



Case # BZA-08-22-00608

Charleston County BZA Meeting of October 3, 2022

Applicant/Property Owner: Gervais Hills of Acorn Haven, LLC  
(Owner of TMS # 275-00-00-074, -075, and -292)

Property Owner: Jimmie Harold McCants  
(Owner of TMS # 275-00-00-051)

Representative: Mike Johnson of Three Oaks Contractors, Inc.

Property Location: 3290 Joe Wright Road, 2954 and 2986 Edenvale Road  
and 3053 Edenborough Road – Johns Island

TMS#: 275-00-00-051, -074, -075, and -292

Zoning District: Agricultural Residential (AGR) and Rural Agricultural  
(AG-8) Zoning Districts

Request: Variance request to reduce the required 100' (Industrial  
Type 2 land use buffer) by 50' to 50' for the proposed  
Resource Extraction/Mining use and by 90' to 10' for  
the mine haul road.

Requirement:

*The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.5 Landscaping, Screening and Buffers, Section 9.5.4 Landscape Buffers, B. Land Use Buffers, 4. Land Use Buffer Table, 5. Buffer Depth and Landscaping Standards requires a 100' wide buffer depth (Industrial Type 2, Land Use Buffer Type F) for the proposed Resource Extraction use. Please see Table 9.5.4.B.5 for required landscaping standards.*



**3. Determination of Required Buffers**

The following procedure shall be used in determining which of the buffer types in the Land Use Buffer Table (Section 9.5.4.B.4) of this Chapter apply:

- a. Determine the type of use proposed for the site that is being developed. This is the "Proposed Use" (Column 1);
- b. Determine the residential use type that exists on the adjacent parcel (if residential) or the zoning district classification that applies to the adjacent parcel. This is the "Adjacent Site's Use or Zoning";
- c. Identify the type of landscape buffer required along the developing site's boundary (A, B, C, D, E, or F);
- d. Refer to Section 9.5.4.B.5 of this Chapter to identify the buffer depth and landscaping standards for the required buffer type.

**4. Land Use Buffer Table**

Land Use Buffers shall be provided along side and rear yards in accordance with the following minimum requirements:

Proposed Use	Use or Zoning of Adjacent Site											Agricultural Use	
	Residential Type			Zoning District									
	1	2	3	R [1]	OR	OG	CN	CT	CR	CC	I		
Residential Type 1	-	A	B	-	A	B	B	B	B	B	C	D	F
Residential Type 2	A	-	A	-	A	B	B	B	B	B	C	D	F
Residential Type 3	B	A	-	-	A	A	B	B	B	B	C	D	F
Civic/Institutional	B	B	A	A	-	-	-	-	-	-	-	-	-
Commercial Type 1	B	B	B	B	-	-	-	-	-	-	-	-	-
Commercial Type 2	C	C	C	C	C	B	B	-	-	-	-	-	-
Industrial Type 1	E	E	D	D	D	D	C	C	C	C	B	-	-
Industrial Type 2	F	F	F	F	F	E	E	D	C	C	C	A	-

[1] Applies to undeveloped (vacant) R and AGR zoned property.  
**Residential Use Types:** Type 1 = Single family Detached; Type 2 = Duplex and Single family Attached; Type 3 = Multi-Family and all other residential use types, including manufactured housing parks.  
**Commercial Use Types:** Type 1 = Any commercial use allowed by right in an OR, OG or CN district; Type 2 = all other commercial uses that are allowed in commercial (c) zoning districts (commercial uses are those listed in the "Commercial" rows of Use Table 6.1-(1))  
**Industrial Use Types:** Type 1 = Any industrial or commercial use that is first allowed in an industrial (I) zoning district; Type 2 = Waste-Related uses, Resource Extraction uses and Recycling Centers.

**5. Buffer Depth and Landscaping Standards**

Standard	Buffer Type					
	A	B	C	D	E	F
<b>MINIMUM BUFFER DEPTH</b> (feet from property line)	10	15	25	40	60	100
<b>MINIMUM LAND USE BUFFER LANDSCAPING</b> (Plants per 100 linear feet)[1][2]						
Canopy Trees	2	3	3	5	7	9
Understory Trees (at least 50 percent evergreen)	3	4	4	7	9	11
Shrubs	20	20	25	30	40	50

[1] The Planning Director shall be authorized to require the installation of fences, walls or berms within required buffers where deemed necessary to ensure land use compatibility or otherwise protect the visual quality of an area.  
 [2] All trees with a diameter breast height (DBH) of 8 inches or greater within buffers shall be preserved.

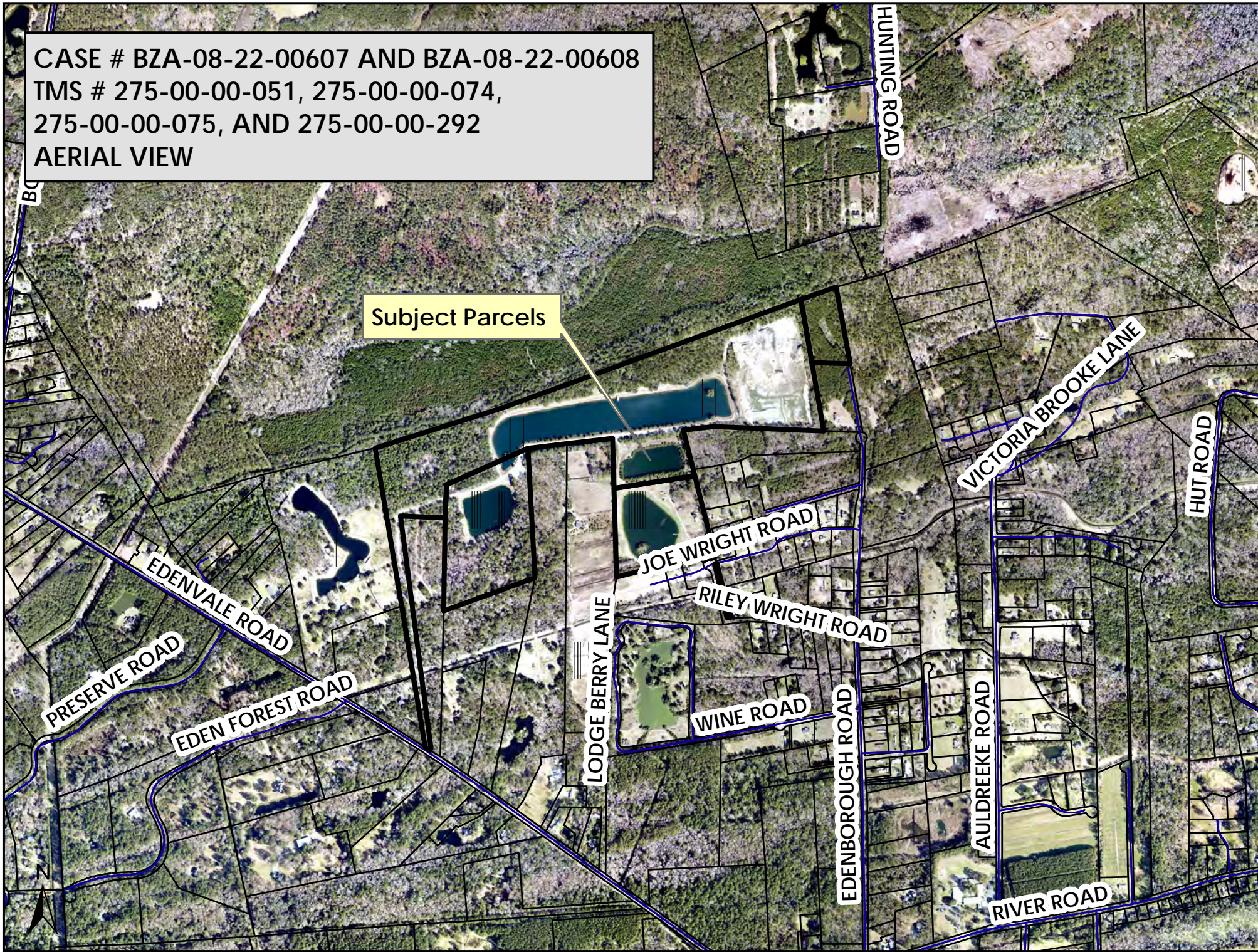
**C. General**

**1. Location of Buffers**



CASE # BZA-08-22-00607 AND BZA-08-22-00608  
TMS # 275-00-00-051, 275-00-00-074,  
275-00-00-075, AND 275-00-00-292  
AERIAL VIEW

Subject Parcels





BOHICKET RD

EDENVALE RD

PRESERVE RD

EDEN FOREST RD

LODGE BERRY LN

JOE VIRIGHT RD

WINE RD

JENNIFER RD

VICTORIA BROCKE LN

TIMOTHY SIMMONS RD

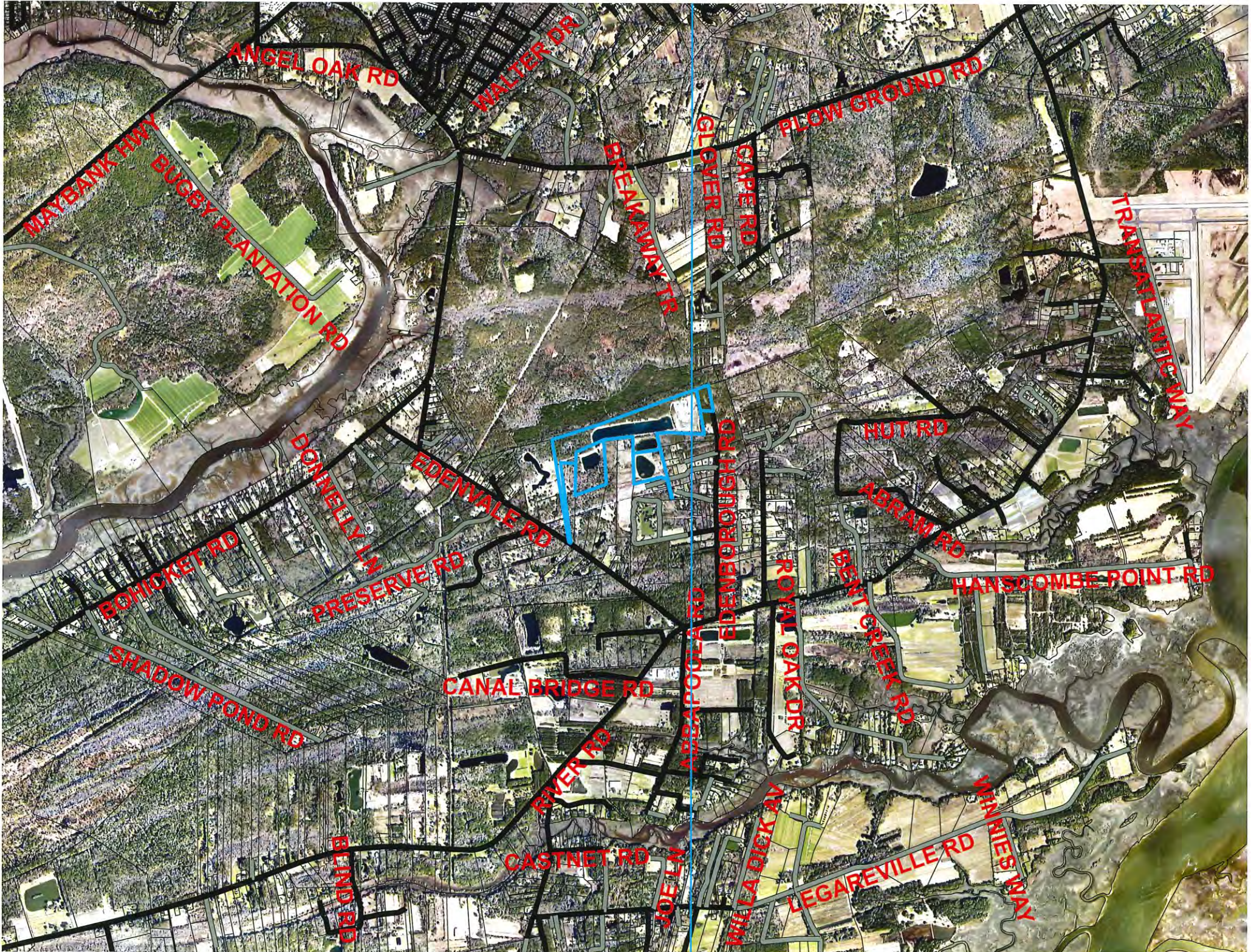
ETENBOROUGH RD

CAROLINE LN

AUDREEKE RD

RIVER RD

FRANK GEDDES DR



ANGEL OAK RD

WALTER DR

FLOW GROUND RD

MAYBANK HWY

BUGBY PLANTATION RD

BRENNANWAY CT

GLOVER RD

CAPE RD

TRANSATLANTIC WAY

DONNELLY LN

EDENVALE RD

NUT RD

BOHICKET RD

PRESERVE RD

ABRAM RD

HANSCOMBE POINT RD

DA HIGGINS RD

ROYAL OAK DR

BENT CREEK RD

SHADOW POND RD

CANAL BRIDGE RD

ARLANDO JACZY

RIVER RD

CASTNET RD

JOE LN

WILLIAMS DR

LEGAREVILLE RD

MINNIES WAY

BLIND RD

**Case # BZA-08-22-00607**

**BZA Meeting of October 3, 2022**

**Subject Property: Joe Wright Rd, Edenvale Rd, & Edenborough Rd – Johns Island**

**Proposal: Special Exception request for the establishment of a Resource Extraction/Mining use in the Agricultural Residential (AGR) and Rural Agricultural (AG-8) Zoning District.**



# Case # BZA-08-22-00608

## BZA Meeting of October 3, 2022

Subject Property: Joe Wright Rd, Edenvale Rd, & Edenborough Rd – Johns Island

Proposal: Variance request to reduce the required 100' (Industrial Type 2 land use buffer) by 50' to 50' for the proposed Resource Extraction/Mining use and by 90' to 10' for the mine haul road.





# Subject Property Overall Mine Site



# Subject Property Existing Haul Road



# Subject Property

**Pond Segments 1 - 4**



**Pond B2005 and A2015**



# Subject Property Segment B2007



# Subject Property

## Segments A2005 and A2010



# Subject Property

**Proposed Expansion to Segment 16**



**Proposed Segment 19**



# Subject Property

## Proposed Segments 16 & 18



# Subject Property

## Proposed Segments 16 & 18





# Subject Property

## Proposed Segments 16 & 18



# Subject Property

## Proposed Segment 22



# Subject Property

## TMS # 275-00-00-051



**Staff Review:**

The applicant and property owner, Gervais Hills of Acorn Haven, represented by Mike Johnson of Three Oaks Contractors, Inc., is requesting a Variance to reduce the required 100' (Industrial Type 2 land use buffer) by 50' to 50' for the proposed Resource Extraction/Mining use and by 90' to 10' for the mine haul road at 3290 Joe Wright Road, 2954 and 2986 Edenvale Road, and 3053 Edenborough Road (TMS # 275-00-00-051, 275-00-00-074, 275-00-00-075 and 275-00-00-292) on Johns Island. The property owner of TMS # 275-00-00-051 is Jimmie Harold McCants. The subject properties and surrounding properties are located in the Agricultural/Residential (AGR) or the Rural Agriculture (AG-8) Zoning District.

Currently, the four (4) subject properties are in the Site Plan Review process (ZSPR-07-21-00623) for the development of the proposed resource extraction use. The requests include current active areas, retroactive, and planned future expansions. The four properties combined are 110.25 acres with 60.88 acres of total affected area. The applicants' letter of intent states, "*Variance approval is requested to address several existing non-compliant buffer conditions identified in the Site Plan Review comments for application #ZSPR-07-21-00623 dated July 8, 2022. Also, a request is made to amend the hours of operation from the previously approved Monday- Friday 7:00 AM - 5:00 PM & Saturday from 8:00- 2:00, to a uniform Monday- Saturday from 7:00 AM - 5:00 PM.*" The applicant is also requesting a Special Exception for the establishment of a Resource Extraction/Mining in Agricultural Residential (AGR) and Rural Agricultural (AG-8) Zoning District (Case # BZA-08-22-00607).

The applicants' letter of intent explains, "*...The revised site plan has adjusted the buffer width to the required 100' on the proposed mine segment expansions that are adjacent to developed residential parcels, we are requesting a variance to allow the retention of the 50' buffers in the already established areas of the active mine segments as well as the previously completed segment. The existing haul road presently adjacent to parcels 076, -120, -243 & -244 was approved with original conditional use permit (CUP #1280-P) and has remained in place and in use since that approval. The extension of the haul road along parcels -070, -072 & -127 was intended to service the mine expansion to Segment A2005. The installation of the road did not involve any clearing, as the area existed as an open field. Due to a property line ambiguity between parcel -075 and -051 (prior to a portion being added to -075), -070 & -072, the observed boundary line in the field appeared to be further south than currently platted. This discrepancy was discovered at the time of the addition of a portion of parcel -051 to parcel -075 (2007), at which time the haul road had been in place and operational for some time. We are requesting variance approval to allow the haul road to remain as shown on the site plan, as we feel that an adjustment to its layout along the affected neighboring parcels, removing it from the dimensioned buffer, would necessitate substantial land disturbance in these areas that have otherwise been completed for years.*"

**Applicable ZLDR requirements and Zoning Variance Request Details:**

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.5 Landscaping, Screening and Buffers, Section 9.5.4 Landscape Buffers, B. Land Use Buffers, 4. Land Use Buffer Table, 5. Buffer Depth and Landscaping Standards requires a 100' wide buffer depth (Industrial Type 2, Land Use Buffer Type F) for the proposed Resource Extraction use. Please see Table 9.5.4.B.5 for required landscaping standards.

Staff conducted site visits on September 15, 2022 and September 16, 2022. Please review the attachments for further information regarding this request.

**Planning Director Review and Report regarding Approval Criteria of §3.10.6:**

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

**Response:** **There may be extraordinary and exceptional conditions pertaining to the properties. The applicants' letter of intent states, "under the approved SCDHEC mining permit, as well as the initial Conditional Use Permit approval, 50' buffers were required and were maintained. An unintentional oversight led to the exclusion of this Board from the mine expansion process." Therefore, the request may meet this criterion.**

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*

**Response:** **These conditions do not generally apply to other property in the vicinity. The applicants' letter of intent, "At the time of approval (12/9/97) of the initial site plan, the county standard was presumably for 50' buffers along adjacent properties. This being the case with SCDHEC as well, led us to continue with the establishment of the 50' dimension for all subsequent expansions. Presumably any other mining approval at that time would have been *subject to the same requirement.*" Therefore, the request may meet this criterion.**

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*

**Response:** **The application of this Ordinance, Article 9.5 Landscaping, Screening and Buffers, §9.5.4 Landscape Buffers, may unreasonably restrict the utilization of the properties. The applicant's letter of intent states, "The mine has been in operation for well over 20 years, with well-established access and properly maintained controls for limiting impacts to adjacent properties. Upon the notification of violation in July 2021, we have steadfastly worked**

to bring the property into compliance with regard to the buffer establishment on future planned mine segments. The features (roads, berms, vegetation) in the areas where we are requesting the variance have all been in place for many years and any adjustment would require otherwise unnecessary disruptive activity as well as impacts to mine segments that have been completed and are reclamation.” **Therefore, the request may meet this criterion.**

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

**Response:** **The authorization of a variance may not be of substantial detriment to the adjacent properties or to the public good and the character of the AGR and AG-8 Zoning District may not be harmed by the granting of this variance. The applicant’s letter of intent states, “As stated above, all of the areas where the variance request is applicable have been in their current state for years. No concerns have been brought to our attention by our neighbors regarding these areas. In our opinion, no detrimental effects would be felt upon approval.” Therefore, the request may meet this criterion.**

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

**Response:** **The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. Therefore, the request meets this criterion.**

§3.10.6(6): *The need for the variance is not the result of the applicant’s own actions;*

**Response:** **The need for the variance is the result of the applicant’s own actions. The buffers are required because the applicant/property owners would like to use the property for resource extraction/mining. Therefore, the request does not meet this criterion. However, the applicant’s letter of intent contends, “Due to an unintentional oversight, Charleston County was excluded from the various mine expansions over the last 20 years. Upon realizing the need for the initial expansion, the property owner (who is also the mine operator) inquired to SCDHEC as to the process for permit approval for expansion. Through 8 modification requests, SCDHEC**

*continued to approve the expansions, which included site plans along with the other necessary documentation. Not once did it occur to the owner that any other approval would be needed upon the issuance of the approvals from SCDHEC. The permeation of the 50' buffers throughout the site is a direct result of the requirements of the SCDHEC mining divisions regulations."*

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*

**Response:** **Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if the Board finds that the strict application of the provisions of the Ordinance results in an unnecessary hardship. The applicant's letter of intent states, "in our opinion it does not. The mine has been a part of the local community for nearly 25 years. The established perimeter buffers of the property has been in their current state for the most part for over 10 years. The mine has provided an appropriate public service of soils availability for countless projects all over Johns Island." Therefore, the request may meet this criterion.**

**Board of Zoning Appeals' Action:**

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.10.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-08-22-00608 [Variance request to reduce the required 100' (Industrial Type 2 land use buffer) by 50' to 50' for the proposed Resource Extraction/Mining use and by 90' to 10' for the mine haul road at 3290 Joe Wright Road, 2954 and 2986 Edenvale Road, and 3053 Edenborough Road (TMS # 275-00-00-051, 275-00-00-074, 275-00-00-075 and 275-00-00-292) on Johns Island in Charleston County], based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the

event the Board decides to approve the application, the Board should consider the following conditions recommended by Staff:

1. **Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.**
2. **The applicant shall provide a 100' land use buffer along parcel 275-00-00-076 (Segment 19).**





**ZONING VARIANCE APPLICATION**  
**Charleston County Board of Zoning Appeals (BZA)**

<b>Property Information</b>			
Subject Property Address: 2986 Edenvale Road			
Tax Map Number(s): 275-00-00-074, 075 & 292			
Current Use of Property: Agricultural			
Proposed Use of Property: Resource Extraction			
<b>Applicant Information</b> (Required)			
Applicant Name (please print): Gervais Hills			
Name of Company (if applicable): Three Oaks Contractors, Inc.			
Mailing Address: PO Box 409			
City: Ravenel	State: SC	Zip Code: 29470	
Email Address: ghills@3oakscontractors.com		Phone #: 843-696-9235	
Applicant Signature: <i>[Signature]</i>		Date: 3-21-2022	
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Mike Johnson / Three Oaks Contractors, Inc			
Mailing Address: PO Box 409			
City: Ravenel	State: SC	Zip Code: 29470	
Email Address: mjohnson@3oakscontractors.com		Phone #: 843-564-1315 Ext 234	
<b>Designation of Agent</b> (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: AGR-105-8	Flood Zone: X (658+666)	Date Filed: 8/19/2022	Fee Paid: \$250 #72713
Application #: BZA-0822-00608	TMS #: 275-00-00-074 -075, and, -292	Staff Initials: <i>[Signature]</i>	



**ZONING VARIANCE APPLICATION**  
**Charleston County Board of Zoning Appeals (BZA)**

**Designation of Agent**

<b>Property Information</b>			
Subject Property Address: 3290 Joe Wright Road			
Tax Map Number(s): 275-00-00-051			
Current Use of Property: Agricultural			
Proposed Use of Property: Resource Extraction			
<b>Applicant Information</b> (Required)			
Applicant Name (please print): Gervais Hills			
Name of Company (if applicable): Three Oaks Contractors, Inc.			
Mailing Address: PO Box 409			
City: Ravenel	State: SC	Zip Code: 29470	
Email Address: ghills@3oakscontractors.com		Phone #: 843-564-1315 Ext 225	
Applicant Signature: <i>[Signature]</i>		Date: 3-17-2022	
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
<b>Designation of Agent</b> (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): Jimmie Harold McCants			
Name of Company (if applicable, LLC etc.): N/A			
Property Owner(s) Mailing Address: 3059 Maybank Highway			
City: Johns Island	State: SC	Zip Code: 29455	Phone #: 843-559-9182
Property Owner(s) Email Address:			
Property Owner(s) Signature: <i>[Signature]</i>		Date: 20 March 2022	
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: AGR	Flood Zone: X (6666)	Date Filed: 8/19/2022	Fee Paid: \$250 # 72713
Application #: BZA-08-22-00608	TMS #: 275-00-00-051	Staff Initials: <i>[Initials]</i>	

**Description of Request**

*Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)*

See attached Addendum

**Applicant’s response to Article 3.10 Zoning Variances, §3.10.6 Approval Criteria**

**Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.**

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

Yes, under the approved SCDHEC mining permit, as well as the initial Conditional Use Permit approval, 50' buffers were required and were maintained. An unintentional oversight led to the exclusion of this Board from the mine expansion process.

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:

At the time of approval (12/9/97) of the initial site plan, the county standard was presumably for 50' buffers along adjacent properties. This being the case with SCDHEC as well, led us to continue with the establishment of the 50' dimension for all subsequent expansions. Presumably any other mining approval at that time would have been subject to the same requirement.

3. Because of these extraordinary and exceptional conditions, does the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

The mine has been in operation for well over 20 years, with well established access and properly maintained controls for limiting impacts to adjacent properties. Upon the notification of violation in July 2021, we have steadfastly worked to bring the property into compliance with regard to the buffer establishment on future planned mine segments. The features (roads, berms, vegetation) in the areas where we are requesting the variance have all been in place for many years and any adjustment would require otherwise unnecessary disruptive activity as well as impacts to mine segments that have been completed and are reclamation.

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

As stated above, all of the areas where the variance request is applicable have been in their current state for years. No concerns have been brought to our attention by our neighbors regarding these areas. In our opinion, no detrimental effects would be felt upon approval.

5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

Yes, resource extraction is a permitted use, with special exception (conditional use) approval. Approval for this use was granted by the County in 1997.

6. Is the need for the variance the result of applicant's own actions? Explain:

Yes. Due to an unintentional oversight, Charleston County was excluded from the various mine expansions over the last 20 years. Upon realizing the need for the initial expansion, the property owner (who is also the mine operator) inquired to SCDHEC as to the process for permit approval for expansion. Through 8 modification requests, SCDHEC continued to approve the expansions, which included site plans along with the other necessary documentation. Not once did it occur to the owner that any other approval would be needed upon the issuance of the approvals from SCDHEC. The permeation of the 50' buffers throughout the site is a direct result of the requirements of the SCDHEC mining divisions regulations.

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain:

No, in our opinion it does not. The mine has been a part of the local community for nearly 25 years. The established perimeter buffers of the property has been in their current state for the most part for over 10 years. The mine has provided an appropriate public service of soils availability for countless projects all over Johns Island.

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

## Addendum

Charleston County Board of Zoning Appeals Zoning Variance Application for 275-00-00-051, 074, 075 & 292 – Supplemental Attachment

### Description of Request:

Variance approval is requested to address several existing non-compliant buffer conditions identified in the Site Plan Review comments for application #ZSPR-07-21-00623 dated July 8, 2022. Also, a request is made to amend the hours of operation from the previously approved Monday – Friday 7:00 AM – 5:00 PM & Saturday from 8:00 – 2:00, to a uniform Monday – Saturday from 7:00 AM – 5:00 PM

1. *Resource extraction uses require a 100' buffer adjacent to developed residential parcels per ZLDR Table 9.5.4.B.4:*
  - a. 50' buffers along the boundary lines of owned parcels 074 & 075 and adjacent parcels 051, 070, 072 & 127 were approved with the original site plan approval of the Chicken Farm Mine that accompanied the approved Conditional Use Permit (CUP #1280-P) in 1997 (Attachment #1). This approval, as well as the SCDHEC requirement of 50' buffers were understood to be the guiding factor in the subsequent mine expansions which were prepared by the property owner. The revised site plan has adjusted the buffer width to the required 100' on the proposed mine segment expansions that are adjacent to developed residential parcels, we are requesting a variance to allow the retention of the 50' buffers in the already established areas of the active mine segments as well as the previously completed segments.
  
2. *Haul road shown to remain or proposed within approximately 10' at the narrowest point, from residential parcel lines (developed and vacant lots in R, AGR), portions of road encroaching into required land-use buffer: -070, -120, -127, -243, -244.:*
  - a. The existing haul road presently adjacent to parcels 076, -120, -243 & -244 was approved with original conditional use permit (CUP #1280-P) and has remained in place and in use since that approval. The extension of the haul road along parcels -070, -072 & -127 was intended to service the mine expansion to Segment A2005. The installation of the road did not involve any clearing, as the area existed as an open field. Due to a property line ambiguity between parcel -075 and -051 (prior to a portion being added to -075), -070 & -072, the observed boundary line in the field appeared to be further south than currently platted. This discrepancy was discovered at the time of the addition of a portion of parcel -051 to parcel -075 (2007), at which time the haul road had been in place and operational for some time. We are requesting variance approval to allow the haul road to remain as shown on the site plan, as we feel that an adjustment to its layout along the affected neighboring parcels, removing it from the dimensioned buffer, would necessitate substantial land disturbance in these areas that have otherwise been completed for years.
  
3. *For active (unpermitted) mining segments (A2005, A2010, 15): proposed reduction to 50' buffer adjacent to residential parcel TMS 275-00-00-049, -127:*
  - a. Variance approval is requested to allow the platted 50' buffers to remain along both adjoining parcels. As stated above, the original CUP approval showed 50' buffers per SCDHEC mining regulations. Parcel 127 has been and is currently an undeveloped

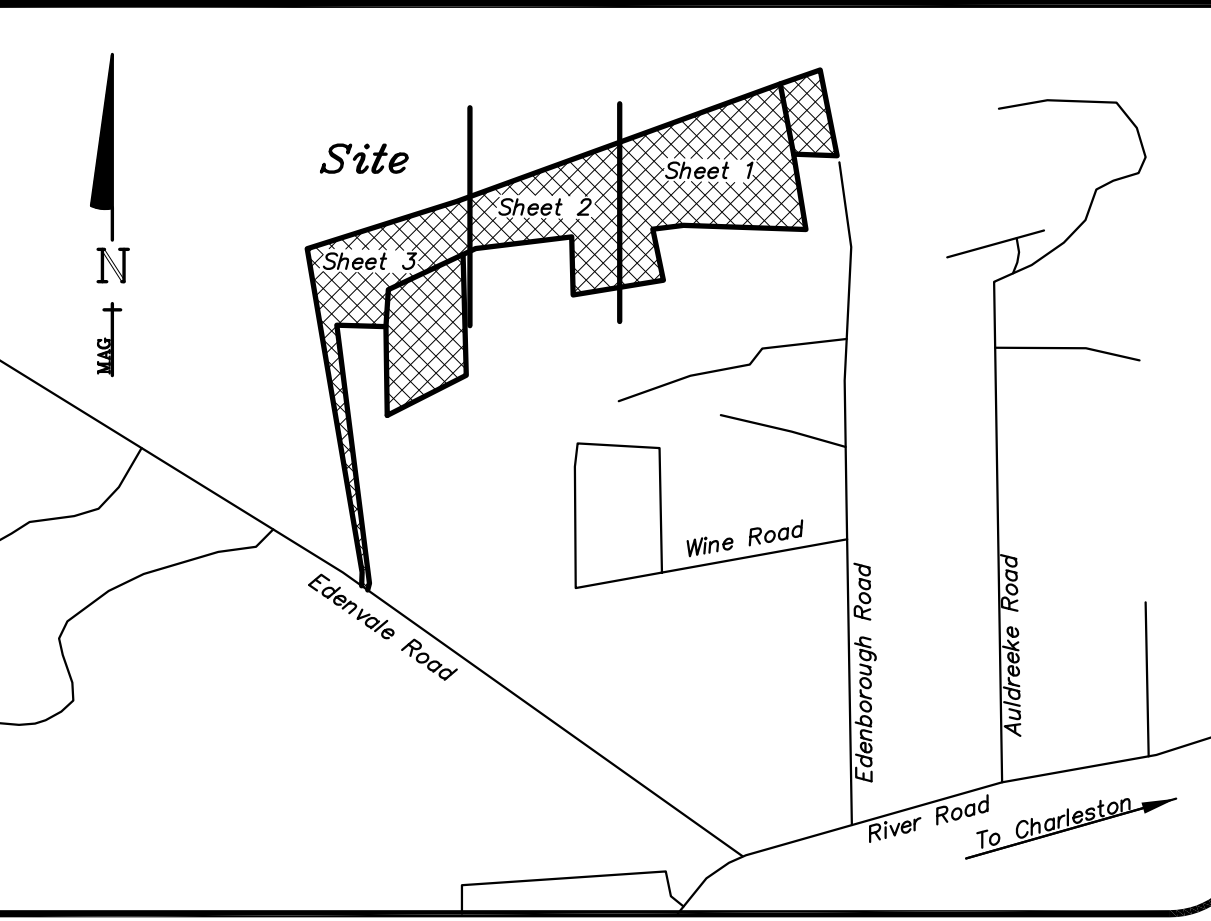
## Addendum

agricultural parcel. For parcel 049, mine segment A2010 was established prior to the parcel becoming a developed residential lot.

4. *For retroactive permitting of completed mining segments (B2007, A2015, B2005): buffer does not comply adjacent to residential parcel lines (developed and vacant lots in R, AGR): -070, -127 -146, -147, -258:*
  - a. Variance approval is requested to allow the 50' buffers to remain as shown on the site plan. Active mining activity has been completed for all 3 segments, with B2005 being already released by SCDHEC and both B2007 & A2015 being in reclamation. No further extraction is scheduled for these areas.

### Attachments

1. Site Plan showing initially approved 50' buffers
2. SM-1129-V6 – Approved Site Plan included with Modification 15-1 Showing all prior and currently active mine segment locations.
3. Letter of Support – 275-00-00-051 – McCants
4. Letter of Support – 275-00-00-244 – Domin
5. Letter of Support – 275-00-00-243 – Porch Rockin'
6. Letter of Support – 275-00-00-076 – Mosimann



**LOCATION MAP**  
N.T.S.

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850	Water Oak	15" + 17"	D	No action
849	Live Oak	11" + 15"	D (11"), C (15")	No action
848	Laurel Oak	12" + 15"	D	No action
847	Live Oak	12" + 14"	C	No action
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819	Laurel Oak	8" + 9" + 10" + 11"	D	No action
820	Laurel Oak	9" + 11" + 11"	D	No action
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**Professional Seal:** F. Steven Johnson, Jr., PE & PLS S.C. No. 25478  
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**LEGEND:**

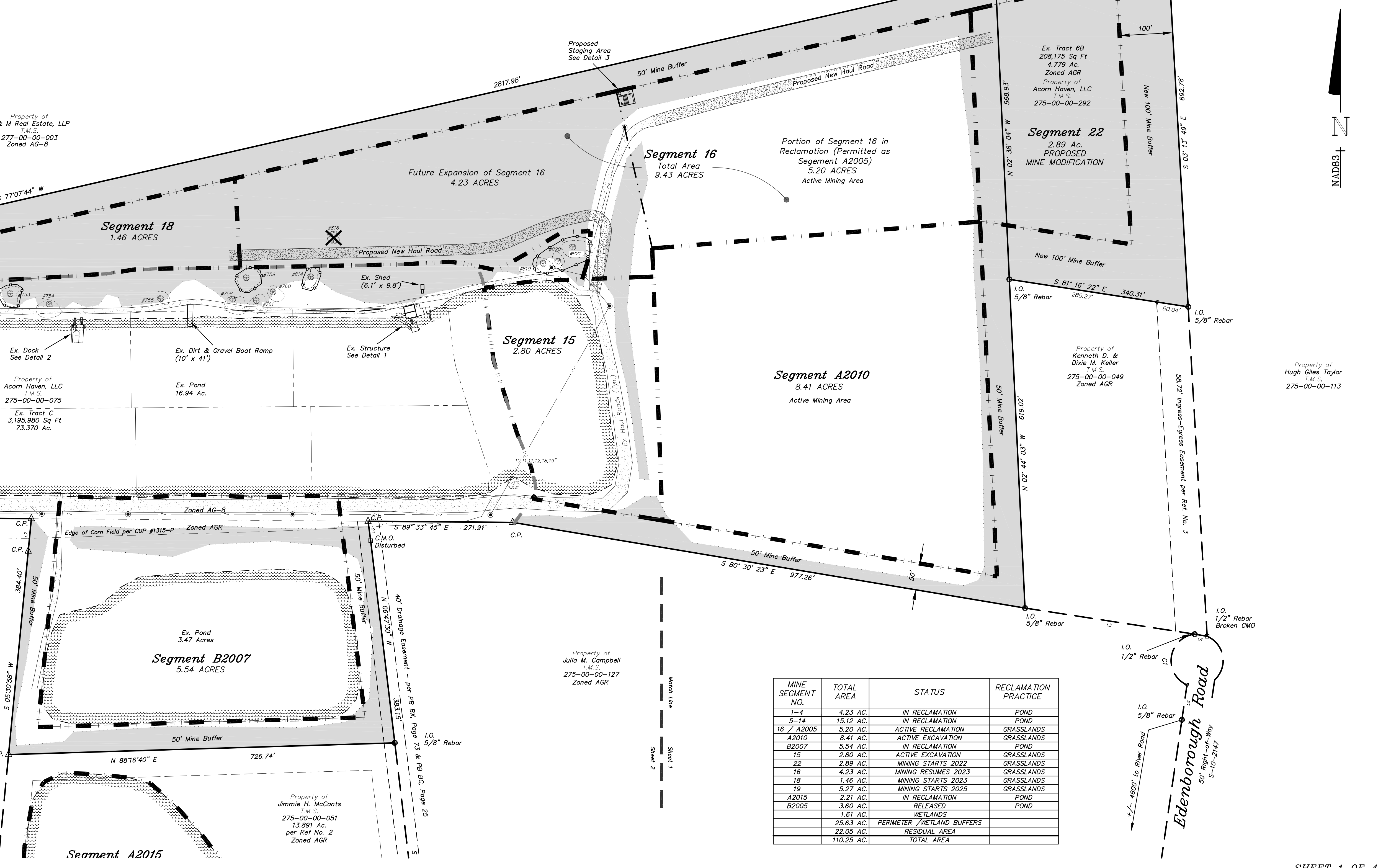
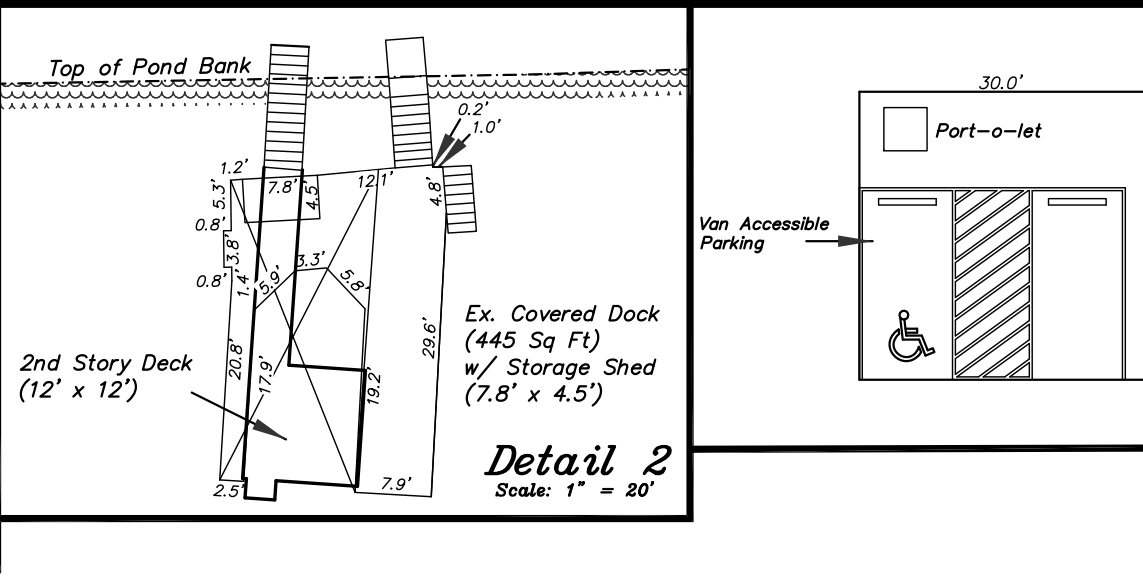
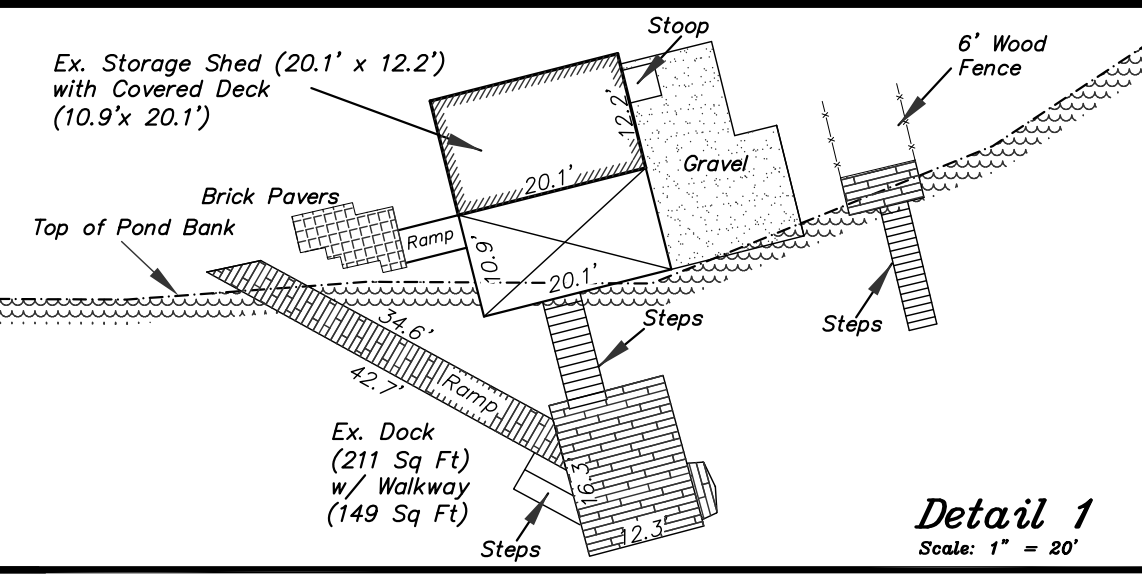
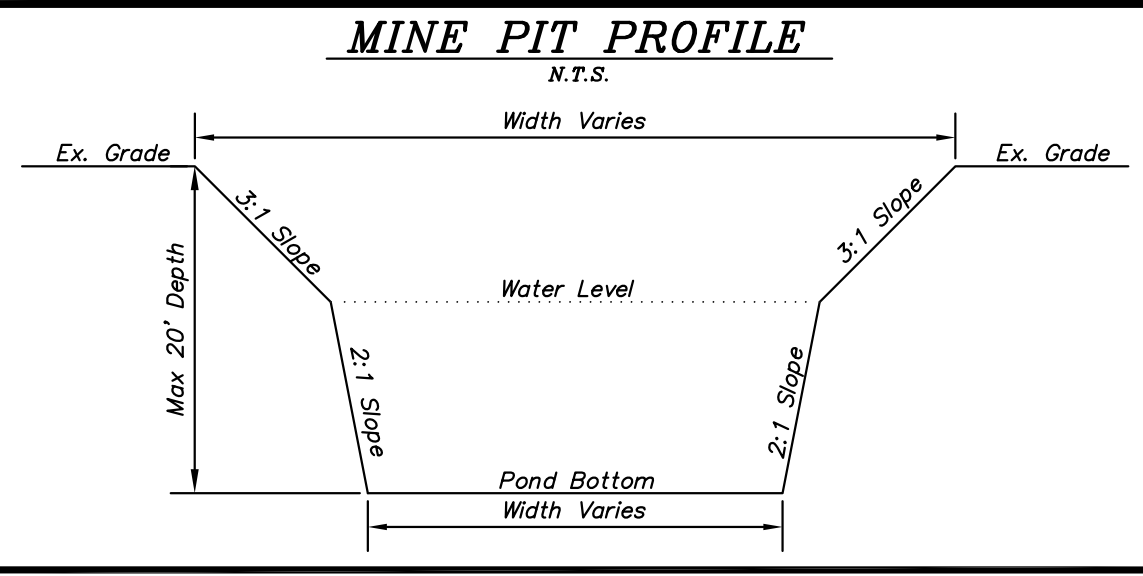
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**ZONE ACRES:**

- ZONE 1 - 7.08 ACRES
- ZONE 2 - 2.30 ACRES
- ZONE 3 - 1.71 ACRES
- ZONE 4 - 0.83 ACRES
- ZONE 5 - 4.93 ACRES
- ZONE 6 - 5.56 ACRES
- ZONE 7 - 1.44 ACRES
- ZONE 8 - 0.99 ACRES



MINE SEGMENT NO.	TOTAL AREA	STATUS	RECLAMATION PRACTICE
1-4	4.23 AC.	IN RECLAMATION	POND
5-14	15.12 AC.	IN RECLAMATION	POND
16 / A2005	5.20 AC.	ACTIVE RECLAMATION	GRASSLANDS
A2010	8.41 AC.	ACTIVE EXCAVATION	GRASSLANDS
B2007	5.54 AC.	IN RECLAMATION	POND
15	2.80 AC.	ACTIVE EXCAVATION	GRASSLANDS
22	2.89 AC.	MINING STARTS 2022	GRASSLANDS
16	4.23 AC.	MINING RESUMES 2023	GRASSLANDS
18	1.46 AC.	MINING STARTS 2023	GRASSLANDS
19	5.27 AC.	MINING STARTS 2025	GRASSLANDS
A2015	2.21 AC.	IN RECLAMATION	POND
B2005	3.60 AC.	RELEASED	POND
	1.61 AC.	WETLANDS	
	25.63 AC.	PERIMETER /WETLAND BUFFERS	
	22.05 AC.	RESIDUAL AREA	
	110.25 AC.	TOTAL AREA	

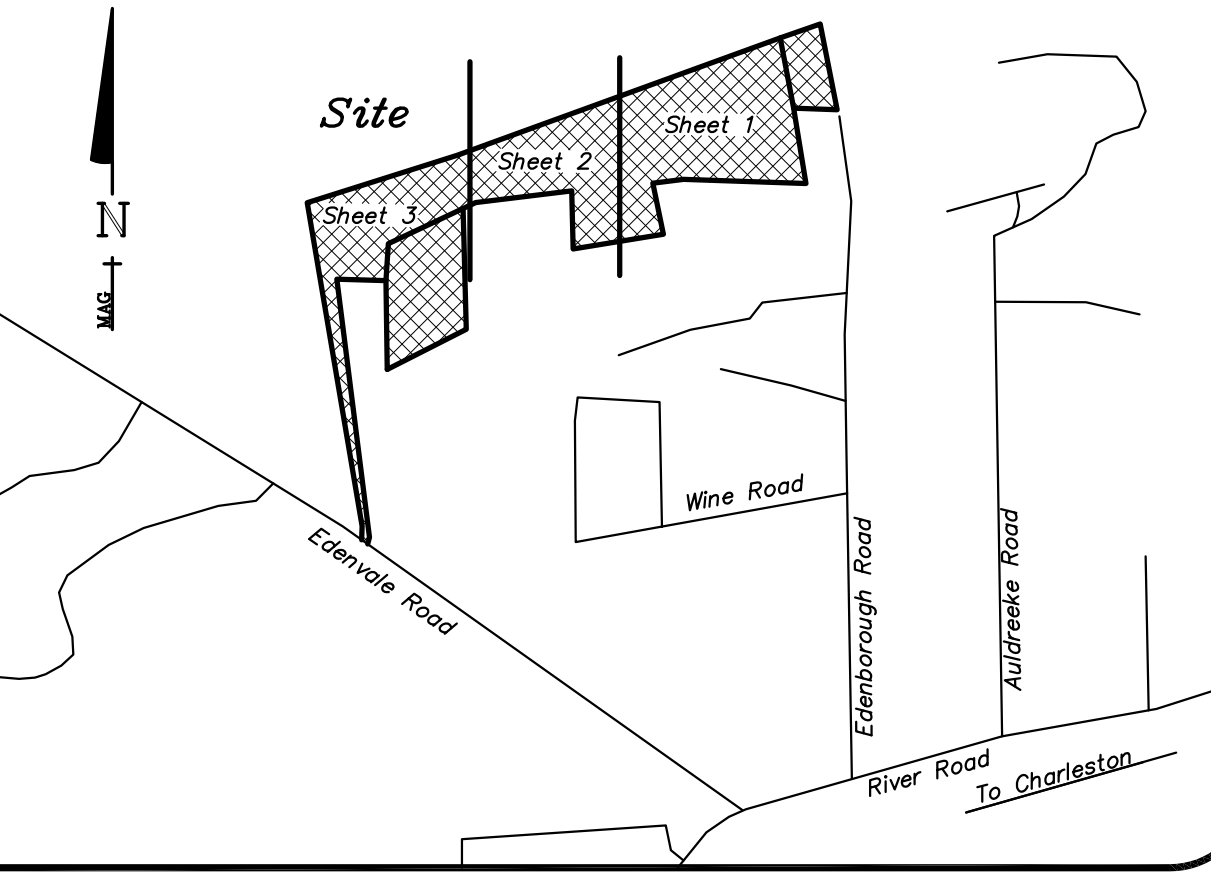
**CHICKEN FARM MINE**  
 No. 2986 EDENVALE ROAD  
 MINING SITE PLAN  
 OWNED BY ACORN HAVEN, LLC  
 LOCATED ON JOHNS ISLAND,  
 CHARLESTON COUNTY, SOUTH CAROLINA

**GEORGE A.Z. JOHNSON, JR., INC.**  
 ENGINEERS PLANNERS LAND SURVEYORS  
 6171 SAVANNAH HIGHWAY  
 SUITE 200 CHARLESTON, SC 29405  
 (843) 880-1492 Charleston No. 722-3592 Edisto No. 869-1495

DATE: JUNE 14, 2021 SCALE: 1" = 100'  
 100' 50' 0' 100' 200' 300'  
 SCALE IN FEET

NO.	REVISIONS	DATE
2	RESPONSE TO COMMENTS FROM 4/14/22	5/20/22
1	RESPONSE TO COMMENTS FROM 9/27/21	3/10/22

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George A.Z. Johnson, Jr., Inc. Engineers Land Surveyors No. 000213

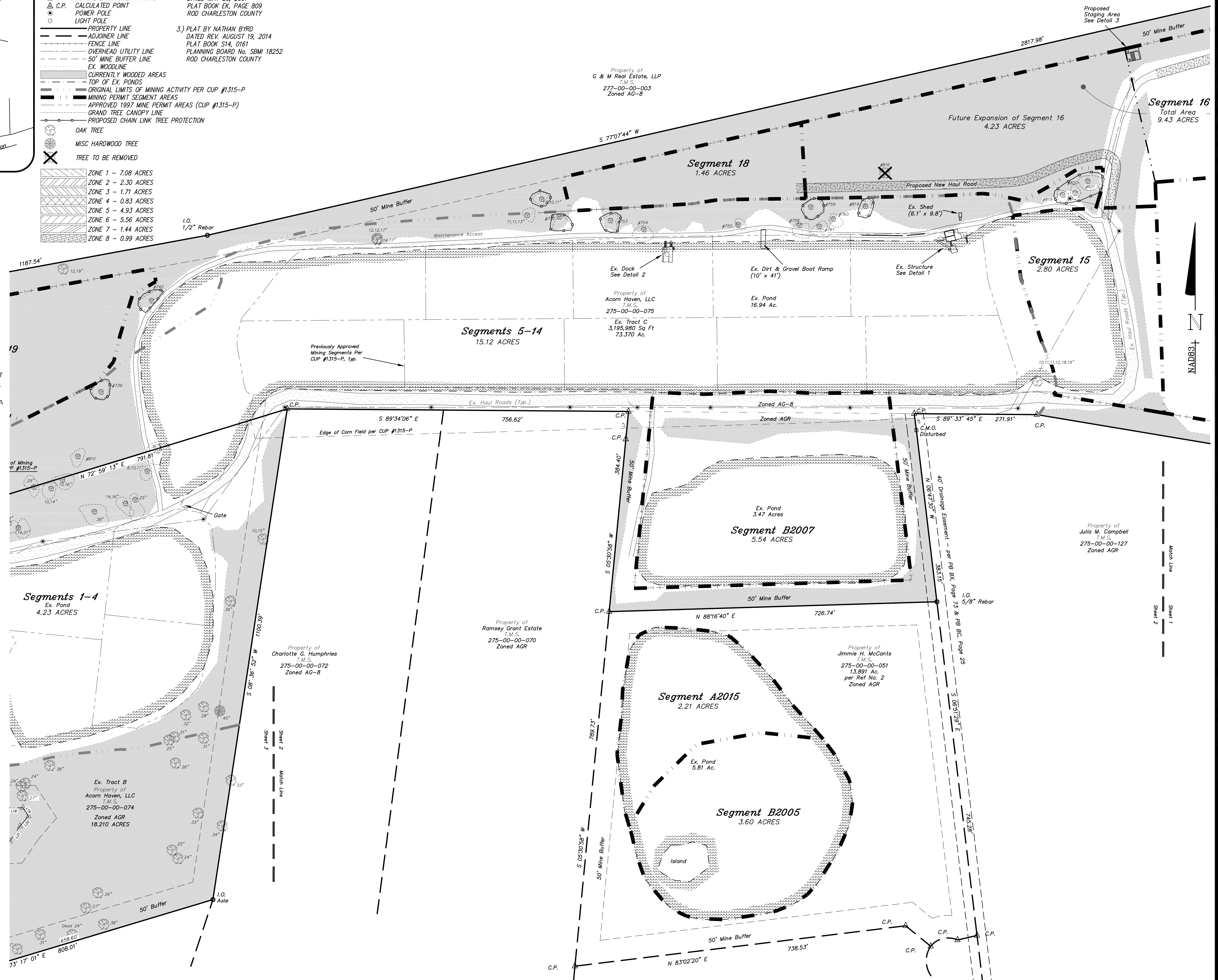
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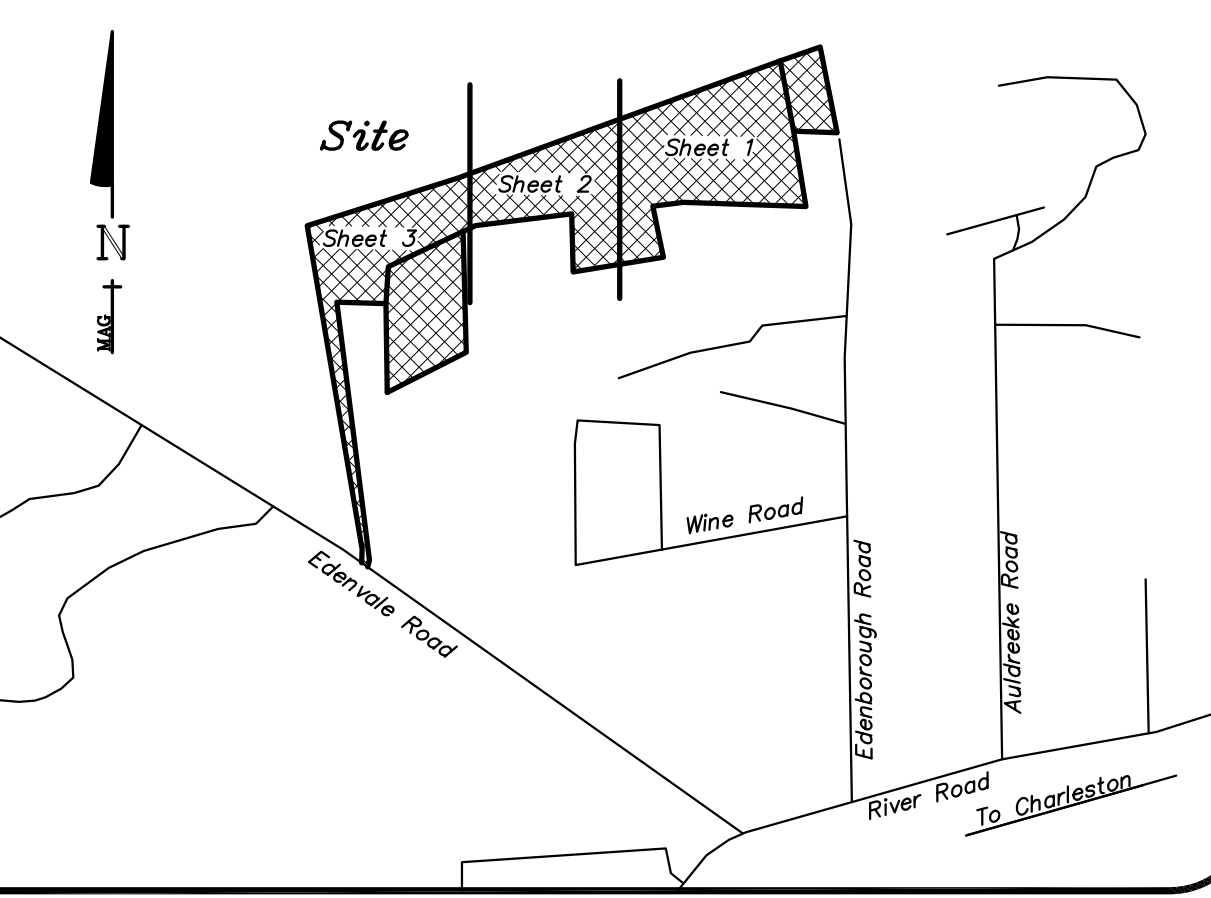
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LOCATED ON JOHNS ISLAND,  
CHARLESTON COUNTY, SOUTH CAROLINA





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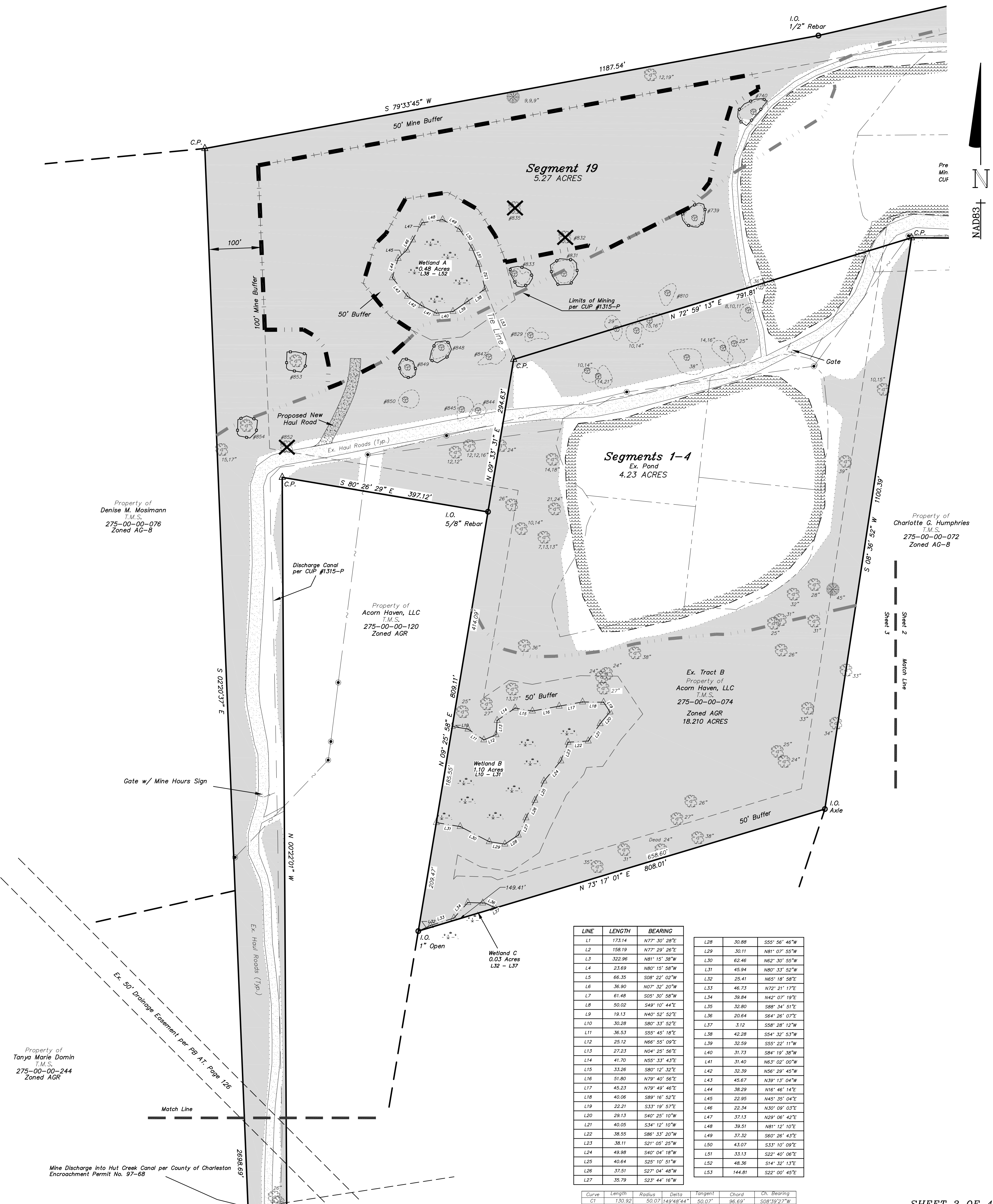
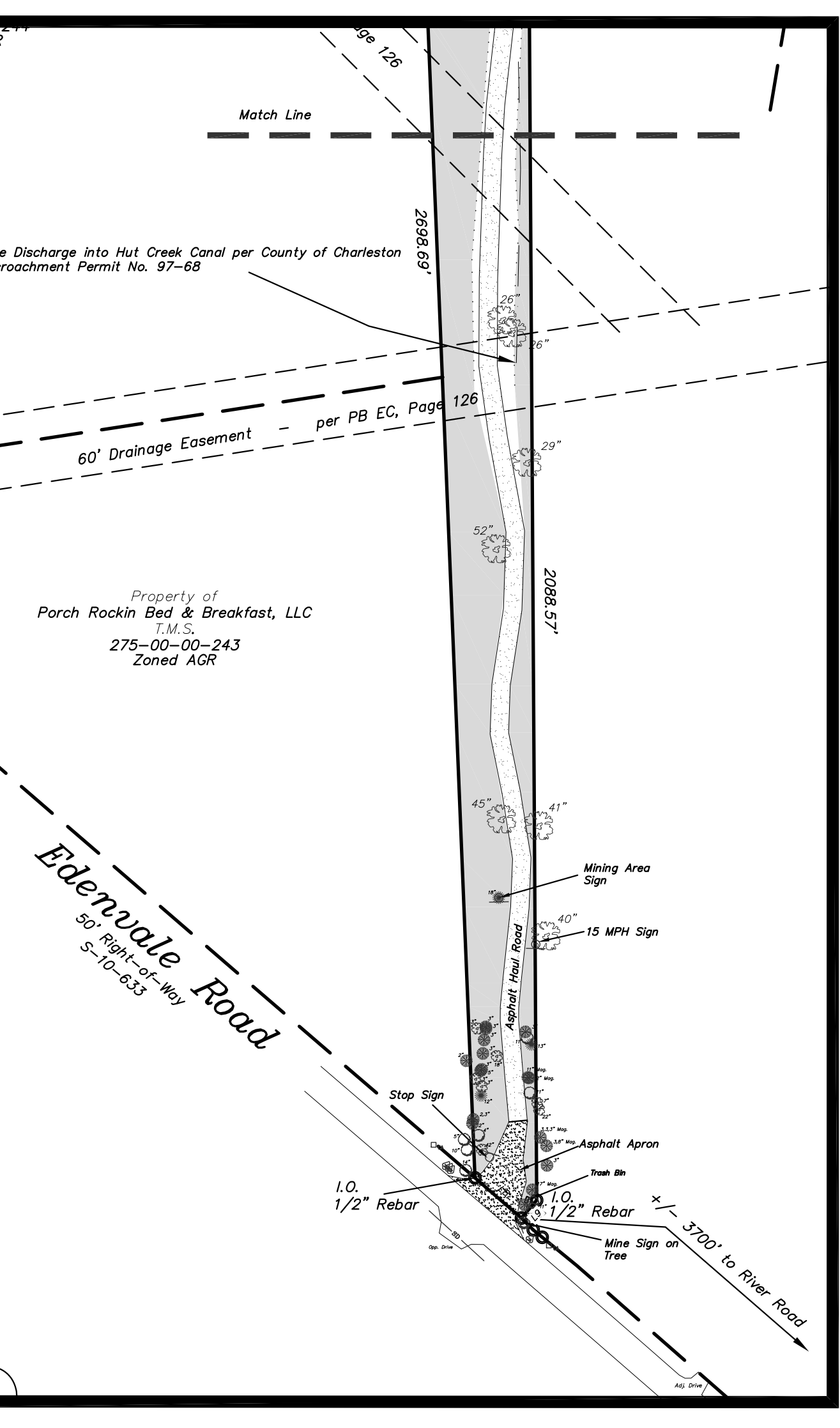
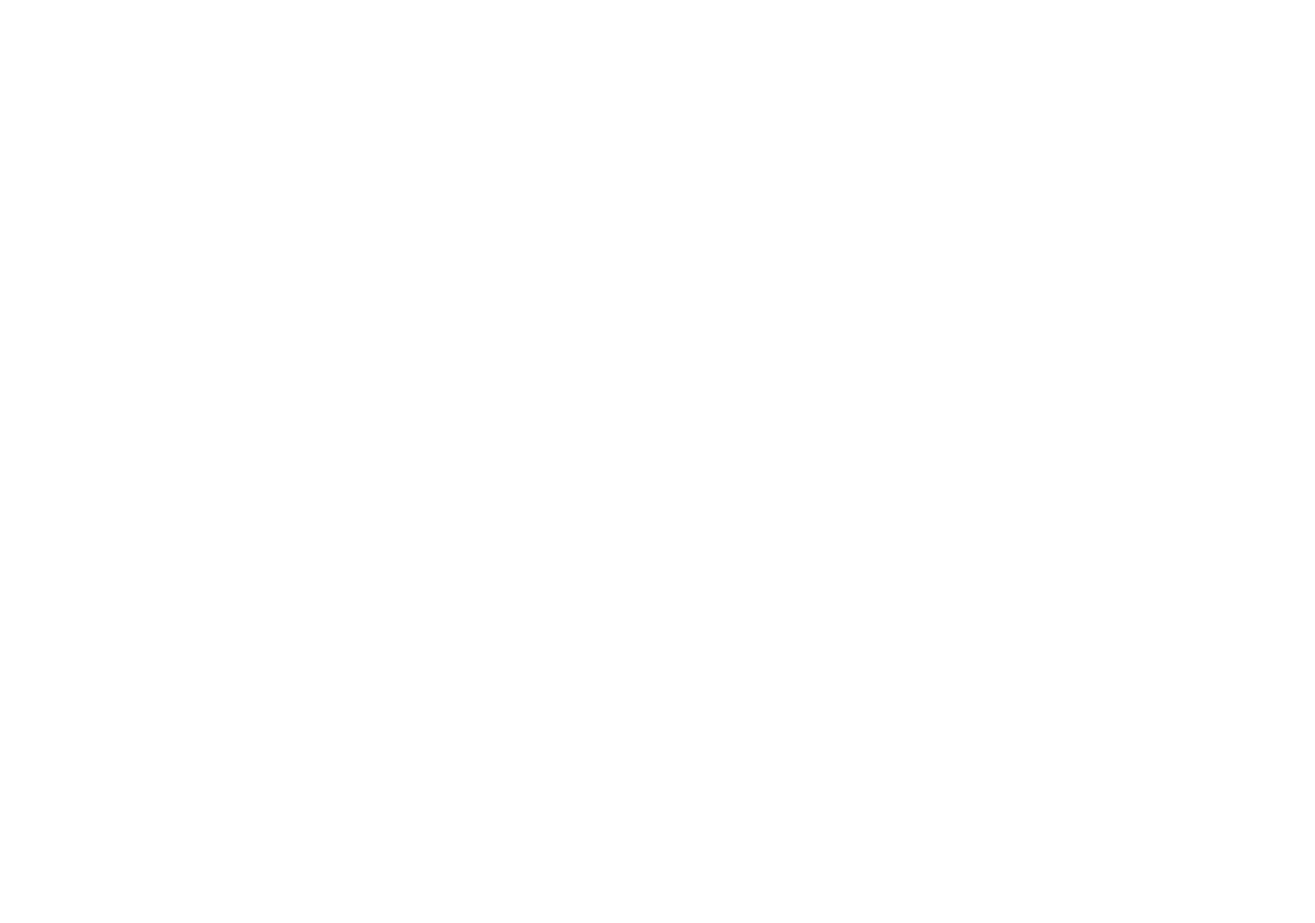
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  - 3.) PLAT BY NATHAN BYRD DATED REV. AUGUST 19, 2014 PLAT BOOK S14, 0161 PLANNING BOARD No. SBMI 18252 ROD CHARLESTON COUNTY
- ZONE 1 - 7.08 ACRES**  
**ZONE 2 - 2.30 ACRES**  
**ZONE 3 - 1.71 ACRES**  
**ZONE 4 - 0.83 ACRES**  
**ZONE 5 - 4.93 ACRES**  
**ZONE 6 - 5.56 ACRES**  
**ZONE 7 - 1.44 ACRES**  
**ZONE 8 - 0.99 ACRES**



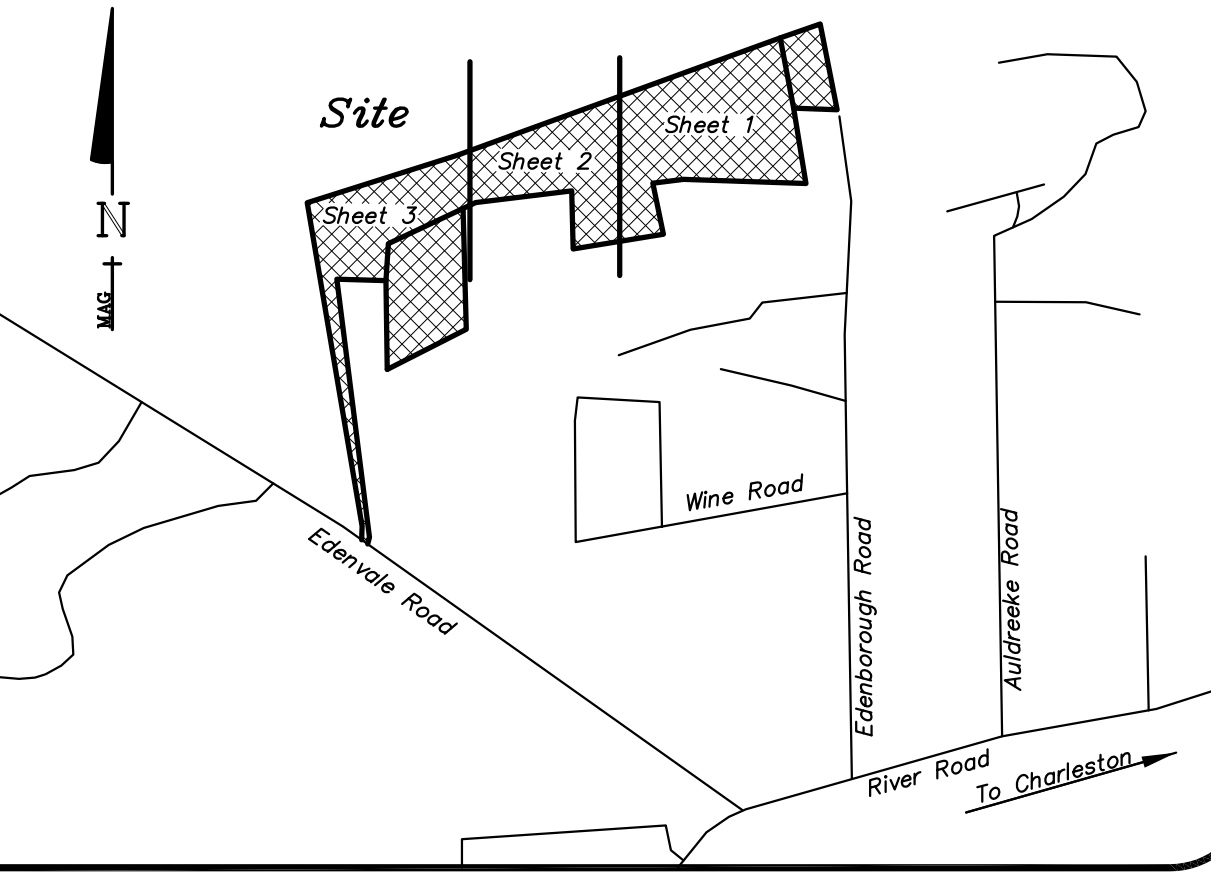
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	173.14	N77° 30' 28"E	L28	30.88	S55° 58' 46"W
L2	158.19	N77° 29' 26"E	L29	30.11	N81° 07' 55"W
L3	322.96	N81° 15' 38"W	L30	62.46	N62° 30' 55"W
L4	23.69	N80° 15' 38"W	L31	45.94	N80° 33' 52"W
L5	66.35	S08° 22' 02"W	L32	25.41	N65° 18' 58"E
L6	36.90	N07° 32' 00"W	L33	46.73	N72° 21' 17"E
L7	61.48	S05° 30' 58"W	L34	39.84	N42° 07' 19"E
L8	50.02	S49° 10' 44"E	L35	32.85	S08° 34' 01"E
L9	19.13	N40° 52' 52"E	L36	20.64	S04° 26' 07"E
L10	30.28	S80° 33' 52"E	L37	3.12	S08° 28' 12"W
L11	36.53	S55° 45' 18"E	L38	42.28	S04° 32' 53"W
L12	25.12	N66° 55' 09"E	L39	32.59	S55° 22' 11"W
L13	27.23	N04° 25' 56"E	L40	31.73	S84° 19' 36"W
L14	41.70	N55° 33' 43"E	L41	31.40	N63° 02' 00"W
L15	33.26	S80° 12' 32"E	L42	32.39	N56° 29' 45"W
L16	51.80	N79° 40' 58"E	L43	45.67	N39° 13' 04"W
L17	43.23	N79° 49' 46"E	L44	38.29	N16° 46' 14"E
L18	40.06	S89° 16' 52"E	L45	22.95	N45° 35' 04"E
L19	22.21	S33° 19' 57"E	L46	22.34	N30° 09' 03"E
L20	29.13	S40° 25' 10"W	L47	37.13	N29° 06' 42"E
L21	40.05	S34° 12' 10"W	L48	39.51	N81° 12' 10"E
L22	38.25	S86° 33' 00"W	L49	37.32	S80° 26' 43"E
L23	38.11	S21° 05' 25"W	L50	43.07	S39° 10' 09"E
L24	48.98	S40° 04' 18"W	L51	33.13	S22° 40' 08"E
L25	40.64	S25° 10' 51"W	L52	48.36	S14° 32' 13"E
L26	37.51	S27° 04' 48"W	L53	144.81	S22° 00' 45"E
L27	35.79	S23° 44' 16"W			

**CHICKEN FARM MINE**  
No. 2986 EDENVALE ROAD  
MINING SITE PLAN  
OWNED BY ACORN HAVEN, LLC  
LOCATED ON JOHNS ISLAND,  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JUNE 14, 2021 SCALE: 1" = 100'  
100' 50' 0' 100' 200' 300'  
SCALE IN FEET

NO.	REVISIONS	DATE
2	RESPONSE TO COMMENTS FROM 4/14/22	5/20/22
1	RESPONSE TO COMMENTS FROM 9/27/21	3/10/22

GEORGE A.Z. JOHNSON, JR., INC.  
ENGINEERS PLANNERS LAND SURVEYORS  
6171 SAVANNAH HIGHWAY  
PO BOX 24070  
Charleston No. 29235-2902 Edisto No. 809.1495  
(843) 880.1492  
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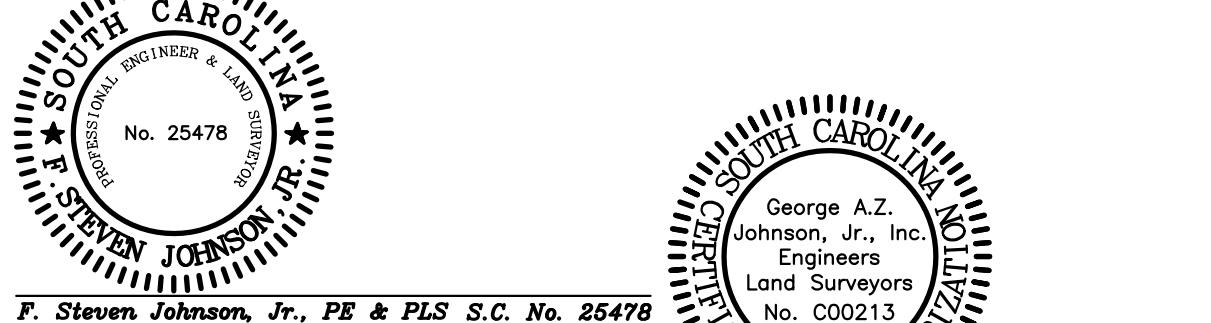


**LOCATION MAP**  
N.T.S.

- NOTES:**
- 1) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
  - 2) AREA DETERMINED BY COORDINATE METHOD.
  - 3) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
  - 4) THE UNITED STATES ARMY CORPS OF ENGINEERS HAS MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/THESE PROPERTIES AS OF THE DATE OF THIS PLAT PER SAC-2018-1267 & SAC-2020-01610.
  - 5) THIS PLAN REPRESENTS A GRAND TREE SURVEY FOR PARCELS 275-00-00-074, 075, 292 & 051. TREE SPECIES AND ASSOCIATED GRADING SHOWN HEREON ARE AS IDENTIFIED BY ARBOR CARE L.S.A. CERTIFIED ARBORIST DANNY MILLEMAN (#S.O. 5307A). TREE PRESERVATION / SAMPLING INFORMATION PREPARED BY ECOLOGICAL ASSOCIATES INC.
  - 6) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
  - 7) THIS PROPERTY IS LOCATED IN FLOOD ZONE X & AE ELEVATION 9, AS PER FEMA MAP COMMUNITY-PANEL No. 45019 C 0658, 0666 K, DATED 01-29-2021. IT IS THE OWNER'S/BUILDER'S RESPONSIBILITY TO VERIFY THIS FLOOD ZONE WITH LOCAL AUTHORITIES PRIOR TO BUILDING.
  - 8) DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE A.Z. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, JR., PE & PLS, SC REG No. 25478. COPYRIGHT © 2021, F. Steven Johnson, Jr.
  - 9) USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS UNAUTHORIZED USE AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.
  - 10) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.
  - 11) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - 12) TRACT C IS ZONED AG-8 AND TRACT 6B IS ZONED AGR PER CHARLESTON COUNTY GIS.
  - 13) STAGING AREA TO INCLUDE ADA ACCESSIBLE PARKING AND RESTROOM FACILITIES
  - 14) SILT FENCE TO BE INSTALLED ALONG THE DOWNSTREAM SEGMENT AREA BOUNDARIES PRIOR TO BEGINNING ANY GRUBBING OR MINING ACTIVITY IN SAID SEGMENT

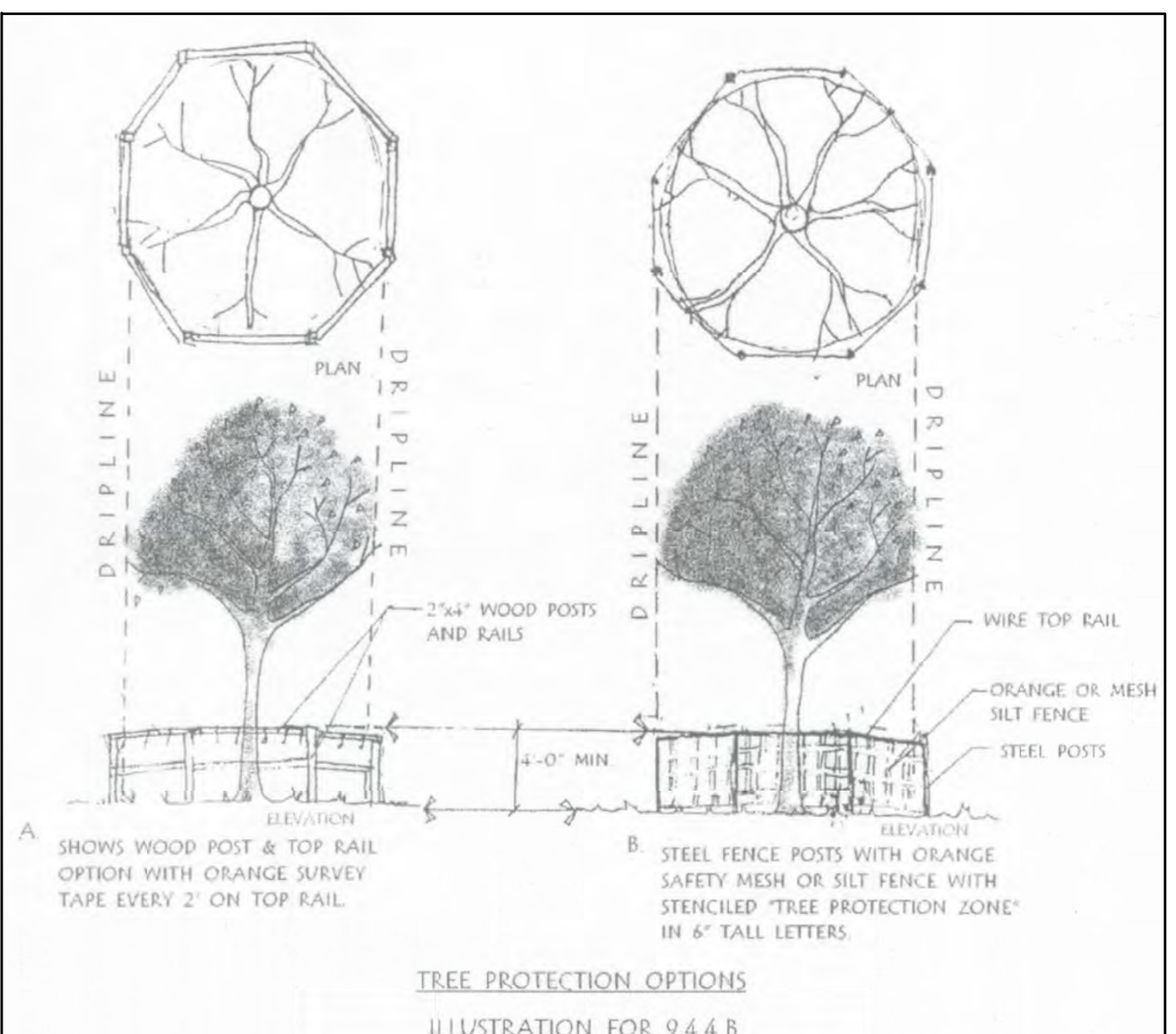
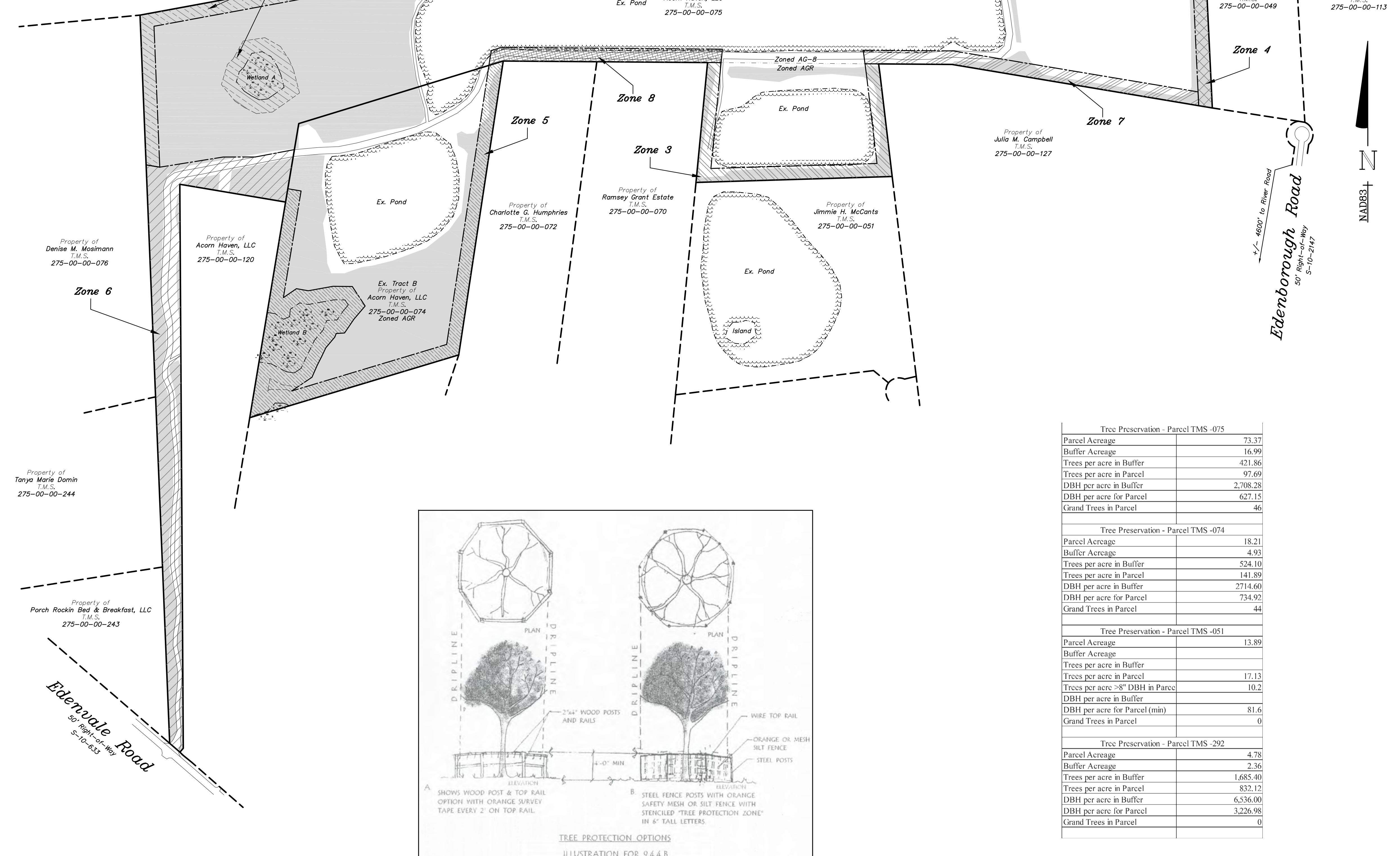
Tree #	Species	Diameter	Grade	Status
854	Laurel Oak	12" x 14"	D	No action
853	Live Oak	11" x 24"	B	Request to Remove
852	Laurel Oak	11" x 24"	D	Request to Remove
850	Water Oak	15" x 17"	D	No action
849	Live Oak	11" x 15"	D (11"), C (15")	No action
848	Laurel Oak	12" x 15"	D	No action
847	Live Oak	12" x 14"	C	No action
845	Laurel Oak	11" x 14"	C	No action
844	Live Oak	14" x 15"	C	No action
835	Live Oak	11" x 16"	D (11"), C (16")	Request to Remove
833	Live Oak	15" x 17"	C	No action
832	Water Oak	14" x 16"	C (14"), D (16")	Request to Remove
831	Live Oak	14" x 16"	B	No action
829	Laurel Oak	12" x 15"	D	No action
810	Water Oak	9" x 15"	D	No action
740	Live Oak	18" x 24"	C	No action
739	Laurel Oak	12" x 13"	D (12"), C (13")	No action
750	Laurel Oak	8" x 9" x 10" x 12"	C	No action
753	Live Oak	14" x 15"	B	No action
754	Live Oak	16" x 23"	C	No action
755	Live Oak	13" x 13"	C	No action
758	Live Oak	12" x 13"	C	No action
759	Water Oak	8" x 12" x 12"	C	No action
761	Live Oak	18" x 19"	B	No action
760	Laurel Oak	9" x 11" x 11"	D	No action
814	Live Oak	8" x 24"	C	No action
816	Laurel Oak	10" x 14"	D	Request to Remove
819	Laurel Oak	8" x 9" x 10" x 11"	D	No action
820	Laurel Oak	9" x 11" x 11"	D	No action
821	Water Oak	10" x 11" x 11" x 12"	C	No action

**General Property Survey**  
I, F. Steven Johnson, Jr., a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this 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 therein.



- LEGEND:**
- I.O. IRON PIN OLD
  - I.N. IRON PIN NEW (5/8 REBAR)
  - CONCRETE MONUMENT FOUND
  - △ C.P. CALCULATED POINT
  - ⊙ POWER POLE
  - ⊛ LIGHT POLE
  - PROPERTY LINE
  - - - ADJOINER LINE
  - - - FENCE LINE
  - - - OVERHEAD UTILITY LINE
  - - - 50' MINE BUFFER LINE
  - - - EX. WOODLINE
  - ▨ CURRENTLY WOODED AREAS
  - - - TOP OF EX. PONDS
  - - - ORIGINAL LIMITS OF MINING ACTIVITY PER CUP #1315-P
  - ▨ MINING PERMIT SEGMENT AREAS
  - - - APPROVED 1997 MINE PERMIT AREAS (CUP #1315-P)
  - - - GRAND TREE CANOPY LINE
  - - - PROPOSED CHAIN LINK TREE PROTECTION
  - ⊙ OAK TREE
  - ⊙ MISC HARDWOOD TREE
  - ⊗ TREE TO BE REMOVED
- REFERENCES:**
- 1.) T.M.S. 275-00-00-074, 075, 292
  - 2.) PLAT BY JOHN T. BYRNES, III DATED MAY 25, 2007 PLAT BOOK EK, PAGE 809 ROD CHARLESTON COUNTY
  - 3.) PLAT BY NATHAN BYRD DATED REV. AUGUST 19, 2014 PLAT BOOK S14, 0161 PLANNING BOARD No. SBMI 18252 ROD CHARLESTON COUNTY

- ZONE 1 - 7.08 ACRES
- ZONE 2 - 2.30 ACRES
- ZONE 3 - 1.71 ACRES
- ZONE 4 - 0.83 ACRES
- ZONE 5 - 4.93 ACRES
- ZONE 6 - 5.56 ACRES
- ZONE 7 - 1.44 ACRES
- ZONE 8 - 0.99 ACRES



Tree Preservation - Parcel TMS-075	
Parcel Acreage	73.37
Buffer Acreage	16.99
Trees per acre in Buffer	421.86
Trees per acre in Parcel	97.69
DBH per acre in Buffer	2,708.28
DBH per acre for Parcel	627.15
Grand Trees in Parcel	46

Tree Preservation - Parcel TMS-074	
Parcel Acreage	18.21
Buffer Acreage	4.93
Trees per acre in Buffer	524.10
Trees per acre in Parcel	141.89
DBH per acre in Buffer	2714.60
DBH per acre for Parcel	734.92
Grand Trees in Parcel	44

Tree Preservation - Parcel TMS-051	
Parcel Acreage	13.89
Buffer Acreage	
Trees per acre in Buffer	
Trees per acre in Parcel	17.13
Trees per acre >8\"/>	

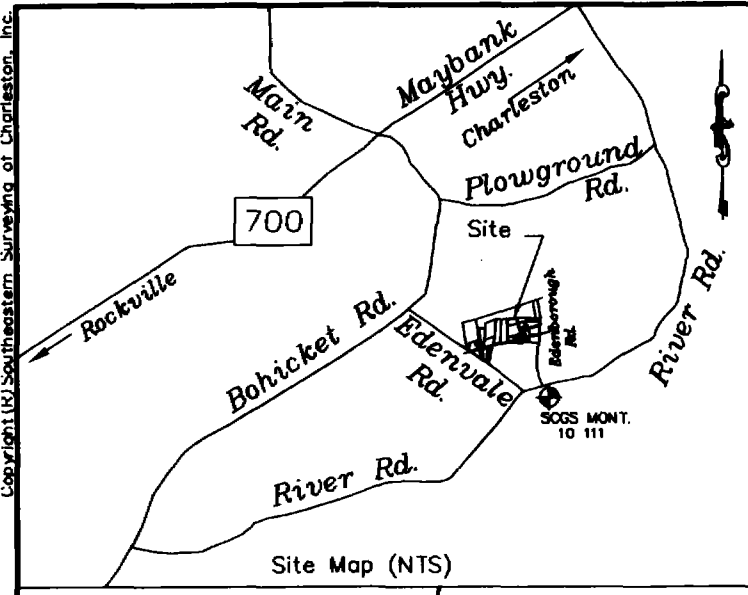
Tree Preservation - Parcel TMS-292	
Parcel Acreage	4.78
Buffer Acreage	2.36
Trees per acre in Buffer	1,685.40
Trees per acre in Parcel	832.12
DBH per acre in Buffer	6,536.00
DBH per acre for Parcel	3,226.98
Grand Trees in Parcel	0

**GEORGE A.Z. JOHNSON, JR., INC.**  
ENGINEERS PLANNERS LAND SURVEYORS  
6171 SAVANNAH HIGHWAY  
Bldg 70  
Charleston No. 725-3992 Edisto No. 869-1495  
(843) 869-1492

NO.	REVISIONS	DATE
2	RESPONSE TO COMMENTS FROM 4/14/22	5/20/22
1	RESPONSE TO COMMENTS FROM 9/27/21	3/10/22

DATE: JUNE 14, 2021 SCALE: 1" = 200'  
200' 100' 0' 200' 300' 400'  
SCALE IN FEET

**CHICKEN FARM MINE**  
No. 2986 EDENVALE ROAD  
TREE PRESERVATION PLAN  
OWNED BY ACORN HAVEN, LLC  
LOCATED ON JOHNS ISLAND,  
CHARLESTON COUNTY, SOUTH CAROLINA



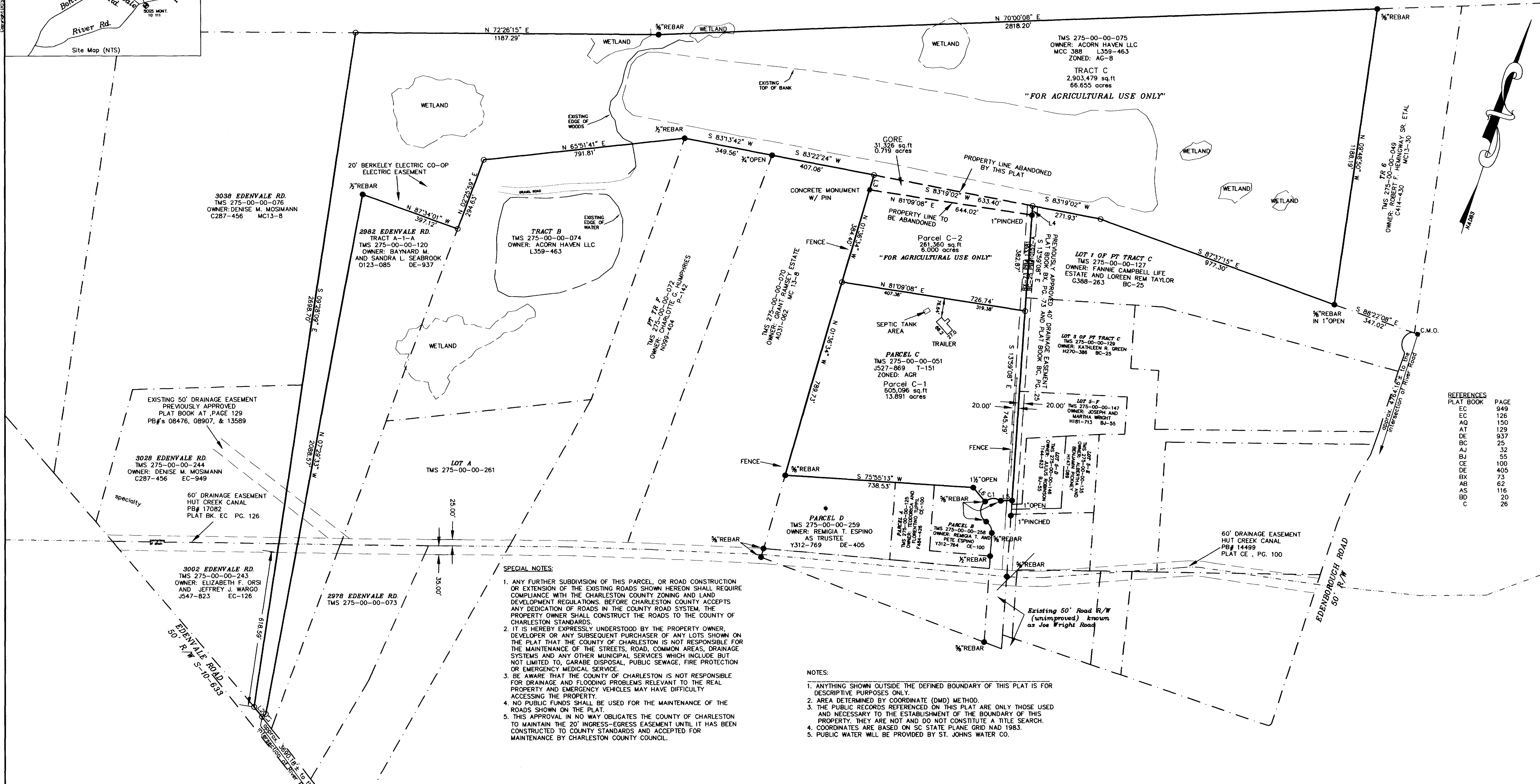
**LEGEND**  
 ● CONCRETE MONUMENT, FOUND  
 ○ IRON PIPE, FOUND(AS DESCRIBED)  
 ○ 1/2" REBAR, SET  
 ○ POWER POLE  
 ○ OVERHEAD POWER LINE

H 6296523

**ACORN HILL**  
 2331 BOHICKET RD  
 TMS 277-00-00-03  
 OWNER: G AND M REAL ESTATE  
 LIMITED PARTNERSHIP  
 W536-011 MC11-37

LINE	BEARING	DISTANCE
L1	N 33°40'36" E	19.06'
L2	S 56°19'24" E	50.00'
L3	S 01°36'34" E	61.48'
L4	S 13°59'08" E	37.21'
L5	S 69°45'58" W	44.30'
L6	N 57°55'47" W	71.69'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CI	50.00'	65.76'	38.61'	61.12'	S 69°49'29" W	75°21'02"



3038 EDENVALE RD.  
 TMS 275-00-00-076  
 OWNER: DENISE M. MOSIMANN  
 C287-456 MC13-8

2982 EDENVALE RD.  
 TRACT A-1-A  
 TMS 275-00-00-120  
 OWNER: BAYNARD M.  
 AND SANDRA L. SEABROOK  
 0125-085 DE-937

TRACT B  
 TMS 275-00-00-074  
 OWNER: ACORN HAVEN LLC  
 L359-463

PARCEL C  
 TMS 275-00-00-051  
 J527-869 T-151  
 ZONED: AGR  
 Parcel C-1  
 605,096 sq.ft  
 13.891 acres

PARCEL D  
 TMS 275-00-00-259  
 OWNER: REMIGIA T. ESPINO  
 AS TRUSTEE  
 Y312-769 DE-405

TMS 275-00-00-075  
 OWNER: ACORN HAVEN LLC  
 MCC 388 L359-463  
 ZONED: AG-8  
 TRACT C  
 2,903,479 sq.ft  
 66.655 acres  
 "FOR AGRICULTURAL USE ONLY"

Parcel C-2  
 261,360 sq.ft  
 6.000 acres  
 "FOR AGRICULTURAL USE ONLY"

EXISTING 50' DRAINAGE EASEMENT  
 PREVIOUSLY APPROVED  
 PLAT BOOK AT PAGE 129  
 PB#s 08476, 08907, & 13589

3028 EDENVALE RD  
 TMS 275-00-00-244  
 OWNER: DENISE M. MOSIMANN  
 C287-456 EC-949

3002 EDENVALE RD  
 TMS 275-00-00-243  
 OWNER: ELIZABETH F. ORSI  
 AND JEFFREY J. WARGO  
 J547-823 EC-126

2978 EDENVALE RD  
 TMS 275-00-00-073

- SPECIAL NOTES:**
1. ANY FURTHER SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS. BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS IN THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON STANDARDS.
  2. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROAD, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
  3. BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
  4. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT.
  5. THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THE 20' INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.

- NOTES:**
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
  2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
  3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
  4. COORDINATES ARE BASED ON SC STATE PLANE GRID NAD 1983.
  5. PUBLIC WATER WILL BE PROVIDED BY ST. JOHNS WATER CO.

\*Parcel C-2 a portion of TMS# 275-00-00-051 is Zoned AGR and Tract C TMS# 275-00-00-075 is Zoned AG-8 which will place the combined tract under two Zoning Classifications AGR and AG-8. Until Parcel C-2 is rezoned to AG-8, the most restrictive Zoning Classification shall apply.  
 AG-8: 1 Dwelling Unit per 8 Acres  
 AGR: 1 Dwelling Unit per Acre

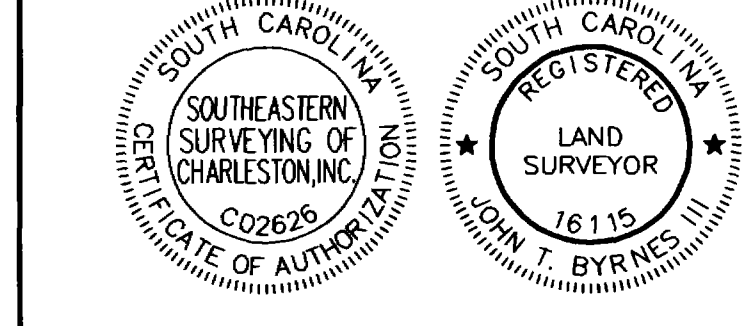
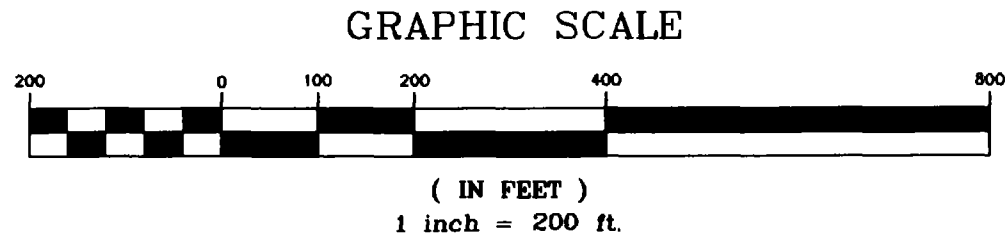
Paul C. May  
 Surveyor  
 My commission expires  
 Aug. 3 2014

Genav Hills  
 Acorn Haven LLC

FOR RMC USE  
 Charleston, South Carolina  
 Office of Register Mesne Conveyance  
 Plat recorded this 22nd day of June, 2007 at  
 3:40 o'clock in Plat Book **PK** Page **809** and tracing cloth  
 copy filed in File # **8** Drawer # **46** Folder No. **40**  
 Original plat (a White Print) delivered to **Charleston County Planning Board**  
 \_\_\_\_\_  
 Charleston County Planning Commission  
 Register Mesne Conveyance

**REFERENCES**

PLAT BOOK	PAGE
EC	949
EC	126
AO	150
AT	129
BC	937
BJ	32
BJ	55
CE	100
DE	405
EX	73
AB	62
AS	116
BD	20
C	26



I HEREBY STATE 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 THEREIN.  
 John T. Byrnes III  
 S.C.P.L.S. No. 16115

NO.	DATE	DESCRIPTION

**Southeastern Surveying**  
 OF CHARLESTON, INC.  
 2083 EXECUTIVE HALL ROAD, CHARLESTON, SC 29407  
 843-795-9330 FAX 795-2007  
 www.ses-sc.com

A SUBDIVISION PLAT OF  
**PARCEL C WHALEYS SUBDIVISION**  
 CONTAINING A TOTAL OF 19.891 ACRES  
 OWNED BY PAUL C. MAY  
 LOCATED ON JOHNS ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE: MAY 25, 2007  
 DRAWN: RKS  
 CHECK: JTB  
 CC: JHS  
 JOB: 07115  
 DWG: 3-Oaks-Pit  
 SHEET: 1 OF 1

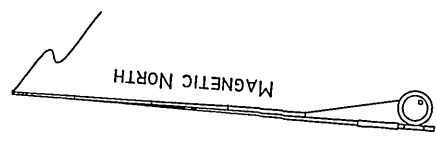
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	50.00'	130.89'	96.59'	S 04°41'50" E	149°59'34"

LINE	BEARING	DISTANCE
LI	S 85°22'42" W	23.72'

**LEGEND**

● PROPERTY CORNER FOUND AS DESCRIBED  
○ MARKER SET - #5 REBAR  
△ CALCULATED POINT -  
○ NO MARKER FOUND OR SET  
--- SUBJECT PROPERTY LINE  
--- ADJOINING/ADJACENT PROPERTY LINE,  
RIGHT OF WAY



**NOTES**

RESIDUAL TRACT IS CHARLESTON COUNTY TMS #275-00-00-049.

TRACT 6A & 6B APPEAR TO LIE IN FLOOD ZONE 'X' PER FEMA FIRM #45019C06600.

THIS PLAT DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THIS PROPERTY. EASEMENTS OTHER THAN THOSE VISIBLE, OBVIOUS AND APPARENT AT THE TIME OF THE SURVEY, BUILDING SETBACK RESTRICTIONS, UTILITIES, DISCRETIONAL RESTRICTIONS, ZONING, SUBSIDIARY LAND USE REGULATIONS, AND ANY OTHER FACTS A CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEY REQUESTED BY CAROL LUCAS.

THERE ARE NO DWELLINGS ON LOT 6.

SUBJECT PROPERTY IS ZONED AGR - I DWELLING UNIT PER ACRE.

**CHARLESTON COUNTY PLANNING DEPARTMENT NOTES**

ANY FURTHER SUBDIVISION OF THIS PARCEL OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING & LAND DEVELOPMENT REGULATIONS. BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT ROADS TO THE COUNTY OF CHARLESTON STANDARDS.

IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROAD, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION, OR EMERGENCY MEDICAL SERVICE.

BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.

NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT.

THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS ROAD RIGHT OF WAY UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.

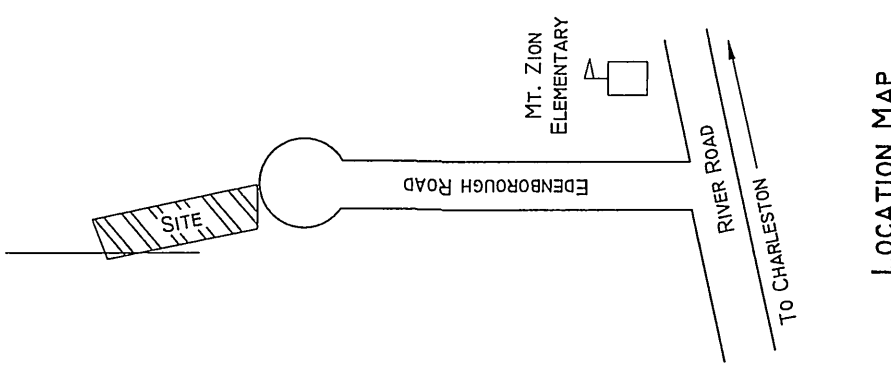
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

MATTAN DANNEN  
2041 FRANKFORD STREET  
CHARLESTON, SOUTH CAROLINA 29412  
843-570-3611

I/WE HEREBY DEDICATE THE INGRESS-EGRESS EASEMENT TO THE USE OF PROPERTY OWNERS FOREVER, OWNERS OF THESE LOTS, AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE.

*POK FOR CAROL LUCAS*

- REFERENCES**
- PLAT BOOK AQ PAGE 92
  - PLAT BOOK EK PAGE 809
  - PLAT BOOK BC PAGE 25
  - PLAT BOOK AT PAGE 25
  - PLAT BOOK AT PAGE 129
  - PLAT BOOK MC13 PAGE 30
  - DEED BOOK 0636 PAGE 647
  - DEED BOOK W86 PAGE 332
  - DEED BOOK U39 PAGE 234
  - DEED BOOK R38 PAGE 3
  - SCDOT DOCKET #10,864
  - SCDOT FILE #10,308A
  - LETTER FROM CHARLESTON COUNTY CPW TO SCDOT DATED AUGUST 12, 1978



RESERVED FOR APPROVAL STAMPS

**APPROVED FINAL PLAT**

*Julia M. Campbell*  
Director of Planning  
Charleston County Planning Commission  
Appri. # *18252* Date *8-27-2014*

**RECORDED**

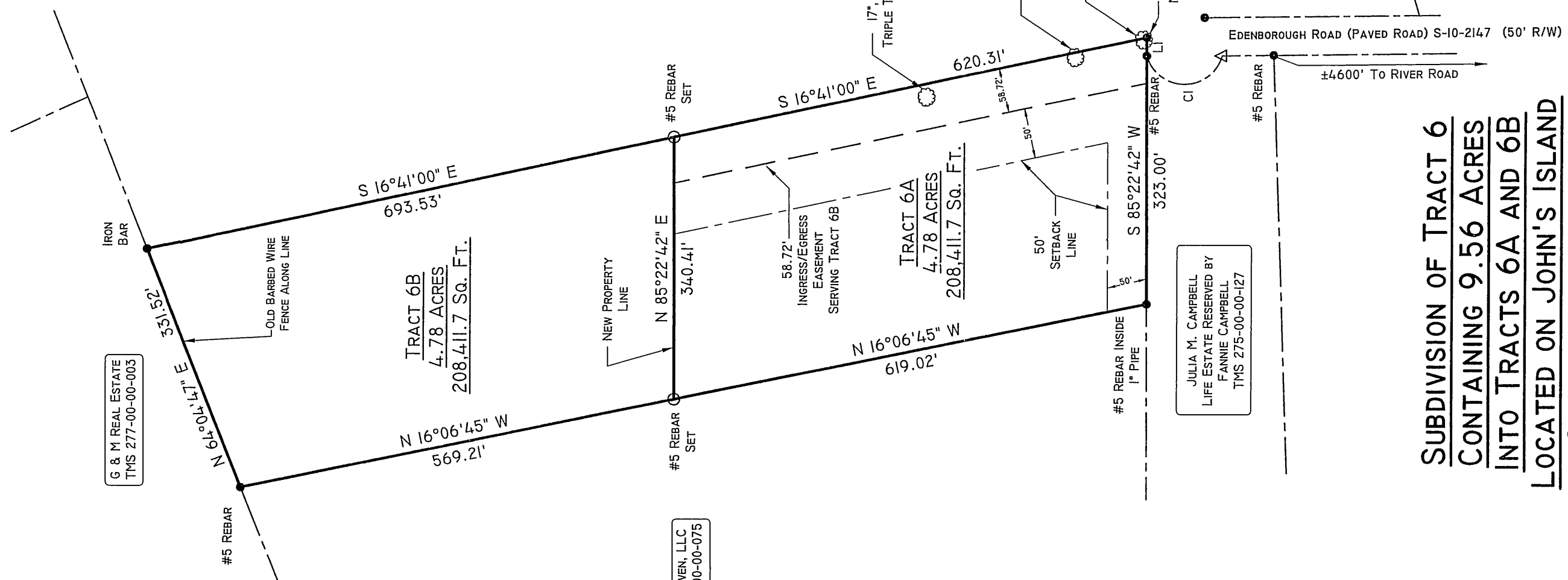
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Book-Page S14 0161 DocType Small Plat  
Charlie Lybrand, Register, Charleston County, SC



**CHARLESTON COUNTY PLANNING**

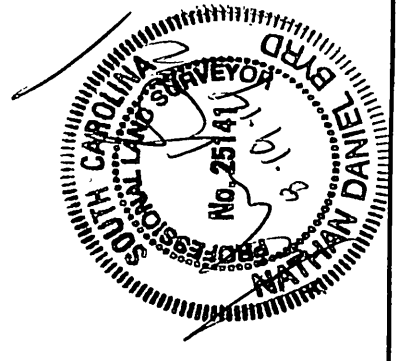
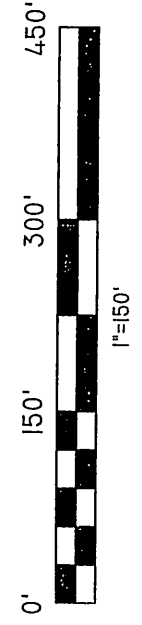
Record Fee	\$10.00
Postage	\$0.00
TOTAL	\$10.00
Drawer	0
Clerk	0

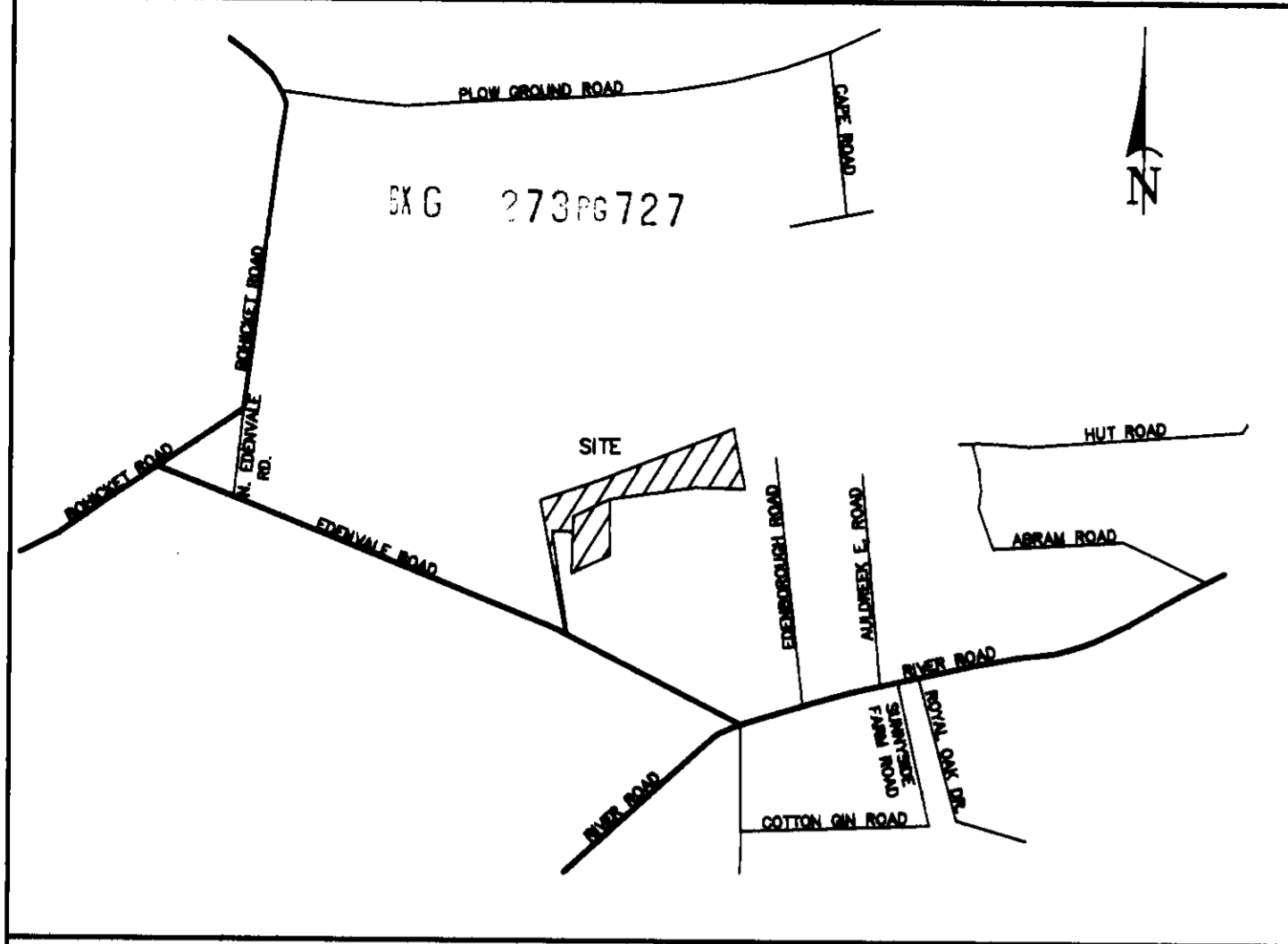
Location: EDENBOROUGH RD



**SUBDIVISION OF TRACT 6  
CONTAINING 9.56 ACRES  
INTO TRACTS 6A AND 6B  
LOCATED ON JOHN'S ISLAND  
CHARLESTON COUNTY,  
SOUTH CAROLINA**

FEBRUARY 22, 2014  
REVISED JUNE 19, 2014  
REVISED AUGUST 19, 2014



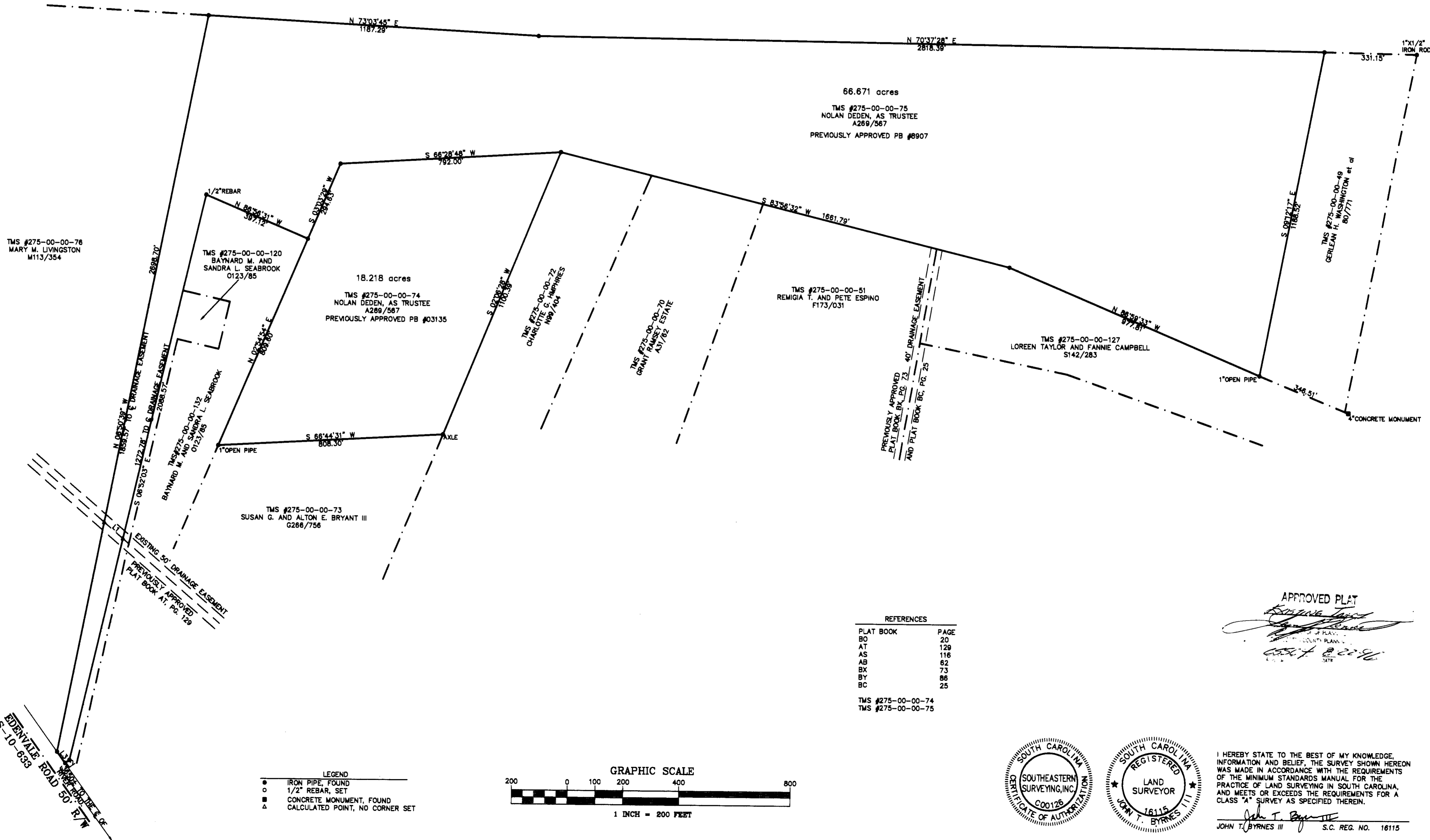


Charleston, South Carolina  
 Office of Register Meane Conveyance  
 Plat recorded this 22 day of Aug 19 96 at  
 2:33 o'clock in Plat Book EB, page 292 and tracing copy  
 filed in File No. 1111111111  
 No. 1111111111  
 to Southeastern Surveying  
*Chad C. Ligon*  
 Register Meane Conveyance

TMS #277-00-00-03  
 MARY MANIGAUULT GILBRETH  
 AND  
 LIFE EST. EDWARD MANIGAUULT  
 Y92/399

TMS #277-00-00-03  
 MARY MANIGAUULT GILBRETH  
 AND  
 LIFE EST. EDWARD MANIGAUULT  
 Y92/399

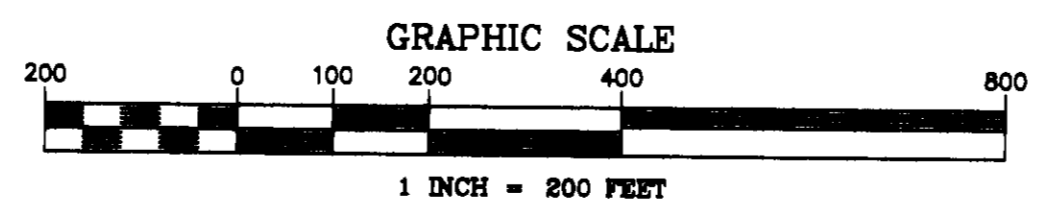
- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
  2. AREA DETERMINED BY D.M.D. METHOD.
  3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
  4. THE EXISTENCE OF U.S. ARMY CORPS OF ENGINEERS FRESHWATER WETLANDS HAS NOT BEEN DETERMINED BY THIS SURVEY. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND ARE SUBJECT TO ITS PERMITTING AUTHORITY.



LINE	DIRECTION	DISTANCE
L1	S 89°15'02" E	89.31'
L2	N 34°18'06" E	19.06'
L3	S 55°41'54" E	50.00'

REFERENCES

PLAT BOOK	PAGE
BO	20
AT	129
AS	116
AB	62
BK	73
BY	86
BC	25



- LEGEND
- IRON PIPE, FOUND
  - 1/2" REBAR, SET
  - CONCRETE MONUMENT, FOUND
  - △ CALCULATED POINT, NO CORNER SET



APPROVED PLAT  
*John T. Byrnes III*  
 REGISTERED LAND SURVEYOR  
 No. 16115  
 JOHN T. BYRNES III  
 S.C. REG. NO. 16115

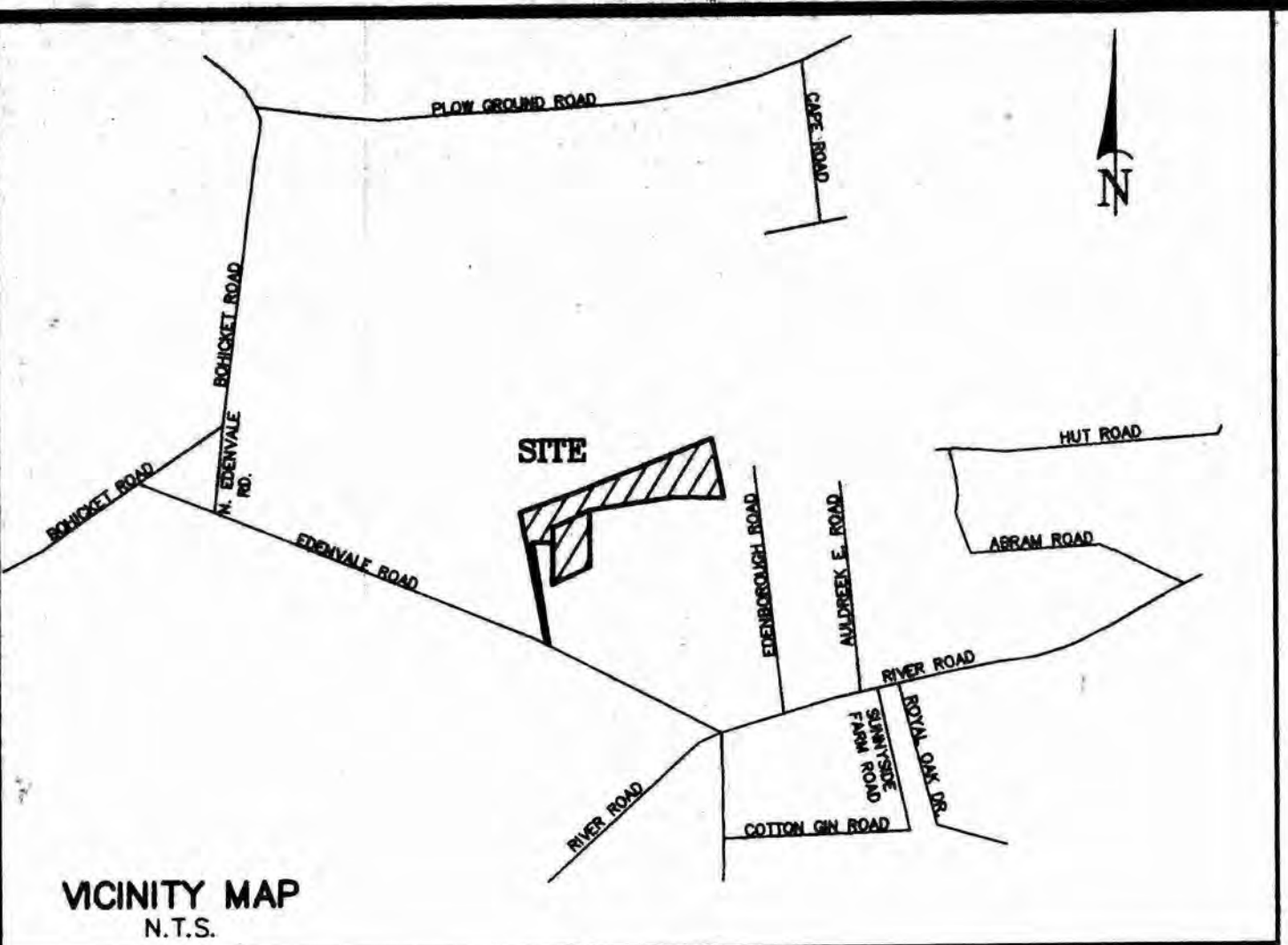
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ADD ROAD NUMBER	NO.	DATE	DESCRIPTION	BY
1	8/22/96			

**Southwestern Surveying, Inc.**  
 147 Wappoo Creek Drive - Suite 102  
 Charleston, South Carolina 29412  
 (803) 795-9330 FAX: 795-2007

A BOUNDARY SURVEY OF  
 A 66.671 ACRE TRACT AND  
 A 18.218 ACRE TRACT - EDENVALE ROAD  
 OWNED BY NOLAN DEDEN, AS TRUSTEE  
 LOCATED ON JOHN'S ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	AUG. 16, 1996
DRAWN:	JTB
CHECK:	MSB
JOB:	96147
DWG:	6147.DWG
SHEET:	1 OF 1



LINE	DIRECTION	DISTANCE
L1	S 69°15'02" E	89.31'
L2	N 34°18'06" E	18.06'
L3	S 55°41'54" E	50.00'

- LEGEND
- IRON PIPE, FOUND
  - 1/2" REBAR, SET
  - CONCRETE MONUMENT, FOUND
  - △ CALCULATED POINT, NO CORNER SET

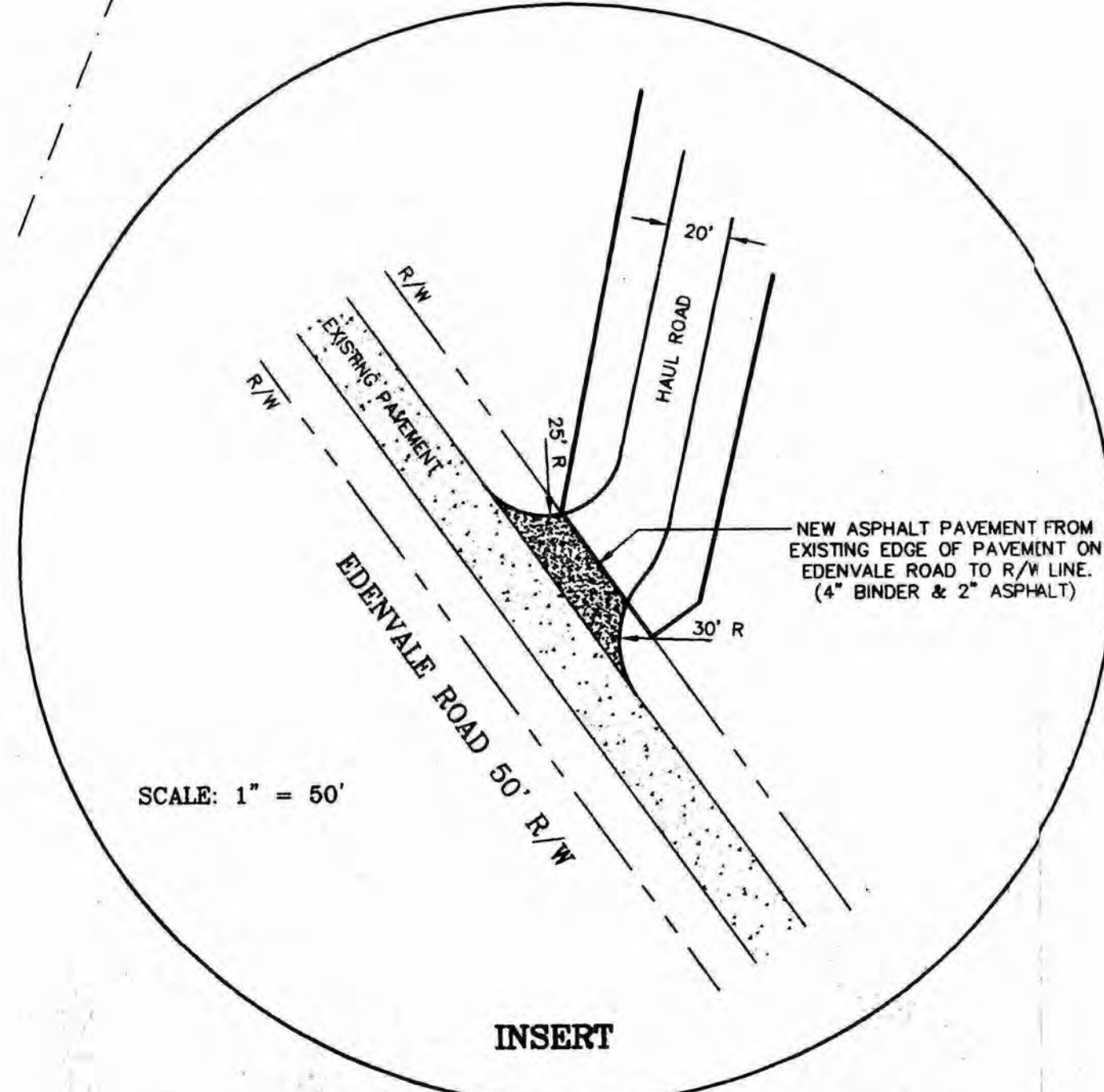
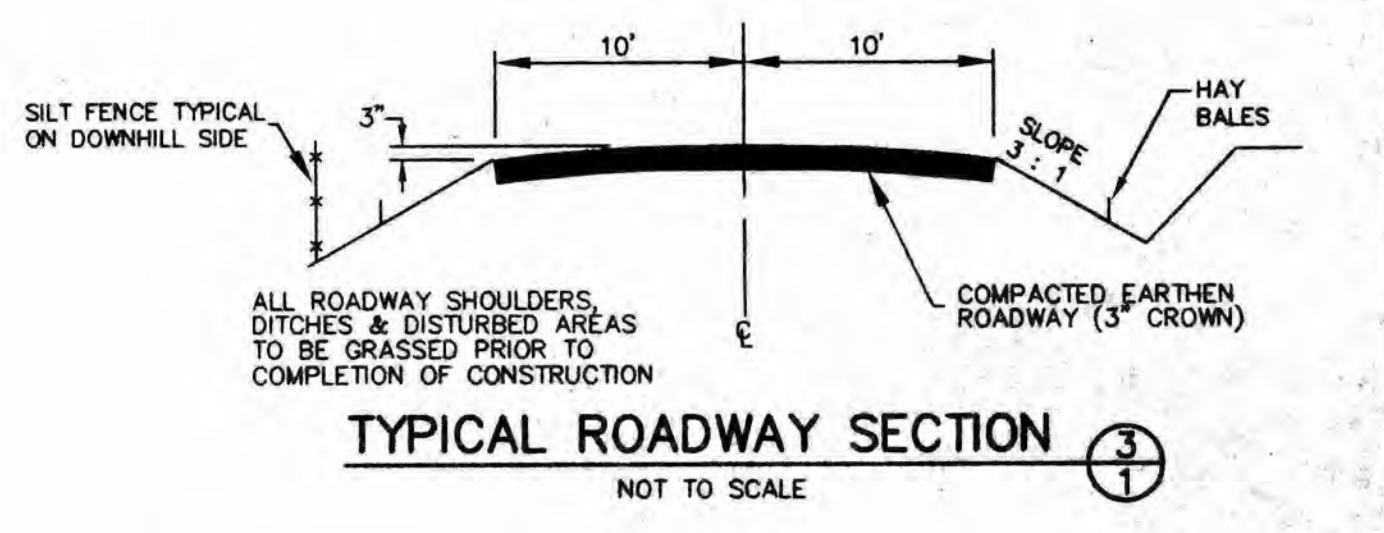
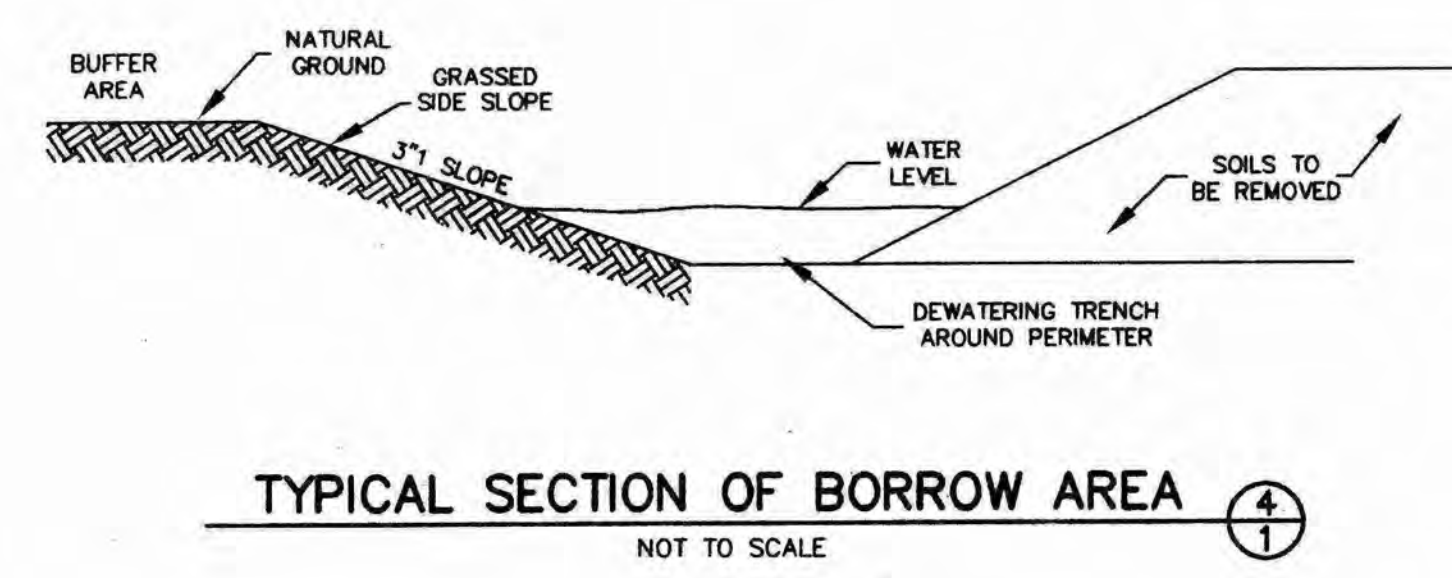
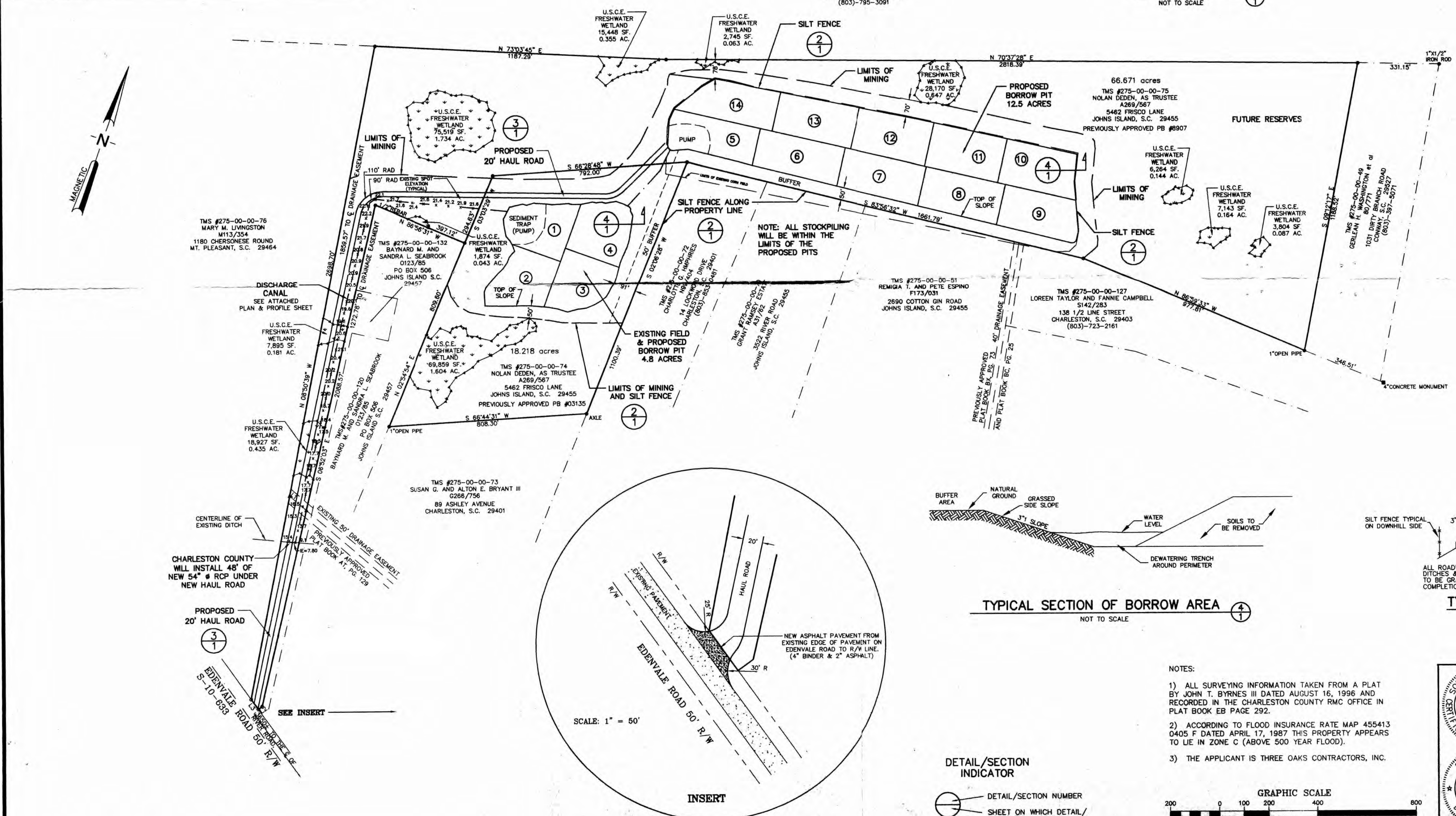
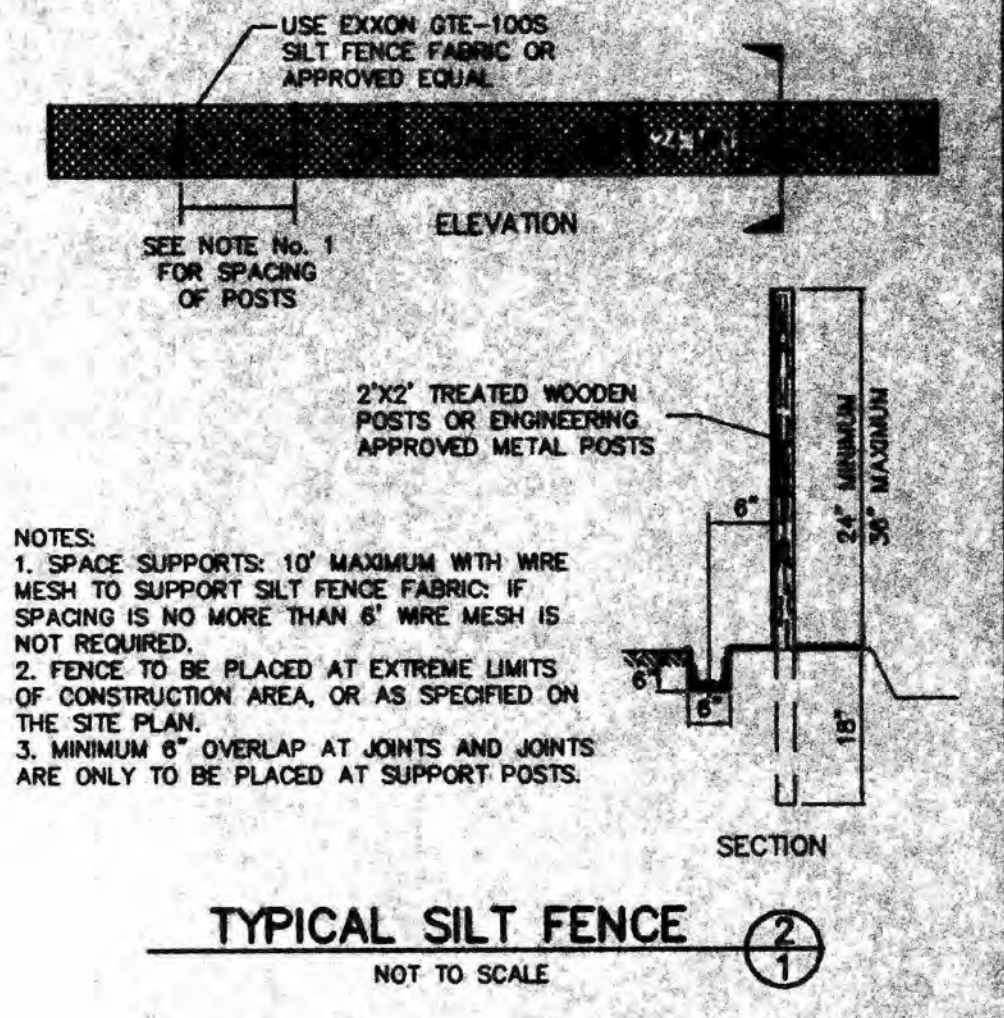
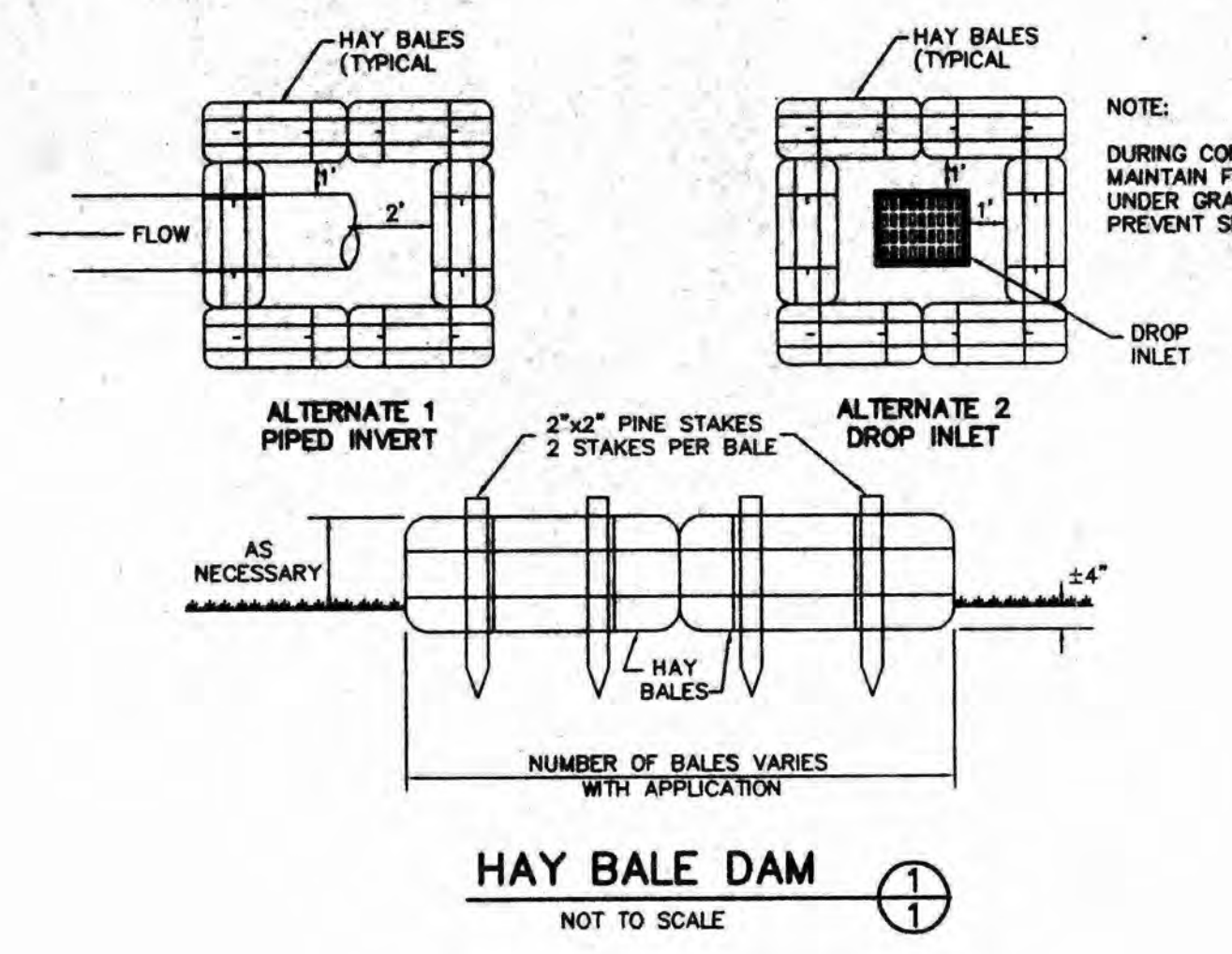
REFERENCES

PLAT BOOK	PAGE
BO	20
AT	129
AS	116
AB	62
BK	73
BY	86
BC	25

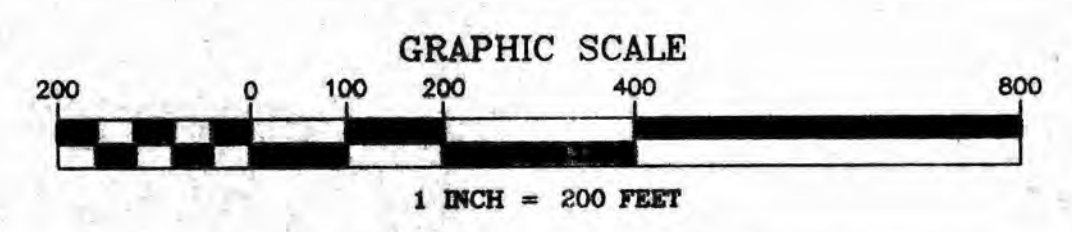
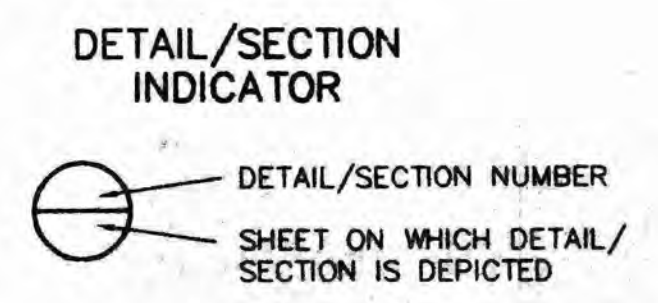
TMS #275-00-00-74  
TMS #275-00-00-75

- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
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  4. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND ARE SUBJECT TO ITS PERMITTING AUTHORITY.

TMS #277-00-00-03  
MARY MANIGAUULT GILBRETH  
AND  
LIFE EST. EDWARD MANIGAUULT  
Y92/399  
1844 MAYSAWIK HIGHWAY  
CHARLESTON, S.C. 29412  
(803)-795-3091



- NOTES:
- 1) ALL SURVEYING INFORMATION TAKEN FROM A PLAT BY JOHN T. BYRNES III DATED AUGUST 16, 1996 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EB PAGE 292.
  - 2) ACCORDING TO FLOOD INSURANCE RATE MAP 455413 0405 F DATED APRIL 17, 1987 THIS PROPERTY APPEARS TO LIE IN ZONE C (ABOVE 500 YEAR FLOOD).
  - 3) THE APPLICANT IS THREE OAKS CONTRACTORS, INC.



**SITE MAP AND RECLAMATION PLAN**

**CHICKEN FARM  
JOHNS ISLAND  
CHARLESTON COUNTY, S.C.**

SCALE: 1" = 200'  
DATE: 1/20/97

APPROVED BY: DANIEL C. FORSBERG  
DRAWN BY: JSC  
REVISOR: DANIEL C. FORSBERG  
REVISED BY:

**FORSEBERG ENGINEERING & SURVEYING, INC.**

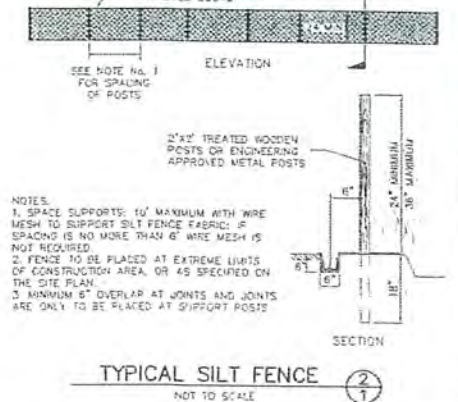
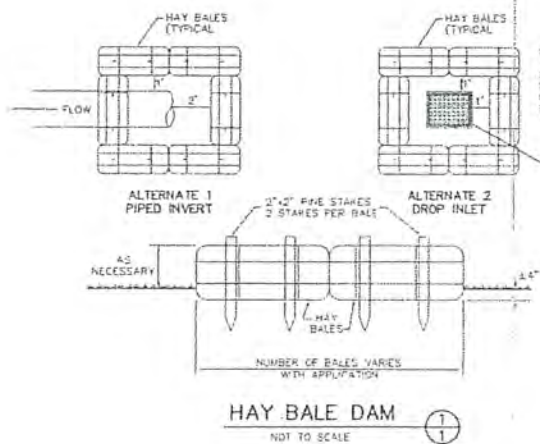
DANIEL C. FORSBERG  
REVISION DATE: 10/15/97  
SHEET 1 OF 1  
JOB No. 872288

Modification 15-1  
based on map dated  
1/13/16 G. Hills

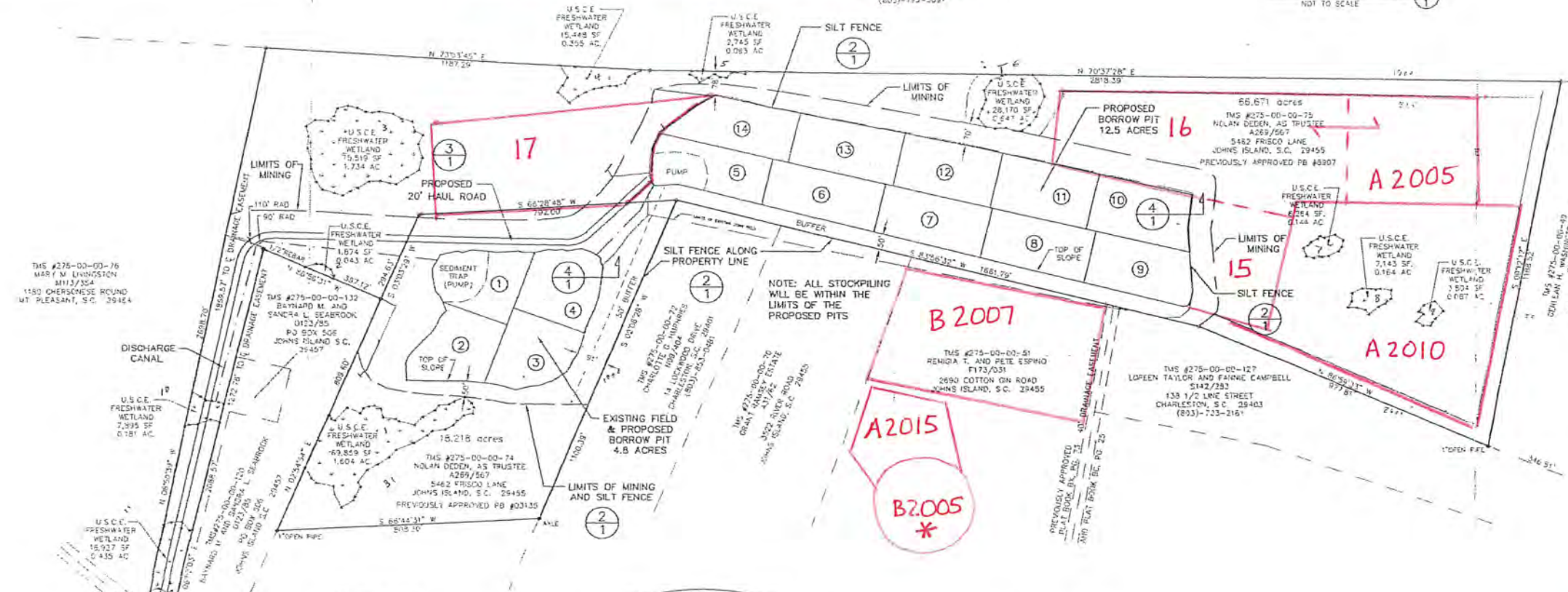
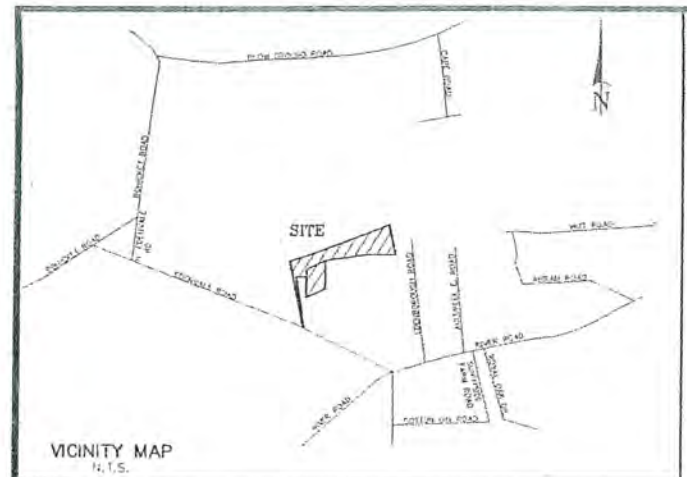
LINE	DIRECTION	DISTANCE
L1	S 69°15'01" E	89.31'
L2	N 34°18'08" E	19.66'
L3	S 55°47'54" E	50.00'

- NOTES:
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  4. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND ARE SUBJECT TO ITS PERMITTING AUTHORITY.

APPROVED BY  
**SOUTH CAROLINA DEPARTMENT OF HEALTH  
AND ENVIRONMENTAL CONTROL  
DIVISION OF MINING AND SOLID WASTE MGT**  
BY Joan S. Han Director  
TITLE SM-1129-V6, RM-1129-V6  
DATE APPROVED 7/5/16  
PERMIT NO. I-001129



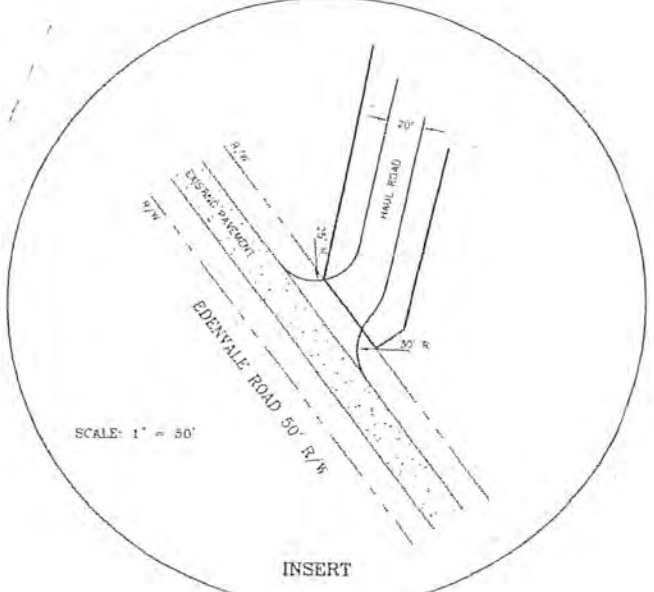
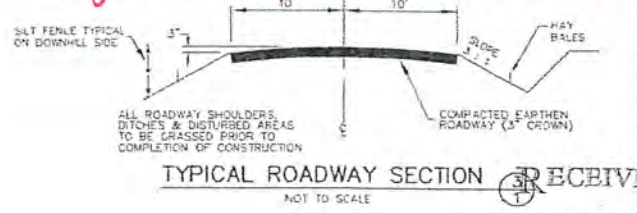
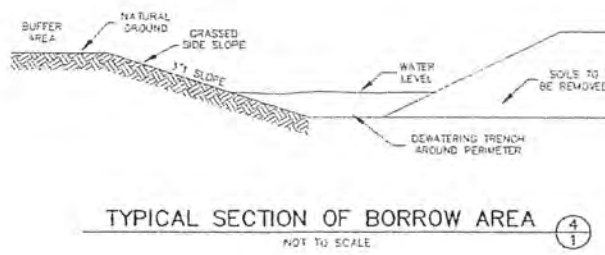
VICINITY MAP  
N.T.S.



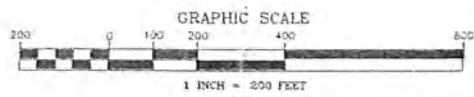
Modification 15-1  
SM-1129-V6/ RM-1129-V6  
I-001129  
Composite Site/ Reclamation Map

Modification/ original map number	Segments	Map Comments
Issued/ SM-1129-V1	1 - 14	
02-1/ SM-1129-V2	15, 16, 17	15 - 2.75 ac; 16 - 9.35 ac; 17 - 4.1 ac
05-1 SM-1129-V3	B2005	3.6 ac
05-2/ (noted on SM-1129-V1)	A2005	backfill area A2005 (subset of Seg 16);
07-1/ SM-1129-V4b	B2007	2.54 ac
10-1/ SM-1129-V5	A2010	9.0 ac
15-1/ SM-1129-V6	A2015	2.5 ac

\* Segment B2005 released 6/24/16



- NOTES:
- 1) ALL SURVEYING INFORMATION TAKEN FROM A PLAT BY JOHN T. SYRRES III DATED AUGUST 16, 1986 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EB PAGE 232.
  - 2) ACCORDING TO FLOOD INSURANCE RATE MAP 455413 0405 F DATED APRIL 17, 1987 THIS PROPERTY APPEARS TO BE IN ZONE C (ABOVE 500 YEAR FLOOD).
  - 3) THE APPLICANT IS THREE OAKS CONTRACTORS, INC.



FEB 28 1997  
DIVISION OF MINING & SOLID WASTE PERMITTING  
SD-0201

**SITE MAP AND RECLAMATION PLAN**

CHICKEN FARM  
JOHNS ISLAND  
CHARLESTON COUNTY, S.C.

SCALE: 1" = 200'  
DATE: 1/29/97  
APPROVED BY: DANIEL C. FORSBERG  
DRAWN BY: JSC  
REVISION DATE: SHEET 1 OF 1 JOB No. 972266

FORSBERG ENGINEERING & SURVEYING, INC.  
DANIEL C. FORSBERG  
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR  
No. 000343  
SOUTH CAROLINA  
STATE OF AUTHORITY

Jimmie McCants  
3059 Maybank Highway  
Johns Island SC 29455

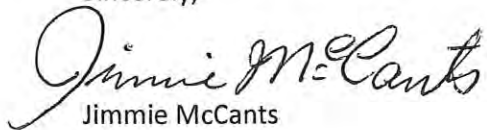
November 1, 2021

RE: Three Oaks Sand Mine

To Whom it May Concern:

Please allow this letter to serve as a vote of support for the continuation of the mining activity by Three Oaks Contractors on Edenvale Road. I have owned the adjacent parcel (051) for several years and do not have any objection to the proposed expansion of the mine.

Sincerely,

  
Jimmie McCants



Tanya Domin  
3028 Edenvale Road  
Johns Island SC 29455  
TMS #275-00-00-244

November 15, 2021

RE: Three Oaks Sand Mine

To Whom It May Concern:

I have owned property on Edenvale Road next to Three Oaks' sand mine since 2010, I have had no issues with the mining activity or Three Oaks. I am in support of the continuation of the mining as well as the proposed expansion.

My 10 acres is next door to the road to the mine. At no time have the dirt trucks bothered my land or traffic I caused an issue of traffic on Edenvale Rd. Their trucks tend to even drive the speed limit unlike other residential cars that cut through Edenvale to get to River or Bohicket at a high rate of speed. Their mine entrance is a 1000 feet from Edenvale Rd, on a paved driveway before you get to their mine gate so there is no dust from their trucks, so they are having a positive effect on vehicular traffic. It also allows me to get shellsand when I need to repair my driveway verses having to order dirt from off the island which would then cause more trucks to utilize the over used main road.

I think it is a shame that Charleston County has shut down their business since August. When a simple notice letter verses a cease and assist was ordered. Think about how that has hurt our whole community, all the money they have lost while you decide if they should be granted a permit, all their people driving trucks that are out of work and this is a mine that has been in operation for 24 years with a State DHEC permit. The mining operation was on Edenvale long before any residential development. Charleston County changes laws and does not notify land owners.

Three Oaks has been a good neighbor and great habitat for deer, turkeys and other wildlife. They are using their land in an appropriate agricultural way, rather than selling it to a developer that would clear cut the forest to build hundreds of homes, creating more traffic problems for our Edenvale Road neighborhood. All of their neighbors are buffered by forests which protect the adjacent properties from any adverse factors.

I believe they should be allowed to continue their mining operation as it complies with the state regulations for a DHEC mining permit and is a purposeful use of AG land that serves our immediate community on Johns Island.

Sincerely,

Tanya Domin



3002 Edenvale Road  
Johns Island SC 29455  
TMS #275-00-00-243

November 15, 2021

RE: Three Oaks Sand Mine

To Whom it May Concern:

I have owned property on Edenvale Road next to Three Oaks' sand mine for several years. I have had no issues with the mining activity or Three Oaks. I would rather have a dirt mining operation than the 100 acres turn into a housing development with high volume and high speed traffic going past my front, side and backyard. I also have small children that I do not want to endanger. If Charleston County does not allow them to continue the mining operation, I fear the owners would choose to sell the land to create a subdivision.

I am in support of the continuation of the mining as well as the proposed expansion.

Sincerely,

  
843-834-3573

Denise Mosimann  
3038 Edenvale Road  
Johns Island SC 29455  
TMS #275-00-00-076

November 15, 2021

RE: Three Oaks Sand Mine

To Whom it May Concern:

I have owned property on Edenvale Road next to Three Oaks' sand mine since 1997, prior to the mining operation beginning, and have had no issues with the mining activity or Three Oaks. I am in support of the continuation of the mining as well as the proposed expansion.

My 32 acres is next door to the mine. I have dirt roads that are often in need of material to repair them. Why should I have to use Murray Sand Co. from Dorchester County when I have a local business that serves Johns Island? Charleston County has shut down their business since August, and I can't use them to fix my driveway. Think about how that has hurt our whole community, all the money they have lost while you decide if they should be granted a permit, all their people driving trucks that are out of work and this is a mine that has been in operation for 24 years with a State DHEC permit. The mining operation was on Edenvale long before any residential development. There were only a few mobile homes on our street and no one objected to the mine. The mining operation was already here and those newer property owners who bought land after 1997, and built houses have known there was a mining operation.

Three Oaks has been good a steward to the 100 acres habitat for deer, turkeys and other wildlife. They are using their land in an appropriate agricultural way, rather than selling it to a developer that would clear cut the forest to build hundreds of homes, creating traffic problems for our Edenvale Road neighborhood. All of their neighbors are buffered by forests which protect the adjacent properties from any adverse factors. Their mine entrance is a 1000 feet from Edenvale Rd, on a paved driveway before you get to their mine gate so there is no dust from their trucks. They also drive the speed limit on Edenvale Rd, unlike a lot of careless drivers speeding through our neighborhood. So they are having appositve affect on vehicular traffic. I am the closest neighbor to the mine and I cannot hear any of the mining operation at my house so there is not a noise issue.

I believe they should be allowed to continue their mining operation as it complies with the state regulations for a DHEC mining permit and is a purposeful use of AG land that serves our immediate community on Johns Island.

Sincerely,

Denise Mosimann

