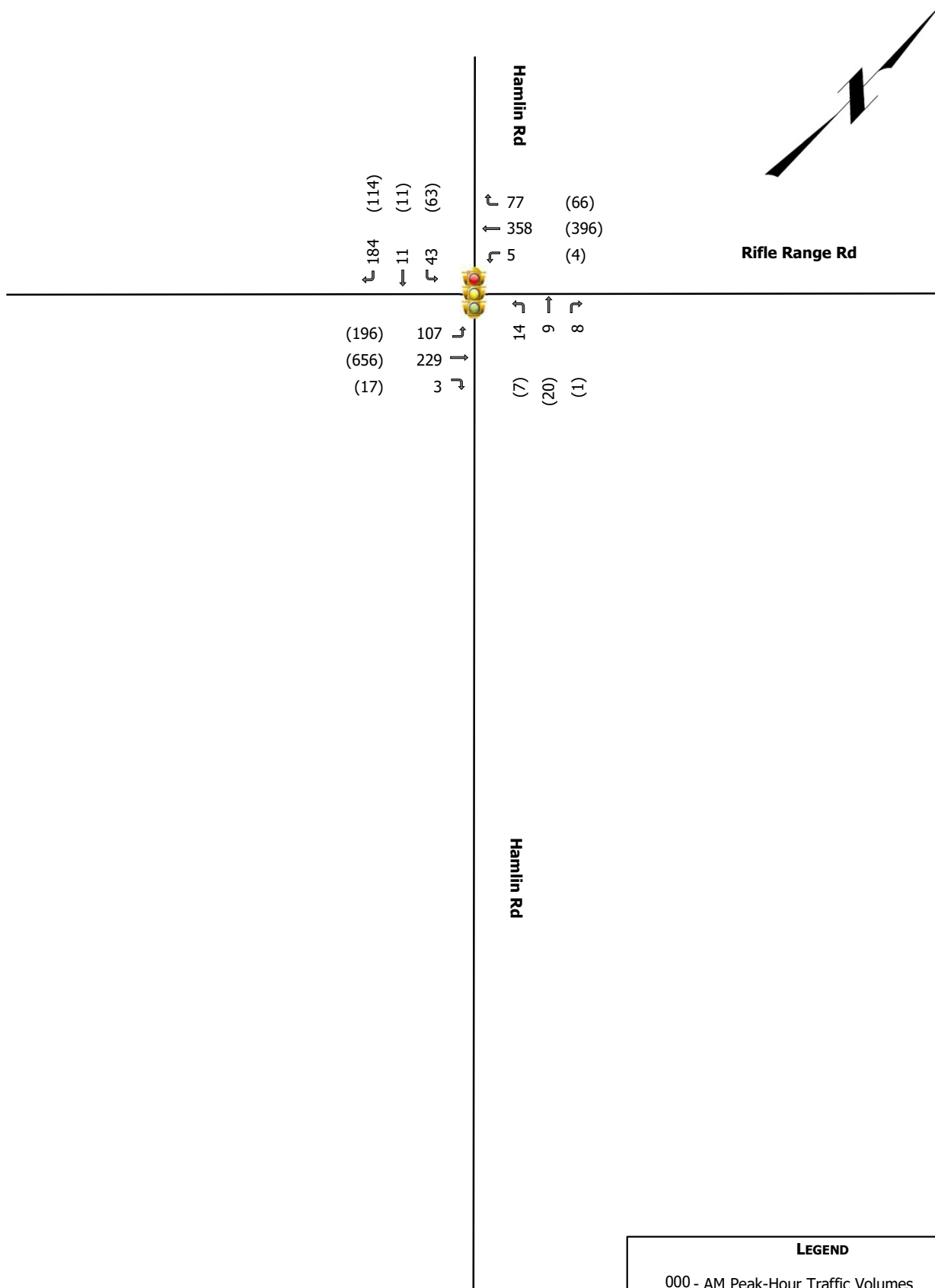
The proposed driveways appear to meet the SCDOT ARMS spacing requirements as well as Charleston County design criteria.



LEGEND

→ Existing Lane

X' Storage (In Feet)



LEGEND
 000 - AM Peak-Hour Traffic Volumes
 (000) - PM Peak-Hour Traffic Volumes

2. PROJECT TRAFFIC

2.1. Proposed Land Uses

The Hamlin Acres development is proposed to contain 42 single family homes. The project site is currently vacant.

2.2. Trip Generation Estimates

The trip generation potential was estimated using information contained in ITE’s *Trip Generation Manual*, 11th Edition (2021) for land use code (LUC) 210 – Single-Family Housing. The trip generation estimates for the weekday daily, the weekday AM peak-hour of the adjacent street, and the weekday PM peak-hour of the adjacent street time periods are shown in Table 2.

Table 2 - Trip Generation Estimates

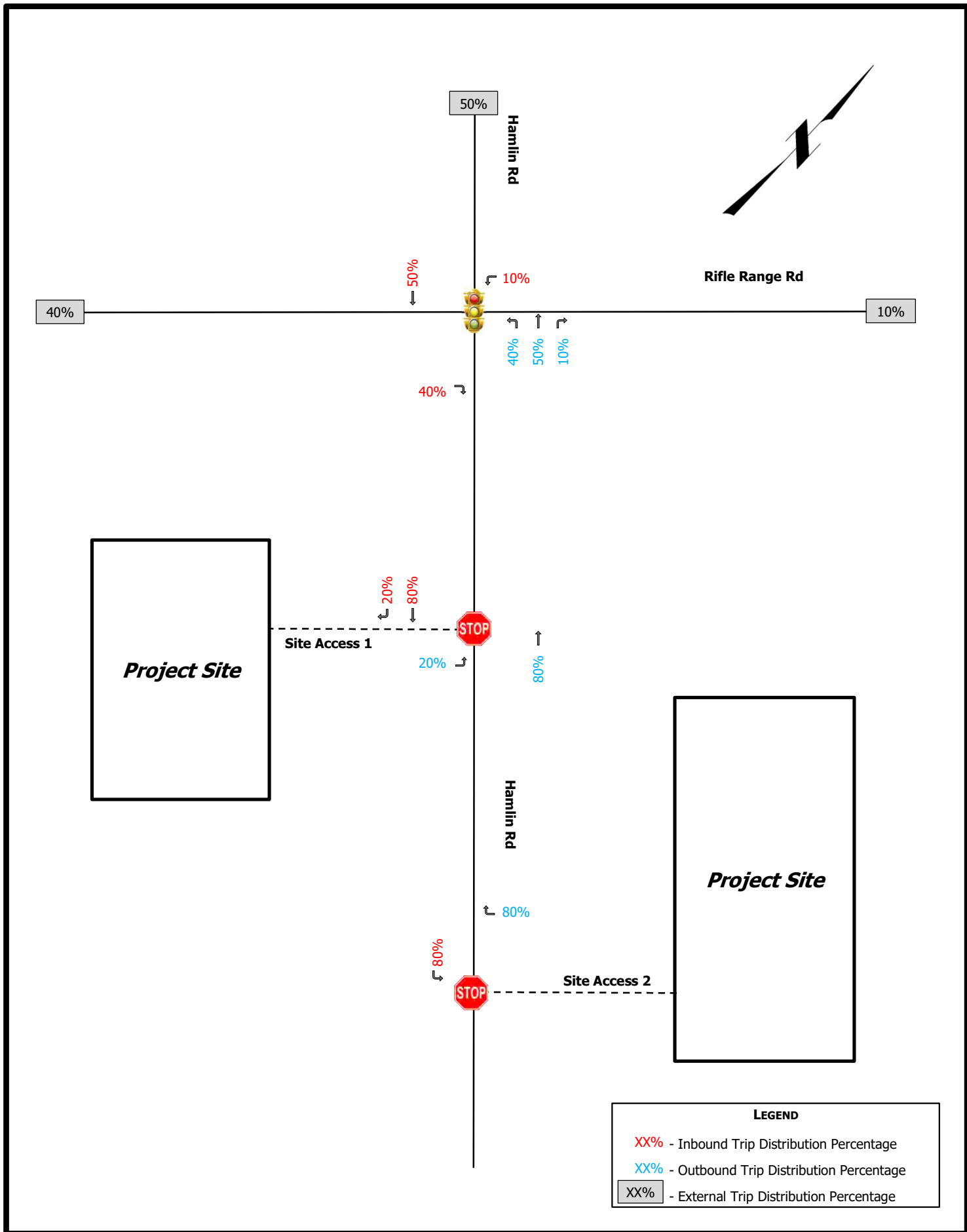
Land Use	ITE LUC	Size	Unit	Daily Traffic	AM Peak			PM Peak		
					Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing	210	42	DU	454	8	26	34	28	16	44
Daily Trips: $\text{Ln}(T)=0.92 \text{Ln}(X)+2.68$ (50% In; 50% Out) AM Peak Hour Trips: $\text{Ln}(T)=0.91 \text{Ln}(X)+0.12$ (25% In; 75% Out) PM Peak Hour Trips: $\text{Ln}(T)= 0.94 \text{Ln}(X)+0.27$ (63% In; 37% Out)										

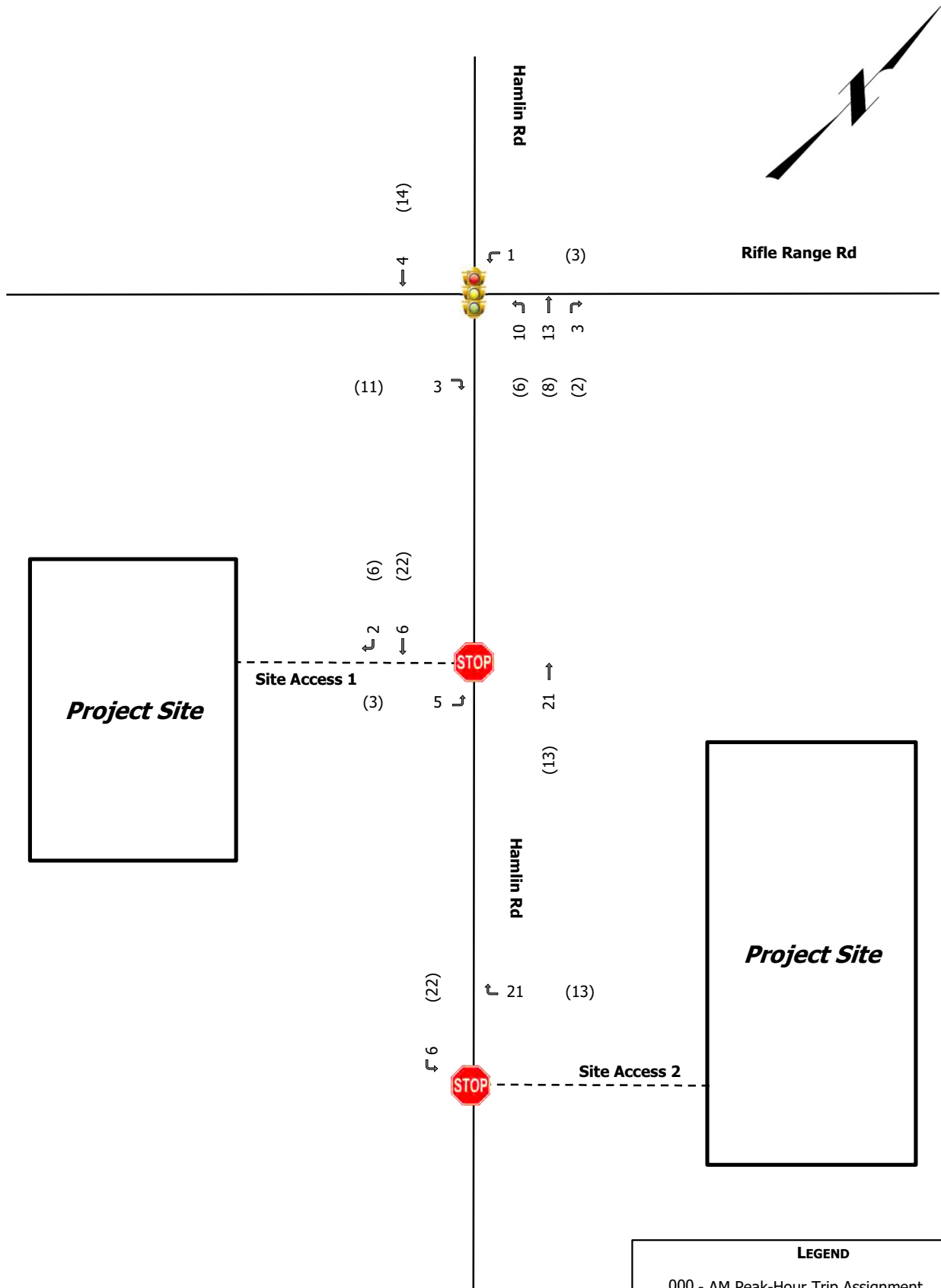
2.3. Trip Distribution & Assignment

New external traffic expected to be generated was distributed and assigned to the roadway network based on the existing patterns and surrounding land uses. The general distribution of new external project trips was assumed to be:

- 10% to/from the east via Rifle Range Road
- 50% to/from the north via Hamlin Road
- 40% to/from the west via Rifle Range Road

The directional distribution assumptions are shown in Figure 5. The assignment of the project traffic is shown in Figure 6.





LEGEND
 000 - AM Peak-Hour Trip Assignment
 (000) - PM Peak-Hour Trip Assignment

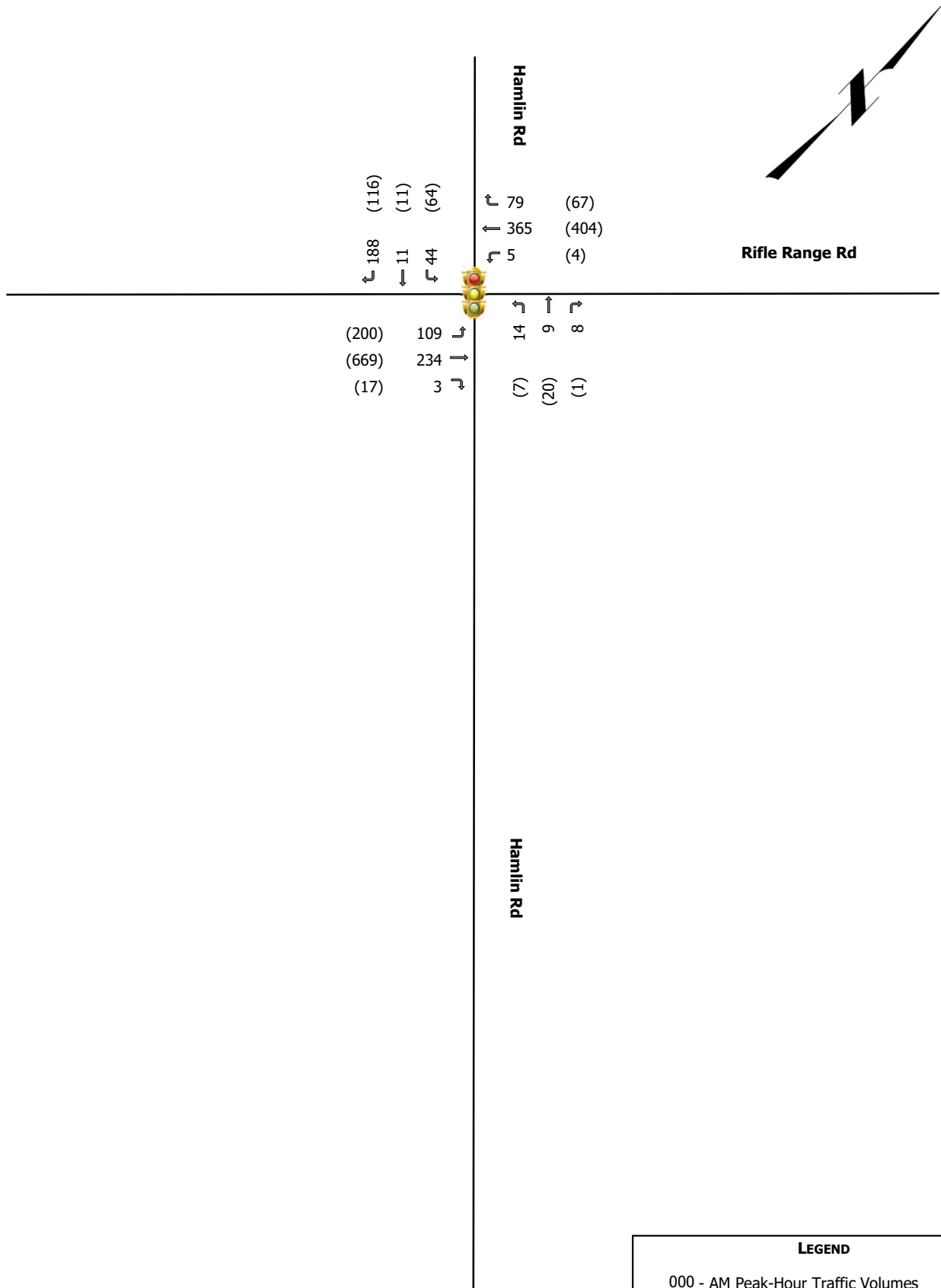
3. TRAFFIC VOLUME DEVELOPMENT

3.1. Future No-Build Traffic Volumes

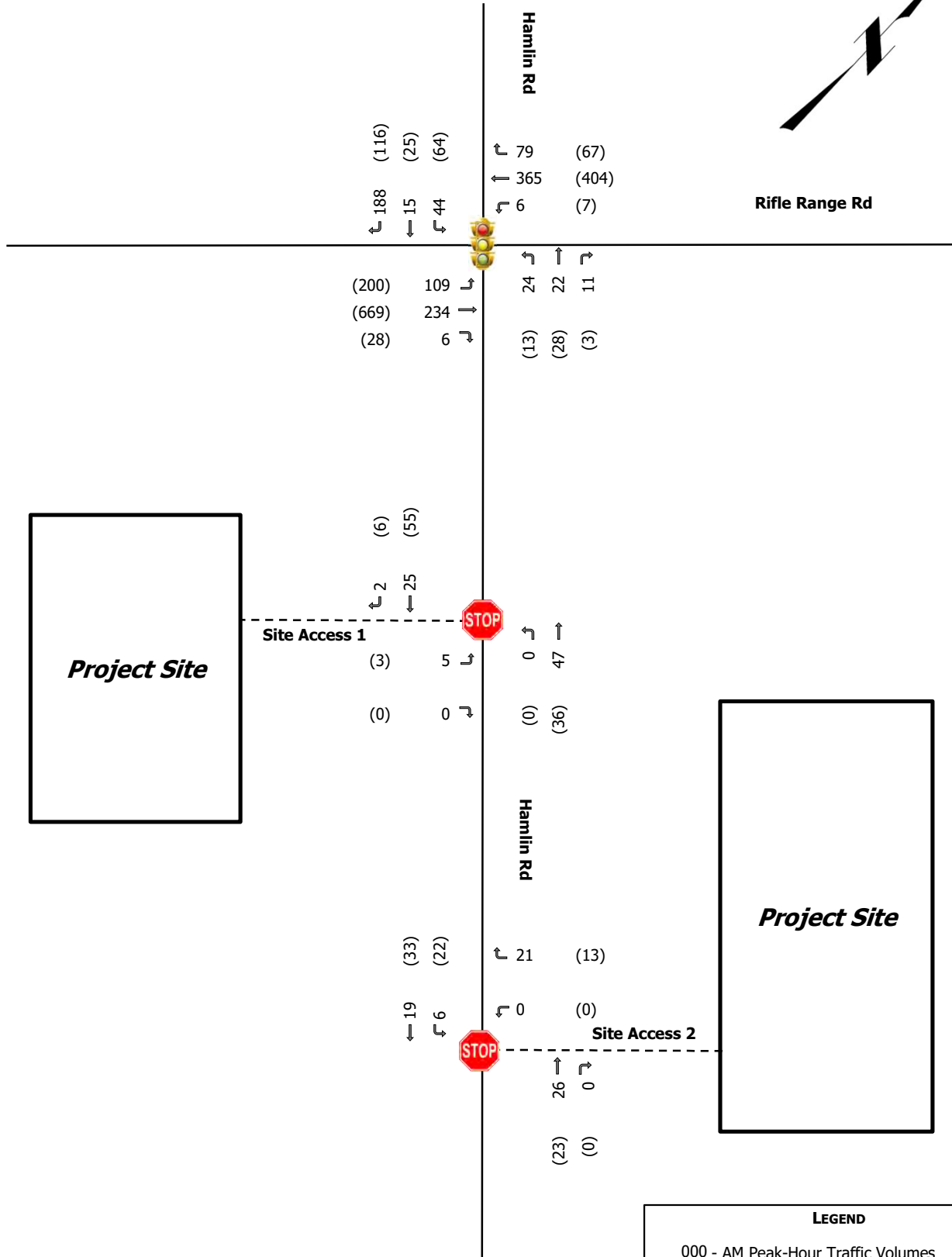
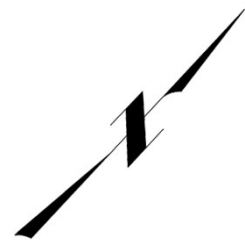
To develop an annual background growth rate for use in the analysis, count data was reviewed from the years 2017 to 2021 at SCDOT Count Station 10-0313. Reviewing the historic growth and observing the growth pattern in the surrounding area, a 1.0% annual growth was adopted for this study. The annual growth rate was utilized to develop the 2024 No-Build and 2034 No-Build traffic volumes, which are illustrated in Figure 7 and Figure 9.

3.2. Build Out Traffic Volumes

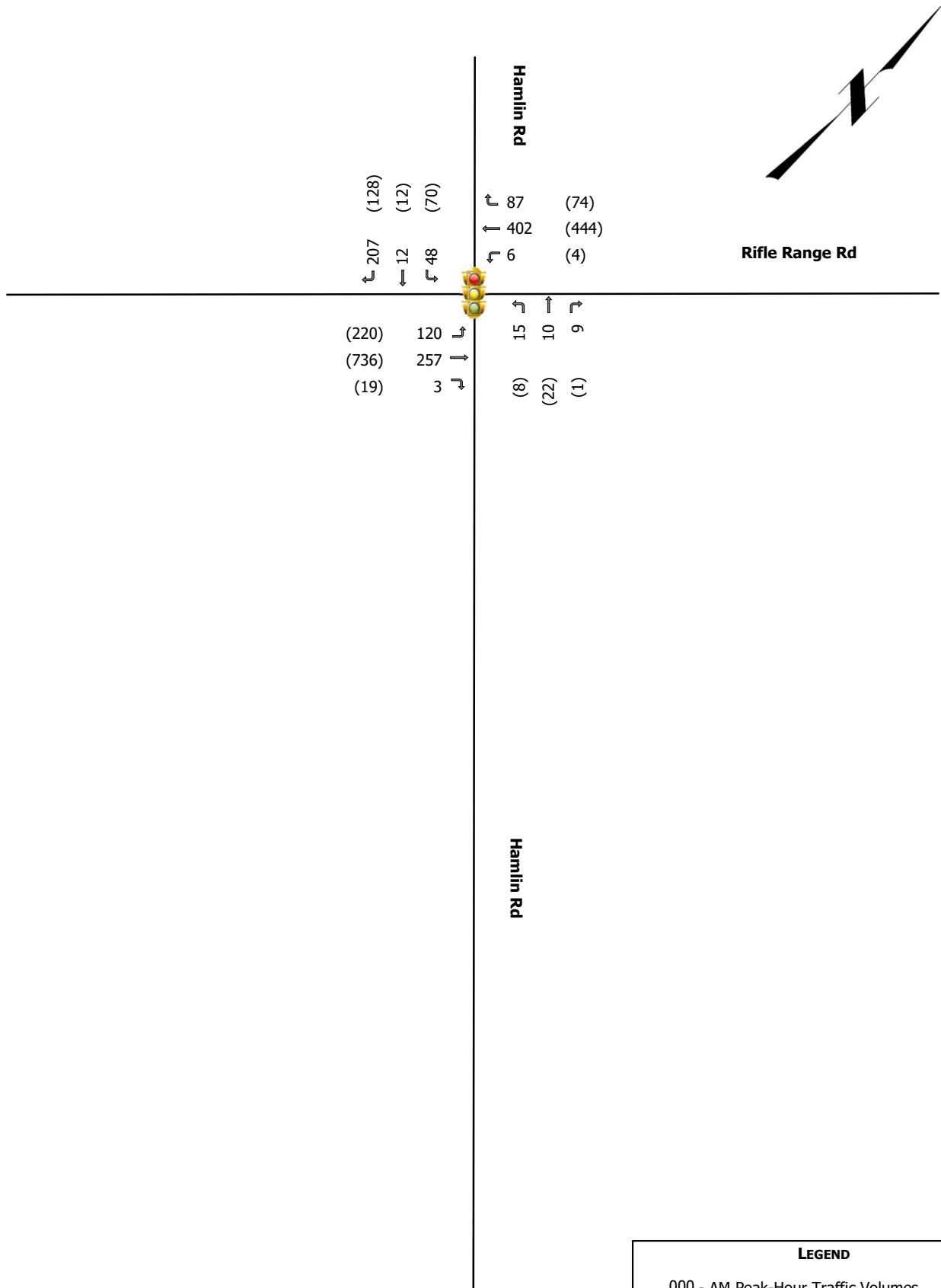
The site generated traffic volumes were added to the 2024 and 2034 No-Build traffic volumes to determine the future year Build volumes. The 2024 Build volumes are illustrated in Figure 8 and the 2034 Build volumes are shown in Figure 10. Volume development worksheets are included in Appendix B.



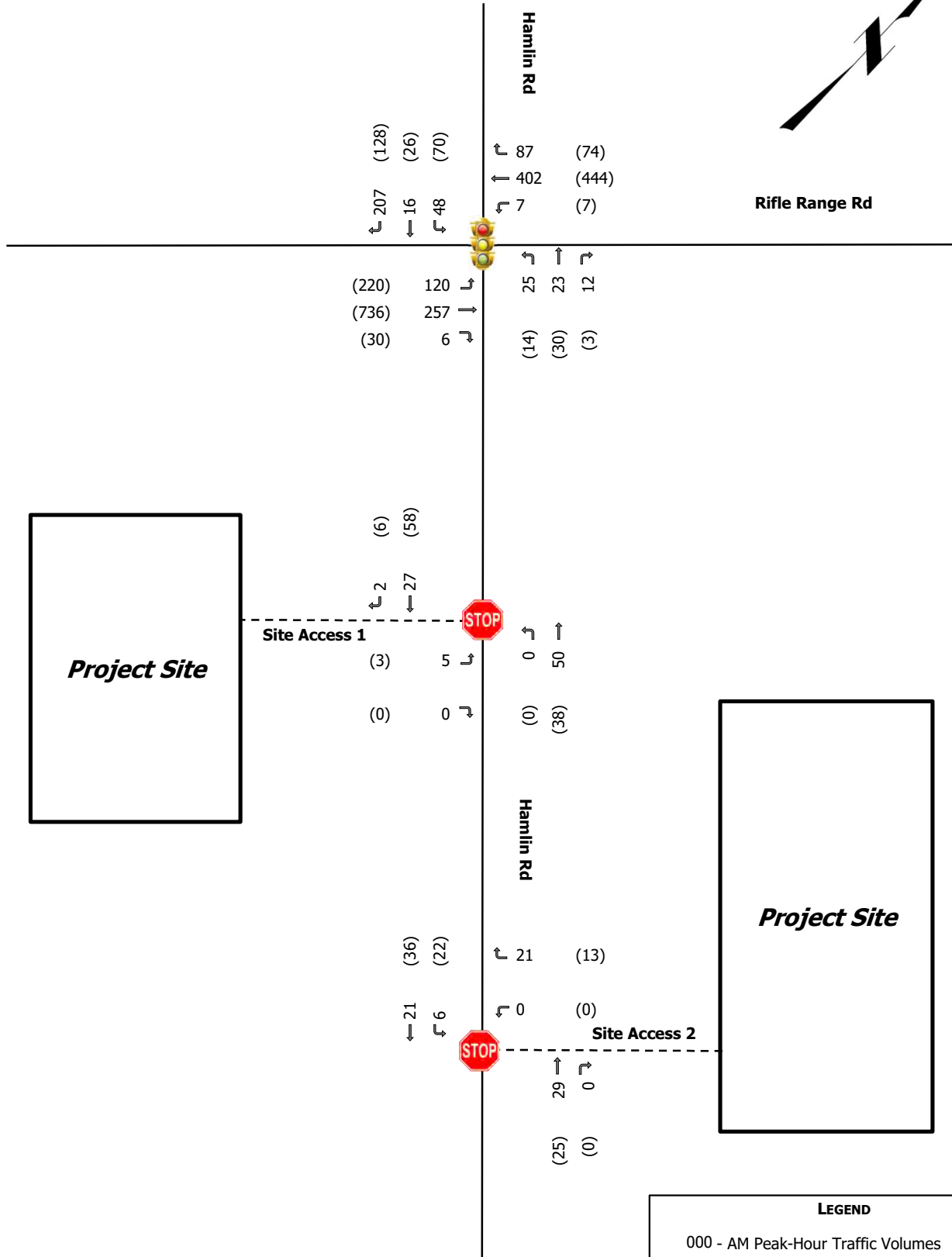
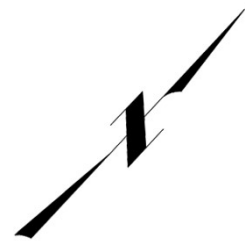
LEGEND
 000 - AM Peak-Hour Traffic Volumes
 (000) - PM Peak-Hour Traffic Volumes



LEGEND
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LEGEND
 000 - AM Peak-Hour Traffic Volumes
 (000) - PM Peak-Hour Traffic Volumes



LEGEND
 000 - AM Peak-Hour Traffic Volumes
 (000) - PM Peak-Hour Traffic Volumes

4. TRAFFIC IMPACT ANALYSIS

4.1. Turn-Lane Analysis

Charleston County guidelines suggest examining traffic conditions 10 years past the anticipated build date. As such, auxiliary turn-lane analyses were conducted using the 2034 Build volumes. Turn-lane analyses were considered based on the SCDOT Roadway Design Manual (RDM) Section 9.5.1.

Based on the anticipated 2034 build-out volumes, auxiliary turn-lanes on Hamlin Road are not warranted at the access points. Turn-lane analyses are provided in Appendix D.

4.2. Intersection LOS Analysis

In accordance with Charleston County requirements, intersection analyses were conducted for the study intersections considering 2022 Existing conditions, 2024 No-Build conditions, 2024 Build conditions, 2034 No-Build conditions and 2034 Build conditions. This analysis was conducted using the Transportation Research Board’s *Highway Capacity Manual 6th Edition (HCM 6th Edition)* methodologies of the *Synchro*, Version 10 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays and are generally considered undesirable. Table 3 summarizes the *HCM 6th Edition* control delay thresholds associated with each LOS grade for unsignalized intersections.

Table 3 - HCM 6th Edition LOS Criteria for Unsignalized and Signalized Intersections

Unsignalized Intersections		Signalized Intersections	
LOS	Control Delay per Vehicle (seconds)	LOS	Control Delay per Vehicle (seconds)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 15	B	> 10 and ≤ 20
C	> 15 and ≤ 25	C	> 20 and ≤ 35
D	> 25 and ≤ 35	D	> 35 and ≤ 55
E	> 35 and ≤ 50	E	> 55 and ≤ 80
F	> 50	F	> 80

As part of the intersection analysis, SCDOT’s default *Synchro* parameters were utilized. A constant PHF of 0.92 was applied for future year analysis. Existing heavy vehicle percentages were utilized for all analysis scenarios, with a minimum percentage of 2% considered.

Using the *Synchro* software, intersection analyses were conducted for the weekday AM peak-hour and weekday PM peak-hour time periods. The results of the 2022 Existing ad 2024 No-Build and 2024 Build intersection analyses are summarized in Table 4. The intersection LOS results for the 2034 analysis conditions are shown in Table 5.

Table 4 - Unsignalized and Signalized Intersection Analysis Results

Intersection	Approach	LOS/Delay (seconds)					
		2022 Existing Conditions		2024 No-Build Conditions		2024 Build Conditions	
		AM	PM	AM	PM	AM	PM
Rifle Range Road & Hamlin Road (Signalized)	EB	A/7.6	A/7.6	A/7.7	A/7.8	A/7.8	A/8.0
	WB	A/7.4	A/5.3	A/7.5	A/5.4	A/7.5	A/5.4
	NB	B/11.9	B/17.5	B/12.1	B/17.6	B/12.6	B/18.0
	SB	B/14.9	C/20.1	B/15.3	C/20.4	B/15.5	C/20.4
	<i>Overall</i>	A/9.3	A/8.6	A/9.5	A/8.8	A/9.7	A/9.1
Hamlin Road & Site Access 1	EB ²	--	--	--	--	A/8.9	A/9.0
	NB ¹	--	--	--	--	A/0.0	A/0.0
Hamlin Road & Site Access 2	WB ²	--	--	--	--	A/8.5	A/8.5
	SB ¹	--	--	--	--	A/7.3	A/7.3

¹LOS for major street left-turn movement; ²LOS for minor street approach

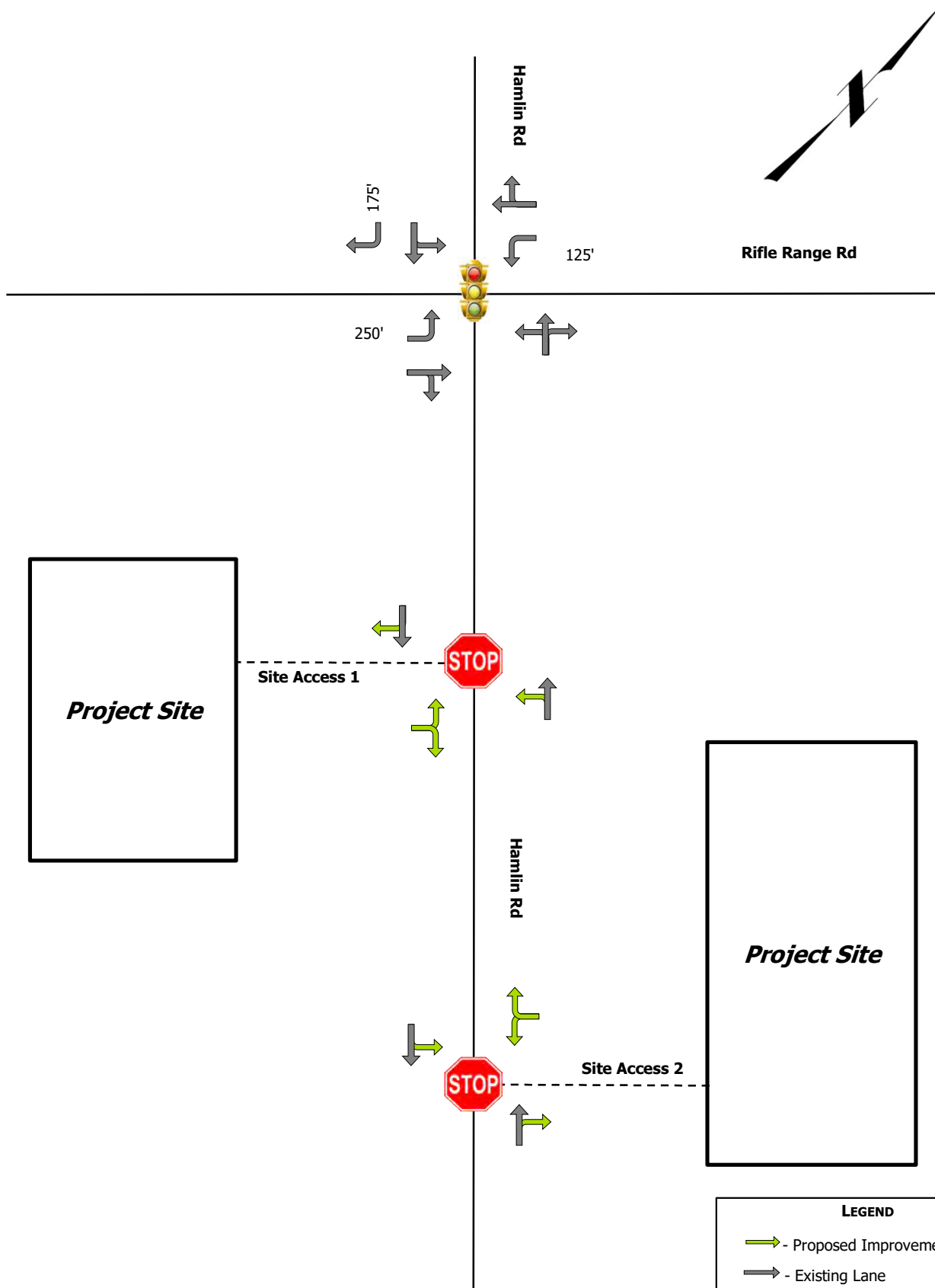
Table 5 - 10-year Analysis Unsignalized and Signalized Intersection Analysis Results

Intersection	Approach	LOS/Delay (seconds)			
		2034 No-Build Conditions		2034 Build Conditions	
		AM	PM	AM	PM
Rifle Range Road & Hamlin Road (Signalized)	EB	A/8.3	A/9.4	A/8.3	A/9.7
	WB	A/7.9	A/5.7	A/7.9	A/5.8
	NB	B/13.4	B/18.5	B/13.7	B/18.8
	SB	B/17.4	C/21.6	B/17.3	C/21.5
	<i>Overall</i>	<i>B/10.3</i>	<i>A/9.9</i>	<i>B/10.4</i>	<i>B/10.3</i>
Hamlin Road & Site Access 1	EB ²	--	--	A/9.0	A/9.1
	NB ¹	--	--	A/0.0	A/0.0
Hamlin Road & Site Access 2	WB ²	--	--	A/8.5	A/8.5
	SB ¹	--	--	A/7.3	A/7.3

¹LOS for major street left-turn movement; ²LOS for minor street approach

With construction of the project, all the study intersections should continue to function adequately in the 2024 and 2034 analysis years. The site accesses can function adequately with one ingress and one egress lane.

Figure 9 shows the proposed lane configuration for the Build conditions. A capacity analysis summary is proved in Appendix D.



LEGEND

- Proposed Improvement
- Existing Lane
- X' - Storage (In Feet)

5. SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact study was conducted for the proposed Hamlin Acres residential development in accordance with Charleston County and SCDOT guidelines. The development is located on both sides of Hamlin Road southeast of Rifle Range Road in Charleston County, South Carolina. The development is planned to contain 42 single family homes with two full accesses on Hamlin Road.

The site accesses can function adequately with one ingress and one egress lane. Based on the 2034 anticipated build out volumes, auxiliary turn-lanes on Hamlin Road are not warranted at the site accesses. The site accesses should be designed to provide proper sight distances and meet Charleston County design criteria.

With construction of the project, all the study intersections should continue to function adequately; no changes are recommended.

APPENDIX A

Traffic Count Data

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : Rifle Range Rd @ Hamlin Rd

Site Code :

Start Date : 12/13/2022

Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Hamlin Rd Southbound				Rifle Range Rd Westbound				Hamlin Rd Northbound				Rifle Range Rd Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	6	7	38	0	0	49	29	0	2	5	1	0	24	25	0	0	186
07:15	11	3	56	0	1	70	19	0	2	2	0	0	25	25	1	0	215
07:30	9	5	39	0	2	121	17	0	3	5	4	0	13	35	1	0	254
07:45	14	2	29	0	0	83	23	0	7	1	1	0	25	66	0	0	251
Total	40	17	162	0	3	323	88	0	14	13	6	0	87	151	2	0	906
08:00	13	1	49	0	3	78	19	0	1	1	2	0	37	74	2	0	280
08:15	7	3	67	0	0	74	18	0	3	2	1	0	32	54	0	0	261
08:30	6	0	40	0	0	97	13	0	3	0	2	0	18	48	0	0	227
08:45	3	1	25	0	1	95	12	0	0	1	1	0	15	60	0	0	214
Total	29	5	181	0	4	344	62	0	7	4	6	0	102	236	2	0	982
16:00	12	4	40	0	1	101	16	0	4	2	1	0	43	150	4	0	378
16:15	20	5	33	0	0	93	13	0	3	3	0	0	44	135	2	0	351
16:30	19	3	32	0	2	85	14	0	0	4	0	0	47	154	5	0	365
16:45	20	2	25	0	0	113	18	0	3	9	0	0	46	157	1	0	394
Total	71	14	130	0	3	392	61	0	10	18	1	0	180	596	12	0	1488
17:00	9	2	28	0	2	94	18	0	2	7	0	0	60	176	7	0	405
17:15	15	4	29	0	0	104	16	0	2	0	1	0	43	169	4	0	387
17:30	17	1	34	0	1	87	14	0	2	2	0	0	41	145	5	0	349
17:45	13	2	20	0	0	74	16	0	3	1	1	0	33	107	3	0	273
Total	54	9	111	0	3	359	64	0	9	10	2	0	177	597	19	0	1414
Grand Total	194	45	584	0	13	1418	275	0	40	45	15	0	546	1580	35	0	4790
Apprch %	23.6	5.5	71	0	0.8	83.1	16.1	0	40	45	15	0	25.3	73.1	1.6	0	
Total %	4.1	0.9	12.2	0	0.3	29.6	5.7	0	0.8	0.9	0.3	0	11.4	33	0.7	0	
Passenger Vehicles	193	41	563	0	13	1401	270	0	39	42	12	0	532	1554	34	0	4694
% Passenger Vehicles	99.5	91.1	96.4	0	100	98.8	98.2	0	97.5	93.3	80	0	97.4	98.4	97.1	0	98
Heavy Vehicles	0	2	17	0	0	16	2	0	0	2	0	0	12	10	0	0	61
% Heavy Vehicles	0	4.4	2.9	0	0	1.1	0.7	0	0	4.4	0	0	2.2	0.6	0	0	1.3
Buses	1	2	4	0	0	1	3	0	1	1	3	0	2	16	1	0	35
% Buses	0.5	4.4	0.7	0	0	0.1	1.1	0	2.5	2.2	20	0	0.4	1	2.9	0	0.7

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

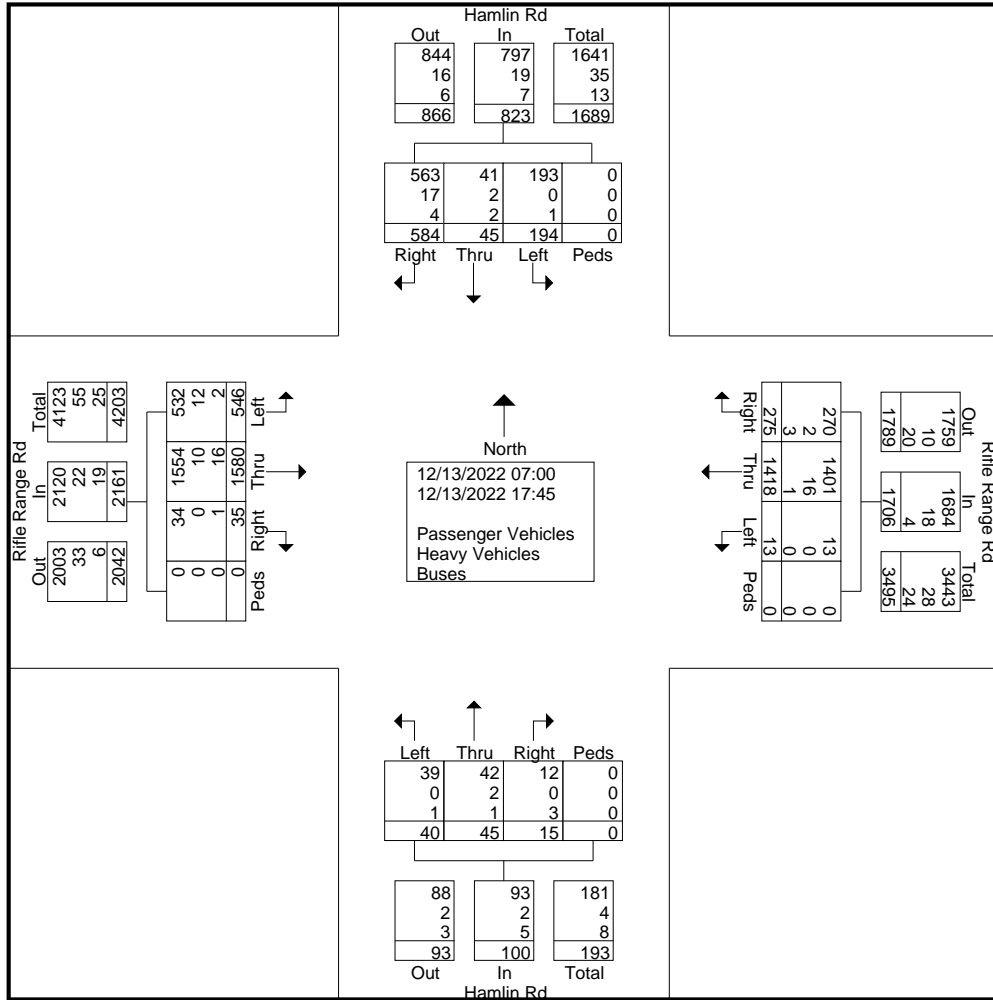
We can't say we're the Best, but you Can!

File Name : Rifle Range Rd @ Hamlin Rd

Site Code :

Start Date : 12/13/2022

Page No : 2



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735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

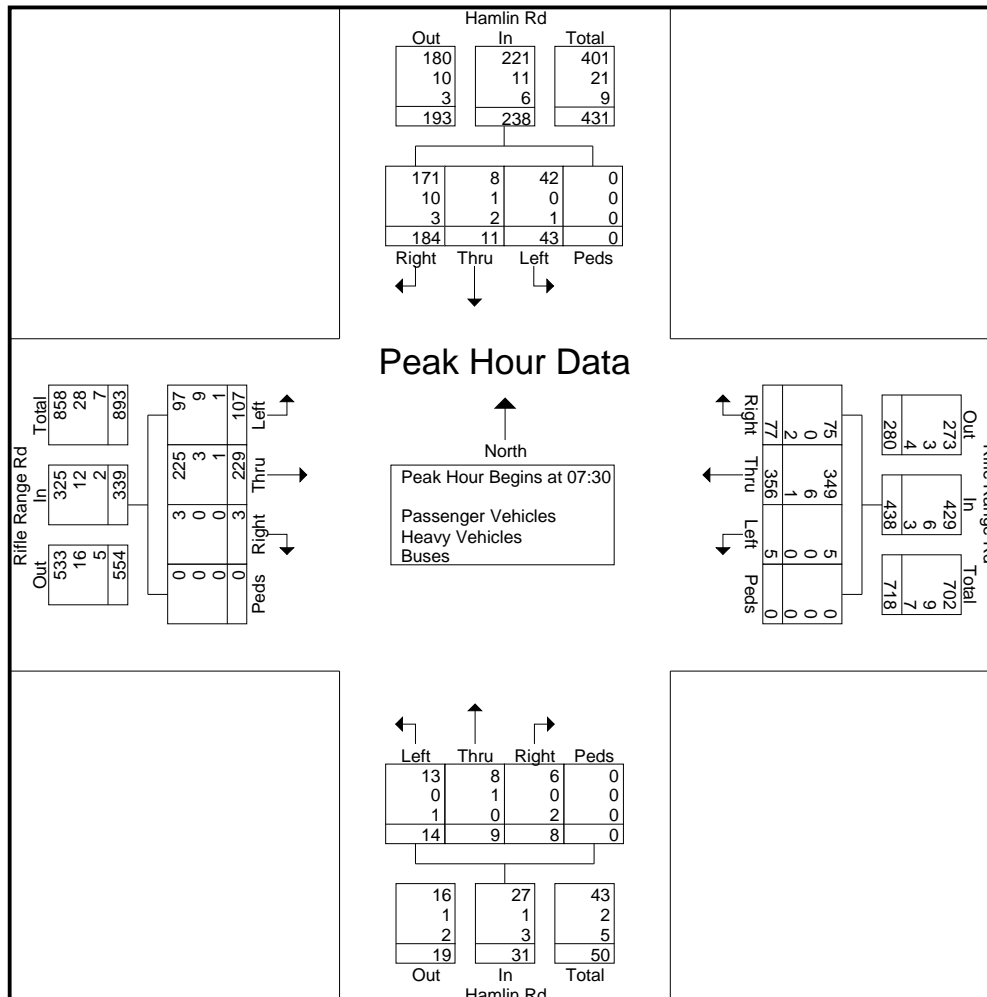
File Name : Rifle Range Rd @ Hamlin Rd

Site Code :

Start Date : 12/13/2022

Page No : 3

Start Time	Hamlin Rd Southbound					Rifle Range Rd Westbound					Hamlin Rd Northbound					Rifle Range Rd Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	9	5	39	0	53	2	121	17	0	140	3	5	4	0	12	13	35	1	0	49	254
07:45	14	2	29	0	45	0	83	23	0	106	7	1	1	0	9	25	66	0	0	91	251
08:00	13	1	49	0	63	3	78	19	0	100	1	1	2	0	4	37	74	2	0	113	280
08:15	7	3	67	0	77	0	74	18	0	92	3	2	1	0	6	32	54	0	0	86	261
Total Volume	43	11	184	0	238	5	356	77	0	438	14	9	8	0	31	107	229	3	0	339	1046
% App. Total	18.1	4.6	77.3	0		1.1	81.3	17.6	0		45.2	29	25.8	0		31.6	67.6	0.9	0		
PHF	.768	.550	.687	.000	.773	.417	.736	.837	.000	.782	.500	.450	.500	.000	.646	.723	.774	.375	.000	.750	.934
Passenger Vehicles	42	8	171	0	221	5	349	75	0	429	13	8	6	0	27	97	225	3	0	325	1002
% Passenger Vehicles																					
Heavy Vehicles	0	1	10	0	11	0	6	0	0	6	0	1	0	0	1	9	3	0	0	12	30
% Heavy Vehicles	0	9.1	5.4	0	4.6	0	1.7	0	0	1.4	0	11.1	0	0	3.2	8.4	1.3	0	0	3.5	2.9
Buses	1	2	3	0	6	0	1	2	0	3	1	0	2	0	3	1	1	0	0	2	14
% Buses	2.3	18.2	1.6	0	2.5	0	0.3	2.6	0	0.7	7.1	0	25.0	0	9.7	0.9	0.4	0	0	0.6	1.3



SHORT COUNTS, LLC

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Columbia, SC 29201

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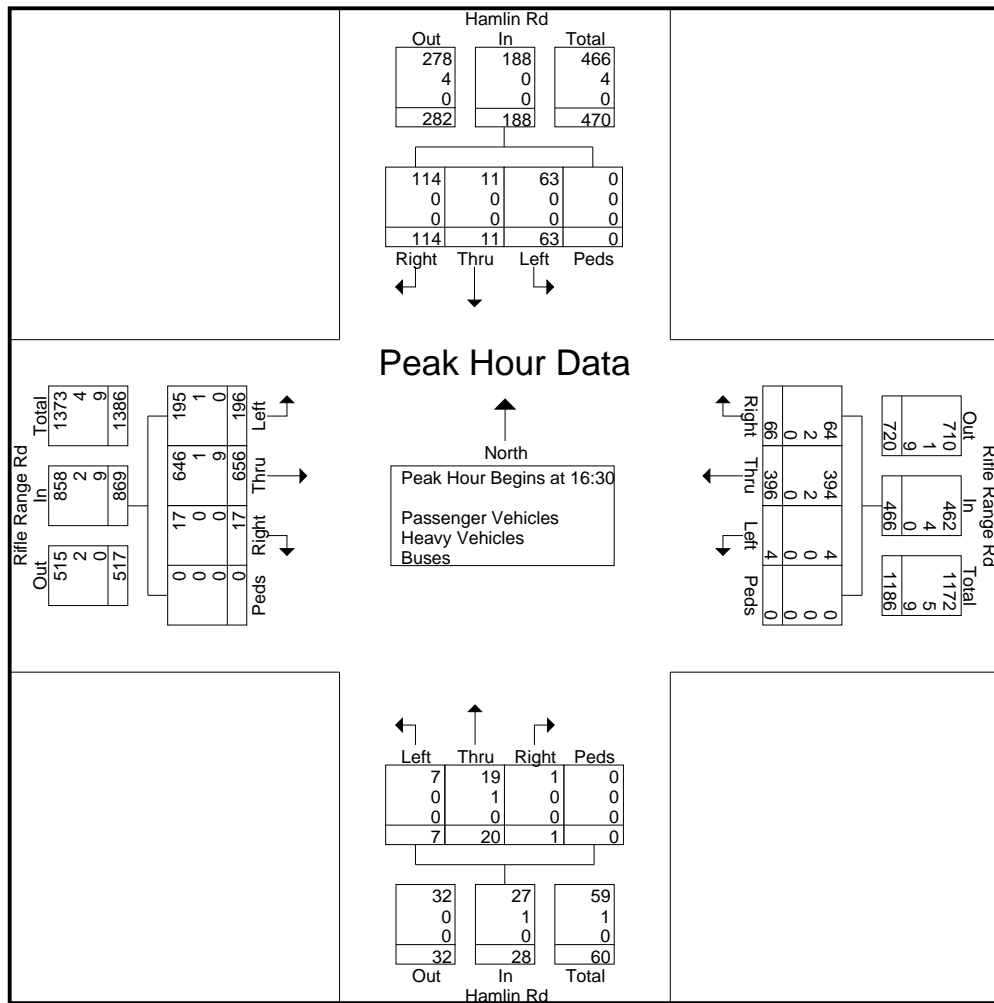
File Name : Rifle Range Rd @ Hamlin Rd

Site Code :

Start Date : 12/13/2022

Page No : 4

Start Time	Hamlin Rd Southbound					Rifle Range Rd Westbound					Hamlin Rd Northbound					Rifle Range Rd Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	19	3	32	0	54	2	85	14	0	101	0	4	0	0	4	47	154	5	0	206	365
16:45	20	2	25	0	47	0	113	18	0	131	3	9	0	0	12	46	157	1	0	204	394
17:00	9	2	28	0	39	2	94	18	0	114	2	7	0	0	9	60	176	7	0	243	405
17:15	15	4	29	0	48	0	104	16	0	120	2	0	1	0	3	43	169	4	0	216	387
Total Volume	63	11	114	0	188	4	396	66	0	466	7	20	1	0	28	196	656	17	0	869	1551
% App. Total	33.5	5.9	60.6	0		0.9	85	14.2	0		25	71.4	3.6	0		22.6	75.5	2	0		
PHF	.788	.688	.891	.000	.870	.500	.876	.917	.000	.889	.583	.556	.250	.000	.583	.817	.932	.607	.000	.894	.957
Passenger Vehicles	63	11	114	0	188	4	394	64	0	462	7	19	1	0	27	195	646	17	0	858	1535
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	0	2	2	0	4	0	1	0	0	1	1	1	0	0	2	7
% Heavy Vehicles	0	0	0	0	0	0	0.5	3.0	0	0.9	0	5.0	0	0	3.6	0.5	0.2	0	0	0.2	0.5
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	9
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.4	0	0	1.0	0.6



APPENDIX B

Traffic Volume Development Worksheets

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

Rifle Range Road & Hamlin Road

TRAFFIC CONTROL: Signalized

DATE COUNTED: Tuesday, December 13, 2022

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2022 TRAFFIC VOLUMES	107	229	3	5	358	77	14	9	8	43	11	184
Years To Buildout (2024)	2	2	2	2	2	2	2	2	2	2	2	2
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	2	5	0	0	7	2	0	0	0	1	0	4
2024 NO-BUILD TRAFFIC VOLUMES	109	234	3	5	365	79	14	9	8	44	11	188
Inbound New Project Traffic			3	1							4	
Outbound New Project Traffic							10	13	3			
Total New Project Traffic			3	1			10	13	3		4	
2024 BUILD TRAFFIC VOLUMES	109	234	6	6	365	79	24	22	11	44	15	188
Years To Buildout (2035)	10	10	10	10	10	10	10	10	10	10	10	10
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	11	23	0	1	37	8	1	1	1	4	1	19
2034 NO-BUILD TRAFFIC VOLUMES	120	257	3	6	402	87	15	10	9	48	12	207
2034 BUILD TRAFFIC VOLUMES	120	257	6	7	402	87	25	23	12	48	16	207

PM PEAK HOUR (4:30-5:30 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2022 TRAFFIC VOLUMES	196	656	17	4	396	66	7	20	1	63	11	114
Years To Buildout (2024)	2	2	2	2	2	2	2	2	2	2	2	2
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	4	13	0	0	8	1	0	0	0	1	0	2
2024 NO-BUILD TRAFFIC VOLUMES	200	669	17	4	404	67	7	20	1	64	11	116
Inbound New Project Traffic			11	3							14	
Outbound New Project Traffic							6	8	2			
Total New Project Traffic			11	3			6	8	2		14	
2024 BUILD TRAFFIC VOLUMES	200	669	28	7	404	67	13	28	3	64	25	116
Years to Buildout (2035)	10	10	10	10	10	10	10	10	10	10	10	10
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	20	67	2	0	40	7	1	2	0	6	1	12
2034 NO-BUILD TRAFFIC VOLUMES	220	736	19	4	444	74	8	22	1	70	12	128
2034 BUILD TRAFFIC VOLUMES	220	736	30	7	444	74	14	30	3	70	26	128

Moving forward.



INTERSECTION TRAFFIC VOLUME DEVELOPMENT

Hamlin Road & Site Access 1

TRAFFIC CONTROL: Unsignalized

DATE COUNTED:

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2022 TRAFFIC VOLUMES	0		0				0	25			19	0
Years To Buildout (2024)	2		2				2	2			2	2
Yearly Growth Rate	1.0%		1.0%				1.0%	1.0%			1.0%	1.0%
Background Traffic Growth	0		0				0	1			0	0
2024 NO-BUILD TRAFFIC VOLUMES	0		0				0	26			19	0
Inbound New Project Traffic											6	2
Outbound New Project Traffic	5							21				
Total New Project Traffic	5							21			6	2
2024 BUILD TRAFFIC VOLUMES	5		0				0	47			25	2
Years To Buildout (2035)	10		10				10	10			10	10
Yearly Growth Rate	1.0%		1.0%				1.0%	1.0%			1.0%	1.0%
Background Traffic Growth	0		0				0	3			2	0
2034 NO-BUILD TRAFFIC VOLUMES	0		0				0	29			21	0
2034 BUILD TRAFFIC VOLUMES	5		0				0	50			27	2

PM PEAK HOUR (5:00-6:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2022 TRAFFIC VOLUMES	0		0				0	23			32	0
Years To Buildout (2024)	2		2				2	2			2	2
Yearly Growth Rate	1.0%		1.0%				1.0%	1.0%			1.0%	1.0%
Background Traffic Growth	0		0				0	0			1	0
2024 NO-BUILD TRAFFIC VOLUMES	0		0				0	23			33	0
Inbound New Project Traffic											22	6
Outbound New Project Traffic	3							13				
Total New Project Traffic	3							13			22	6
2024 BUILD TRAFFIC VOLUMES	3		0				0	36			55	6
Years to Buildout (2035)	10		10				10	10			10	10
Yearly Growth Rate	1.0%		1.0%				1.0%	1.0%			1.0%	1.0%
Background Traffic Growth	0		0				0	2			3	0
2034 NO-BUILD TRAFFIC VOLUMES	0		0				0	25			36	0
2034 BUILD TRAFFIC VOLUMES	3		0				0	38			58	6

Moving forward.



INTERSECTION TRAFFIC VOLUME DEVELOPMENT

Hamlin Road & Site Access 2

TRAFFIC CONTROL: Unsignalized

DATE COUNTED:

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2022 TRAFFIC VOLUMES				0		0		25	0	0	19	
Years To Buildout (2024)				2		2		2	2	2	2	
Yearly Growth Rate				1.0%		1.0%		1.0%	1.0%	1.0%	1.0%	
Background Traffic Growth				0		0		1	0	0	0	
2024 NO-BUILD TRAFFIC VOLUMES				0		0		26	0	0	19	
Inbound New Project Traffic										6		
Outbound New Project Traffic						21						
Total New Project Traffic						21				6		
2024 BUILD TRAFFIC VOLUMES				0		21		26	0	6	19	
Years To Buildout (2035)				10		10		10	10	10	10	
Yearly Growth Rate				1.0%		1.0%		1.0%	1.0%	1.0%	1.0%	
Background Traffic Growth				0		0		3	0	0	2	
2034 NO-BUILD TRAFFIC VOLUMES				0		0		29	0	0	21	
2034 BUILD TRAFFIC VOLUMES				0		21		29	0	6	21	

PM PEAK HOUR (5:00-6:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2022 TRAFFIC VOLUMES				0		0		23	0	0	32	
Years To Buildout (2024)				2		2		2	2	2	2	
Yearly Growth Rate				1.0%		1.0%		1.0%	1.0%	1.0%	1.0%	
Background Traffic Growth				0		0		0	0	0	1	
2024 NO-BUILD TRAFFIC VOLUMES				0		0		23	0	0	33	
Inbound New Project Traffic										22		
Outbound New Project Traffic						13						
Total New Project Traffic						13				22		
2024 BUILD TRAFFIC VOLUMES				0		13		23	0	22	33	
Years To Buildout (2035)				10		10		10	10	10	10	
Yearly Growth Rate				1.0%		1.0%		1.0%	1.0%	1.0%	1.0%	
Background Traffic Growth				0		0		2	0	0	3	
2034 NO-BUILD TRAFFIC VOLUMES				0		0		25	0	0	36	
2034 BUILD TRAFFIC VOLUMES				0		13		25	0	22	36	

Moving forward.



APPENDIX C

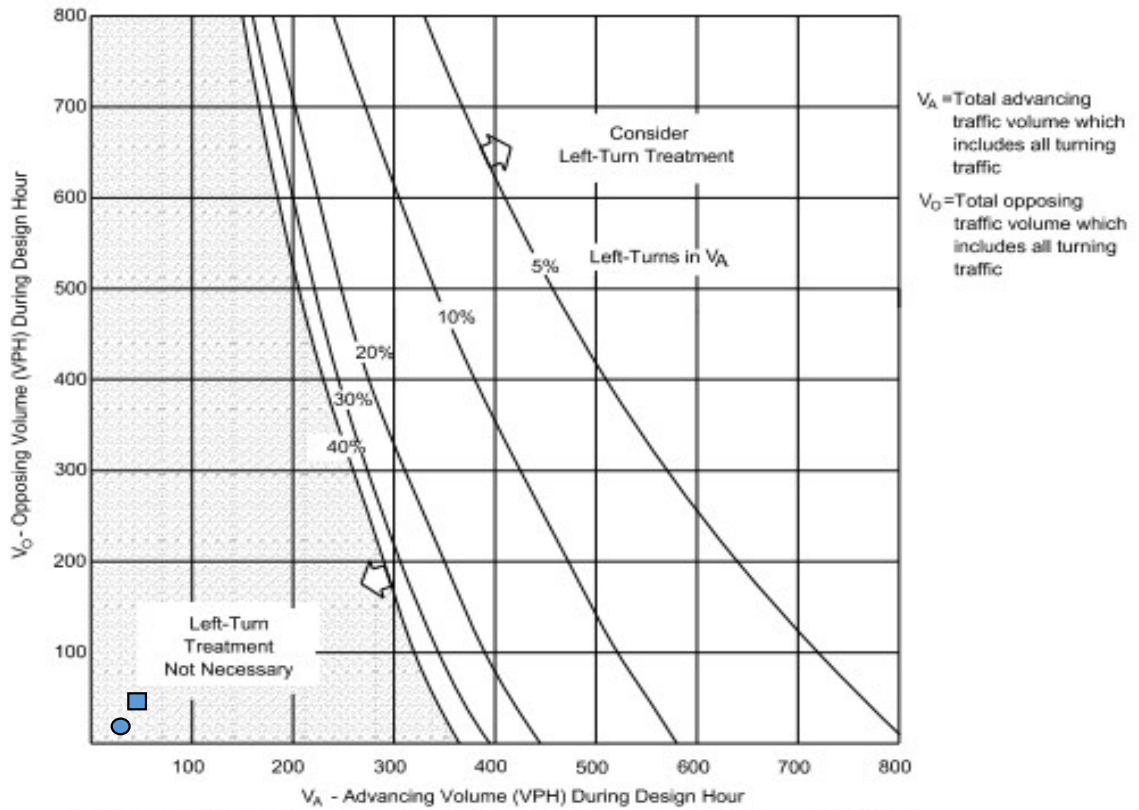
Turn Lane Analysis Worksheets

**HAMLIN ACRES TIS
LEFT-TURN LANE WARRANT REVIEW**

March 2017

INTERSECTIONS

9.5-9



VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)
Figure 9.5-G

INTERSECTION: Hamlin Road & Site Access 2
MOVEMENT: Southbound left turn

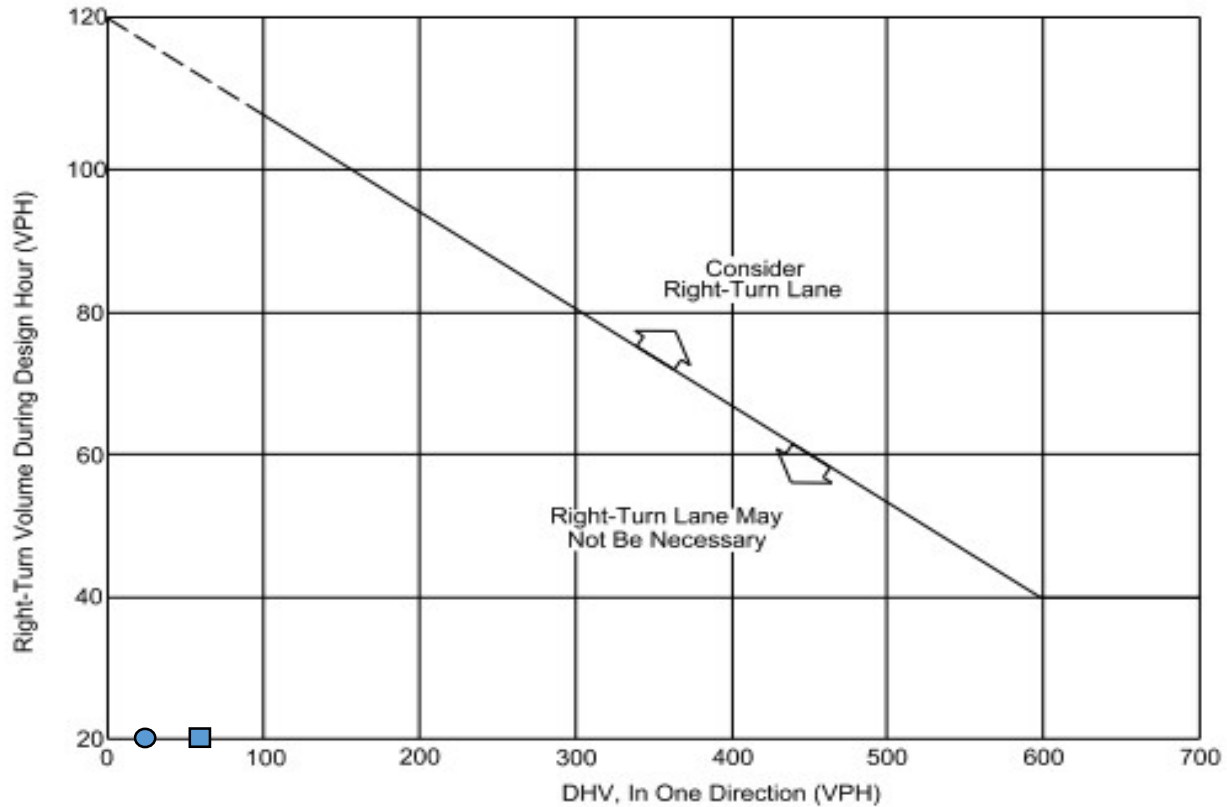
SCENARIO	Advancing Volume (V_a)	Southbound left turn	Opposing Volume (V_o)	Left Turn % of V_a	Symbol
2034 AM Build	27	6	29	22.2%	●
2034 PM Build	36	22	25	61.1%	■

**HAMLIN ACRES TIS
RIGHT-TURN LANE WARRANT REVIEW**

9.5-2

INTERSECTIONS

March 2017



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS
ON TWO-LANE HIGHWAYS**

Figure 9.5-A

INTERSECTION: Hamlin Rd & Site Access 1

MOVEMENT: Southbound right turn

SCENARIO	Design Hour Volume	Right Turn Volume	Symbol
2034 AM Build	29	2	●
2034 PM Build	64	6	■

Moving forward.

APPENDIX D

Capacity Analysis

2022 Existing Conditions

HCM 6th Signalized Intersection Summary
 3: Hamlin Road & Rifle Range Road

Hamlin Acres TIS
 2022 Existing AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	107	229	3	5	358	77	14	9	8	43	11	184
Future Volume (veh/h)	107	229	3	5	358	77	14	9	8	43	11	184
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	119	254	3	6	398	86	16	10	9	48	12	204
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	454	868	10	634	701	151	234	133	76	394	79	308
Arrive On Green	0.47	0.47	0.47	0.47	0.47	0.47	0.19	0.19	0.19	0.19	0.19	0.19
Sat Flow, veh/h	911	1845	22	1123	1490	322	452	681	392	1094	407	1585
Grp Volume(v), veh/h	119	0	257	6	0	484	35	0	0	60	0	204
Grp Sat Flow(s),veh/h/ln	911	0	1866	1123	0	1812	1526	0	0	1501	0	1585
Q Serve(g_s), s	3.9	0.0	3.0	0.1	0.0	6.9	0.0	0.0	0.0	0.5	0.0	4.3
Cycle Q Clear(g_c), s	10.8	0.0	3.0	3.1	0.0	6.9	0.6	0.0	0.0	1.1	0.0	4.3
Prop In Lane	1.00		0.01	1.00		0.18	0.46		0.26	0.80		1.00
Lane Grp Cap(c), veh/h	454	0	878	634	0	853	443	0	0	473	0	308
V/C Ratio(X)	0.26	0.00	0.29	0.01	0.00	0.57	0.08	0.00	0.00	0.13	0.00	0.66
Avail Cap(c_a), veh/h	839	0	1667	1109	0	1619	800	0	0	843	0	708
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	10.8	0.0	5.8	6.8	0.0	6.9	11.9	0.0	0.0	12.0	0.0	13.3
Incr Delay (d2), s/veh	0.3	0.0	0.2	0.0	0.0	0.6	0.1	0.0	0.0	0.1	0.0	2.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.6	0.0	0.0	1.4	0.2	0.0	0.0	0.3	0.0	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.1	0.0	6.0	6.8	0.0	7.5	11.9	0.0	0.0	12.1	0.0	15.8
LnGrp LOS	B	A	A	A	A	A	B	A	A	B	A	B
Approach Vol, veh/h		376			490			35			264	
Approach Delay, s/veh		7.6			7.4			11.9			14.9	
Approach LOS		A			A			B			B	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		13.0		22.8		13.0		22.8				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		16.0		32.0		16.0		32.0				
Max Q Clear Time (g_c+I1), s		2.6		12.8		6.3		8.9				
Green Ext Time (p_c), s		0.1		4.1		0.7		7.9				
Intersection Summary												
HCM 6th Ctrl Delay			9.3									
HCM 6th LOS			A									

HCM 6th Signalized Intersection Summary
 3: Hamlin Road & Rifle Range Road

Hamlin Acres TIS
 2022 Existing PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	196	656	17	4	396	66	7	20	1	63	11	114
Future Volume (veh/h)	196	656	17	4	396	66	7	20	1	63	11	114
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	218	729	19	4	440	73	8	22	1	70	12	127
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	556	1093	28	398	942	156	129	196	7	303	41	210
Arrive On Green	0.60	0.60	0.60	0.60	0.60	0.60	0.13	0.13	0.13	0.13	0.13	0.13
Sat Flow, veh/h	887	1815	47	713	1564	260	220	1475	56	1178	308	1585
Grp Volume(v), veh/h	218	0	748	4	0	513	31	0	0	82	0	127
Grp Sat Flow(s),veh/h/ln	887	0	1862	713	0	1824	1751	0	0	1486	0	1585
Q Serve(g_s), s	8.2	0.0	12.1	0.2	0.0	7.0	0.0	0.0	0.0	1.5	0.0	3.4
Cycle Q Clear(g_c), s	15.2	0.0	12.1	12.3	0.0	7.0	0.7	0.0	0.0	2.2	0.0	3.4
Prop In Lane	1.00		0.03	1.00		0.14	0.26		0.03	0.85		1.00
Lane Grp Cap(c), veh/h	556	0	1122	398	0	1099	332	0	0	344	0	210
V/C Ratio(X)	0.39	0.00	0.67	0.01	0.00	0.47	0.09	0.00	0.00	0.24	0.00	0.60
Avail Cap(c_a), veh/h	648	0	1315	472	0	1288	696	0	0	663	0	560
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.2	0.0	6.0	10.1	0.0	5.0	17.3	0.0	0.0	17.9	0.0	18.5
Incr Delay (d2), s/veh	0.5	0.0	1.0	0.0	0.0	0.3	0.1	0.0	0.0	0.4	0.0	2.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	0.0	2.4	0.0	0.0	1.3	0.3	0.0	0.0	0.7	0.0	1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.6	0.0	7.0	10.1	0.0	5.3	17.5	0.0	0.0	18.3	0.0	21.3
LnGrp LOS	A	A	A	B	A	A	B	A	A	B	A	C
Approach Vol, veh/h		966			517			31			209	
Approach Delay, s/veh		7.6			5.3			17.5			20.1	
Approach LOS		A			A			B			C	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		12.0		33.3		12.0		33.3				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		16.0		32.0		16.0		32.0				
Max Q Clear Time (g_c+I1), s		2.7		17.2		5.4		14.3				
Green Ext Time (p_c), s		0.1		10.1		0.6		7.2				
Intersection Summary												
HCM 6th Ctrl Delay				8.6								
HCM 6th LOS				A								

2024 No-Build Conditions

HCM 6th Signalized Intersection Summary
 3: Hamlin Road & Rifle Range Road

Hamlin Acres TIS
 2024 No Build AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	109	234	3	5	365	79	14	9	8	44	11	188
Future Volume (veh/h)	109	234	3	5	365	79	14	9	8	44	11	188
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	121	260	3	6	406	88	16	10	9	49	12	209
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	449	877	10	632	708	153	233	133	77	394	78	311
Arrive On Green	0.48	0.48	0.48	0.48	0.48	0.48	0.20	0.20	0.20	0.20	0.20	0.20
Sat Flow, veh/h	903	1845	21	1116	1489	323	455	675	391	1102	397	1585
Grp Volume(v), veh/h	121	0	263	6	0	494	35	0	0	61	0	209
Grp Sat Flow(s),veh/h/ln	903	0	1867	1116	0	1812	1521	0	0	1499	0	1585
Q Serve(g_s), s	4.1	0.0	3.1	0.1	0.0	7.2	0.0	0.0	0.0	0.5	0.0	4.5
Cycle Q Clear(g_c), s	11.3	0.0	3.1	3.3	0.0	7.2	0.6	0.0	0.0	1.1	0.0	4.5
Prop In Lane	1.00		0.01	1.00		0.18	0.46		0.26	0.80		1.00
Lane Grp Cap(c), veh/h	449	0	887	632	0	862	442	0	0	472	0	311
V/C Ratio(X)	0.27	0.00	0.30	0.01	0.00	0.57	0.08	0.00	0.00	0.13	0.00	0.67
Avail Cap(c_a), veh/h	810	0	1633	1078	0	1586	782	0	0	826	0	694
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	11.0	0.0	5.9	6.9	0.0	6.9	12.0	0.0	0.0	12.2	0.0	13.6
Incr Delay (d2), s/veh	0.3	0.0	0.2	0.0	0.0	0.6	0.1	0.0	0.0	0.1	0.0	2.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.6	0.0	0.0	1.5	0.2	0.0	0.0	0.3	0.0	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.3	0.0	6.0	6.9	0.0	7.5	12.1	0.0	0.0	12.3	0.0	16.1
LnGrp LOS	B	A	A	A	A	A	B	A	A	B	A	B
Approach Vol, veh/h		384			500			35			270	
Approach Delay, s/veh		7.7			7.5			12.1			15.3	
Approach LOS		A			A			B			B	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		13.2		23.4		13.2		23.4				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		16.0		32.0		16.0		32.0				
Max Q Clear Time (g_c+I1), s		2.6		13.3		6.5		9.2				
Green Ext Time (p_c), s		0.1		4.1		0.7		8.0				
Intersection Summary												
HCM 6th Ctrl Delay				9.5								
HCM 6th LOS				A								

HCM 6th Signalized Intersection Summary
 3: Hamlin Road & Rifle Range Road

Hamlin Acres TIS
 2024 No Build PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	200	669	17	4	404	67	7	20	1	64	11	116
Future Volume (veh/h)	200	669	17	4	404	67	7	20	1	64	11	116
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	222	743	19	4	449	74	8	22	1	71	12	129
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	549	1099	28	390	947	156	128	197	8	303	40	211
Arrive On Green	0.61	0.61	0.61	0.61	0.61	0.61	0.13	0.13	0.13	0.13	0.13	0.13
Sat Flow, veh/h	879	1816	46	704	1566	258	218	1477	56	1182	303	1585
Grp Volume(v), veh/h	222	0	762	4	0	523	31	0	0	83	0	129
Grp Sat Flow(s),veh/h/ln	879	0	1862	704	0	1824	1751	0	0	1485	0	1585
Q Serve(g_s), s	8.6	0.0	12.5	0.2	0.0	7.3	0.0	0.0	0.0	1.6	0.0	3.5
Cycle Q Clear(g_c), s	15.9	0.0	12.5	12.7	0.0	7.3	0.7	0.0	0.0	2.2	0.0	3.5
Prop In Lane	1.00		0.02	1.00		0.14	0.26		0.03	0.86		1.00
Lane Grp Cap(c), veh/h	549	0	1127	390	0	1104	332	0	0	344	0	211
V/C Ratio(X)	0.40	0.00	0.68	0.01	0.00	0.47	0.09	0.00	0.00	0.24	0.00	0.61
Avail Cap(c_a), veh/h	631	0	1299	456	0	1272	687	0	0	654	0	553
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.4	0.0	6.1	10.3	0.0	5.0	17.5	0.0	0.0	18.1	0.0	18.8
Incr Delay (d2), s/veh	0.5	0.0	1.2	0.0	0.0	0.3	0.1	0.0	0.0	0.4	0.0	2.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	2.6	0.0	0.0	1.3	0.3	0.0	0.0	0.7	0.0	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.9	0.0	7.2	10.3	0.0	5.3	17.6	0.0	0.0	18.5	0.0	21.6
LnGrp LOS	A	A	A	B	A	A	B	A	A	B	A	C
Approach Vol, veh/h		984			527			31				212
Approach Delay, s/veh		7.8			5.4			17.6				20.4
Approach LOS		A			A			B				C
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		12.1		33.8		12.1		33.8				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		16.0		32.0		16.0		32.0				
Max Q Clear Time (g_c+I1), s		2.7		17.9		5.5		14.7				
Green Ext Time (p_c), s		0.1		9.9		0.6		7.3				
Intersection Summary												
HCM 6th Ctrl Delay				8.8								
HCM 6th LOS				A								

2024 Build Conditions

HCM 6th Signalized Intersection Summary
 3: Hamlin Road & Rifle Range Road

Hamlin Acres TIS
 2024 Build AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	109	234	6	6	365	79	24	22	11	44	15	188
Future Volume (veh/h)	109	234	6	6	365	79	24	22	11	44	15	188
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1781	1870	1870	1870	1870	1870	1870	1737	1870	1870	1767	1826
Adj Flow Rate, veh/h	121	260	7	7	406	88	27	24	12	49	17	209
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	8	2	2	2	2	2	2	11	2	2	9	5
Cap, veh/h	437	868	23	629	713	155	216	154	55	358	98	307
Arrive On Green	0.48	0.48	0.48	0.48	0.48	0.48	0.20	0.20	0.20	0.20	0.20	0.20
Sat Flow, veh/h	860	1813	49	1112	1489	323	392	777	275	952	495	1547
Grp Volume(v), veh/h	121	0	267	7	0	494	63	0	0	66	0	209
Grp Sat Flow(s),veh/h/ln	860	0	1862	1112	0	1812	1444	0	0	1446	0	1547
Q Serve(g_s), s	4.4	0.0	3.2	0.1	0.0	7.3	0.0	0.0	0.0	0.0	0.0	4.7
Cycle Q Clear(g_c), s	11.6	0.0	3.2	3.4	0.0	7.3	1.2	0.0	0.0	1.2	0.0	4.7
Prop In Lane	1.00		0.03	1.00		0.18	0.43		0.19	0.74		1.00
Lane Grp Cap(c), veh/h	437	0	892	629	0	868	425	0	0	456	0	307
V/C Ratio(X)	0.28	0.00	0.30	0.01	0.00	0.57	0.15	0.00	0.00	0.14	0.00	0.68
Avail Cap(c_a), veh/h	765	0	1600	1052	0	1558	734	0	0	777	0	665
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	11.1	0.0	5.9	6.9	0.0	6.9	12.4	0.0	0.0	12.4	0.0	13.8
Incr Delay (d2), s/veh	0.3	0.0	0.2	0.0	0.0	0.6	0.2	0.0	0.0	0.1	0.0	2.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.7	0.0	0.0	1.5	0.4	0.0	0.0	0.4	0.0	1.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.5	0.0	6.1	6.9	0.0	7.5	12.6	0.0	0.0	12.6	0.0	16.5
LnGrp LOS	B	A	A	A	A	A	B	A	A	B	A	B
Approach Vol, veh/h		388			501			63			275	
Approach Delay, s/veh		7.8			7.5			12.6			15.5	
Approach LOS		A			A			B			B	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		13.4		23.8		13.4		23.8				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		16.0		32.0		16.0		32.0				
Max Q Clear Time (g_c+I1), s		3.2		13.6		6.7		9.3				
Green Ext Time (p_c), s		0.2		4.2		0.7		8.0				
Intersection Summary												
HCM 6th Ctrl Delay				9.7								
HCM 6th LOS				A								

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	0	0	47	25	2
Future Vol, veh/h	5	0	0	47	25	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	0	0	52	28	2

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	81	29	30	0	0
Stage 1	29	-	-	-	-
Stage 2	52	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	921	1046	1583	-	-
Stage 1	994	-	-	-	-
Stage 2	970	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	921	1046	1583	-	-
Mov Cap-2 Maneuver	921	-	-	-	-
Stage 1	994	-	-	-	-
Stage 2	970	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1583	-	921	-	-
HCM Lane V/C Ratio	-	-	0.006	-	-
HCM Control Delay (s)	0	-	8.9	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection						
Int Delay, s/veh	3.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	21	26	0	6	19
Future Vol, veh/h	0	21	26	0	6	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	23	29	0	7	21

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	64	29	0	0	29	0
Stage 1	29	-	-	-	-	-
Stage 2	35	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	942	1046	-	-	1584	-
Stage 1	994	-	-	-	-	-
Stage 2	987	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	938	1046	-	-	1584	-
Mov Cap-2 Maneuver	938	-	-	-	-	-
Stage 1	994	-	-	-	-	-
Stage 2	983	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.5	0	1.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	1046	1584
HCM Lane V/C Ratio	-	-	0.022	0.004
HCM Control Delay (s)	-	-	8.5	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

HCM 6th Signalized Intersection Summary
 3: Hamlin Road & Rifle Range Road

Hamlin Acres TIS
 2024 Build PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	200	669	28	7	404	67	13	28	3	64	25	116
Future Volume (veh/h)	200	669	28	7	404	67	13	28	3	64	25	116
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1856	1870	1826	1870	1870	1870	1870
Adj Flow Rate, veh/h	222	743	31	8	449	74	14	31	3	71	28	129
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	3	2	5	2	2	2	2
Cap, veh/h	549	1079	45	381	948	156	136	175	14	263	80	213
Arrive On Green	0.61	0.61	0.61	0.61	0.61	0.61	0.13	0.13	0.13	0.13	0.13	0.13
Sat Flow, veh/h	879	1783	74	696	1566	258	264	1302	104	956	594	1585
Grp Volume(v), veh/h	222	0	774	8	0	523	48	0	0	99	0	129
Grp Sat Flow(s),veh/h/ln	879	0	1857	696	0	1824	1670	0	0	1550	0	1585
Q Serve(g_s), s	8.6	0.0	13.0	0.4	0.0	7.3	0.0	0.0	0.0	1.5	0.0	3.5
Cycle Q Clear(g_c), s	15.9	0.0	13.0	13.4	0.0	7.3	1.1	0.0	0.0	2.6	0.0	3.5
Prop In Lane	1.00		0.04	1.00		0.14	0.29		0.06	0.72		1.00
Lane Grp Cap(c), veh/h	549	0	1124	381	0	1104	325	0	0	342	0	213
V/C Ratio(X)	0.40	0.00	0.69	0.02	0.00	0.47	0.15	0.00	0.00	0.29	0.00	0.61
Avail Cap(c_a), veh/h	627	0	1289	443	0	1266	659	0	0	658	0	550
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.4	0.0	6.2	10.7	0.0	5.0	17.7	0.0	0.0	18.3	0.0	18.8
Incr Delay (d2), s/veh	0.5	0.0	1.3	0.0	0.0	0.3	0.2	0.0	0.0	0.5	0.0	2.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	2.7	0.0	0.0	1.3	0.4	0.0	0.0	0.9	0.0	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.9	0.0	7.5	10.7	0.0	5.4	18.0	0.0	0.0	18.8	0.0	21.6
LnGrp LOS	A	A	A	B	A	A	B	A	A	B	A	C
Approach Vol, veh/h		996			531			48			228	
Approach Delay, s/veh		8.0			5.4			18.0			20.4	
Approach LOS		A			A			B			C	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		12.2		33.9		12.2		33.9				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		16.0		32.0		16.0		32.0				
Max Q Clear Time (g_c+I1), s		3.1		17.9		5.5		15.4				
Green Ext Time (p_c), s		0.1		10.0		0.7		7.1				
Intersection Summary												
HCM 6th Ctrl Delay				9.1								
HCM 6th LOS				A								

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			L		T
Traffic Vol, veh/h	3	0	0	36	55	6
Future Vol, veh/h	3	0	0	36	55	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	0	0	40	61	7

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	105	65	68	0	0
Stage 1	65	-	-	-	-
Stage 2	40	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	893	999	1533	-	-
Stage 1	958	-	-	-	-
Stage 2	982	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	893	999	1533	-	-
Mov Cap-2 Maneuver	893	-	-	-	-
Stage 1	958	-	-	-	-
Stage 2	982	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1533	-	893	-	-
HCM Lane V/C Ratio	-	-	0.004	-	-
HCM Control Delay (s)	0	-	9	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection						
Int Delay, s/veh	3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	13	23	0	22	33
Future Vol, veh/h	0	13	23	0	22	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	14	26	0	24	37

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	111	26	0	0	26	0
Stage 1	26	-	-	-	-	-
Stage 2	85	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	886	1050	-	-	1588	-
Stage 1	997	-	-	-	-	-
Stage 2	938	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	873	1050	-	-	1588	-
Mov Cap-2 Maneuver	873	-	-	-	-	-
Stage 1	997	-	-	-	-	-
Stage 2	924	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.5	0	2.9
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	1050	1588
HCM Lane V/C Ratio	-	-	0.014	0.015
HCM Control Delay (s)	-	-	8.5	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

2034 No-Build Conditions

HCM 6th Signalized Intersection Summary

3: Hamlin Road & Rifle Range Road

Hamlin Acres TIS
2034 No Build AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	120	257	3	6	402	87	15	10	9	44	12	207
Future Volume (veh/h)	120	257	3	6	402	87	15	10	9	44	12	207
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1781	1870	1870	1870	1870	1870	1870	1737	1870	1870	1767	1826
Adj Flow Rate, veh/h	133	286	3	7	447	97	17	11	10	49	13	230
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	8	2	2	2	2	2	2	11	2	2	9	5
Cap, veh/h	413	929	10	624	749	162	214	124	75	369	79	318
Arrive On Green	0.50	0.50	0.50	0.50	0.50	0.50	0.21	0.21	0.21	0.21	0.21	0.21
Sat Flow, veh/h	821	1847	19	1090	1489	323	425	604	368	1035	386	1547
Grp Volume(v), veh/h	133	0	289	7	0	544	38	0	0	62	0	230
Grp Sat Flow(s),veh/h/ln	821	0	1867	1090	0	1812	1397	0	0	1421	0	1547
Q Serve(g_s), s	5.6	0.0	3.7	0.2	0.0	8.8	0.0	0.0	0.0	0.6	0.0	5.7
Cycle Q Clear(g_c), s	14.4	0.0	3.7	3.9	0.0	8.8	0.8	0.0	0.0	1.3	0.0	5.7
Prop In Lane	1.00		0.01	1.00		0.18	0.45		0.26	0.79		1.00
Lane Grp Cap(c), veh/h	413	0	939	624	0	911	413	0	0	448	0	318
V/C Ratio(X)	0.32	0.00	0.31	0.01	0.00	0.60	0.09	0.00	0.00	0.14	0.00	0.72
Avail Cap(c_a), veh/h	639	0	1453	925	0	1411	653	0	0	704	0	602
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.4	0.0	6.0	7.2	0.0	7.3	13.3	0.0	0.0	13.5	0.0	15.2
Incr Delay (d2), s/veh	0.4	0.0	0.2	0.0	0.0	0.6	0.1	0.0	0.0	0.1	0.0	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	0.8	0.0	0.0	2.0	0.2	0.0	0.0	0.4	0.0	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.8	0.0	6.2	7.2	0.0	7.9	13.4	0.0	0.0	13.6	0.0	18.4
LnGrp LOS	B	A	A	A	A	A	B	A	A	B	A	B
Approach Vol, veh/h		422			551			38			292	
Approach Delay, s/veh		8.3			7.9			13.4			17.4	
Approach LOS		A			A			B			B	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		14.4		26.7		14.4		26.7				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		16.0		32.0		16.0		32.0				
Max Q Clear Time (g_c+I1), s		2.8		16.4		7.7		10.8				
Green Ext Time (p_c), s		0.1		4.3		0.7		8.6				
Intersection Summary												
HCM 6th Ctrl Delay				10.3								
HCM 6th LOS				B								

HCM 6th Signalized Intersection Summary
 3: Hamlin Road & Rifle Range Road

Hamlin Acres TIS
 2034 No Build PM Peak Hour

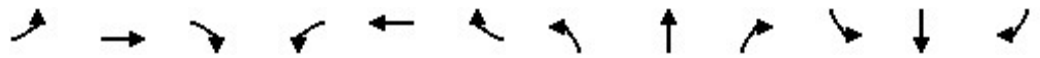


Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	220	736	19	4	444	74	8	22	1	70	12	128
Future Volume (veh/h)	220	736	19	4	444	74	8	22	1	70	12	128
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1856	1870	1826	1870	1870	1870	1870
Adj Flow Rate, veh/h	244	818	21	4	493	82	9	24	1	78	13	142
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	3	2	5	2	2	2	2
Cap, veh/h	514	1116	29	343	961	160	123	201	7	303	40	220
Arrive On Green	0.61	0.61	0.61	0.61	0.61	0.61	0.14	0.14	0.14	0.14	0.14	0.14
Sat Flow, veh/h	838	1815	47	655	1563	260	211	1446	50	1194	291	1585
Grp Volume(v), veh/h	244	0	839	4	0	575	34	0	0	91	0	142
Grp Sat Flow(s),veh/h/ln	838	0	1862	655	0	1824	1707	0	0	1485	0	1585
Q Serve(g_s), s	11.3	0.0	15.4	0.2	0.0	8.6	0.0	0.0	0.0	1.8	0.0	4.1
Cycle Q Clear(g_c), s	19.9	0.0	15.4	15.6	0.0	8.6	0.8	0.0	0.0	2.6	0.0	4.1
Prop In Lane	1.00		0.03	1.00		0.14	0.26		0.03	0.86		1.00
Lane Grp Cap(c), veh/h	514	0	1144	343	0	1121	331	0	0	344	0	220
V/C Ratio(X)	0.47	0.00	0.73	0.01	0.00	0.51	0.10	0.00	0.00	0.26	0.00	0.64
Avail Cap(c_a), veh/h	550	0	1224	371	0	1198	634	0	0	616	0	521
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	10.9	0.0	6.6	12.1	0.0	5.3	18.4	0.0	0.0	19.1	0.0	19.8
Incr Delay (d2), s/veh	0.7	0.0	2.2	0.0	0.0	0.4	0.1	0.0	0.0	0.4	0.0	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	0.0	3.6	0.0	0.0	1.7	0.3	0.0	0.0	0.9	0.0	1.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.6	0.0	8.7	12.1	0.0	5.6	18.5	0.0	0.0	19.5	0.0	23.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	C
Approach Vol, veh/h		1083			579			34			233	
Approach Delay, s/veh		9.4			5.7			18.5			21.6	
Approach LOS		A			A			B			C	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		12.8		35.9		12.8		35.9				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		16.0		32.0		16.0		32.0				
Max Q Clear Time (g_c+I1), s		2.8		21.9		6.1		17.6				
Green Ext Time (p_c), s		0.1		8.0		0.6		7.1				
Intersection Summary												
HCM 6th Ctrl Delay				9.9								
HCM 6th LOS				A								

2034 Build Conditions

HCM 6th Signalized Intersection Summary
 3: Hamlin Road & Rifle Range Road

Hamlin Acres TIS
 2034 Build AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	120	257	6	7	402	87	25	23	12	48	16	207
Future Volume (veh/h)	120	257	6	7	402	87	25	23	12	48	16	207
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1781	1870	1870	1870	1870	1870	1870	1737	1870	1870	1767	1826
Adj Flow Rate, veh/h	133	286	7	8	447	97	28	26	13	53	18	230
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	8	2	2	2	2	2	2	11	2	2	9	5
Cap, veh/h	413	915	22	620	749	163	204	157	57	352	97	318
Arrive On Green	0.50	0.50	0.50	0.50	0.50	0.50	0.21	0.21	0.21	0.21	0.21	0.21
Sat Flow, veh/h	821	1818	44	1086	1489	323	391	763	278	972	471	1547
Grp Volume(v), veh/h	133	0	293	8	0	544	67	0	0	71	0	230
Grp Sat Flow(s),veh/h/ln	821	0	1862	1086	0	1812	1432	0	0	1443	0	1547
Q Serve(g_s), s	5.7	0.0	3.8	0.2	0.0	8.8	0.0	0.0	0.0	0.0	0.0	5.7
Cycle Q Clear(g_c), s	14.4	0.0	3.8	4.0	0.0	8.8	1.4	0.0	0.0	1.4	0.0	5.7
Prop In Lane	1.00		0.02	1.00		0.18	0.42		0.19	0.75		1.00
Lane Grp Cap(c), veh/h	413	0	937	620	0	912	418	0	0	449	0	318
V/C Ratio(X)	0.32	0.00	0.31	0.01	0.00	0.60	0.16	0.00	0.00	0.16	0.00	0.72
Avail Cap(c_a), veh/h	637	0	1445	917	0	1406	660	0	0	702	0	600
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.4	0.0	6.0	7.2	0.0	7.3	13.5	0.0	0.0	13.6	0.0	15.3
Incr Delay (d2), s/veh	0.4	0.0	0.2	0.0	0.0	0.6	0.2	0.0	0.0	0.2	0.0	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.0	0.9	0.0	0.0	2.0	0.4	0.0	0.0	0.5	0.0	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.8	0.0	6.2	7.2	0.0	7.9	13.7	0.0	0.0	13.7	0.0	18.4
LnGrp LOS	B	A	A	A	A	A	B	A	A	B	A	B
Approach Vol, veh/h		426			552			67				301
Approach Delay, s/veh		8.3			7.9			13.7				17.3
Approach LOS		A			A			B				B
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		14.5		26.8		14.5		26.8				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		16.0		32.0		16.0		32.0				
Max Q Clear Time (g_c+I1), s		3.4		16.4		7.7		10.8				
Green Ext Time (p_c), s		0.2		4.3		0.8		8.6				
Intersection Summary												
HCM 6th Ctrl Delay				10.4								
HCM 6th LOS				B								

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	5	0	0	50	27	2
Future Vol, veh/h	5	0	0	50	27	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	0	0	56	30	2

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	87	31	32	0	0
Stage 1	31	-	-	-	-
Stage 2	56	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	914	1043	1580	-	-
Stage 1	992	-	-	-	-
Stage 2	967	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	914	1043	1580	-	-
Mov Cap-2 Maneuver	914	-	-	-	-
Stage 1	992	-	-	-	-
Stage 2	967	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1580	-	914	-	-
HCM Lane V/C Ratio	-	-	0.006	-	-
HCM Control Delay (s)	0	-	9	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection						
Int Delay, s/veh	2.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	21	29	0	6	21
Future Vol, veh/h	0	21	29	0	6	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	23	32	0	7	23

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	69	32	0	0	32	0
Stage 1	32	-	-	-	-	-
Stage 2	37	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	936	1042	-	-	1580	-
Stage 1	991	-	-	-	-	-
Stage 2	985	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	932	1042	-	-	1580	-
Mov Cap-2 Maneuver	932	-	-	-	-	-
Stage 1	991	-	-	-	-	-
Stage 2	981	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.5	0	1.6
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	1042	1580
HCM Lane V/C Ratio	-	-	0.022	0.004
HCM Control Delay (s)	-	-	8.5	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

HCM 6th Signalized Intersection Summary
 3: Hamlin Road & Rifle Range Road

Hamlin Acres TIS
 2034 Build PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	220	736	30	7	444	74	14	30	3	70	26	128
Future Volume (veh/h)	220	736	30	7	444	74	14	30	3	70	26	128
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1856	1870	1826	1870	1870	1870	1870
Adj Flow Rate, veh/h	244	818	33	8	493	82	16	33	3	78	29	142
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	3	2	5	2	2	2	2
Cap, veh/h	513	1097	44	334	960	160	135	181	13	268	80	222
Arrive On Green	0.61	0.61	0.61	0.61	0.61	0.61	0.14	0.14	0.14	0.14	0.14	0.14
Sat Flow, veh/h	838	1785	72	648	1563	260	273	1292	96	1003	573	1585
Grp Volume(v), veh/h	244	0	851	8	0	575	52	0	0	107	0	142
Grp Sat Flow(s),veh/h/ln	838	0	1857	648	0	1824	1661	0	0	1575	0	1585
Q Serve(g_s), s	11.3	0.0	15.9	0.4	0.0	8.7	0.0	0.0	0.0	0.9	0.0	4.1
Cycle Q Clear(g_c), s	20.0	0.0	15.9	16.4	0.0	8.7	1.2	0.0	0.0	2.8	0.0	4.1
Prop In Lane	1.00		0.04	1.00		0.14	0.31		0.06	0.73		1.00
Lane Grp Cap(c), veh/h	513	0	1141	334	0	1120	329	0	0	348	0	222
V/C Ratio(X)	0.48	0.00	0.75	0.02	0.00	0.51	0.16	0.00	0.00	0.31	0.00	0.64
Avail Cap(c_a), veh/h	547	0	1216	360	0	1194	620	0	0	625	0	519
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	10.9	0.0	6.7	12.5	0.0	5.3	18.6	0.0	0.0	19.2	0.0	19.8
Incr Delay (d2), s/veh	0.7	0.0	2.4	0.0	0.0	0.4	0.2	0.0	0.0	0.5	0.0	3.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	0.0	3.8	0.1	0.0	1.7	0.5	0.0	0.0	1.0	0.0	1.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.6	0.0	9.1	12.6	0.0	5.7	18.8	0.0	0.0	19.7	0.0	22.9
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	C
Approach Vol, veh/h		1095			583			52			249	
Approach Delay, s/veh		9.7			5.8			18.8			21.5	
Approach LOS		A			A			B			C	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		12.9		36.0		12.9		36.0				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		16.0		32.0		16.0		32.0				
Max Q Clear Time (g_c+I1), s		3.2		22.0		6.1		18.4				
Green Ext Time (p_c), s		0.1		8.0		0.7		6.8				
Intersection Summary												
HCM 6th Ctrl Delay				10.3								
HCM 6th LOS				B								

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	3	0	0	38	58	6
Future Vol, veh/h	3	0	0	38	58	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	0	0	42	64	7

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	110	68	71	0	0
Stage 1	68	-	-	-	-
Stage 2	42	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	887	995	1529	-	-
Stage 1	955	-	-	-	-
Stage 2	980	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	887	995	1529	-	-
Mov Cap-2 Maneuver	887	-	-	-	-
Stage 1	955	-	-	-	-
Stage 2	980	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1529	-	887	-	-
HCM Lane V/C Ratio	-	-	0.004	-	-
HCM Control Delay (s)	0	-	9.1	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection						
Int Delay, s/veh	2.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	13	25	0	22	36
Future Vol, veh/h	0	13	25	0	22	36
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	14	28	0	24	40

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	116	28	0	0	28	0
Stage 1	28	-	-	-	-	-
Stage 2	88	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	880	1047	-	-	1585	-
Stage 1	995	-	-	-	-	-
Stage 2	935	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	867	1047	-	-	1585	-
Mov Cap-2 Maneuver	867	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	921	-	-	-	-	-

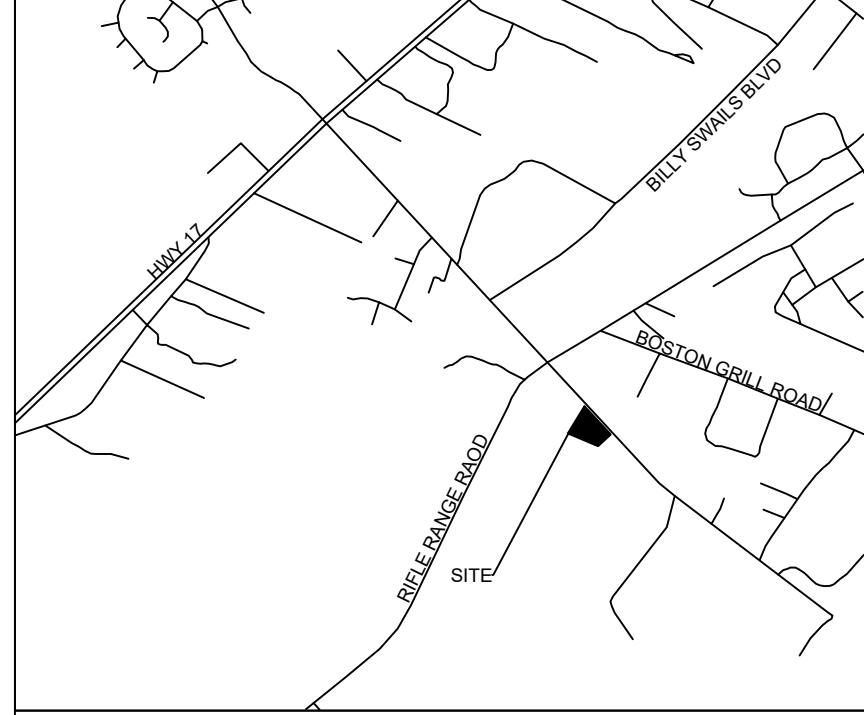
Approach	WB	NB	SB
HCM Control Delay, s	8.5	0	2.8
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	1047	1585
HCM Lane V/C Ratio	-	-	0.014	0.015
HCM Control Delay (s)	-	-	8.5	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

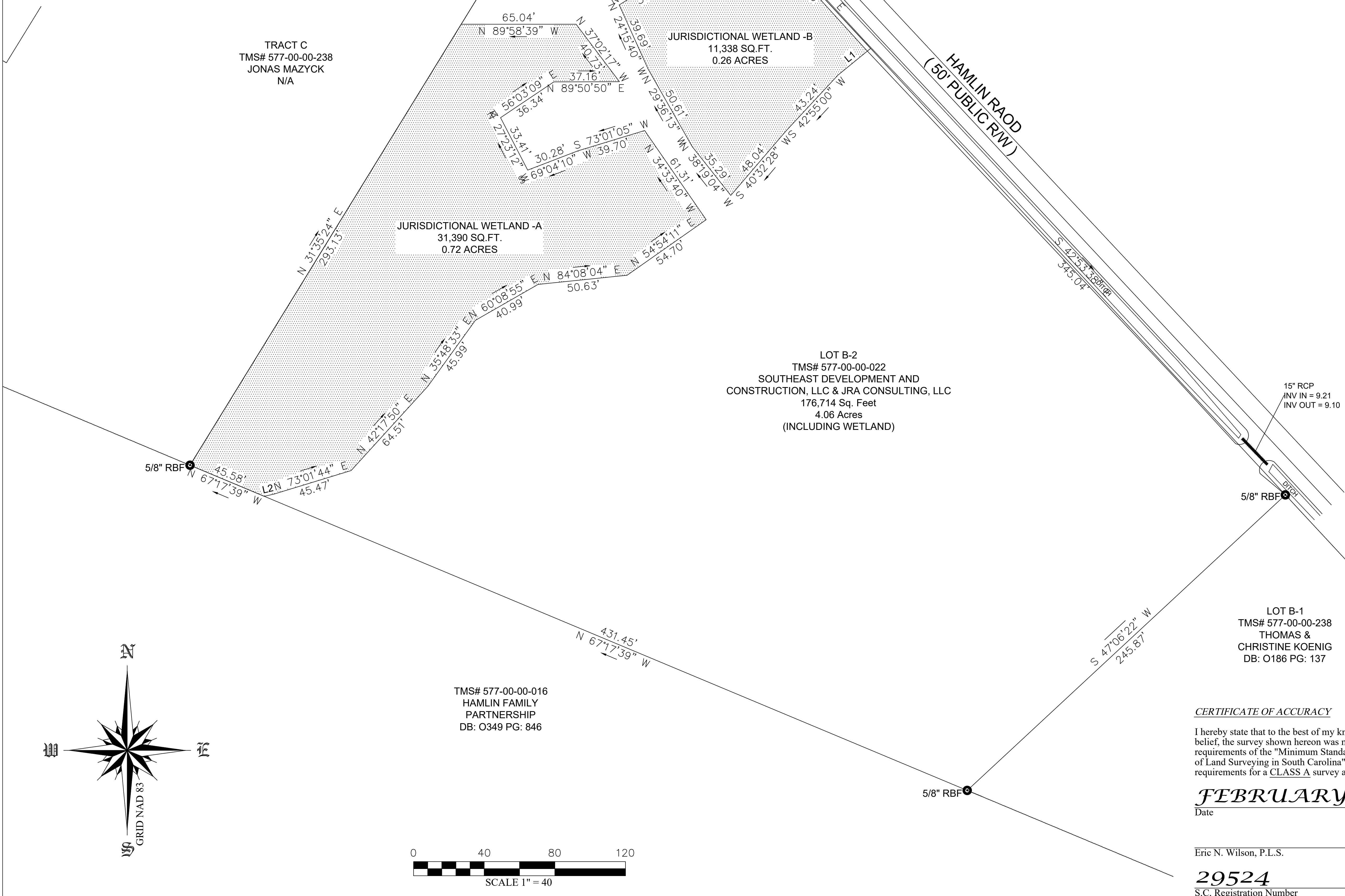
NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. ALL OFFSETS ARE TO THE FOUNDATION OF THE STRUCTURE.
3. FOR CURRENT ZONING AND SETBACK REQUIREMENTS, CONTACT THE CHARLESTON COUNTY OFFICE OF ZONING AND PLANNING AT (843) 202-7200.
4. REFERENCE PLAT ENTITLED "PLAT TO RESRABLISH PROPERTY LINES FOR TWO LOTS CONTAINING A TOTAL OF 4.76 ACRES LOT B-1 & LOT B-2"; PREPARED BY JAMES G. PANINGTON, P.L.S. DATED JUNE 12, 2003; AND RECORDED IN PLAT BOOK S453 @ PAGE 553.
5. THIS PROPERTY IS LOCATED IN ZONE "AE-12" AS SHOWN ON FEMA MAP No. 45051C0535J, DATED NOVEMBER 17, 2004.
6. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
7. I HEREBY CERTIFY THAT THIS IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO BOUNDARY CHANGES WHATSOEVER.

LINE	BEARING	DISTANCE
L1	S 50°46'01" W	23.84'
L2	N 77°07'28" E	5.85'



LOCATION MAP



LEGEND
 CP - COMPUTED POINT
 CM - CONCRETE MONUMENT SET
 IP - IRON PIPE SET
 RB - IRON BOLT SET
 RB - IRON BOLT SET

CHARLESTON COUNTY
 WETLAND SURVEY OF LOT B-2, CHRIST CHURCH PARISH
 ~ PREPARED FOR ~
 CHRIS YOUNG

STATE OF SOUTH CAROLINA
 Date: FEBRUARY 14, 2018
 TMS: 577-00-00-022
 Ref/DB: BK S453 @ Pg 553

County: Horry
 Drawn By: CC
 Party Chief: BA
 Job No.: 180059
 Proj. No.: 170238

ROBERT A. WARNER and Associates, Inc.
 Professional Land Surveying, Mapping and Planning
 726 8th Avenue North
 Myrtle Beach, South Carolina 29577
 Phone: (843) 696-6767
 Fax: (843) 696-6767
 E-mail: RWARNER000@AOL.COM

CERTIFICATE OF AUTHORIZATION
 COA NO. 29524
 PROFESSIONAL LAND SURVEYING
 ROBERT A. WARNER AND ASSOCIATES, INC.

SOUTH CAROLINA
 PROFESSIONAL LAND SURVEYING
 No. 29524
 ERIC N. WILSON
 SC Reg. # 29524

Eric N. Wilson, P.L.S.
29524
 S.C. Registration Number

CERTIFICATE OF ACCURACY

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina", and meets or exceeds the requirements for a CLASS A survey as specified herein.

FEBRUARY 14, 2018
 Date



TMS# 577-00-00-239
JONAS MAZYCK
NF
PB: DG PG: 744

LOT B-1
TMS# 577-00-00-023
PERNELL EDWARDS
DB: G487 PG: 421
PB: S10 PG: 0110

LOT 1
TMS# 577-00-00-056
LILLIAN C. JOHNSON
& EARL JOHNSON
DB: H225 PG: 036
PB: EA PG: 549

TMS# 577-00-00-058
MARY JOHNSON
NF

LOT B-2-A
TMS# 577-00-00-295
PERNELL EDWARDS
NF
PB: S12 PG: 0077

LOT B-2-B
TMS# 577-00-00-290
ABRAHAM EDWARDS
DB: 220 PG: 439
PB: S12 PG: 0077

LOT B-3
TMS# 577-00-00-291
VALERIA EDWARDS
DB: 125 PG: 170
PB: S10 PG: 0110

LOT 2
TMS# 577-00-00-025
FRED FERMAN ESTATE
DB: 0173 PG: 591
189,603 SQ. FT.
4.35 AC.

LOT 1
TMS# 577-00-00-024
SCIPHO DEVEAUX
DB: E028 PG: 047
186,398 SQ. FT.
4.28 AC.

LOT 2A
TMS# 577-00-00-195
MICHAEL L. BENNETT
DB: W246 PG: 089
PB: DA PG: 284

TMS# 577-00-00-099
SCIPHO DEVEAUX
DB: E028 PG: 047
PB: L12 PG: 0335
36,800 Sq. Feet
0.842 Acres

LOT 3
TMS# 577-00-00-166
ANNIE SCOTT
DB: Y181 PG: 001
PB: DA PG: 927

LOT 4
TMS# 577-00-00-027
FRED HORLBECK
DB: U584 PG: 021
PB: DA PG: 927

TMS# 577-00-00-026
THOMAS ROUSE
DB: R077 PG: 143

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.27	1544.04	0°29'33"	N 47°07'56" W	13.27
C2	84.42	1539.04	3°30'54"	N 45°07'43" W	84.40

LINE	BEARING	DISTANCE
L1	N 43°06'50" E	5.00'
L2	S 47°02'54" W	5.00'
L3	N 42°57'28" W	10.33'

July 8th Planning Commission

Public Input:

Case # ZREZ-01-23-00143

Name	Comment	CommentDate
Cassandra Davis	<p>Greetings to: Council Chair, Council Member and all other members,</p> <p>I am writing to request that the Charleston County Council *unanimously and permanently deny* the application that has been submitted in reference to the ZREZ-01-23-00143: Request to rezone TMS# 577-00-00-022, -024, and -025 from the Special Management (S-3) Zoning District to the Hamlin Acres Planned Development (PD-186) to allow for a residential subdivision containing 41 lots with flexible lot sizes and standards.</p> <p>We are requesting that the current standard and ordinance that has been adopted for the S-3 residential zoning be upheld. Charleston County has acknowledged the Settlement communities that were established after the end of the Civil War. Hamlin Beach Community is one of the communities.</p> <p>We are requesting to be added to the agenda and be allowed to do a 15 minute presentation. We are thankful for the 2 minute public comment, but it has proven to be and ineffective manner when dealing with such a large project. Our community would like to share with the board how an approval of removing the S-3 12,500 sqf per lot size and 3 homes per acre will have a devastating impact to our community.</p> <p>If our 15 minutes presentation is approved I will be the presenter. If references are needed I am able to supply it.</p> <p>Please feel free to contact me if you have any further questions.</p> <p>Cassandra Davis Hamlin BC, Secretary (843) 566-5629</p>	6/25/2024 11:14 AM
Porsha Manigault	Want to stop the developers from coming into my community in Hamlin Beach...God bless NO DEVELOPERS	6/27/2024 10:17 PM
Mackenzie Wall	I do not agree with any development plans for the Hamlin community	6/27/2024 7:47 PM
Timothy Castain	No no no to Hamlin acres being built by developer who wants 42 half a million houses built in the neighborhood	6/27/2024 7:48 PM
Darren Jenkins	Darren Jenkins. No to Hamlin Acres. Mount Pleasant, South Carolina.	6/27/2024 7:50 PM

Kim Manigault	No	6/27/2024 8:05 PM
Kayla Manigault	Save Hamlin	6/27/2024 8:13 PM
Diana Jefferson	Diana Jefferson voting No.	6/29/2024 12:02 PM
Louise Manigault	Louise Manigault resident of Hamlin community, and I'm voting no for these developers putting houses in the Hamlin community.	6/29/2024 12:05 PM
Vera Rhoda's	No to project code 1320	6/29/2024 2:37 PM
Anthony	No to the project	7/1/2024 10:48 PM
Teresa Jefferson	Congestion and traffic problems will occur if you allow this project to proceed	7/1/2024 5:41 AM
Vanessa Robinson-Gaines	"NO, NO, NO , STOP THE DEVELOPERS!"	7/1/2024 6:01 PM
Denise	NO NO NO STOP THE DEVELOPER; Why are the developers pushing people out ?	7/1/2024 7:01 PM
Janice Wright	NO-NO-NO STOP THE DEVELOPER!; How is it possible to just take someone land and don't even consider a compensation?	7/1/2024 7:09 PM
Michelle Swinton	NO-NO -NO to Developer!!	7/1/2024 7:38 PM
Izetta Ferguson	No, No, No to the developers	7/1/2024 7:55 PM
HENRY JEFFERSON	No to Project Code 1320	7/2/2024 10:20 AM
Shanise Williams	Vote: No to Hamlin Community Development.	7/3/2024 10:01 AM
Front Desk; Sea Island Medical Care	VOTING NO TO THE HAMLIN COMMUNITY DEVELOPER 2114 Highway 41, Suite 105 Mt. Pleasant, SC 29466 843-388-9000 phone 843-388-6937 fax	7/3/2024 8:28 AM
Sharee Bennett	Voting No to the Hamlin Community Development!!	7/3/2024 8:31 AM
Sharonda Williams	Vote NO to Hamlin Community Development!!!	7/3/2024 8:41 AM
Candadrien	No to Hamlin Community Development	7/3/2024 8:43 AM
Deleshia Bennett	I'm voting no to Developer in the Hamlin community	7/3/2024 8:23 AM

Lou Manigault	<p>My name is Lou Mangault and I live in the Hamlin community, and I'm calling to voice my opinion regarding the development that is coming into the Hamlin community. I'm calling to, to state that I do not want the developer to rezone the properties. 5, 7, 0 0 0 0 2, 2 or 5 7 7 0 0 0 0 2 4 or 5 7 7 0 0 0 0 2 5. From S3 to a plan development, I'm saying no to the Hamlin Acres. Acres, and I'm saying no to the 41 houses. I do not want them to develop that property because it will put the current residence of the Hamlin community in a detrimental state. We all live in the back of Hamlin. The property is being developed in the front. We have one traffic light to enter and the pod Hamlin. There are only two ways to enter into Hamlin, and we would be blocked. We would be trapped if there were an emergency. We are close to the water. We are a flood zone area. There are many negatives to that plan development, and I can go on and on. And so for the developer to plan the, this development and not to communicate with the community is total disrespect to the members of my community. And I am committed to fighting the developer to, to, that's creating Hamlin Acres. And so I, this is a resounding note to any type of development on those properties, and so we, I, I stand against it. Thank you so very much.</p>	7/2/2024 11:18 AM
Tikahia debarros	Voting NO to hamlin Community Development!!!	7/3/2024 8:46 AM
Spanada West	Sent from Yahoo Mail for iPhone	7/3/2024 8:48 AM
Zakihia Moultrie	Voting NO to Hamlin Community Developement!	7/3/2024 8:57 AM
latonya sanders	No to Hamlin Community Development.	7/3/2024 9:11 AM
Shadavia Wilson	Vote No to HamlinCommunity Development.Shadavia Wilson	7/3/2024 9:22 AM
Ashley S. Williams	I am voting No to the development !	7/3/2024 9:54 AM
Stella W. Horry	<p>To whom it may concern;</p> <p>My name is Stella W. Horry I am resident of the Hamlin Community in the Mt. Pleasant Area. I do not support the Developers bringing the development into our community. We do not need that many homes coming into our neighborhood.</p> <p>Thank you,</p> <p>Stella W. Horry, concern resident.</p> <p>Sent from my iPhone</p>	7/4/2024 2:01 AM

<p>Kennedy Bennett</p>	<p>Dear Charleston County Planning Commission,</p> <p>I am writing in opposition to the rezoning for Hamlin Acres Planned Development (TMS #577-00-00-022, -024, and -025) and urge the commission to block the 41 lot development. Violence isn't limited to physical pain; it includes any and all methods that harm one's wellbeing. Mount Pleasant and the greater Charleston community have a deep history of racial violence, from slavery to Jim Crow to present-day systemic racial disparities. Hamlin—like other Black settlement communities in the area—formed as enslaved people gained autonomy of their lives, sought economic prosperity, and grew families on their own terms separate from a plantation system. As Black community members aimed to create lives for themselves, families were a much needed support system. Living in close proximity was, and still is, essential. My own family could attest to the benefits of living near loved ones in Hamlin.</p> <p>In Hamlin, the struggle to build and protect a livelihood still exists. Heirs' property, gentrification, and increasingly unaffordable housing are detrimental. Local leaders, community groups, and government officials are actively working to solve these complex problems. But the proposed housing development would rollback those efforts, by siphoning a large portion of land likely priced at a point that only high-income, non-Charleston natives could afford. Not only would the proposed development fracture one of the few Black communities in Mount Pleasant that remains intact, it would encourage more developers to build lots and dismantle Hamlin.</p> <p>Hamlin is home to many Gullah-Geechee descendants, who uphold cultural traditions like sweetgrass basket making. Sustaining the sweetgrass basket tradition requires that basketmakers live near coastal land to harvest sweetgrass, near elders to learn the practice, and near their basket stands typically along Highway 17. Moreover, our most vulnerable neighbors (e.g., the elderly) would likely not afford the increased property taxes triggered by the development. I urge the Planning Commission to block this development in the Hamlin community.</p> <p>Thank you for your time.</p> <p>Sincerely, Kennedy Bennett</p>	<p>7/4/2024 2:01 AM</p>
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From: [Lillie Johnson](#)
To: ZREZ00143@publicinput.com; [CCPC](#); [Joel Evans](#)
Subject: Opposition of Proposed Hamlin Acres Development - Monday, July 8, 2024 Meeting
Date: Friday, July 05, 2024 7:35:11 AM
Importance: High

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

My name is Lillie Johnson and I am writing in opposition of the proposed Hamlin Acres Development. As stated in my submissions from 2018 and 2021 below, a project of this magnitude would have a negative impact on the community that has been in existence since 1881. Representatives from the CAGE organization, George Freeman and others, DO NOT represent the Hamlin Community and are in communication with the developers and others for a financial gain with this project. 95% of residents and property owners of the Hamlin Community OPPOSE this project. Please ensure my comment is submitted for the upcoming meeting.

Lillie Johnson

"We were put on this earth, not to see through one another, but to see one another through" -author unknown

From: Lillie Johnson
Sent: Thursday, March 4, 2021 1:22 PM
To: CCPC <CCPC@charlestoncounty.org>
Subject: March 8th Workshop – Opposition of Proposed Hamlin Acres Development

Good Afternoon,

My name is Lillie Johnson. I am writing to express my concerns with the proposed Hamlin Acres Development in the Hamlin Settlement Community in Mount Pleasant/Charleston County. While we were notified of the developer's decision to defer the workshop, I still want my opposition noted in the meeting minutes. Due to time restraints, I unfortunately cannot attend the meeting in person but I will be tuned in online.

In the Workshop meeting minutes from 2.10.20, the developer informed the board and the residents of the community that additional meetings would take place. I would like to put on record that I have NOT been notified of any additional meetings – COVID restrictions were placed on the entire Country the following month so I doubt a meeting took place. The next notification received was the workshop for March 8th at 2:00 pm.

Below please find my email from January 2018 regarding my concerns with the proposed development. Our community met with the developers again in 2018 and none of my concerns were addressed. Please contact me via email if additional information is needed.

From: Lillie Johnson <lilliejohnson@hotmail.com>

Sent: Tuesday, January 30, 2018 7:35 AM

To: JEvans@charlestoncounty.org <JEvans@charlestoncounty.org>;
dickieschweers@tds.net <dickieschweers@tds.net>

Subject: Hamlin Community Resident – Against Proposed Development on Hamlin Rd.

Good Morning Mr. Evans,

My name is Lillie Johnson and I am a resident of the Hamlin Community (Hamlin Rd – Charleston County). I am writing regarding the proposed development for this area. I would like to express my concerns and state that I am not in agreement with the development. Our community has received very little information regarding the plan – there are only a few residents that have been privy to this information. While the owner of the property is at liberty to do whatever they want (within county guidelines), a project of the magnitude should be discussed with the community and information be provided on how it will affect those currently in the community. If I am not mistaken, community approval is one of the questions that is asked when submitting a plan to the board – is this correct? Below please find a few bullet points where I elaborate on my concerns. Thank you for taking the time to read this email – please feel free to contact me via phone or email to discuss further.

- Property Tax Increase Potential – With the building of 40 homes (more than likely at \$400-500K), this will cause the property taxes to increase substantially. Can the builder provide the name of other subdivisions they have built along with the location – I would like to review the taxes in the area prior to the development and after – this will give us a general idea of the increase.
- Drainage Problem – Currently the Hamlin Community has a huge issue with standing water on roads and in yards after a storm – many of us have written Charleston County and DOT for assistance with no resolution. What will be done prior to the development to ensure this problem is not worsened?
- Water/Sewer Incentive – At the meeting last night, a resident advised she was offered \$7300 by the Developer to assist with getting water/sewage. This incentive is for her and those without water and sewer through Mount Pleasant Waterworks. Has the developer discussed the income/tax implications with those they are offering this incentive? Those receiving the \$7300 will be responsible for Federal and State Taxes and this will also increase their total taxable income for the year in which they receive the funds. Can a copy of the general release (or whatever documentation that will accompany the check) be provided at the upcoming meeting on Monday February 5th? Some may not understand the issue this could cause later. If a grant could assist those without proper water and sewage, that would be the better route instead of the check for \$7300.

Good Morning Mr. Schweers,

As stated above, I am a resident of the Hamlin Community. Thank you for taking the time to attend the meeting and address some of the concerns last night. Below please find the requested information regarding the attempts to have our drainage problem resolved. I was directed to submit a claim with the Department of Transportation by Charleston County – I did but did not get a response to that either. This has been an ongoing problem (as stated above) and will be even more of a problem if not addressed and these additional homes are built in the community. Thank you in advance for assisting with this issue.

Email:

From: Lillie Johnson <lilliejohnson@hotmail.com>

Sent: Tuesday, August 29, 2017 10:00 AM

To: stormwater@charlestoncounty.org

Subject: Drainage Issue – Hamlin Community, Mount Pleasant SC (Charleston County)

Re: Hamlin Community – Drainage Issue – All Roads (Hamlin Rd, Atlantic Drive, Hamlin Beach Rd, Boston Grill Rd, etc)

Good Morning,

I am a resident of the Hamlin Community in Mount Pleasant. I am writing regarding the drainage issue in our community. When it rains, we have a large amount of standing water in our yards as well as our roads.... currently our drainage is not operating efficiently! I would like to have a maintenance check for all roads within the community to ensure there isn't a larger problem in the future. Thank you in advance for your assistance!

Lillie Johnson

End of Email

Lillie Johnson

"We were put on this earth, not to see through one another, but to see one another through" -author unknown

The Settlement Community Of
HAMLIN BEACH
 The Hamlin PD Case Petition
 (ZREZ-01-23-00143)
 June/July 2024

SAVING HAMLIN BEACH!

PROTECT HAMLIN for overgrowth! Follow the guidelines of the comprehensive plan. DO NOT REZONE TMS# 5770000021 ,5770000022, 5770000024, 5770000025, or any other properties in The Hamlin Beach Community from S-3 . S-3 Zoning ...12,500 sf lots 3 units per acre Full Transparency of project (cost and style of houses ,water and sewer plans etc.).

We, the undersigned, are concerned landowners and citizens who urge our elected leaders to help protect and save the Settlement Communities in Charleston County from over development.

Printed Name	Signature	Address	Email
1. Rose Coakley	<i>Rose Coakley</i>		
2. Winona Brown	<i>Winona Brown</i>		
3. Angela Clarke	<i>Angela Clarke</i>		
4. Bobby Coakley	<i>Bobby Coakley</i>		
5. Estelle Smalls	<i>Estelle Smalls</i>		
6. Virginia Smalls	<i>Virginia Smalls</i>		
7. Jacquelyn Brown	<i>Jacquelyn Brown</i>		
8. Alberta Rowland	<i>Alberta Rowland</i>		
9. Shelie Green	<i>Shelie Green</i>		
10. Elnora Maultsree	<i>Elnora Maultsree</i>		

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Printed Name	Signature	Address	Email
1. <i>Caedine Hakeham</i>	<i>Caedine Hakeham</i>		
2. <i>Alexis May</i>	<i>Alexis May</i>		
3. <i>Viola Stokes</i>	<i>Viola Stokes</i>		
4. <i>Donna Newton</i>	<i>Donna Newton</i>		
5.			
6.			
7.			
8.			
9.			
10.			

11.	Isaiah Horry	Isaiah Horry
12.	Stella W. Horry	Stella W. Horry
13.	Virginia Horry	Virginia Horry
14.	Thomas Howard	Thomas Howard
15.	Lance Howard	Lance Howard



Printed Name:	Signature:	Address:	Email:
1. BEATRICE ROBINSON	Beatrice Robinson		
2. Samuel Robinson	Samuel Robinson		
3. Daran Robinson	Daran Robinson		
4. Kimberly R. Fludd	Kimberly Fludd		
5. Shannon R. Porter	Shannon R. Porter		
6. Tammy Robinson	Tammy Robinson		
7. Henry Seathers	Henry Seathers		
8. Darren Robinson	Darren Robinson		
9. Gloria Seathers	Gloria Seathers		
10. Crystal Robinson	Crystal Robinson		

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Name	Address/Area	Email
11. Carrie Stokes	Snowden	[Redacted]
12. Susan Stokes	Snowden	
13. Marshelle Grant	SNOWDEN COMMUN.	
14. Ruthie Stokes	Snowden	
15. Rev. Arthur Pinkney	Snowden	
16. June Dupree	Greentill	
17. Rev. Richard Harkness	Snowden	
18.		
19.		
20.		

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Printed Name	Signature	Address	Email
1. Alaysha Barnes	<i>Alaysha Barnes</i>		
2. Latouan Barnes	<i>Latouan Barnes</i>		
3. Candia Mazyk	<i>Candia Mazyk</i>		
4. Richard Hebersham	<i>Richard Hebersham</i>		
5. King Bernard	<i>King Bernard</i>		
6. Marcella Worky	<i>Marcella Worky</i>		
7. Janice Lee	<i>Janice Lee</i>		
8. Edward Lee	<i>Edward Lee</i>		
9. Malcolm Grant	<i>Malcolm Grant</i>		
10. Pleshette Grant	<i>Pleshette Grant</i>		

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Printed Name	Signature	Address	Email
1. <i>Bruce Ingram</i>	<i>Bruce Ingram</i>		
2. <i>Sandra Whyne</i>	<i>S Whyne</i>		
3. <i>Dorothea Smith</i>			
4. <i>Arnetia Manigault</i>	<i>Arnetia Manigault</i>		
5. <i>Maurice Manigault</i>	<i>Maurice Manigault</i>		
6. <i>Sharon Costa</i>	<i>Sharon Costa</i>		
7. <i>Don Costa</i>	<i>Don Costa</i>		
8. <i>Lynette Manigault</i>	<i>L Manigault</i>		
9. <i>Jacquelin Sanders</i>	<i>Jacquelin Sanders</i>		
10. <i>SOTHERNES COUSIN</i>	<i>Sothernes Cousin</i>		

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Printed Name	Signature	Address	Email
1. <i>JR</i> Robert Wallace	<i>Robert Wallace</i>		
2. LaShara Jefferson	<i>LaShara Jefferson</i>		
3. Sandra Leducum	<i>Sandra Leducum</i>		
4. Patricia Cousin	<i>Patricia Cousin</i>		
5. Freddie Jenkins	<i>Freddie Jenkins</i>		
6. M. Jeannette	<i>M. Jeannette</i>		
7. Loretta Richards	<i>Loretta Richards</i>		
8. George Freeman	<i>George Freeman</i>		
9. <i>JAMES O FOREMAN</i> <i>James O Foreman</i>	<i>James O Foreman</i>		
10. Pearl Anne	<i>Pearl Anne</i>		

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Printed Name	Signature	Address	Email
1. Latanya Foreman	<i>Latanya Foreman</i>		
2. Stephanie Stafford	<i>Stephanie Stafford</i>		
3. Kia Stafford	<i>Kia Stafford</i>		
4. Zachariah Sauters	<i>Zach Sauters</i>		
5. Jasmine Gadsden	<i>Jasmine Gadsden</i>		
6. Lamar Soman	<i>Lamar Soman</i>		
7. Verneel Scott	<i>Verneel Scott</i>		
8. Donna Oken	<i>Donna Oken</i>		
9. Rev. Abraham Mackey	<i>Abraham Mackey</i>		
10. Maurice Richards	<i>Maurice Richards</i>		

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Printed Name	Signature	Address	Email
1. <i>Ashleigh Washington</i>	<i>[Signature]</i>		
2. <i>Ansluy Borters</i>	<i>[Signature]</i>		
3. <i>Danyelle Smith</i>	<i>[Signature]</i>		
4. <i>Tasha King</i>	<i>[Signature]</i>		
5. <i>Raymond Smith</i>	<i>[Signature]</i>		
6. <i>Kyle Cott</i>	<i>[Signature]</i>		
7. <i>Zion Collier</i>	<i>[Signature]</i>		
8. <i>Carlos Havel</i>	<i>[Signature]</i>		
9. <i>Barbara Jenkins</i>	<i>[Signature]</i>		
10. <i>Mackel</i>	<i>[Signature]</i>		

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Printed Name	Signature	Address	Email
1. <i>[Handwritten Name]</i>	<i>[Handwritten Signature]</i>		
2. Lawrence S. Huger	<i>[Handwritten Signature]</i>		
3. Skria Snipe			
4. Tristelle Tomson	<i>[Handwritten Signature]</i>		
5. Carla Gregg	<i>[Handwritten Signature]</i>		
6. Kristy Snipe	<i>[Handwritten Signature]</i>		
7. Nyka Stafford	<i>[Handwritten Signature]</i>		
8. Andrew W. Snipe	<i>[Handwritten Signature]</i>		
9. Adrianna Snipe	<i>[Handwritten Signature]</i>		
10. <i>[Handwritten Name]</i>	<i>[Handwritten Signature]</i>		

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The Settlement Community Of
HAMLIN BEACH

The Hamlin PD Case Petition
 (ZREZ-01-23-00143)

June/July 2024 *aug 2024*

SAVING HAMLIN BEACH!

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Printed Name	Signature	Address	Email
1. Terrell Snipe	<i>Terrell Snipe</i>		
2. Lacey Jenkins	<i>Lacey Jenkins</i>		
3. Linda Jones	<i>Linda Jones</i>		
4. Arnold Snipe	<i>Arnold Snipe Sr</i>		
5. Peggy Snipe	<i>Peggy Snipe</i>		
6. Martha A. Smith	<i>Martha A. Smith</i>		
7. Alfreda G	<i>Alfreda G</i>		
8. Renee Snipe	<i>Renee Snipe</i>		
9. Oliver Campbell	<i>Oliver Campbell</i>		
10. Wayne Campbell	<i>Wayne Campbell</i>		

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The Settlement Community Of
HAMLIN BEACH

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Printed Name	Signature	Address	Email
1. Fred Richardson	<i>[Signature]</i>		
2. Garry Simmons	<i>[Signature]</i>		
3. Korkie Stafford	<i>[Signature]</i>		
4. Symira L	Symira Richardson		
5. Joseph Oree	<i>[Signature]</i>		
6. Terrell Snipe	Terrell Snipe		
7. Joseph Snipe	Joseph Snipe		
8. Rocky Alston	<i>[Signature]</i>		
9. Oree, Clayton	Clayton Oree		
10. <i>[Signature]</i>			

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The Settlement Community Of
HAMLIN BEACH






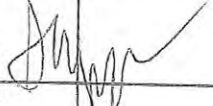
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Printed Name	Signature	Address	Email
1. Fermo Johnson			
2. Turkey mcheil			
3. Abraham			
4. <i>Luis</i>			
5. <i>Conroy</i>			
6. <i>John</i>			
7. <i>Bernardo</i>			
8. Barbara Smith			
9. Devada Cobb			
10. Watoya Snipe			

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The Settlement Community Of
HAMLIN BEACH

The Hamlin PD Case Petition
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Printed Name	Signature	Address	Email
1. LAURENCE STOKES	<i>Laurence Stokes</i>		
2. JAMES ROBINSON	<i>James Robinson</i>		
3. Veronica Finney	<i>Veronica Finney</i>		
4. Tiffani Finney	<i>Tiffani Finney</i>		
5. Marie Charles	<i>Marie Charles</i>		
6. Annette Watson	<i>Annette Watson</i>		
7. CATHY GOODE HARKNESS REV RICHARD HARKNESS	<i>Cathy Goode Harkness Rev. Rich Harkness</i>		
8. Barbara Mangant	<i>B. Mangant</i>		
9. Raymond Mangant	<i>R. Mangant</i>		
10. TIFFANY COACHMAN	<i>Tiffany Coachman</i>		

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The Settlement Community Of
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Printed Name	Signature	Address	Email
1. Mendel Venniny	<i>[Signature]</i>		
2. Latrelle Snipe Venniny	<i>[Signature]</i>		
3. <i>[Signature]</i>	<i>[Signature]</i>		
4. Kayla M. Snipe	<i>[Signature]</i>		
5. Lou Ester Manigat	<i>[Signature]</i>		
6. Roward Harry	<i>[Signature]</i>		
7. F.S. McMILIAN	<i>[Signature]</i>		
8. Gwen Croker	<i>[Signature]</i>		
9. Steffon Bailem	<i>[Signature]</i>		
10. Alantra Snipe	<i>[Signature]</i>		


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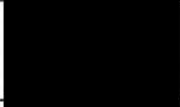
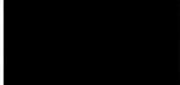

July & Aug 2024

11.	Michelle Wootley		
12.	Josephine Gordon		
13.	Carlos Allen	Carla Allen	
14.	Jamie Mangat	Jamie	
15.	Harold White	Harold White	
16.	Justin Cannon	Justin	
17.	Loretta Horn	Loretta	
18.	Titus Cook	Titus	
19.	Cody Berna	Cody	
20.	Shirley A.C. Mangat	Shirley Mangat	

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July 8 and Aug 13 2024

11.	Elijah White	<i>Elijah White</i>	
12.	LEROY GRADICK	<i>LeRoy Gradick</i>	
13.	Gravin Johnson	<i>Gravin Johnson</i>	
14.	Herb Charles	<i>Herb Charles</i>	
15.	Rafael Vanderhorst	<i>Rafael Vanderhorst</i>	

Printed Name:	Signature:	Address:	Email:
1. Leonard Johnson	<i>Leonard Johnson</i>		
2. John Mauldin	<i>John Mauldin</i>		
3. Tyrone Mangum	<i>Tyrone Mangum</i>		
4. Nathan Howard	<i>Nathan Howard</i>		
5. David Delestine	<i>David Delestine</i>		
6. Nathaniel Johnson	<i>N. Johnson</i>		
7. JAMES FORD	<i>James Ford</i>		
8. Kevin Hobbs	<i>Kevin Hobbs</i>		
9. Randy Moore	<i>Randy Moore</i>		
10. Victoria Mangum	<i>Victoria Mangum</i>		

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The Settlement Community Of
HAMLIN BEACH
 The Hamlin PD Case Petition
 (ZREZ-01-23-00143)
 June/July 2024
SAVING HAMLIN BEACH!

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Printed Name	Signature	Address	Email
1. <i>Maunah White</i>	<i>Maunah White</i>		
2. <i>Elijah White</i>	<i>Elijah White</i>		
3. <i>Elijah White</i>	<i>Elijah White</i>		
4. <i>Marcus White</i>	<i>Marcus White</i>		
5. <i>Rosa MANISANT</i>	<i>Rosa Maniquet</i>		
6. <i>Shirley A. Maniquet</i>	<i>Shirley Maniquet</i>		
7.			
8.			
9.			
10.			

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The Settlement Community Of
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June/July 2024

August

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Printed Name	Signature	Address	Email
1. <i>Allen Williams</i>	<i>[Signature]</i>		
2. <i>Sherrill Crawford</i>	<i>[Signature]</i>		
3. <i>Sam Manigault</i>	<i>[Signature]</i>		
4. <i>Chris Geaman</i>	<i>[Signature]</i>		
5. <i>Arvon Robinson</i>	<i>[Signature]</i>		
6. <i>Darryl Adams</i>	<i>[Signature]</i>		
7. <i>Nakiyah Smith</i>	<i>[Signature]</i>		
8. <i>Hugh Dzier</i>	<i>[Signature]</i>		
9. <i>Willard White</i>	<i>[Signature]</i>		
10. <i>Eric Gilliam</i>	<i>[Signature]</i>		

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The Settlement Community Of
HAMLIN BEACH

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Printed Name	Signature	Address	Email
1. Edward Scott	Edward Scott		
2. Robert	Robert		
3. Smead Cook	Smead Cook		
4. Lesare Swice	Lesare Swice		
5. Jerome Crosby	Jerome Crosby		
6. Alvin Williams	Alvin Williams		
7. FRED BRAUN	FRED BRAUN		
8. Rudy Smith	Rudy Smith		
9. Bruce Harris	Bruce Harris		
10. J. Shuman	J. Shuman		

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1. <i>Morris Smalls</i>	<i>Morris Smalls</i>		
2. <i>Shirley</i>	<i>Shirley</i>		
3. <i>Marcus Horry</i>	<i>M. Horry</i>		
4. <i>Thimik Wight</i>	<i>Thimik Wight</i>		
5. <i>Geneva McCauley</i>	<i>Geneva McCauley</i>		
6. <i>Pam Gardner</i>	<i>Pam Gardner</i>		
7. <i>Rochelle Jefferson</i>	<i>Rochelle Jefferson</i>		
8. <i>Richard Coakley</i>	<i>Richard Coakley</i>		
9. <i>Zamirah Bennett</i>	<i>Zamirah Bennett</i>		
10. <i>Geneveth Coakley</i>	<i>Geneveth Coakley</i>		

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Printed Name	Signature	Address	Email
1. <i>Angela Black</i>	<i>Angela Black</i>		
2. <i>A. Mack</i>	<i>A. Mack</i>		
3. <i>Presley Foreman</i>	<i>P. Foreman</i>		
4. <i>Jordan Bennett</i>	<i>Jordan Bennett</i>		
5. <i>Jonathan Howard</i>	<i>Jonathan Howard</i>		
6. <i>Charles</i>	<i>Charles</i>		
7. <i>Annetta Jamison</i>	<i>Annetta Jamison</i>		
8. <i>Maurin & Kim Howard</i>	<i>Maurin & Kim Howard</i>		
9. <i>Deon Lyndell</i>	<i>Deon Lyndell</i>		
10. <i>Cric Russell</i>	<i>Cric Russell</i>		

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1. Freddie Green	<i>Freddie Green</i>		
2. Jackie Alston	<i>Jack Alston</i>		
3. Joseph A. Bailem	<i>Joseph A. Bailem</i>		
4. Rocky L Alder	<i>Rocky L Alder</i>		
5. Ronald S Gold	<i>Ronald S. Gold</i>		
6. Marie Charks	<i>Marie Charks</i>		
7. Hal Bus	<i>Hal Bus</i>		
8. Jeanette Smith	<i>Jeanette Smith</i>		
9. Gwendolyn Brown	<i>Gwendolyn Brown</i>		
10. Lavern Harback	<i>Lavern Harback</i>		
11. Jeanette Brown	<i>Jeanette Brown</i>		

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over

12. Sonja German Sonja German
13. Ida D Green Ida D Green

14. Kanika Manigault Kanika Manigault

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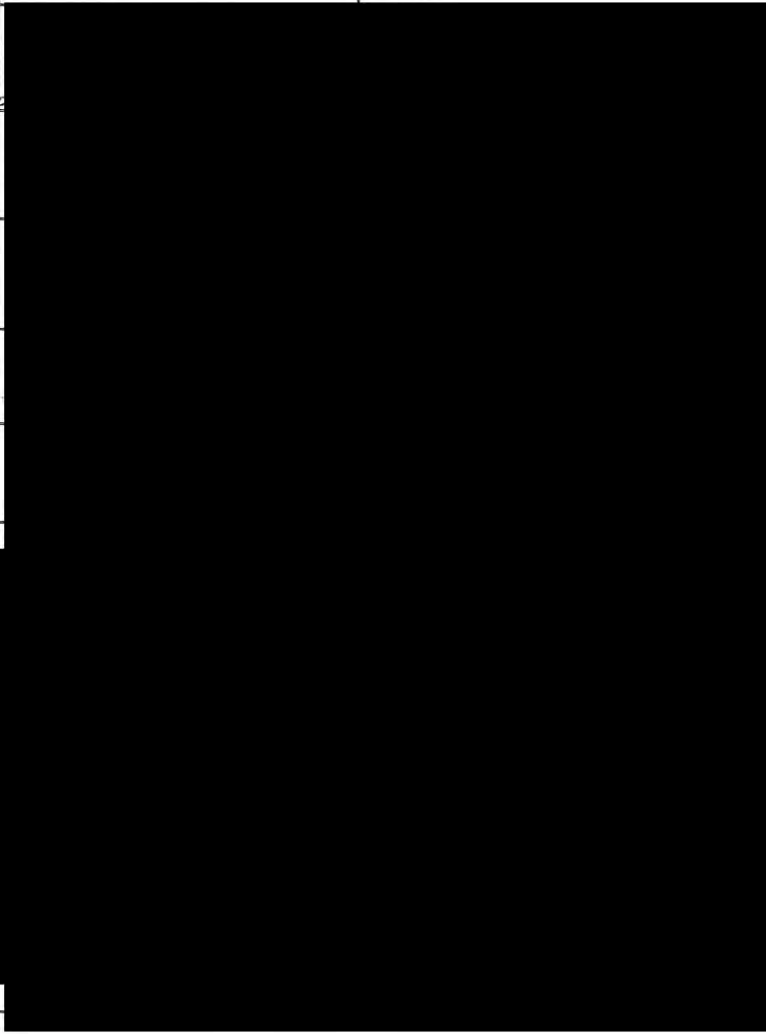
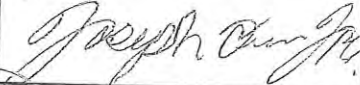
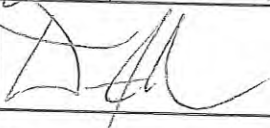
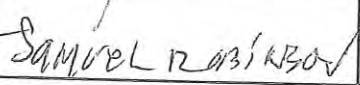



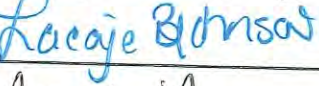


Printed Name	Signature	Address	Email
1. Nickcole Manigault			
2. Carlton Maxwell			
3. Cedric Thompson			
4. Dante Smalls			
5. Shannon Campbell Steel			
6. Virg. M. V. V.			
7.			
8.			
9.			
10.			

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1. Marshall Walker			
2. Joseph Oree Jr.			
3. DONOVAN Snipe			
4. Samuel Robinson			
5. Beatrice Robinson			
6. Kerue Han			
7. Yvette Manigault Jenkins			
8. Lacey Johnson			
9. Imani Horn			
10. LeCrystal Robinson			

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11.	Aniya Ahinjobi	Aniya Ahinjobi
12.	James Berry	James Berry
13.	Lucille Ahinjobi	Lucille Ahinjobi
14.	JASON & LAURE MANGAULT	JASON & LAURE MANGAULT
15.	Goodson Genes	Genes Goodson

Printed Name:	Signature:
Shirley Mangault	Shirley Mangault
1. Ruth Coakley	Ruth Coakley
2. Tawanda Riback	Tawanda Riback
3. Lee B Johnson Sr	
4. Antonio Bennett Sr	Antonio Bennett Sr
5. DeShia Bennett	DeShia & Ernest
6. ROSITA MANGAULT	Rosita Mangault
7. Cravin Johnson	
8. Edward Maultre	Edward Maultre
9. Sarah mangault	Sarah mangault
10. ALVONETTO MITCHELL	

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11.	Rebecca Wall Rebecca Wall		
12.	Jason Mancini	J Mancini	
13.	Jacquely Campbell	Jacquely Campbell	
14.	Lennie Snipe	Lennie Snipe	
15.	Stephanie Fludd-Small	S Fludd-Small	
16.	Carsten Fludd	Carsten Fludd	
17.			
18.			
19.			
20.			

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