



Case # BZA-05-24-00782

Charleston County BZA Meeting of July 1, 2024

Applicant: Jonathan L. Yates & Brian Hellman of Hellman Yates, PA

Property Owner: Ron Patti of Crown Enterprises, INC

Property Location: 1923 Stromboli Avenue – North Area

TMS#: 466-08-00-455

Zoning District: Industrial (IN) Zoning District

Request:

Variance request to reduce the required 15' right-of-way landscape buffer along Stromboli Avenue and to reduce the required 60' land use buffer for a distribution facility.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.4 Landscape Buffers, A. Right-of-Way Buffers and D. Land Use Buffers

ARTICLE 9.4 LANDSCAPING, SCREENING, AND BUFFERS

Sec. 9.4.1 Applicability

Unless expressly exempted, the landscaping, screening and buffering standards of this Article shall apply to all new Development with the exception of Single-Family Detached Dwelling Units, Manufactured Housing Units not located in Manufactured Housing Parks, and all new major Roadways that serve Residential Major Subdivisions. Minor Subdivisions may be required to provide landscaping, screening or buffering on major Roadways when the Zoning and Planning Director determines that such landscaping, screening or buffering is necessary to ensure that the purposes of this Ordinance are met. When modifications or Additions are being made to an existing Building or site, the standards of this Article shall apply to those portions of the subject Parcel that are directly affected by the proposed improvements, as determined by the Zoning and Planning Director; provided that when modifications or Additions are proposed that would increase the number of parking spaces, the area of vehicular use areas, or gross Floor Area of buildings by more than 25 percent (above existing), the entire Parcel shall be brought into compliance with all applicable standards of this Article. Before calculating the percentage of area for redevelopment and improvement, any proposed demolition of Structures and parking is subtracted from the existing gross Floor Area of Buildings and number of parking spaces.

Sec. 9.4.2 Exhibits

Drawings included as exhibits at the end of this Chapter are meant to complement the language of the Ordinance. In the event of a conflict with the text of the Ordinance, the text shall apply.

Sec. 9.4.3 Parking, Loading, and Vehicular Use Area Landscaping

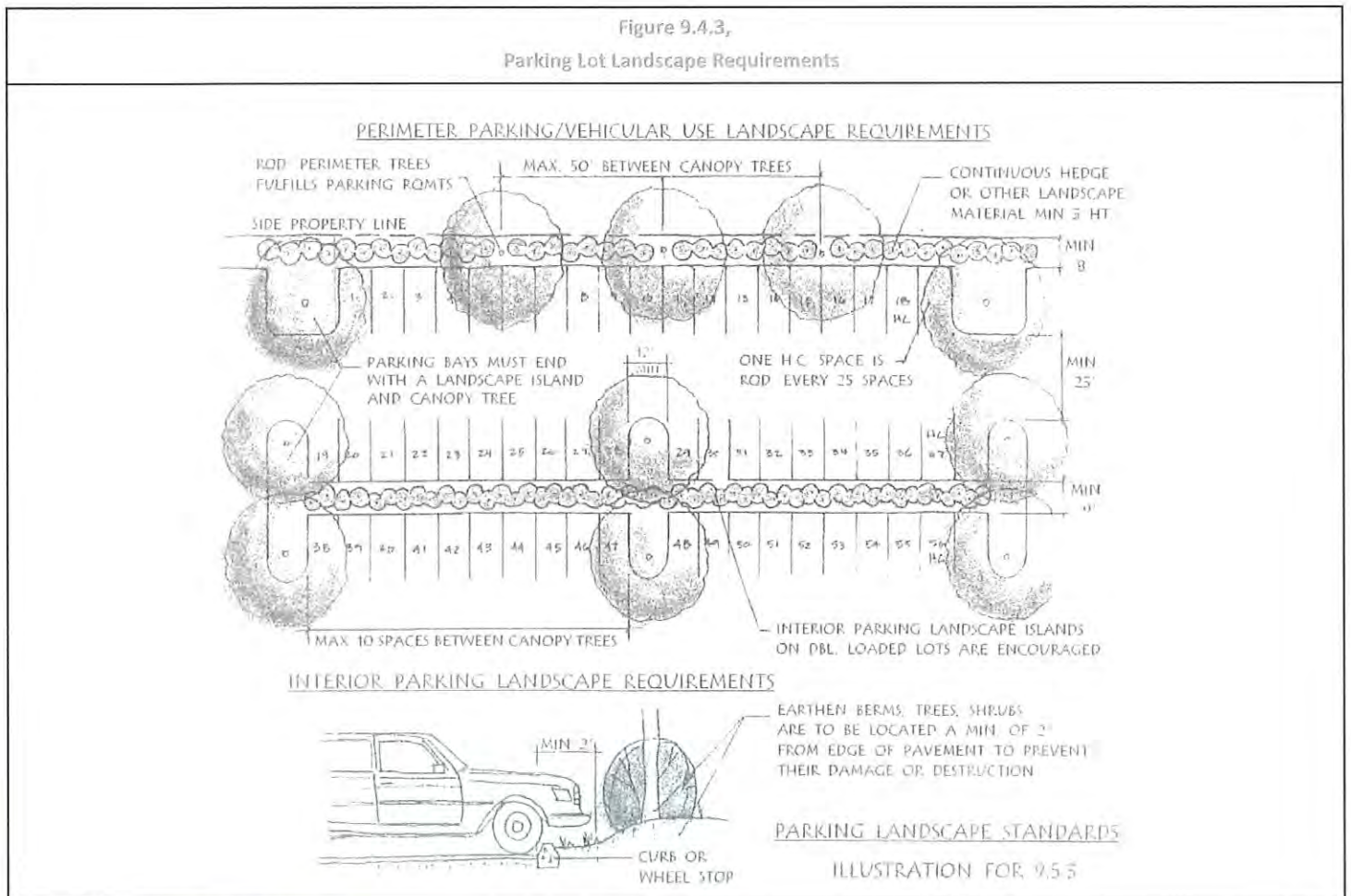
A. Parking, Loading and Vehicular Use Area Perimeters.

1. *Required.* Unless otherwise expressly stated, perimeter landscaping shall be required around the outer perimeter of all off-street surface parking, loading, and vehicular use areas.
2. *Exemptions.*
 - a. Parking areas for the exclusive use of Single-Family Detached Dwelling Units or agricultural uses where there are no on-site customers and less than 10 employees are exempt from these requirements.
 - b. Any off-street parking, loading, or vehicular use area that is or will be entirely screened from view by an intervening Building or Structure or by a buffer on the Subject Property provided to satisfy the standards of this Article are exempt from the perimeter landscaping requirements.
3. *Standards.*
 - a. A perimeter landscape area at least eight feet in depth shall be provided at the perimeter of all off-street parking, loading, and vehicular use areas, except where permitted driveway openings are to be provided. Where drainage or other utility Easements exist along property lines, the perimeter landscape area shall be located adjacent to the Easement. No buffer plantings will be allowed within any Easement of record, without written approval of the Easement holder.
 - b. Required perimeter landscape areas shall be planted as follows:
 1. One Canopy Tree shall be provided for each 50 linear feet along the perimeter of all parking, loading, or vehicular use areas. These Trees may be used to satisfy the interior Parking Lot landscaping requirements outlined below.
 2. A combination of a hedge with Trees, Shrubs, ornamental grasses, or an approved Fence, Wall, or earthen Berm shall be used to form a continuous landscape screen of at least three feet in height (at maturity) within the perimeter landscape area;
 3. All portions of the perimeter landscape area not planted with Shrubs or Trees or covered by a Wall or Fence barrier shall be planted in grass or wood-based mulch and inorganic Ground Cover; including rock and wood chips; and
 4. Parked vehicles may overhang a landscaped area provided curbing or wheel stops are installed to prevent damage to any plants within the required perimeter landscape area. Landscaping, Walls, Fences, or earth Berms will be so located as to prevent their damage and/or destruction by overhanging vehicles.

B. Interior Areas. The following interior Parking Lot landscaping requirements apply to all Parking Lots except those exclusively serving single-family residential or agricultural uses.

1. Each single- or double-loaded Parking Lot bay must terminate with a Tree island. A minimum of one landscape island shall be provided and evenly disbursed for maximum canopy coverage for each 10 parking spaces within an off-street parking area. Required landscape islands shall have a minimum of 162 square feet (minimum nine feet x 18 feet) or 324 square feet (minimum 9 feet x 36 feet).

2. Each required landscaping island shall contain at least one Canopy Tree per each 162 square feet. Canopy Trees in these islands must be planted in line with the parking stripes (between vehicles) and may be used to satisfy the Parking Lot Tree requirements, subject to all Parking Lot bays terminating with a Tree island. (See Figure 9.4.3, Parking Lot Landscape Requirements)
3. All Parking Lot islands shall be landscaped with a combination of mulch and/or Ground Cover. Pavers, Pavement, and similar hard surfacing shall not be permitted within a Parking Lot island.
4. Curbs, wheel stops, or other protective barriers shall be installed around all required landscape islands, as approved by the Zoning and Planning Director. Protective barriers, such as Curbs, wheel stops or other edging material, must complement on-site drainage patterns. This may require utilizing Curb Cuts, open Fencing, and appropriate placement of Berms.
5. Landscaping provided to meet the standards of Sec. 9.4.4, Landscape Buffers, shall not satisfy the interior Parking Lot landscaping requirements. Canopy Trees planted to meet the Landscape Buffer requirements may be counted toward the interior Parking Lot landscaping requirements provided the buffer is immediately adjacent to the Parking Lot perimeter.



Sec. 9.4.4 Landscape Buffers

A. Right-of-Way Buffers.

1. **Applicability.** Right-of-Way buffers shall be required adjacent to road Rights-of-Way and ingress/egress Easements for all uses except for agricultural and Residential Uses existing on or prior to November 20, 2001. Minor Subdivisions may not have to comply with the requirements of this Section if the Zoning and Planning Director determines that compliance is not necessary to satisfy the purposes of this Ordinance.
2. **Buffer Types by Roadway.** Landscape Buffers are required along Roadways in accordance with Table 9.4.4-1, Buffer Types by Roadway. Streets, Rights-of-Way, and ingress/egress Easements not indicated in this table shall comply with the Type B buffer requirements.
3. **Development within Buffer Areas.**
 - a. No Development, storage, or display may occur within required buffer areas except for sidewalks and permitted drives and Signs;

- b. All buffer areas shall accommodate the required Plant materials;
- c. Drainage swales and stormwater Detention ponds may be placed in the buffer only when Protected Trees and Grand Trees are not endangered and when they meander through the buffer in a natural manner; and
- d. Stormwater ponds and swales may not occupy more than 25 percent of the buffer depth.

Roadway	Buffer Type	Notes	Other
Abbapoola Road	G	Main Road (Limehouse Bridge to Maybank Hwy.)	I
Ashley Hall Road	B	Main Road Corridor Overlay Zoning District	[3]
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	B	Main Road (Bees Ferry Road to Limehouse Bridge)	G
Hwy. 61/Ashley River Road (Mark Clark Expressway to Church Creek)	E	Manse Road	G
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MaLaura Hall Ave.) [1]	I	Mark Clark Expressway	I
Hwy. 61/Ashley River Road (Muirfield Parkway/ MaLaura Hall Avenue intersection to Charleston County Line) [1]	J	Mary Ann Point Road	E
Bears Bluff Road	I	Mathis Ferry Road [1]	G
Bees Ferry Road	G	Maybank Highway Corridor Overlay Zoning District [Johns Island]	[2]
Belvedere Road	G	Maybank Highway Corridor Overlay Zoning District [James Island]	[4]
Betsy Kerrison Parkway [1]	I	Maybank Highway (Main Road to Rockville)	I
Bohicket Road [1]	I	Meeting Street	B
Botany Bay Road [1]	I	Murraywood Road	G
Brownswood Road	G	Old Georgetown Road	G
Cane Slash Road	G	Liberia Road	G
Chisolm Road	G	Old Georgetown Road in the "Loop" area (designated on the Mount Pleasant Overlay map)	B
Chuck Dawley Boulevard	B	Old Jacksonboro Road	G
Coleman Boulevard	B	Old Pond Road	G
Doar Road	G	Old Towne Road	B
Dorchester Road	A	Orange Grove Road	B
Eddingsville Beach Road	G	Orleans Road	B
Edenvale Road	G	Parkers Ferry Road	G
Fort Johnson Road [1]	E	Patton Avenue/Fickling Hill Road	G
Hamlin Road	E	Peters Point Road	G
Harborview Road	B	Pine Landing Road	G
Highway 162	G	Plow Ground Road	G
Highway 165	G	Raccoon Island Road	G
Highway 17 (Hwy. 41 to County Line)	I	Rifle Range Road	E
Highway 17 (east of Isle of Palms Connector to Hwy. 41, not including Old Georgetown Hwy "Loop" Area)	G	River Road [1]	I

Highway 17 in the Old Georgetown Road "Loop" area (as designated on the Mount Pleasant Overlay map)	B	Riverland Drive [1]	G
Highway 17 (west of Isle of Palms Connector including bypass)	B	Rivers Avenue	B
Highway 174 (Highway 164 to Edisto Beach) [1]	I	Rutledge Road	G
Highway 174 (Highway 17 to Highway 164)	E	Saint Andrews Boulevard	B
Highway 41	G	Savannah Highway [Bees Ferry Rd. to County Line] otherwise C	E
Highway 45	G	Seewee Road	G
Humbert Road	E	South Santee Road	G
Hyde Park Road	G	Steamboat Landing Road (Jenkins Hill to Steamboat Creek)	G
James Island Bridge/Highway 61 Connector	C	Tibwin Road	G
James Island Expressway	G	Toogoodoo Road	G
Liberia Road	G	Venning Road	E
Long Point Road (SPA Wando Terminal to I-526)	B	Wappoo Road	B
Long Point Road (Outside of MP-O District) [1]	G	Wescott Road	G
Magwood Road	E	Willtown Road	G

[1] Denotes Scenic Road designation that shall require protection under the provisions of this Ordinance of all Trees 6 inches or greater in Diameter Breast Height (DBH) which are located within Rights-of-Way.
 [2] Buffer type as described in the Johns Island Maybank Highway Corridor Overlay Zoning District.
 [3] Buffer type as described in the Main Road Corridor Overlay District.
 [4] Buffer type as described in the James Island Maybank Highway Corridor Overlay Zoning District.

4. Buffer Depth and Planting Standards. (See Table 9.4.4-3)

5. The Zoning and Planning Director is authorized to reduce the depth of a required Right-of-Way buffer as follows:

- a. A required Right-of-Way buffer not within an Overlay Zoning District may be reduced by up to one-third its depth when the following circumstance exist:
 - 1. The Parcel is located on a Corner Lot with required Right-of-Way buffers of 35 feet or more; or
 - 2. The area of all the required buffers, including land use buffers and Tree protection areas, exceeds 30 percent of the site.
- b. A required Right-of-Way buffer of 35 feet or less located within the Urban/Suburban Area defined by the Urban Growth Boundary (UGB) and not within an Overlay Zoning District may be reduced as follows:
 - 1. When no parking or vehicular use area is located between the building and the Right-of-Way, the required buffer may be reduced to no less than eight feet (Type A land use buffer) provided the site layout and building elevations meet all applicable sections of Article 9.5, Architectural and Landscape Design Standards.
 - 2. When no more than 10 parking spaces are located between the Building and the Right-of-Way the required buffer may be reduced to no less than 15 feet (Type B buffer) provided the site layout and Building elevations meet all applicable sections of Article 9.5, Architectural and Landscape Design Standards.
 - 3. Buffers required on Parcels that are part of redevelopment that preserves existing Structures may be reduced up to a depth no less than 10 feet (Type A land use buffer) in order to meet the parking and Tree preservation requirements of this Ordinance.
 - 4. Buffers are not required along newly created internal Rights-of-Way and ingress/egress Easements on Parcels containing exclusively Duplex, Triplex, Fourplex, or Single Family Attached Dwellings.
- c. The Zoning and Planning Director may require additional site improvements, including but not limited to, enhanced Building architecture and materials and/or increased plant material sizes and density when a buffer reduction is granted.

D. Land Use Buffers.

- 1. Applicability. Land use buffers shall be provided in accordance with the standards of this Section. In the case of conflict between the land use buffer requirements of this section and those contained in CHAPTER 6, Use Regulations, of this Ordinance, the land use buffer requirements contained in CHAPTER 6, Use Regulations, shall govern.
- 2. Single-Family Detached Dwelling Units on individual Lots are exempt from the land use buffer requirements of this Section.

3. The Zoning and Planning Director is authorized to modify or waive the buffer or landscape planting requirements and may require that additional plant material be added within remaining buffers or elsewhere on the site, as described below:
 - a. When buffers will not serve any useful purpose due to the location of the following as determined by the Zoning and Planning Director: fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance; uses; vehicles; buildings; structures; or storage; parking; loading; display or service areas; or
 - b. The Zoning and Planning Director is authorized to allow a one-third reduction of required buffers, if all required buffers would exceed 25 percent of the site proposed for Development.
4. Determination of Required Buffers. The following procedure shall be used in determining which of the buffer types in Table 9.4.4-2, Land Use Buffers, apply:
 - a. Determine the type of proposed use for the site being developed. (Column 1);
 - b. Determine the residential use type (if residential) or the Zoning District that exists on the adjacent Parcel. This is the "Adjacent Site's Use or Zoning";
 - c. At the intersection of the proposed use and the use or zoning of the adjacent site, identify the land use buffer type (A, B, C, D, E, or F) required along the developing site's boundary(ies); and
 - d. Lastly, refer to Table 9.4.4-3, Buffer Depth and Landscaping Standards, for the applicable buffer type.
5. Land Use Buffer Table. Land use buffers are required along Side and Rear Yards in accordance with the requirements of the following table:

Proposed Use	Use or Zoning of Adjacent Site								
	Residential Type			Civic/Institutional	Commercial Type		Industrial Type		Agricultural
	1	2	3		1	2	1	2	
Agricultural	B	B	B	-	-	-	-	-	-
Residential Type 1	-	-	-	-	-	-	-	-	-
Residential Type 2	A	-	A	B	B	C	E	F	B
Residential Type 3	B	A	-	A	B	C	E	F	B
Civic/Institutional	B	B	A	-	B	C	D	E	B
Commercial Type 1	B	B	B	A	-	C	D	E	B
Commercial Type 2	D	D	C	D	-	-	D	D	D
Industrial Type 1	H	H	H	F	E	B	-	A	G
Industrial Type 2	J	J	J	J	G	B	A	-	I

General Notes:

Residential Use Types:
 Type 1 = Single family Detached and undeveloped Residential Lots; Type 2 = Duplex and Single family Attached; Type 3 = Triplexes, Fourplexes, and 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 RO, GO, or NC district and undeveloped Commercial Lots; Type 2 = all other commercial uses

Industrial Use Types:
 Type 1 = Any industrial or commercial use that is first allowed in an industrial (IN) Zoning District and undeveloped Industrial Lots; Type 2 = Waste-Related uses and Recycling Centers.

6. Buffer Depth and Landscaping Standards.

Standard	Buffer Type									
	A	B	C	D	E	F	G	H	I	J
MINIMUM BUFFER DEPTH (feet from property line) [1]	10	15	20	25	35	40	50	60	75	100
MINIMUM LAND USE BUFFER LANDSCAPING (Plants per 100 linear feet) [2] [3]										
Canopy Trees [4]	2	2	2	3	4	5	6	7	9	12
Understory Trees (at least 50 percent evergreen)	3	3	4	4	6	7	9	10	12	15
Shrubs	20	25	30	35	40	45	50	55	60	75

TABLE NOTES:

1. Buffers may be traversed by permitted driveways and pedestrian ways.
2. The retention of natural buffers is required along all road or street Rights-of-Way of Buffer Type C designation or greater. The Zoning and Planning Director is authorized to waive or modify the minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.
3. Bradford Pears cannot be used to fulfill any of the Tree requirements of this Ordinance. Any exotic species proposed by a designer are subject to approval by the Zoning and Planning Director.
4. Palmetto Trees may be substituted to fulfill the Canopy Tree requirements. These Trees are to be planted at a ratio of three Palmetto Trees for each Canopy Tree and are to be planted in groupings of three.

GENERAL NOTES:

1. The Zoning and Planning Director shall be authorized to require the installation of Berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.
2. All Trees with a Diameter Breast Height (DBH) of eight inches or greater within buffers shall be preserved.

C. General.

1. *Location of Buffers.* Buffers shall be located along the perimeter of a Lot or Parcel and shall extend to the boundary of the Lot or Parcel. They shall not be located on any portion of public Right-of-Way. Where drainage or other utility Easements exist along property lines, required Landscape Buffers shall be located adjacent to the Easement and may be reduced in width by the width of the Easement, but in no case shall the buffer width be less than 10 feet and shall be located adjacent to the Easement. Required buffers shall be noted on all Plats, plans and permit requests submitted for review and approval under this Ordinance.
2. *Plant Material within Buffers.* Plant material shall be selected and spaced properly to allow the Plants to thrive considering site specific conditions. Plant materials located adjacent to public Drainage Easements and Right-of-Ways shall be selected and placed so as not to impede access or maintenance, including low-lying lateral branches. Additionally, plant material within required buffers that contain Utility Easements shall be selected and located to minimize pruning for future maintenance and clearance of such Utilities. All selections are subject to the review and approval of the Zoning and Planning Director and may also require modifications (substitutions and relocation) of plant materials on proposed landscape plans when necessary to assure access and ease of maintenance to any Easements or Rights-of-Way and to preserve the public health, safety, and welfare.
3. *Use of Buffers.* The Zoning and Planning Director is authorized to allow On-Premises Signs, Fences, Walls, Berms, mailboxes, access to community Boat Ramps, permitted driveways, and sidewalks within required buffers. Other improvements may be allowed within buffers if the Zoning and Planning Director determines that such improvements will not detract from the intended purpose and function of the buffer or have any adverse effect on adjacent property.

(Ord. No. 2239, 12/06/2022)

Effective on: 2/13/2023, as amended

Sec. 9.4.5 Landscape Plans

Landscape and planting plans submitted to meet the requirements of this Article shall be drawn to the same scale as the Site Plan. Trees and Shrubs shall be depicted at maturity. Landscape plans shall be prepared by a licensed, registered Landscape Architect whenever the area of land disturbance or Development activity exceeds one acre or when the total area of proposed Building footprint exceeds 5,000 square feet. For all other projects, use of a licensed registered Landscape Architect or Landscape Designer familiar with the growth habits and characteristics of plant material available in the Charleston area is recommended.

Sec. 9.4.6 Landscape Material Standards**A. Plant Materials.**

1. *Existing Plant Materials.* Utilization of vegetation and Plant materials that exist on a Parcel prior to its Development may be used to satisfy the landscaping standards, provided they meet the size and locational requirements of this Article, is strongly encouraged.
2. *Size.* Unless otherwise expressly stated, all Plant materials used to satisfy the requirements of this Ordinance shall meet the following minimum size standards:

Table 9.4.6, Plant Material Size	
PLANT TYPE	MINIMUM SIZE
Canopy Tree	2 1/2 inches caliper and 12 feet in height
Understory/Ornamental Tree	Eight feet (height)
Evergreen/Conifer Tree	Five feet (height)
Shrubs	Three gallon and 18 inches to 24 inches in height or spread

TABLE NOTE: At least 50 percent of the required Understory Trees shall be evergreens. Any Plant material that grows to an ultimate height of less than 18 inches shall be considered Ground Cover and shall not be used to fulfill any of the Shrub requirements of this Ordinance.

3. *Species.* Species of Plant material used to satisfy the requirements of this Article shall be indigenous to the Charleston County area or cultivated to survive in this climate. However, the use of indigenous Plants is preferred. No single Plant species shall represent more than 40 percent of the total landscape plantings per plant type, except for projects whose landscape requirements for Canopy Trees are less than 10 Trees.
 4. All Plants installed to satisfy the requirements of this Section shall meet or exceed the Plant quality standards of the most recent edition of American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall be nursery-grown and either balled-and-burlapped or container-grown.
 5. *Additional Landscape Treatment.* All required landscape and buffer areas, including drainageways and detention/retention ponds, not dedicated to Trees, Shrubs or preservation of existing vegetation shall be landscaped with grass, Ground Cover, or another landscape treatment, excluding sand, rock, Pavement, or other impervious surfaces. All grass areas are to be installed using proper and accepted landscape methods to assure germination and erosion control.
- B. Berms and Landscape Structures.**
1. *Fences and Walls.* Fences and Walls used as screens shall be at least 95 percent opaque, with a minimum height of six feet. Fences must provide an opening for surface water flow every 20 linear feet.
 2. *Berms.* Earthen Berms shall have a minimum height of three feet, with a slope not to exceed 3:1, which may vary depending on the soil type and plant materials used. The toe of any Berm shall be located at least three feet from any Right-of-Way or property line.

(Ord. No. 2239, 12/06/2022)

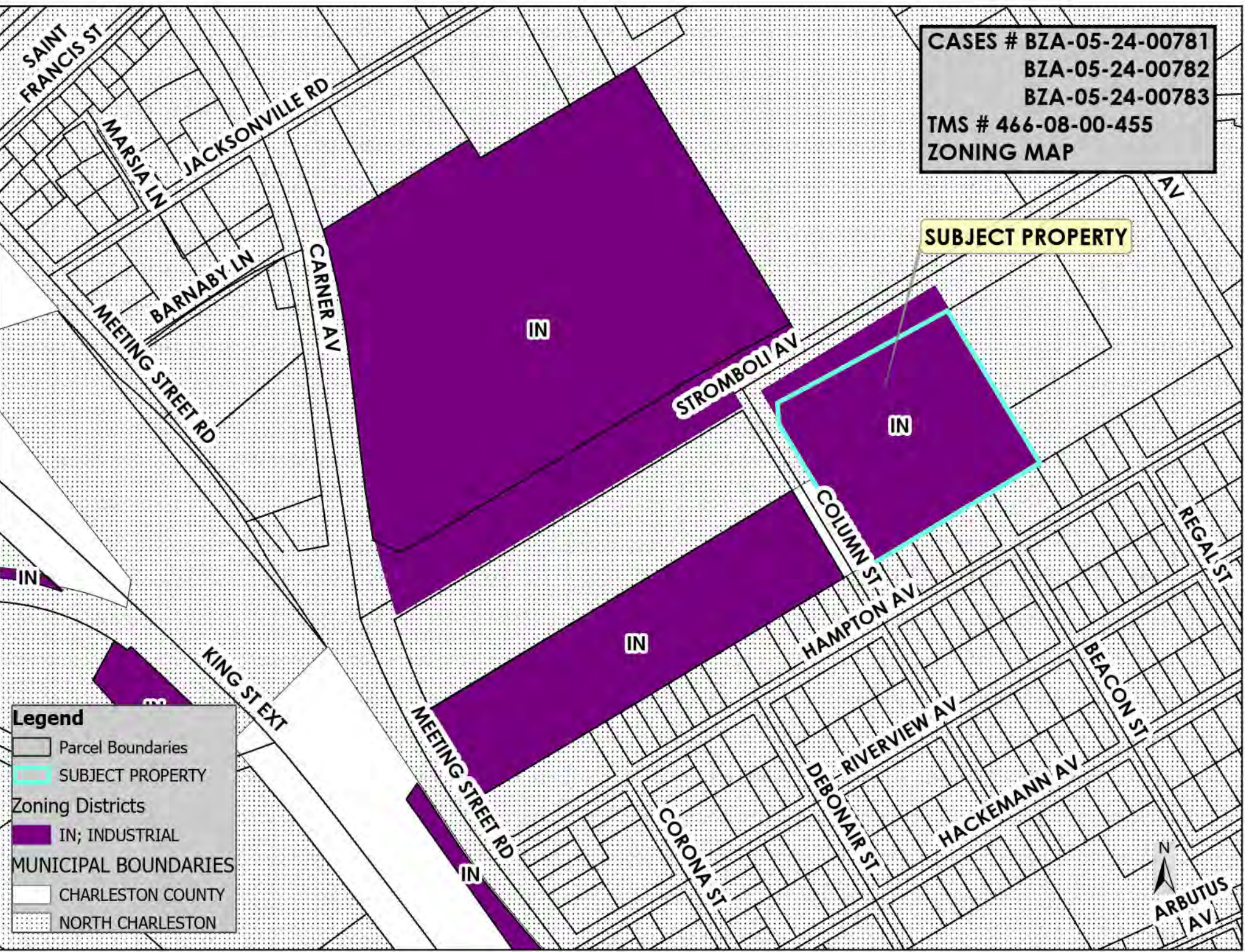
Effective on: 12/6/2022, as amended

Sec. 9.4.7 Installation, Maintenance, and Replacement

- A. **Installation.** All landscaping shall be installed according to American Association of Nurserymen Standards and sound nursery practices in a manner designed to encourage vigorous growth. Sites for Plant materials shall be prepared or improved in accordance with American Association of Nurserymen Standards for soil preparation and drainage. Subsurface drainage shall be provided where Berms, elevated planting areas, or other proper surface drainage do not exist.
- B. **Irrigation.** The Zoning and Planning Director is authorized to require the installation of automatic irrigation (sprinkler) systems when deemed necessary to ensure plant survival and proper growth.
- C. **Maintenance and Replacement.** Required Trees, Shrubs, Walls, Fences, and other landscape features shall be considered elements of the project in the same manner as parking, Building materials, etc. The landowner, or successors in interest, shall be jointly and independently responsible for the following:
 1. Regular maintenance of all landscaping in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance, as needed, and in accordance with acceptable horticultural practices, including American National Standards Institute (ANSI) standards for Tree Care Operations and American Association of Nurserymen Standards;
 2. The repair or replacement of required landscape Structures (e.g., Fences) to a structurally sound condition;
 3. The regular maintenance, repair, or replacement of any landscaping required by this Section and shown on the approved site plan; and
 4. Continuous maintenance of the site as a whole. When replacement of Trees, Plant material, or other landscape features is required, such replacement shall be accomplished within the shorter of one growing season, one year, or such time-frame required by the Zoning and Planning Director.

CASES # BZA-05-24-00781
BZA-05-24-00782
BZA-05-24-00783
TMS # 466-08-00-455
ZONING MAP

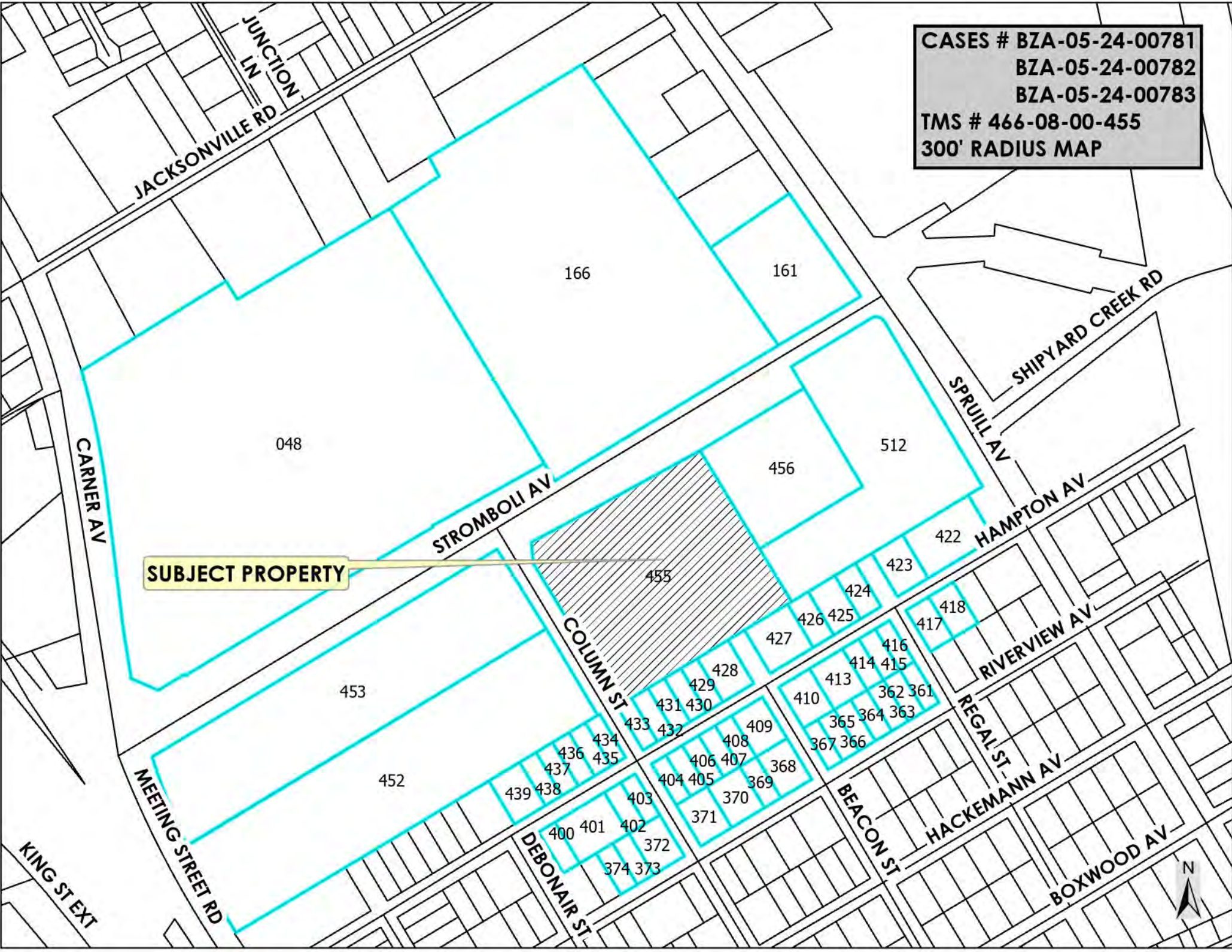
SUBJECT PROPERTY



Legend

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
- IN; INDUSTRIAL
- MUNICIPAL BOUNDARIES
- CHARLESTON COUNTY
- NORTH CHARLESTON

CASES # BZA-05-24-00781
BZA-05-24-00782
BZA-05-24-00783
TMS # 466-08-00-455
300' RADIUS MAP



SUBJECT PROPERTY



SUBJECT PROPERTY

**CASES # BZA-05-24-00781
BZA-05-24-00782
BZA-05-24-00783
TMS # 466-08-00-455
AERIAL MAP**

STROMBOLI AV

COLUMN ST

HAMPTON AV

BEACON ST

RIVERVIEW AV

REGAL ST



CASES # BZA-05-24-00781
BZA-05-24-00782
BZA-05-24-00783
TMS # 466-08-00-455
AERIAL MAP

STROMBOLI AV

SUBJECT PROPERTY

SPRULL AV

COLUM ST

HAMPTON AV

RIVERVIEW AV

REGAL ST

DEBONAIR ST

BEACON ST

HACKEMANN AV



Case # BZA-05-24-00781

BZA Meeting of July 1, 2024

Subject Property: 1923 Stromboli Avenue – North Area

Proposal: Variance request to waive min. 30% parking spaces that must be pervious and exceed the max. 70% impervious surface coverage, and to waive the pedestrian way installation requirement for a distribution facility.



Case # BZA-05-24-00782

BZA Meeting of July 1, 2024

Subject Property: 1923 Stromboli Avenue – North Area

Proposal: Variance request to reduce the right-of-way landscape buffer along Stromboli Avenue and to reduce the required land use buffer for a distribution facility.



Case # BZA-05-24-00783

BZA Meeting of July 1, 2024

Subject Property: 1923 Stromboli Avenue – North Area

Proposal: Variance request to waive the min. 10% undisturbed open space requirement and to eliminate foundation planting for a distribution facility.



Subject Property



Subject Property



Subject Property



Subject Property



Column Street



Stromboli Avenue



Staff Review:

The applicants, Jonathan L. Yates & Brian Hellman of Hellman Yates, PA, and the property owner, Ron Patti of Crown Enterprises, INC are requesting three (3) variances for a distribution facility located at 1923 Stromboli Avenue (TMS # 466-08-00-455) in the North of Charleston County. The 3.628-acre subject property is located in the Industrial (IN) Zoning District on the corner of Stromboli Avenue and Column Street. Properties to the northwest and southwest are also located in the Industrial (IN) Zoning District. The remaining properties are located in the City of North Charleston's jurisdiction. The project is currently in the Site Plan Review process (ZSPR-02-23-00841).

The applicant is requesting a total of three (3) variances for a distribution facility as follows:

1. Case # BZA-05-24-00781:

- To waive the required minimum thirty percent (30%) of parking spaces that must have a pervious surface and to exceed the maximum seventy percent (70%) impervious surface coverage; and
- To waive the pedestrian way installation requirement.

The applicant's letter of intent for **BZA-05-24-00781** explains, *"A variance from ZLDR Section 9.3.7. to allow for impervious coverage of 88.4%, which exceeds the 70% permitted by the ZLDR, and a variance to allow for no parking spaces to have a pervious surface, which is less than the 30% required by the ZLDR. A variance from ZLDR Section 9.3.11. to omit the installation of pedestrian access along Column Street and to omit a pedestrian connection to the main entry of the distribution facility building from the pedestrian path at the Stromboli Avenue right of way."*

2. Case # BZA-05-24-00782: To reduce the required 15' right-of-way landscape buffer along Stromboli Avenue and to reduce the required 60' land use buffer.

The applicant's letter of intent for **BZA-05-24-00782** explains, *"A variance from ZLDR Section 9.4.4.A and B. to reduce the land use buffers from 60' and Stromboli Right-of-Way buffer from 15' and utilize a masonry wall in their stead."*

3. Case # BZA-05-24-00783:

To waive the requirement that the site comprises of at least 10 percent undisturbed open space that is either part of, or contiguous with, the perimeter buffer and to eliminate foundation planting.

The applicant's letter of intent for **BZA-05-24-00783** explains, *"A variance from ZLDR Section 9.5.3.A.5, such that 10 percent of the site shall not be required to be undisturbed open space whether or not part of, or contiguous with, a perimeter buffer."*

Applicable ZLDR requirement Case # BZA-05-24-00781:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.3 Off-Street Parking and Loading, Sec. 9.3.7 Design, D. Markings and Surface Treatment, 2. Each parking space must be identified by surface markings at least four inches in width, which must be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, maneuvering, queuing, and storage of vehicles. a. No more than 70 percent of all developable land within Parcels may be impervious, unless approved by the Zoning and Planning Director. b. 30 percent of parking spaces must have a pervious surface."

Sec. 9.3.11 Pedestrian Ways

- A. Where Required. Pedestrian ways shall:
 - 1. Be provided in all non-residential Development and Major Subdivisions within the Urban and Suburban Areas of the County; and
 - 2. Link surrounding Roadways with Building entrances and between the proposed Development and uses on adjoining Lots.
- B. Placement. Pedestrian ways within public Rights-of-Way shall conform to the construction details for sidewalks contained in Appendix A, Charleston County Road and Drainage Construction Standards.
- C. Pervious and low-impact surfaces are encouraged. Alternative-surface walkways may be used when deemed appropriate to surrounding development characteristics by the Zoning and Planning Director: All pedestrian ways must comply with ADA requirements.

Applicable ZLDR requirement Case # BZA-05-24-00782:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.4 Landscape Buffers, A. Right-of-Way Buffers and D. Land Use

Applicable ZLDR requirement Case # BZA-05-24-00783:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.5 Architectural and Landscape Design Standards, Sec. 9.5.3 Landscaping Design Guidelines, A.5. General Design:

- 1. Landscaping within landscape beds that are a minimum of two feet wide shall be required along the foundation of all Buildings, except for points of entry. For Buildings in Industrial Zoning Districts, foundation plantings shall be required only along Facades with Right-of-Way or Easement Frontage. The scale of the proposed landscaping shall be in proportion to the Building.
- 5. At least 10 percent of the site shall be undisturbed open space that is either part of, or contiguous with, the perimeter buffer.

Staff conducted a site visit on the subject property on June 12, 2024. 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 3.628-acre subject property because it has double frontage on Stromboli Avenue and Column Street. In addition, the applicant's letter of intent states, "The subject property has served as a distribution facility for decades. A recent taking by SCDOT to widen Stromboli Avenue and install drainage along both Stromboli Avenue and Column Street resulted in both the loss of the subject property's vehicular parking lot and a substantial impact to tractor/trailer parking and circulation. In addition, there have been severe issues with crime and theft in the trailer parking area over the past years. Collectively, these result in extraordinary and exceptional conditions with respect to the subject property. Most significantly, the existing improvements on the subject property predate many of the current ZLDR site requirements that are the subject of this variance request." 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 may not generally apply to other property in the vicinity. The applicant's letter of intent states, "While SCDOTs expansion of the Stromboli Avenue right of way affected nearly all neighboring properties, the drainage installation along Column Street only affected the subject property and created a unique hardship for the subject property. These takings reduced the overall size of the subject property, resulting in a unique and burdensome impact. Given the physical location of both the distribution facility building and the former vehicular parking lot, tractor/trailer parking and circulation would be unduly burdened by the present ZLDR site requirements." 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 to 1923 Stromboli Avenue may unreasonably restrict the utilization of the property. The applicant's letter of intent states, "These unique, extraordinary, and exceptional conditions related to the SCDOT taking resulted in the reduction of the size of the subject property. The imposition of pervious/impervious requirements which did not exist at the time the subject property was originally developed, and**

the location of the distribution facility and former parking lot in relation to the SCDOT taking, effectively prohibit the utilization of the subject property for its decades long usage. The takings reduced the overall size of the subject property limiting the area necessary to park cars, tractors, and trailers, as well as providing sufficient turning radii to move about the subject property. Given the nature of the use and the heavy weight tractors and trailers, providing pervious surfaces will effectively result in unusable parking spaces, unable to support the weights at issue. Furthermore, the ability for the subject property to continue to operate as it has historically, will no longer be possible. These unique, extraordinary, and exceptional conditions related to the SCDOT taking have caused a reduction in size of the subject property consequently, the imposition of pedestrian access is not feasible due to the substantial drainage system added by SCDOT, in addition, there is gated pedestrian access provided off the parking lot from Column Street unreasonably restricting use of the subject property. These unique, extraordinary, and exceptional conditions related to the SCDOT consequently, taking have caused a reduction in size of the subject property. The imposition of significant, wide buffers will at a minimum unreasonably restrict use of the subject property and at a maximum effectively prohibit the continued use of the distribution facility. Furthermore, given historic crime and theft issues, buffers will obscure essential law enforcement visibility inside the subject property." **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 these variance requests may not be of substantial detriment to the adjacent properties and to the public good, and the character of the Industrial (IN) Zoning District may not be harmed if the variance is granted. The applicant's letter of intent states, "The authorization of the variance will not be a substantial detriment to adjacent properties or the public good, nor will the character of the district be harmed. To the contrary, the distribution facility will be improved to meet most of the newer ZLDR requirements and will be visually improved as well." 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 requests do 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 variances may not be the result of the applicant's own actions. The applicant's letter of intent states, "No. The need for a variance is the result of SCDOT's taking of a portion of the subject properties to widen Stromboli Avenue and install drainage along Column Street along with the strong recommendation of the law enforcement agencies to remove the shrubs and brush in order to thwart theft and crime from parked trailers and vehicles at the distribution facility." Therefore, the request may meet this criterion.**

§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 variances 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, "The variance will not substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance, as the variance actually promote the purposes of the Ordinance as set forth in Section 1.5." Therefore, the request may meet this criterion.**

Board of Zoning Appeals' Action:

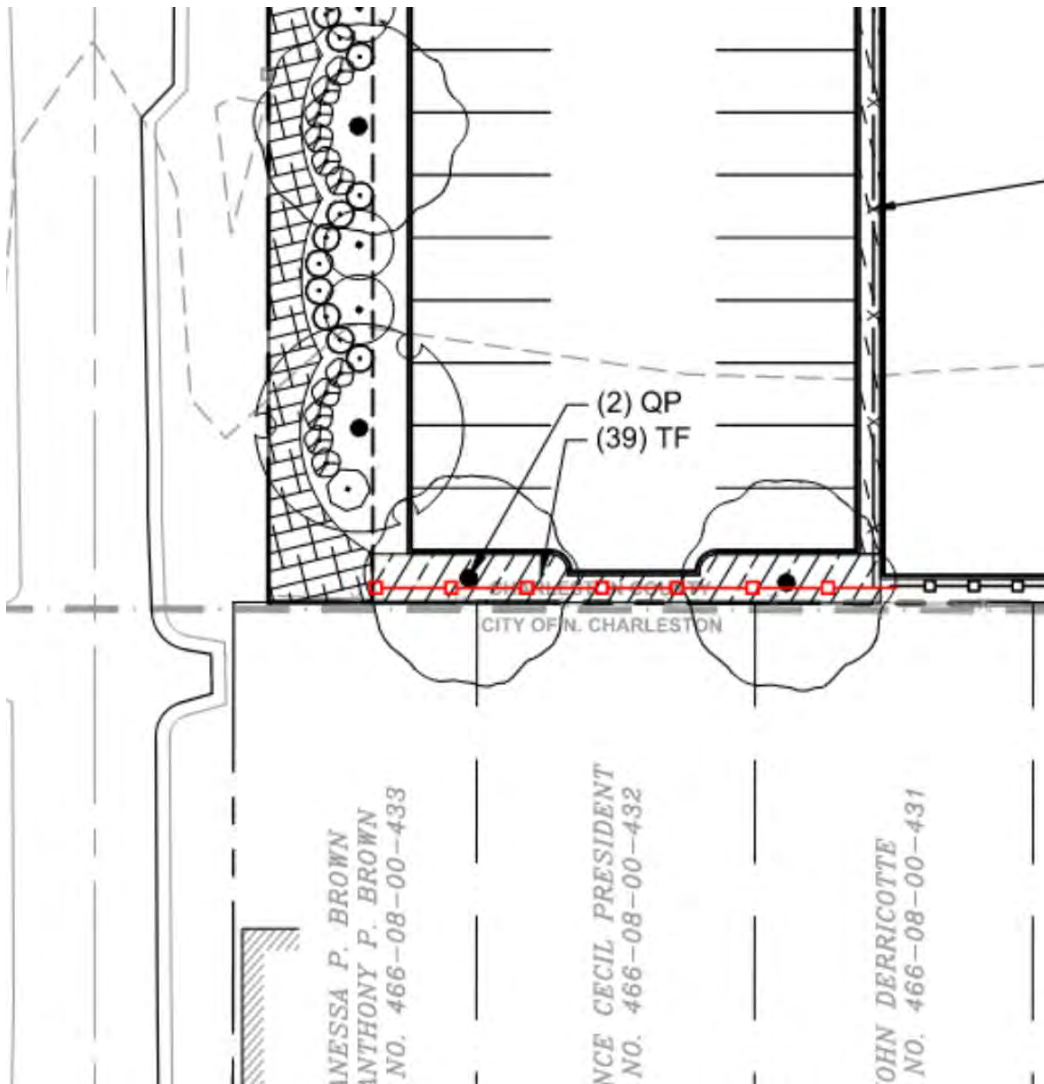
According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application 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-05-24-00781, -00782, and -00783 [Three (3) Variance requests for a distribution facility at

1923 Stromboli Avenue (TMS # 466-08-00-455) in the North Area of 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 BZA decides to approve the application, Staff recommends the following conditions:

1. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.
2. The applicant shall install the masonry wall and aluminum fencing as shown on the site plan and extend the masonry wall along the parking area adjacent to residences (as shown below) to mitigate the buffer reduction.



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.)

A variance from ZLDR Section 9.3.7. to allow for impervious coverage of 88.4%, which exceeds the 70% permitted by the ZLDR, and a variance to allow for no parking spaces to have a pervious surface, which is less than the 30% required by the ZLDR.

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:

The subject property has served as a distribution facility for decades. A recent taking by SCDOT to widen Stromboli Avenue and install drainage along both Stromboli Avenue and Column Street resulted in both the loss of the subject property's vehicular parking lot and a substantial impact to tractor/trailer parking and circulation. In addition, there have been severe issues with crime and theft in the trailer parking area over the past years. Collectively, these result in extraordinary and exceptional conditions with respect to the subject property. Most significantly, the existing improvements on the subject property predate many of the current ZLDR site requirements that are the subject of this variance request.

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

While SCDOT's expansion of the Stromboli Avenue right of way affected nearly all neighboring properties, the drainage installation along Column Street only affected the subject property and created a unique hardship for the subject property. These takings reduced the overall size of the subject property, resulting in a unique and burdensome impact. Given the physical location of both the distribution facility building and the former vehicular parking lot, tractor/trailer parking and circulation would be unduly burdened by the present ZLDR site requirements.

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

These unique, extraordinary, and exceptional conditions related to the SCDOT taking resulted in the reduction of the size of the subject property. The imposition of pervious/impervious requirements which did not exist at the time the subject property was originally developed, and the location of the distribution facility and former parking lot in relation to the SCDOT taking, effectively prohibit the utilization of the subject property for its decades long usage. The takings reduced the overall size of the subject property limiting the area necessary to park cars, tractors, and trailers, as well as providing sufficient turning radii to move about the subject property. Given the nature of the use and the heavy weight tractors and trailers, providing pervious surfaces will effectively result in unusable parking spaces, unable to support the weights at issue. Furthermore, the ability for the subject property to continue to operate as it has historically, will no longer be possible.

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:

The authorization of the variance will not be a substantial detriment to adjacent properties or the public good, nor will the character of the district be harmed. To the contrary, the distribution facility will be improved to meet most of the newer ZLDR requirements and will be visually improved as well.

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?

Absolutely, the use is permitted in the district.

6. Is the need for the variance the result of your own actions? Explain:

No. The need for a variance is the result of SCDOT's taking of a portion of the subject properties to widen Stromboli Avenue and install drainage along Column Street along with the strong recommendation of the law enforcement agencies to remove the shrubs and brush in order to thwart theft and crime from parked trailers and vehicles at the distribution facility.

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

The variance will not substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance, as the variance actually promote the purposes of the Ordinance as set forth in Section 1.5.

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.

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.)

A variance from ZLDR Section 9.3.11. to omit the installation of pedestrian access along Column Street and to omit a pedestrian connection to the main entry of the distribution facility building from the pedestrian path at the Stromboli Avenue right of way.

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:

The subject property has served as a distribution facility for decades. A recent taking by SCDOT to widen Stromboli Avenue and install drainage along both Stromboli Avenue and Column Street resulted in both the loss of the subject property's vehicular parking lot and a substantial impact to tractor/trailer parking and circulation. In addition, there have been severe issues with crime and theft in the trailer parking area over the past years. Collectively, these result in extraordinary and exceptional conditions with respect to the subject property. Most significantly, the existing improvements on the subject property predate many of the current ZLDR site requirements that are the subject of this variance request.

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

While SCDOT's expansion of the Stromboli Avenue right of way affected nearly all neighboring properties, the drainage installation along Column Street only affected the subject property and created a unique hardship for the subject property. These takings reduced the overall size of the subject property, resulting in a unique and burdensome impact. Given the physical location of both the distribution facility building and the former vehicular parking lot, tractor/trailer parking and circulation would be unduly burdened by the present ZLDR site requirements.

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

These unique, extraordinary, and exceptional conditions related to the SCDOT taking have caused a reduction in size of the subject property consequently, the imposition of pedestrian access is not feasible due to the substantial drainage system added by SCDOT, in addition, there is gated pedestrian access provided off the parking lot from Column Street unreasonably restricting use of the subject property.

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:

The authorization of the variance will not be a substantial detriment to adjacent properties or the public good, nor will the character of the district be harmed. To the contrary, the distribution facility will be improved to meet most of the newer ZLDR requirements and will be visually improved as well.

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?

Absolutely, the use is permitted in the district.

6. Is the need for the variance the result of your own actions? Explain:

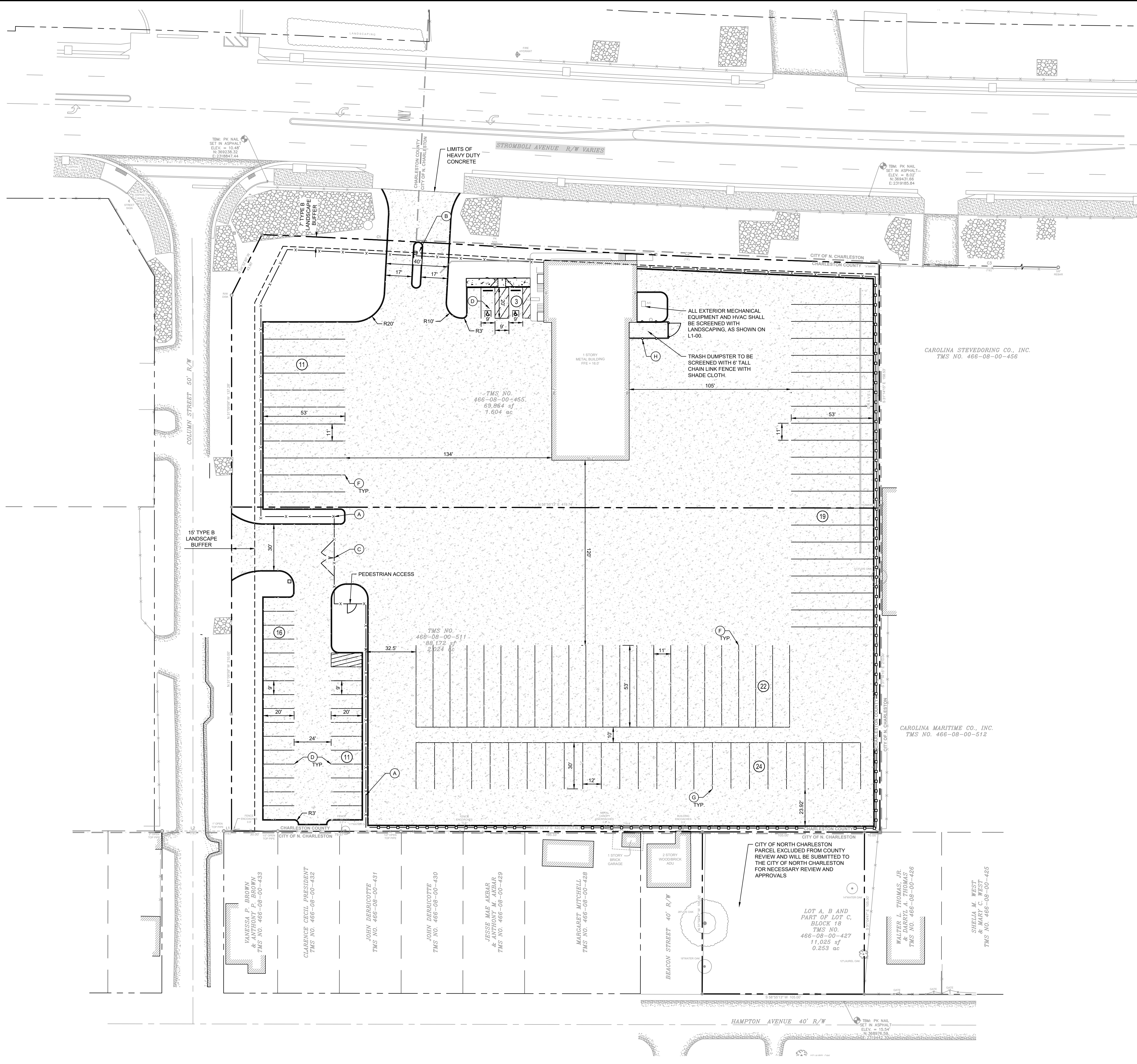
No. The need for a variance is the result of SCDOT's taking of a portion of the subject properties to widen Stromboli Avenue and install drainage along Column Street along with the strong recommendation of the law enforcement agencies to remove the shrubs and brush in order to thwart theft and crime from parked trailers and vehicles at the distribution facility.

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

The variance will not substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance, as the variance actually promote the purposes of the Ordinance as set forth in Section 1.5.

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.

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEVELOPMENT SUMMARY:

SITE SUMMARY:	
CURRENT ZONING:	IN (INDUSTRIAL DISTRICT)
PROPOSED ZONING:	IN (INDUSTRIAL DISTRICT)
SITE AREA:	3.62 ACRES
ROW DEDICATION:	0.42 ACRES
SITE AREA PRIOR TO SCDDOT ROW DEDICATION:	4.04 ACRES
IMPERVIOUS AREA - 2015:	1.61 ACRES (44.48%)
PERVIOUS AREA - 2015:	2.01 ACRES (55.52%)
PROPOSED IMPERVIOUS AREA - 2024:	3.20 ACRES (88.4%)
PROPOSED PERVIOUS AREA - 2024:	0.42 ACRES (11.6%)
TOTAL DISTURBED AREA:	3.7 ACRES
TOTAL UNDISTURBED OPEN SPACE:	0.0 ACRES
BUILDING SETBACK:	
FRONT (INDUSTRIAL DISTRICT):	N/A
SIDE (INDUSTRIAL DISTRICT):	N/A
REAR (INDUSTRIAL DISTRICT):	N/A
LANDSCAPE SETBACK:	
REQUIRED:	
FRONT (STROMBOLI AVE):	15' TYPE B
SIDE (COLUMN STREET):	15' TYPE B
REAR (RESIDENTIAL TYPE 1):	60' TYPE H
PROPOSED:	
FRONT (STROMBOLI AVE):	10' TYPE B (WITH ENCROACHMENT)
SIDE (COLUMN STREET):	15' TYPE B
REAR (RESIDENTIAL TYPE 1):	0'
PROPOSED LAND USES & DENSITIES:	
WAREHOUSE	6,903 SF (4.37% OF SITE AREA)
PARKING SUMMARY:	
REQUIRED PARKING:	
INDUSTRIAL TRANSPORTATION	24 SPACES (TOTAL)
	24 SPACES (1 PER EMPLOYEE + 1 PER COMPANY VEHICLE)
PROPOSED PARKING:	
STANDARD (9' X 20')	28 SPACES
HANDICAP	2 SPACES
TRAILER (11' X 55')	52 SPACES
TRACTOR (12' X 30')	24 SPACES

- ### SITE NOTES:
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GPA INC., DATED 06/03/2023.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, SCDDOT, AND SOUTH CAROLINA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

	PROPERTY LINE
	STANDARD DUTY CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	PARKING COUNT
	6' TALL BLACK VINYL COATED CHAIN LINK FENCE OR 6' ALUMINUM ORNAMENTAL FENCE
	6' TALL CONCRETE AND MASONRY PANEL SCREEN WALL
	6' TALL CHAIN LINK FENCE WITH SHADE CLOTH

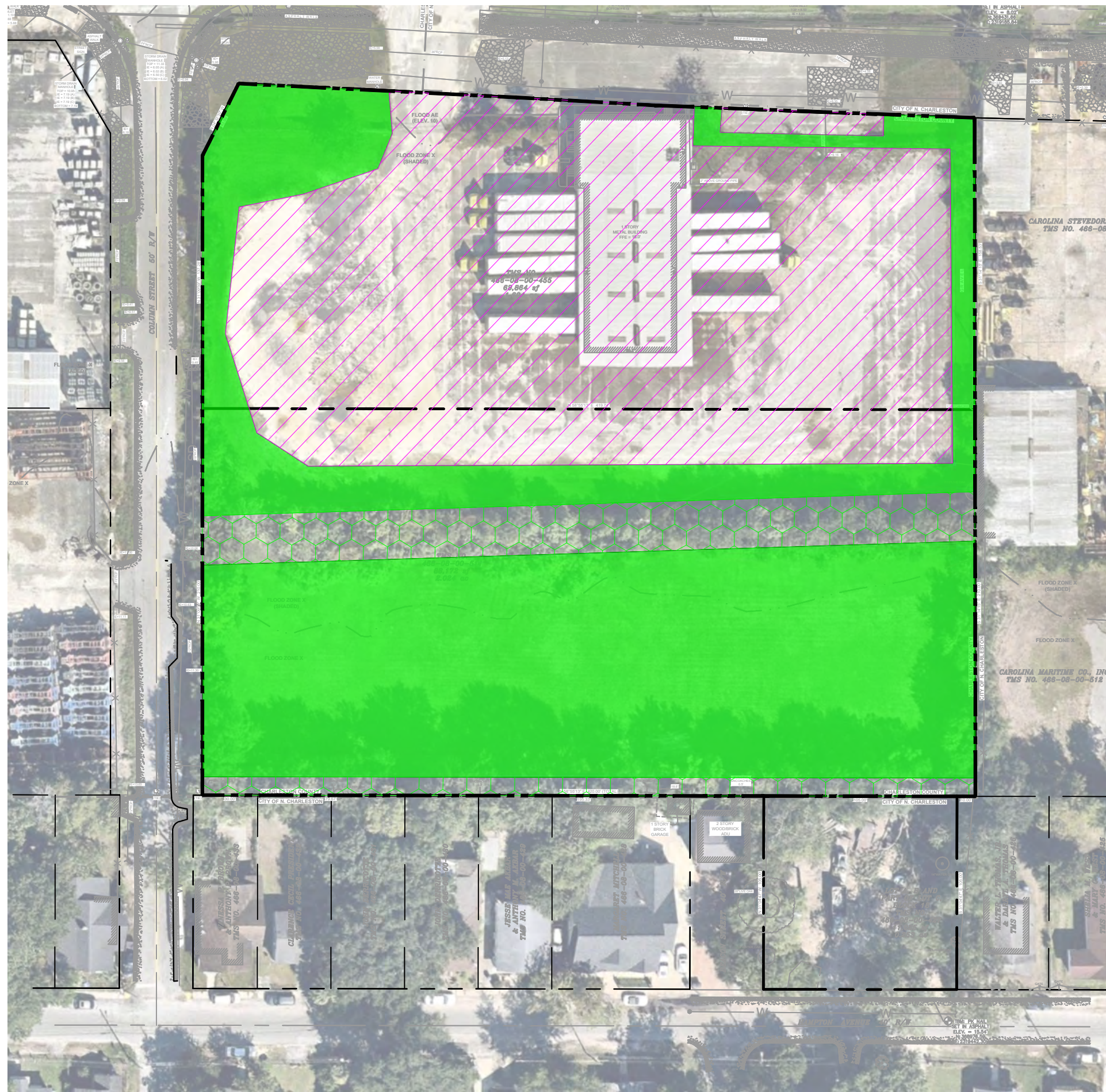
- ### SITE KEYNOTE LEGEND:
- (A) PROPOSED 6' ALUMINUM FENCE. REFERENCE SHEET C6-xx FOR DETAILS
 - (B) PROPOSED KEY CARD ENTRY LOCATION
 - (C) PROPOSED GATE LOCATION
 - (D) PROPOSED ADA PARKING
 - (E) PROPOSED EMPLOYEE PARKING
 - (F) PROPOSED TRAILER PARKING
 - (G) PROPOSED TRACTOR PARKING
 - (H) PROPOSED 6' TALL CHAIN LINK FENCE WITH SHADE CLOTH

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

CITY APPROVAL BOX	
7	NO
6	
5	
4	
3	
2	
1	
	REV/SIONS
	DATE
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 115 FAIRCHILD STREET, SUITE 250 CHARLESTON, SOUTH CAROLINA 29409 PHONE (843) 737-6590 WWW.KIMLEY-HORN.COM	
SCALE: AS SHOWN	CLIENT: CROWN ENTERPRISES, INC.
DRAWN BY: JPM	12225 STEPHENS ROAD WARREN, MI 48089
DESIGNED BY: JPM	
CHECKED BY: MMS	
PROJECT: 1923 STROMBOLI AVENUE	TITLE: SITE PLAN
	DATE: 03/13/2024
	PROJECT NO.: 016102001
	SHEET NUMBER: C2-00

CENTRAL TRANSPORT - STROMBOLI




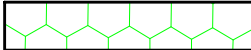


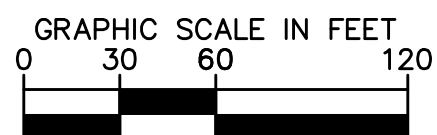
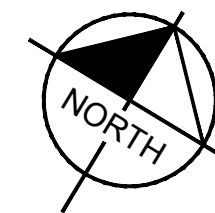
DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	IN (INDUSTRIAL DISTRICT)
PROPOSED ZONING:	IN (INDUSTRIAL DISTRICT)
SITE AREA:	3.62 ACRES
IMPERVIOUS AREA - 2015:	1.61 ACRES (44.35%)
PERVIOUS AREA - 2015:	2.01 ACRES (55.65%)

SITE PLAN LEGEND:

-  PROPERTY LINE
-  IMPERVIOUS AREA
-  PERVIOUS AREA - GRASSED CONDITION
-  PERVIOUS AREA - WOODED CONDITION



2015 - IMPERVIOUS AREA EXHIBIT

KHA PROJECT NO: 016102001

DATE: 3/13/24

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 115 FAIRCHILD STREET, SUITE 250, CHARLESTON, SC 29492
 PHONE: 843-737-6390
 WWW.KIMLEY-HORN.COM


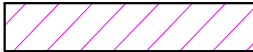
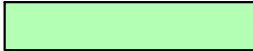
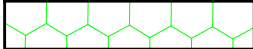
CENTRAL TRANSPORT - STROMBOLI

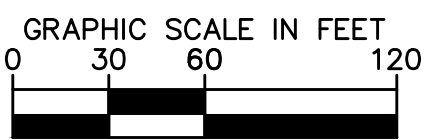
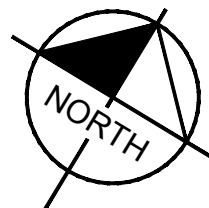
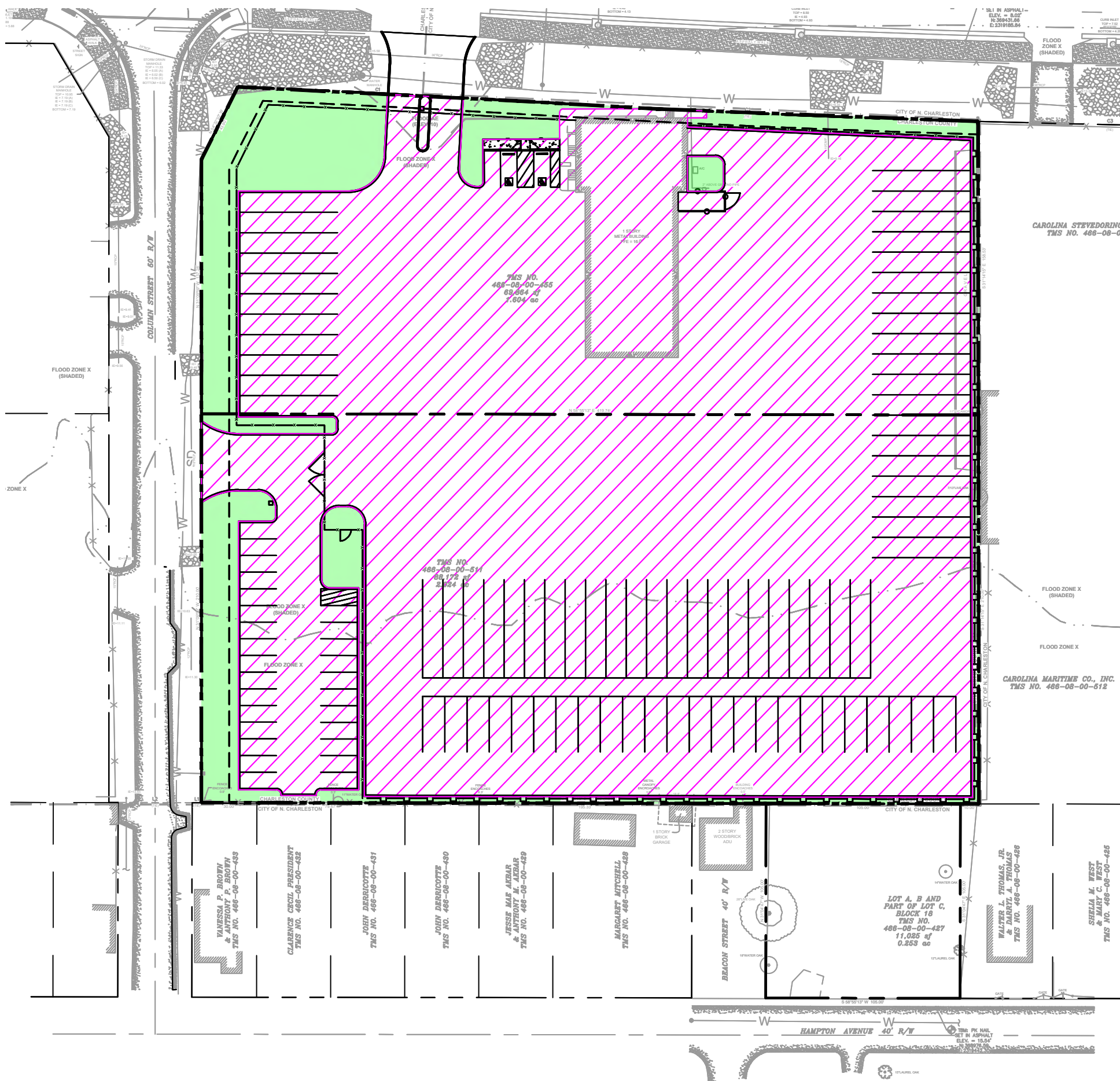
DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	IN (INDUSTRIAL DISTRICT)
PROPOSED ZONING:	IN (INDUSTRIAL DISTRICT)
SITE AREA:	3.62 ACRES
PROPOSED IMPERVIOUS AREA:	3.18 ACRES (87.8%)
PROPOSED PERVIOUS AREA :	0.44 ACRES (12.2%)

SITE PLAN LEGEND:

-  PROPERTY LINE
-  IMPERVIOUS AREA
-  PERVIOUS AREA - GRASSED CONDITION
-  PERVIOUS AREA - WOODED CONDITION



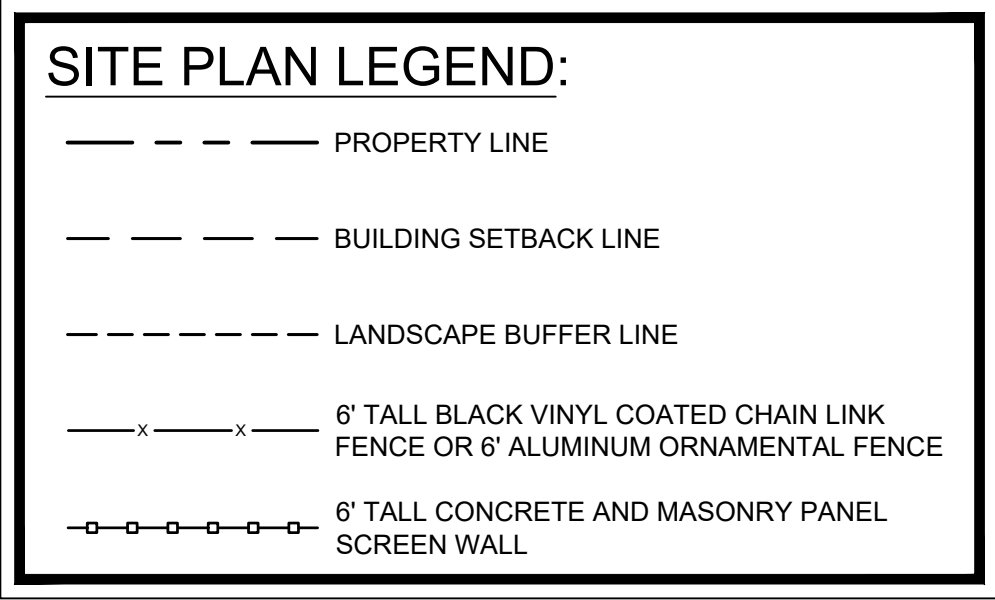
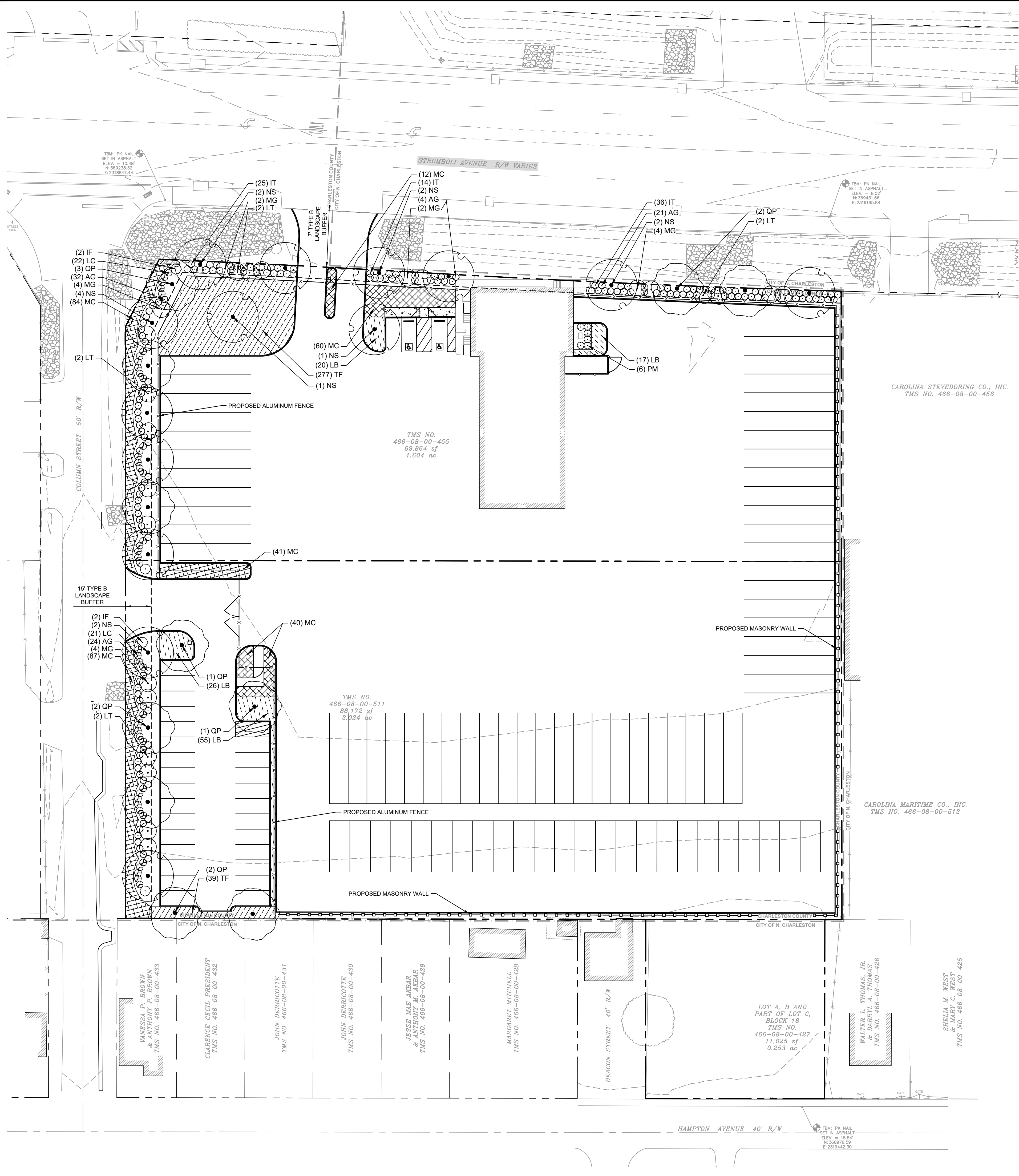
PROPOSED IMPERVIOUS AREA EXHIBIT

KHA PROJECT NO: 016102001
DATE: 3/13/24



© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
115 FAIRCHILD STREET, SUITE 250, CHARLESTON, SC 29492
PHONE: 843-737-6390
WWW.KIMLEY-HORN.COM

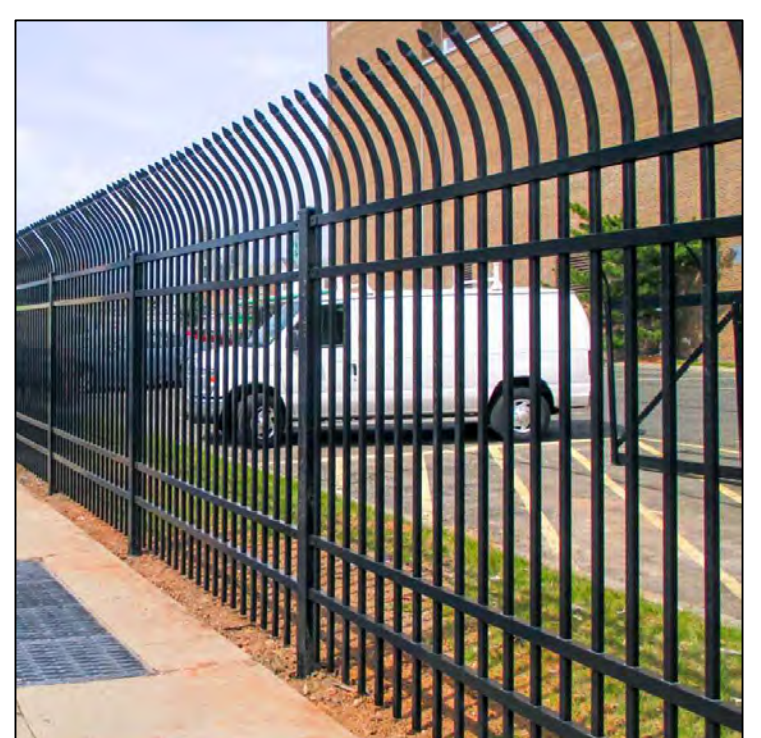
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



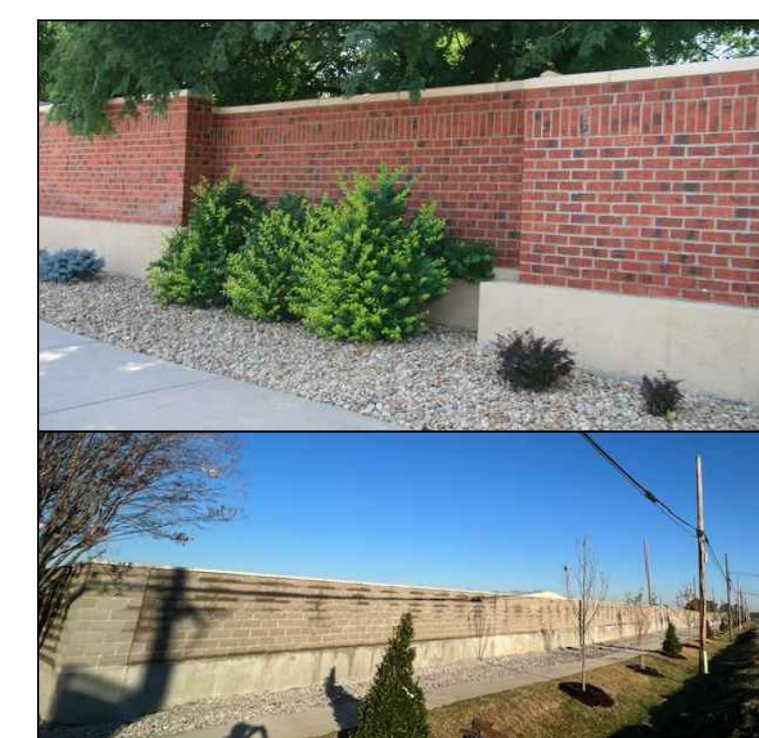
PLANT SCHEDULE

CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	QTY
	NS	WILDFIRE TUPELO	NYSSA SYLVATICA 'WILDFIRE'	4" CAL.	B&B	12" HT. MIN.	14
	QP	WILLOW OAK	QUERCUS PHELLOS	4" CAL.	B&B	12" HT. MIN.	11
UNDERSTORY TREES	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	QTY
	LT	TONTO GRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA X FAURIEI 'TONTO'	2" CAL.	B&B	8" HT. MIN.	8
	MG	LITTLE GEM DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CAL.	B&B	8" HT. MIN.	16
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	QTY
	AG	KALEIDOSCOPE GLOSSY ABELIA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	3 GAL.	POT	18"-24" MIN.	81
	IT	TAYLOR'S RUDOLPH YAUPON HOLLY	ILEX VOMITORIA 'TAYLOR'S RUDOLPH'	3 GAL.	POT	18"-24" MIN.	75
	IF	FLORIDA ANISE	ILICUM FLORIDANUM	3 GAL.	POT	24" FULL	4
	LC	CERISE CHARMI™ FRINGE FLOWER	LOROPETALUM CHINENSE RUBRUM 'KUROBUJIN'	3 GAL.	POT	18"-24" MIN.	43
	PM	MAKI PODOCARPUS	PODOCARPUS MACROPHYLLUS 'MAKI'	3 GAL.	POT	36" FULL	6
GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	SPACING	QTY
	LB	BIG BLUE LILLYTURF	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL.	42" O.C.	42" O.C.	118
	MC	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS	1 GAL.	42" O.C.	42" O.C.	324
	TF	FLORIDA GAMAGRASS	TRIPSACUM FLORIDANUM	1 GAL.	42" O.C.	42" O.C.	316

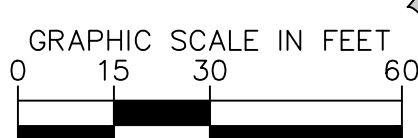
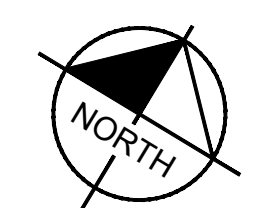
LANDSCAPE REQUIREMENTS & CALCULATIONS						
AREA	CODE REQUIREMENT	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	NOTES	SECTION
LANDSCAPE BUFFER (Stromboli Ave) (Type B)	PER 100 LF: 2 CANOPY TREES 3 UNDERSTORY TREES 25 SHRUBS	360 LF	8 CANOPY TREES 12 UNDERSTORY TREES 100 SHRUBS	8 CANOPY TREES 12 UNDERSTORY TREES 100 SHRUBS	N/A	Section 9.4.4
LANDSCAPE BUFFER (Column St) (Type B)	PER 100 LF: 2 CANOPY TREES 3 UNDERSTORY TREES 25 SHRUBS	348 LF	8 CANOPY TREES 12 UNDERSTORY TREES 100 SHRUBS	8 CANOPY TREES 12 UNDERSTORY TREES 103 SHRUBS	N/A	Section 9.4.4
LANDSCAPE BUFFER (East) (Type B)	PER 100 LF: 2 CANOPY TREES 3 UNDERSTORY TREES 25 SHRUBS	370 LF	8 CANOPY TREES 12 UNDERSTORY TREES 100 SHRUBS		MASONRY WALL TO BE BUILT ALONG PROPERTY LINE	Section 9.4.4
LANDSCAPE BUFFER (South) (Type C)	PER 100 LF: 2 CANOPY TREES 3 UNDERSTORY TREES 30 SHRUBS	420 LF	8 CANOPY TREES 15 UNDERSTORY TREES 150 SHRUBS		MASONRY WALL TO BE BUILT ALONG PROPERTY LINE	Section 9.4.4
SITE DENSITY	40" PER ACRE	3.62 AC	3.62 x 40" = 144.8"	148"	N/A	Section 9.2.4.G.
OPEN SPACE	10% OF SITE	3.62 AC	.36 AC	.13 AC	PREVIOUS GREEN SPACE LOCATED WITHIN THE STREET BUFFER COUNTED TOWARDS TOTAL DUE TO REQUIRED LANDSCAPE IMPROVEMENTS.	Section 9.5.3.A.



6' ALUMINUM FENCE STYLE



CONCRETE AND MASONRY WALL STYLE



CITY APPROVAL BOX

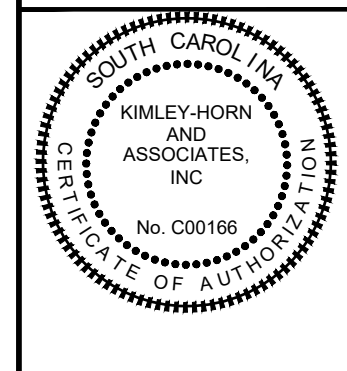
PROJECT:	1923 STROMBOLI AVENUE CHARLESTON COUNTY 1 SOUTH CAROLINA
TITLE:	LANDSCAPE PLAN
DATE:	03/13/2024
PROJECT NO.:	016102001
SHEET NUMBER:	L1-00

SCALE:	AS SHOWN
DRAWN BY:	AJA
DESIGNED BY:	AJA
CHECKED BY:	ATB

CLIENT:	CROWN ENTERPRISES, INC. 12225 STEPHENS ROAD WARREN, MI 48089
---------	--

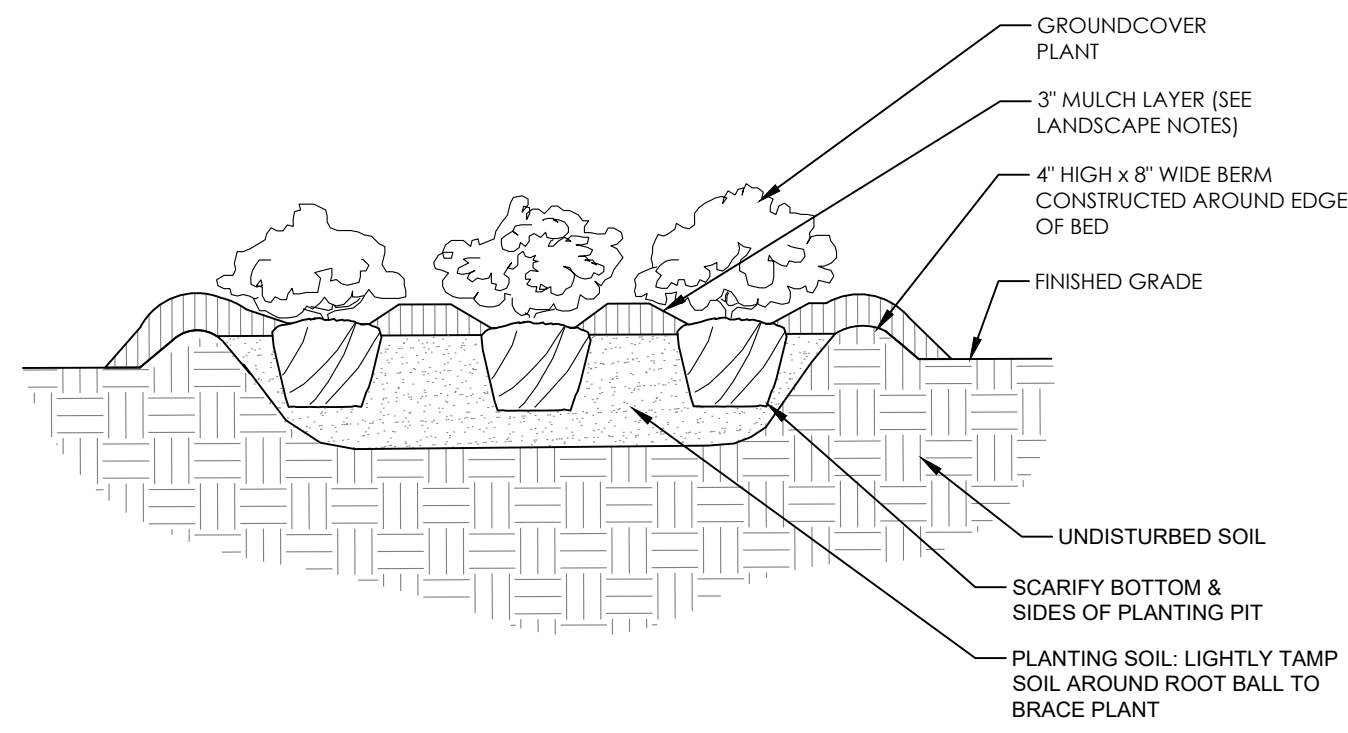
NO.	7	6	5	4	3	2	1
REVISIONS							
DATE							
BY							

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
115 FAIRCHILD STREET, SUITE 250
CHARLESTON, SOUTH CAROLINA 29409
PHONE (843) 737-6590
WWW.KIMLEY-HORN.COM



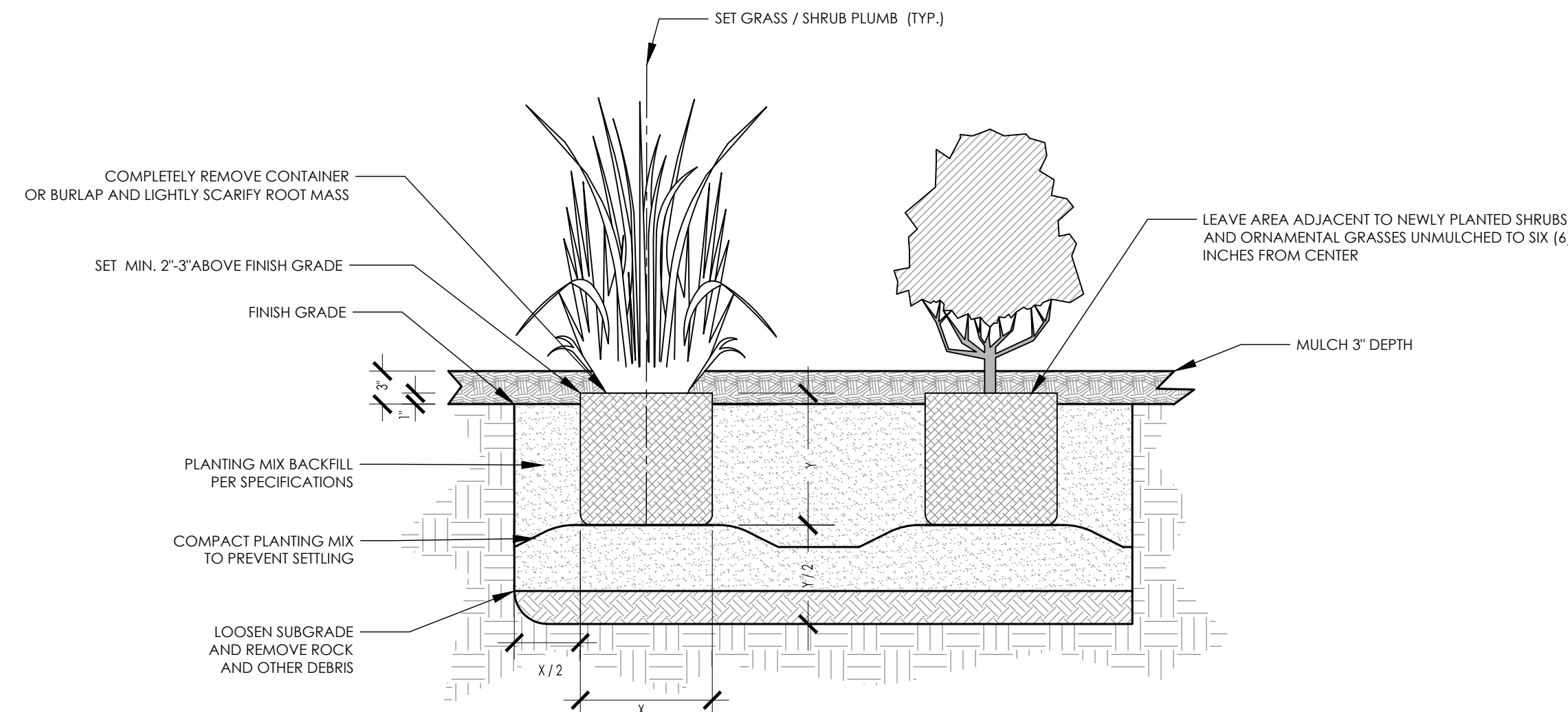
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CITY APPROVAL BOX



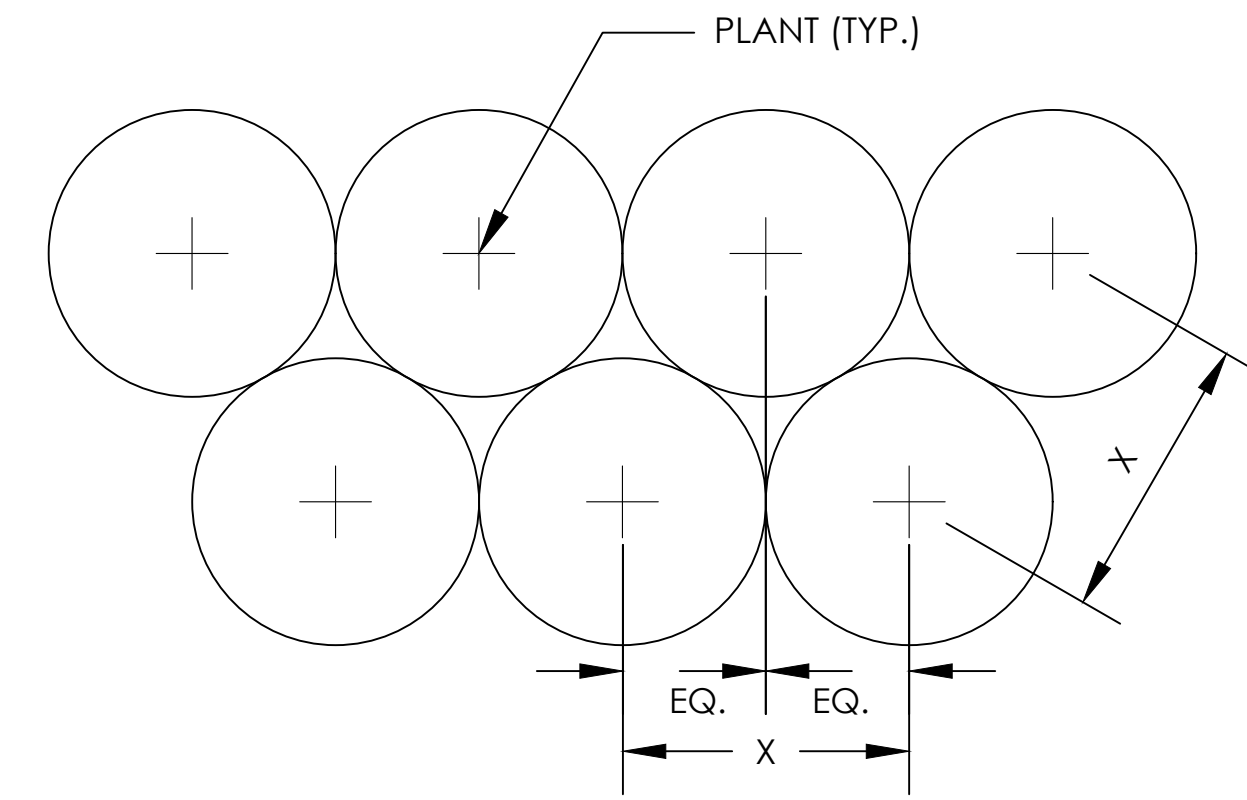
PLANTING NOTES:
1. SPLIT PLANT ROOTS WITH 2-3 EQUALLY-SPACED VERTICAL CUTS.

1 GROUND COVER PLANTING DETAIL
SCALE: NTS SECTION



PLANTING NOTES:
1. ALL PLANT MATERIAL PRICING SHALL INCLUDE MULCH, BED PREPARATION, AND STAKING.
2. ALL PLANTING BEDS SHALL RECEIVE 3" (THREE INCHES) OF NON-DYED HARDWOOD MULCH.
3. PLANT MATERIAL SPACING SHOWN ON LANDSCAPE PLANS SHALL OVERRIDE TYPICAL PLANT SPACING INDICATED ON PLANT SCHEDULE. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING ALL PLANT SPACING AND MAKING MINOR FIELD ADJUSTMENTS DUE TO UTILITY CONFLICTS.
4. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
5. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED BY CERTIFIED TESTING AGENCY.
6. SEE PLAN FOR SPACING.

2 SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL
SCALE: NTS SECTION

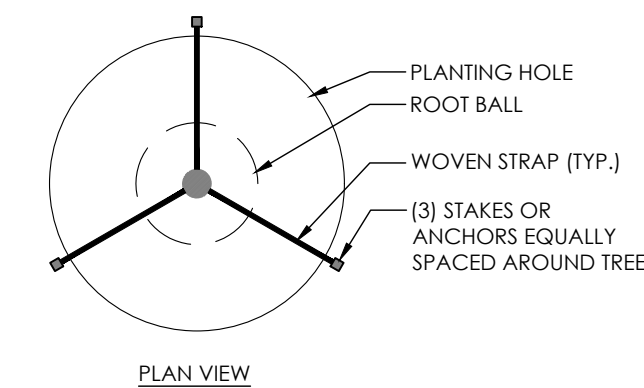
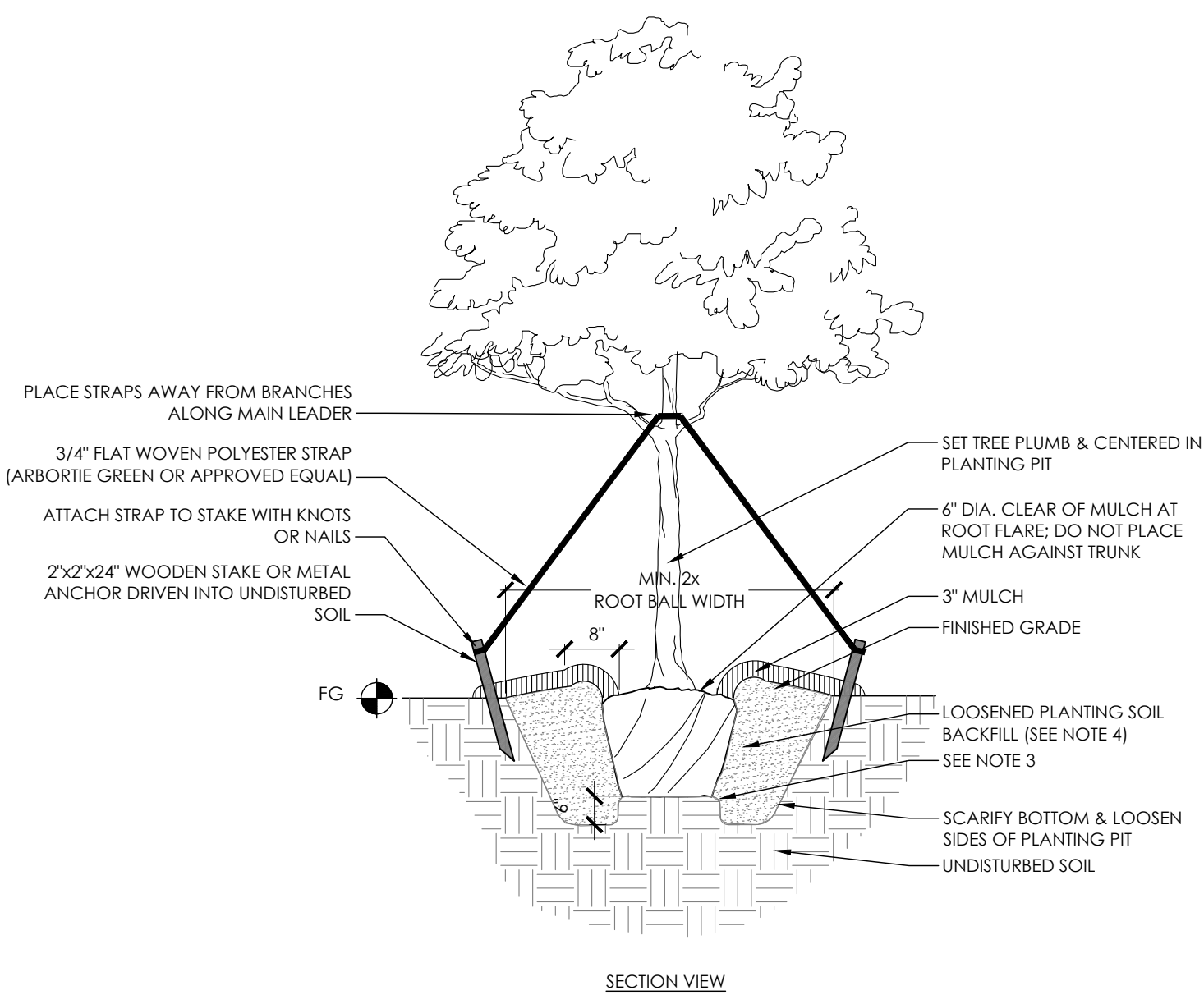


PLANT SPACING NOTES:
1. SEE PLANTING PLAN FOR GROUND COVER PLANTING AREAS.
2. PLANTS SHALL BE INSTALLED IN STRAIGHT AND PARALLEL ROWS UNLESS OTHERWISE SHOWN ON DRAWINGS.
3. SEE PLANT SCHEDULE FOR PLANT SPACING REQUIREMENTS ("X" DIMENSION IN THIS DETAIL).

3 PLANT SPACING DETAIL
SCALE: NTS PLAN

GENERAL LANDSCAPE NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL UTILITY ADJUSTMENTS WITH FINAL FINISH GRADE. ALL UTILITIES SHALL SIT FLUSH WITH FINISH GRADES (BOTH PAVED AND LANDSCAPED SURFACES).
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE LANDSCAPE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO ORDERING AND PLANTING.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
- THE CONTRACTOR SHALL COMPLETELY WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTEE PERIOD.
- THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT A MINIMUM OF ONE (1) WEEK IN ADVANCE TO SCHEDULE STAKING.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH NON-DYED DOUBLE SHREDDED HARDWOOD MULCH AT A DEPTH OF 3" INCHES. ANY EXISTING LANDSCAPE BEDS THAT ARE DISTURBED MUST BE MULCHED TO MATCH EXISTING MULCH FOUND WITHIN LANDSCAPE BED.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

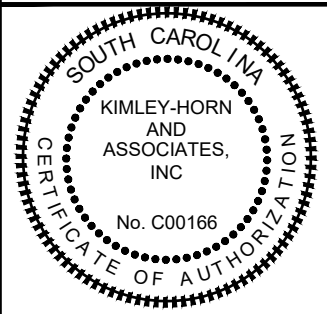


PLANTING NOTES:
1. FOR CONTAINER PLANTS, REMOVE CONTAINER & SCARIFY ROOT MASS PRIOR TO PLANTING.
2. FOR B&B PLANTS, COMPLETELY REMOVE TOP HALF OF WIRE BASKET AND BURLAP MATERIAL; REMOVE ALL TWINE, ROPE AND WIRE FROM ROOT BALL.
3. SET ROOT BALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 2-3" ABOVE FINISHED GRADE. TAMP SOIL FIRMLY AROUND BOTTOM OF ROOT BALL TO SET TREE PLUMB. DIG & TURN PLANTING SOIL TO REDUCE COMPACTION. LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE THE TREE. DO NOT OVER-COMPACT. MIX COMPOST INTO SOIL REPORT. POUR WATER AROUND ROOT BALL TO SETTLE SOIL AND BACKFILL AS REQUIRED TO MEET REQUIRED FINISHED GRADE.
4. A 3" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
5. PRUNE TREES ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.

4 TREE PLANTING DETAIL
SCALE: NTS PLAN/SECTION

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
115 FAIRCHILD STREET, SUITE 250
CHARLESTON, SOUTH CAROLINA 29409
PHONE (843) 737-6590
WWW.KIMLEY-HORN.COM



SCALE:	AS SHOWN
DRAWN BY:	AJA
DESIGNED BY:	AJA
CHECKED BY:	ATB

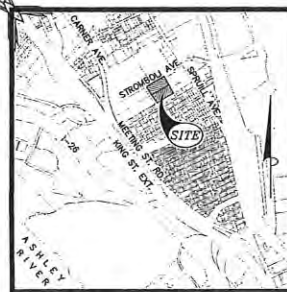
CLIENT:
CROWN ENTERPRISES, INC.
12225 STEPHENS ROAD
WARREN, MI 48089

PROJECT:
1923 STROMBOLI AVENUE
CHARLESTON COUNTY | SOUTH CAROLINA

TITLE:
LANDSCAPE DETAILS

DATE	03/13/2024
PROJECT NO.	016102001
SHEET NUMBER	L2-00





VICINITY MAP (NTS)

REFERENCES:

- 1) PLAT BY GEORGE A.Z. JOHNSON, JR., INC., DATED AUGUST 19, 1987, RECORDED IN PLAT BOOK BP PAGE 023, CHARLESTON COUNTY RMC.
- 2) PLAT BY MCGRADY BROTHERS & CHEVES, DATED NOVEMBER 1917, RECORDED IN PLAT BOOK C PAGE 170, CHARLESTON COUNTY RMC.
- 3) PLAT BY W.H. MATHENY, DATED MARCH 31, 1955, RECORDED IN PLAT BOOK K PAGE 022, CHARLESTON COUNTY RMC.
- 4) PLAT BY W.H. MATHENY, DATED NOVEMBER 20, 1961, RECORDED IN PLAT BOOK O PAGE 103, CHARLESTON COUNTY RMC.
- 5) PLAT BY W.H. MATHENY, DATED NOVEMBER 20, 1964, RECORDED IN PLAT BOOK S PAGE 033, CHARLESTON COUNTY RMC.
- 6) S.C. DEPARTMENT OF TRANSPORTATION PROJECT ID 0037345.

NOTES:

- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
- 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 4) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 6) TMS NOS. 466-08-00-455 & 511.
- 7) TMS NO. 466-08-00-455 & 511 ARE ZONED IN (INDUSTRIAL DISTRICT), CHARLESTON COUNTY. SETBACKS: (SEE CHAPTER 4, ARTICLE 4.23 IN, INDUSTRIAL DISTRICT).
- 8) WATER SERVICE IS PROVIDED BY CHARLESTON WATER SYSTEM AND SEWER SERVICES IS PROVIDED BY NORTH CHARLESTON SEWER DISTRICT.
- 9) THERE ARE NO APPLICABLE OCRM CRITICAL LINE BUFFERS OR SETBACKS ON THIS PROPERTY.
- 10) THERE ARE NO FRESHWATER WETLANDS LOCATED ON THESE PROPERTIES.
- 11) NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONES X, X (SHADED) & AE (ELEV. 10) AS SHOWN FROM FLOOD MAPS, PANEL NUMBERS 45019C 0502K & 45019C 0504K, REVISED JANUARY 29, 2021.

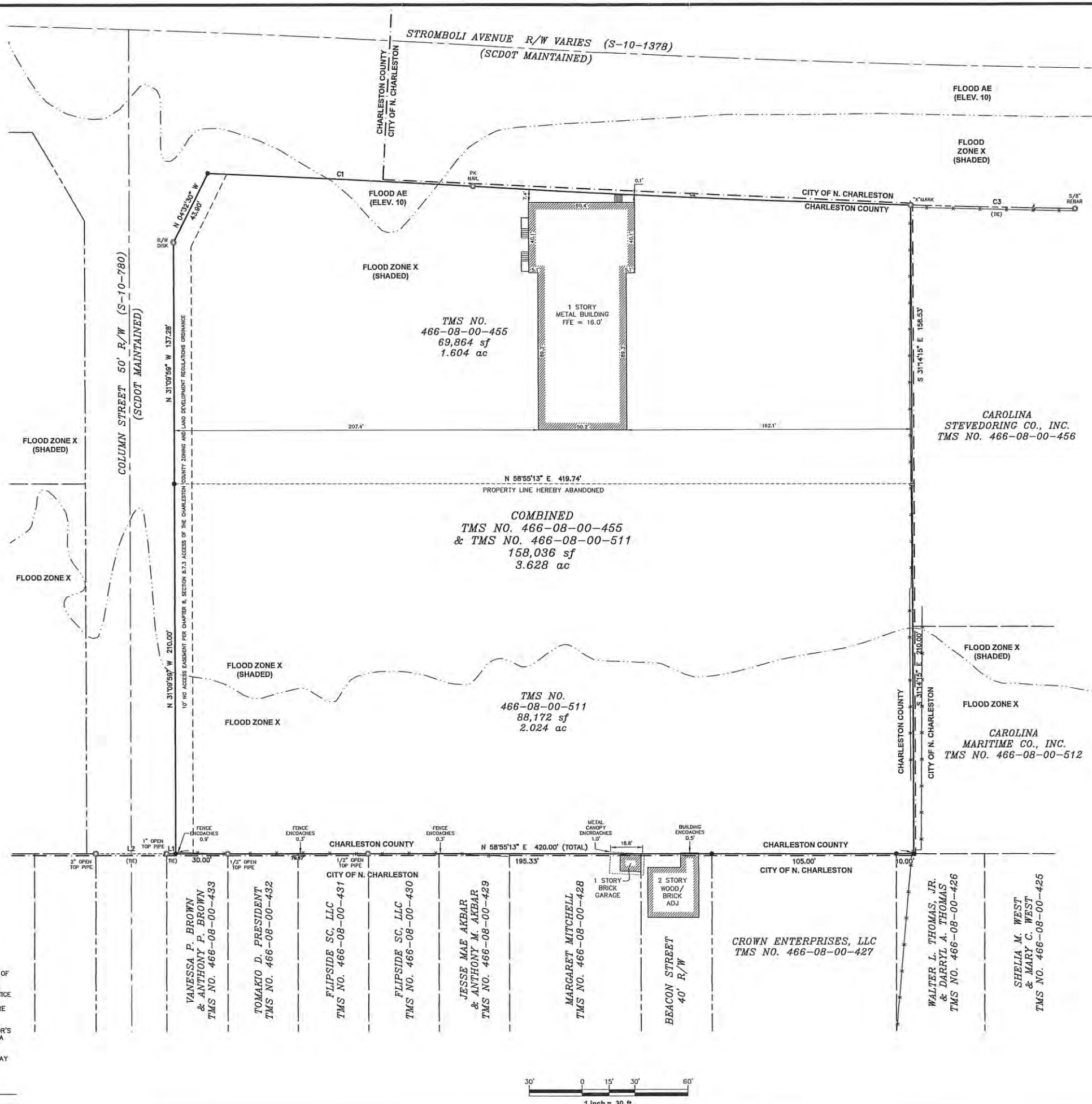


I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND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

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7TH DAY OF NOVEMBER, 2023.

JOHNATHAN F. BURNS, PLS-22742



CURVE LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	151.01'	7820.00'	1'05'33"	75.51'	N 61°42'47" E	151.00'
C2	249.31'	8080.00'	1'46'04"	124.66'	N 61°22'31" E	249.30'
C3	220.16'	8080.00'	1'33'41"	110.10'	N 59°42'38" E	220.17'

LINE	BEARING	DISTANCE
L1	S 58°55'13" W	5.00'
L2	S 58°55'13" W	40.00'

GPA
PROFESSIONAL LAND SURVEYORS
EST. 1987

GPA, INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON SC CORP. OFF.
281 TRELAND DR. STE B
LADSON SC 29458
OFFICE (843) 285-2424

CHARLOTTE NC BRANCH
605 PHILLIP DAVIS DR. STE J
CHARLOTTE NC 28217
OFFICE (704) 335-8600

GREENVILLE SC BRANCH
1200 WOODRUFF RD. STE C-17
GREENVILLE SC 29607
OFFICE (864) 274-0454

"Integrity Without Boundaries"
www.gpaland.com

SCALE
1"=30'

F.L.D. BK. PG.

JOB NO.
235053

DATE
05/17/2023

DRAWN BY
WCM

CHECKED BY
JFB

RMC AND PLANNING USE ONLY

DATE	12/12/2023	TIME	10:10:00 AM
BOOK-NUMBER	23	DATE-TYPE	Large Print
BOOK-DATE	04/62	DATE-TYPE	Large Print

Record Fee: \$25.00
Title Fee: \$25.00
Notary Fee: \$25.00
Drawing Fee: \$25.00
Check

Location: STROMBOLI AVE

RECORDED

APPROVED PLAT

James A. West
Director of Planning
Charleston County Planning Commission

58DU-02576 11-30-23
April Date

SHOWING THE PROPERTY LINE ABANDONMENT
BETWEEN TMS NO. 466-08-00-455
AND TMS NO. 466-08-00-511
OWNED BY CROWN ENTERPRISES, INC.
LOCATED IN AREA OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

PROPERTY LINE ABANDONMENT PLAT

LEGEND

- IRON FOUND (AS DESCRIBED)
- IRON SET (5/8" REBAR)
- ▲ CALCULATED POINT
- FENCE LINE
- - - ADJONER LINE
- - - RIGHT-OF-WAY
- - - CENTER LINE
- - - EASEMENT LINE (AS DESCRIBED)
- - - CITY LIMITS
- - - FLOOD LINE

