

Post & Courier

CHARLESTON COUNTY COUNCIL ZONING PUBLIC HEARING Tuesday, July 18, 2017 at 6:30 PM

Charleston County Council will hold a public hearing on Tuesday, July 18, 2017 at 6:30 pm in County Council Chambers (located on the second floor of Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC 29405) on the following zoning map amendment requests:

ZREZ-04-17-00053: Request to rezone a 0.45-acre portion of property located at 936 Main Road, Johns Island (TMS 250-00-00-009) from the Agricultural/Residential Zoning District (AGR) to the Community Commercial Zoning District (CC) (Property size: 0.45 acre).

ZREZ-04-17-00054: Request to rezone property located at 950 Main Road, Johns Island (TMS 250-00-00-134) from the Industrial Zoning District (I) to the Community Commercial Zoning District (CC) (Property size: 2.47 acres).

ZREZ-04-17-00055: Request to rezone property located at 2729 Bohicket Road, Johns Island (TMS 256-00-00-046) from Planned Development Zoning District (PD-72, Rashford Property) to Planned Development Zoning District (PD-158, Frattone Property) to expand the list of allowed uses to those similar to the Rural Commercial Zoning District (Property size: 2.0 acres).

More information may be obtained on-line at the Charleston County Web Site (www.charlestoncounty.org) or by contacting the Charleston County Planning Department at (843) 202-7200. This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Beverly T. Craven
Clerk of Council

Zoning Map
Amendment Request
ZREZ-04-17-00055

Fratton Property Planned Development (PD-158): Case History

Public Hearing: July 18, 2017
Planning/Public Works Committee: September 21, 2017
First Reading: September 26, 2017
Second Reading: October 10, 2017
Third Reading: October 24, 2017

CASE INFORMATION

Location: 2729 Bohicket Road (Johns Island Area)

Parcel Identification: 256-00-00-046

Council District: 8

Property Size: 2.0 acres

Application: Request to rezone from Planned Development (PD-72, Rashford Property) Zoning District to Planned Development (PD-158, Fratton Property) Zoning District to expand the list of allowed uses to those consistent with the Rural Commercial zoning district.

Zoning History:

In April 1997, an application was submitted to rezone the subject property from Agricultural General (AG) Zoning District to Community Shopping (CC) Zoning District. This application was withdrawn after the Planning Commission meeting.

In January 1999, County Council approved a request to rezone the subject property from Agricultural General (AG) Zoning District to Planned Development (PD-72, Rashford Property) Zoning District to allow for a convenience/general store with fuel service islands and accessory eating area and store manager's office (no on-premise consumption of alcohol was permitted). When PD-72 was approved, the site contained an existing legal non-conforming gas station and general store. PD-72 allowed for the expansion of the convenience store; however, the store was never expanded and eventually closed.

In December 2016, an application was made to request to rezone the property from PD-72 to PD-158 to expand the allowable uses to those consistent with the Rural Commercial zoning district. County Council disapproved this request on April 6, 2017. When casting their vote of disapproval, they also voted to waive the one-year time limit for application resubmittal. County Council encouraged the applicant to work with citizens in opposition to the request to narrow the list of allowed land uses.

The applicant submitted revised PD guidelines on April 28, 2017, and an overview of the requested PD guidelines is provided below. In revising the requested PD guidelines, the applicant has added Local Contractors and Landscaping and Horticultural Services to the list of allowable land uses and disallowed the following land uses: Special Events; Banks; Restaurants; Drug Stores or Pharmacies; Electronics, Appliance, or Related Products Stores; Automated Bank/Teller Machines; and Microbreweries. The applicant also added sign requirements, limiting the development to one sign along Bohicket Road and directional signage only along Partnership Lane. Sign illumination requirements were also included, and internal illumination is prohibited.

Adjacent Zoning: Adjacent properties are zoned Agricultural/Residential (AGR) or Agricultural Preservation (AG-8) and contain residential uses.

Overview of Requested PD Guidelines:

The applicant is requesting to rezone from Planned Development (PD-72, Rashford Property) Zoning

District to Planned Development (PD-158, Frattone Property) Zoning District to expand the list of allowed uses to those consistent with the Rural Commercial zoning district. Specifically, PD-158 requests the following:

- The allowed land uses are similar to those allowed in the Rural Commercial Zoning District, including convenience stores, banks, financial services, offices, consumer goods rental service, consumer repair service, hardware store, garden supplies center, food sales, liquor, beer, or wine sales, clothing and related products store, printing services, florist, furniture store, postal/mailing service, gasoline service station, drycleaner and dry-cleaning services, personal improvement services, building/dwelling services, furniture manufacturing, wood products manufacturing, local contractors, and landscaping and horticultural services. The majority of the allowed uses are subject to conditions, which in many cases limit the size or impact of the use. Liquor, beer, or wine sales is only allowed by Special Exception. Residential land uses are not allowed.
- The proposed curb cuts are located on Bohicket Road (SCDOT-maintained) and Partnership Lane (private road). If Partnership Lane is used as access, the PD requires that it be improved to a County standard determined by the Charleston County Public Works Director based on the proposed use.
- The setbacks are consistent with the Rural Commercial (CR) Zoning District; however, they have increased the rear setback from 25 feet to 30 feet for consistency with the adjacent Agricultural/Residential (AGR) Zoning District.
- The maximum building cover is 40% of the lot (34,500 square feet) with a maximum of two buildings.
- Compliance with landscaping and buffer requirements of ZLDR Chapter 9.
- Compliance with architectural guidelines of ZLDR Chapter 9; however, flexibility regarding building orientation has been included to allow the buildings to be located away from the front corner of the property.
- Signage is limited to one free standing monument style sign along Bohicket Road and directional signage along Partnership Lane. Internal illumination is prohibited. Wall signs and any other signs must comply with ZLDR Article 9.11.
- Parking and tree protection in compliance with ZLDR Chapter 9; however, flexibility regarding the parking design has been included to allow parking to be located in front of the buildings.

Municipalities Notified/Response: The City of Charleston, Town of Seabrook Island, and Town of Kiawah Island were notified of the request and have not responded.

Public Input: Two petitions in opposition have been submitted and are included in this packet. Over 500 signatures are included, between both petitions. Letters/emails received in opposition have also been included.

STAFF RECOMMENDATION

According to Section §4.23.9 E (9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

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

Staff response: The proposed Planned Development Zoning District complies with the standards contained in ZLDR Article 4.23.

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

Staff response: A gas station and convenience store were established on the subject property prior to the enactment of zoning regulations by Charleston County. Therefore, these uses were considered legal non-conforming until the property was rezoned from the Agricultural General (AG) Zoning District to the PD Zoning District (PD-72) in January 1999. PD-72, which was approved prior to the adoption of the County's *Comprehensive Plan* in 1999, allows the gas station and convenience store as by-right uses, permits the convenience store to be expanded, and allows very limited accessory uses. The gas station and convenience store are no longer in business. When the County adopted the *Comprehensive Plan* in April 1999, the subject property was

assigned a future land use designation of Rural Agricultural, while surrounding properties were assigned a future land use designation of Agricultural Residential. The uses allowed by PD-72 (gas station and convenience store) are not consistent with this future land use recommendation. During the Ten-Year Update of the Plan in 2008, all properties in the PD Zoning District, including the subject property, were assigned a future land use designation of Planned Development. The requested PD guidelines allow the convenience store/gas station and a variety of other commercial uses that are not compatible with the surrounding residential and agricultural uses. Therefore, the request is not consistent with the *Comprehensive Plan*.

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

Staff response: The applicant has provided letters of coordination to demonstrate that the County and other agencies will be able to provide necessary public services, facilities, and programs to serve the proposed development.

Staff recommends disapproval. If the Planning Commission decides to recommend approval, staff suggests the following conditions of approval:

1. Page 5, Section IV. Selected Land Uses: Revise to only allow a convenience store, administrative or business office, and professional office.
2. Page 9, Section G. Signs: Revise the last sentence in the first paragraph to read, "The following requirements apply to all sign illumination."

PLANNING COMMISSION MEETING: JUNE 12, 2017

Recommendation: Approval with the following conditions (vote: 8 to 0)

1. Page 5, Section IV. Selected Land Uses: Revise to only allow a convenience store, administrative or business office, and professional office.
2. Page 9, Section G. Signs: Revise the last sentence in the first paragraph to read, "The following requirements apply to all sign illumination."

Speakers: One person spoke in support of the application, and no one spoke in opposition.

Notifications:

A total of 224 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on May 26, 2017. Additionally, this request was noticed in the *Post & Courier* on May 26, 2017.

PUBLIC HEARING: JULY 18, 2017

Speakers: Three people spoke in opposition of the application, and one person spoke in support.

Notifications:

A total of 224 notification letters were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on June 30, 2017. Additionally, this request was noticed in the *Post & Courier* and a sign was posted on the property on June 30, 2017.

PLANNING AND PUBLIC WORKS COMMITTEE: AUGUST 17, 2017

At the request of the applicant, the application was deferred to the September 21, 2017 Planning and Public Works Committee meeting.

A map of Charleston County, South Carolina, showing various zoning districts. A red pin is placed in the central part of the county, near the Charleston Harbor. The text is overlaid on the map.

Charleston County Zoning Map Amendment Request

Public Hearing – July 18, 2017

Planning & Public Works Committee – September 21, 2017

Case ZREZ-04-17-00055

- Johns Island: 2729 Bohicket Road
- Parcel I.D.: 256-00-00-046
- Request to rezone from Planned Development (PD-72, Rashford Property) Zoning District to Planned Development (PD-158, Frattone Property) Zoning District to expand the list of allowed uses to those consistent with the Rural Commercial zoning district.
- Applicant: SeamonWhiteside+Associates, Inc
501 Wando Park Blvd, Ste. 200
Mount Pleasant, SC 29464
- Owner: Paul and Sandra Frattone Family Trust
3 Hillside Drive
Las Flores, CA 92688
- Property Size: 2.0 acres
- Council District: 8

Zoning History

- April 1997: An application was submitted to rezone from Agricultural General (AG) Zoning District to Community Shopping (CC) Zoning District.
 - This application was withdrawn after the Planning Commission meeting.
- January 1999: County Council approved a request to rezone the property from Agricultural General (AG) Zoning District to Planned Development (PD-72, Rashford Property) Zoning District.
 - PD-72 allows for a convenience/general store with fuel service islands and accessory eating area and store manager's office (no on-premise consumption of alcohol was permitted).
 - When PD-72 was approved, the site contained an existing legal non-conforming gas station and general store. PD-72 allowed for the expansion of the convenience store; however, the store was never expanded and eventually closed.

Zoning History

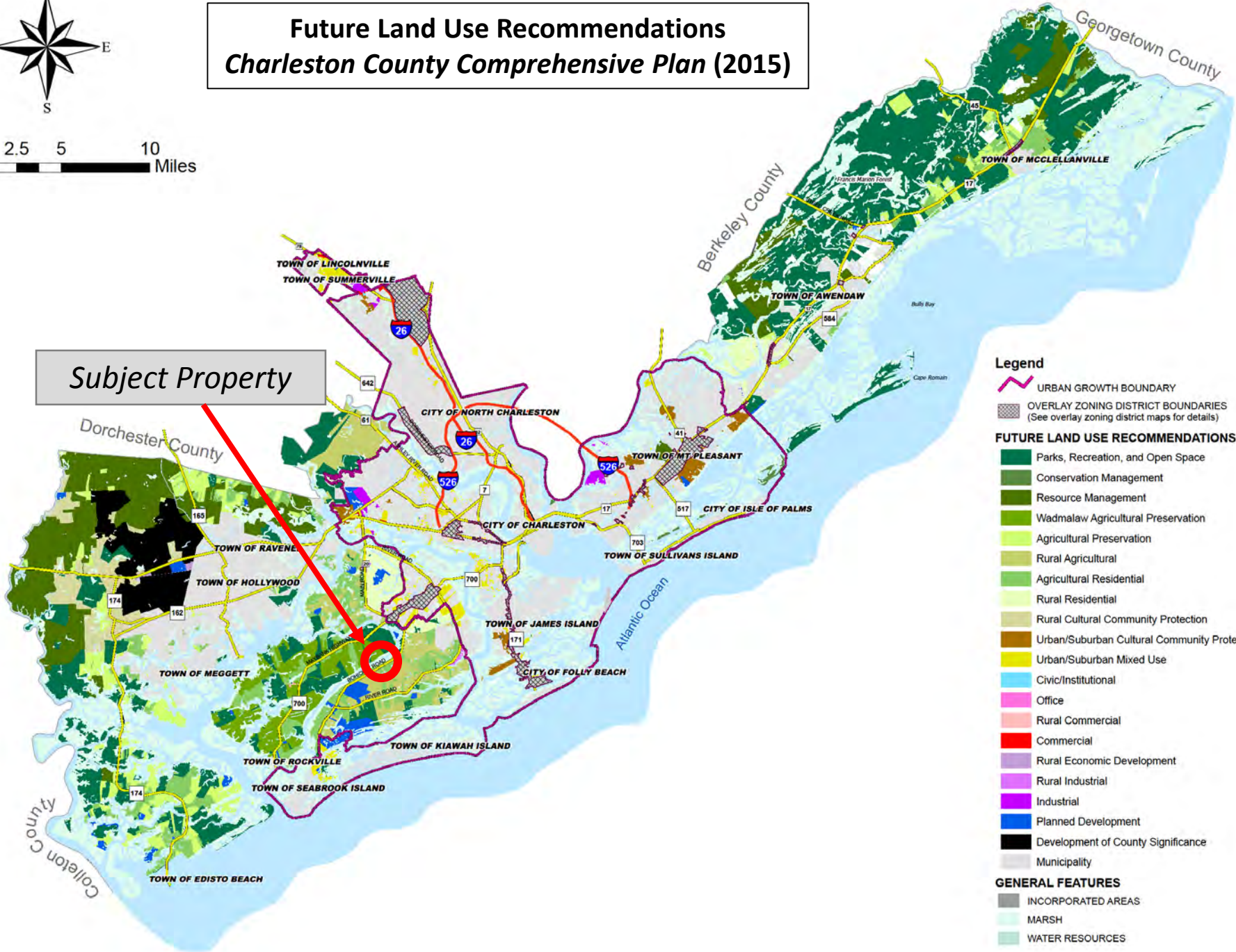
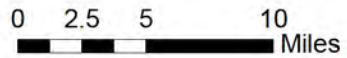
- December 2016: An application was made to request to rezone the property from PD-72 to PD-158 to expand the allowable uses to those consistent with the Rural Commercial zoning district.
 - Staff recommended disapproval.
 - Planning Commission recommended approval with conditions.
- April 6, 2017: County Council disapproved this request and also voted to waive the one-year time limit for application resubmittal.
 - County Council encouraged the applicant to work with citizens in opposition to the request to narrow the list of allowed land uses.

Zoning History

- April 28, 2017: The applicant submitted revised PD guidelines, which included the following changes:
 - Added Local Contractors and Landscaping and Horticultural Services to the list of allowable land uses
 - Removed the following land uses: Special Events; Banks; Restaurants; Drug Stores or Pharmacies; Electronics, Appliance, or Related Products Stores; Automated Bank/Teller Machines; and Microbreweries
 - Added sign requirements, limiting the development to one sign along Bohicket Road and directional signage only along Partnership Lane. Sign illumination requirements were also included, and internal illumination is prohibited.



Future Land Use Recommendations Charleston County Comprehensive Plan (2015)



Subject Property

Legend

- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES (See overlay zoning district maps for details)

FUTURE LAND USE RECOMMENDATIONS

- Parks, Recreation, and Open Space
- Conservation Management
- Resource Management
- Wadmalaw Agricultural Preservation
- Agricultural Preservation
- Rural Agricultural
- Agricultural Residential
- Rural Residential
- Rural Cultural Community Protection
- Urban/Suburban Cultural Community Protection
- Urban/Suburban Mixed Use
- Civic/Institutional
- Office
- Rural Commercial
- Commercial
- Rural Economic Development
- Rural Industrial
- Industrial
- Planned Development
- Development of County Significance
- Municipality

GENERAL FEATURES

- INCORPORATED AREAS
- MARSH
- WATER RESOURCES

Future Land Use Recommendations: Johns Island Area
Charleston County Comprehensive Plan (2015)



BOHICKEY RD

WOODBURN LN

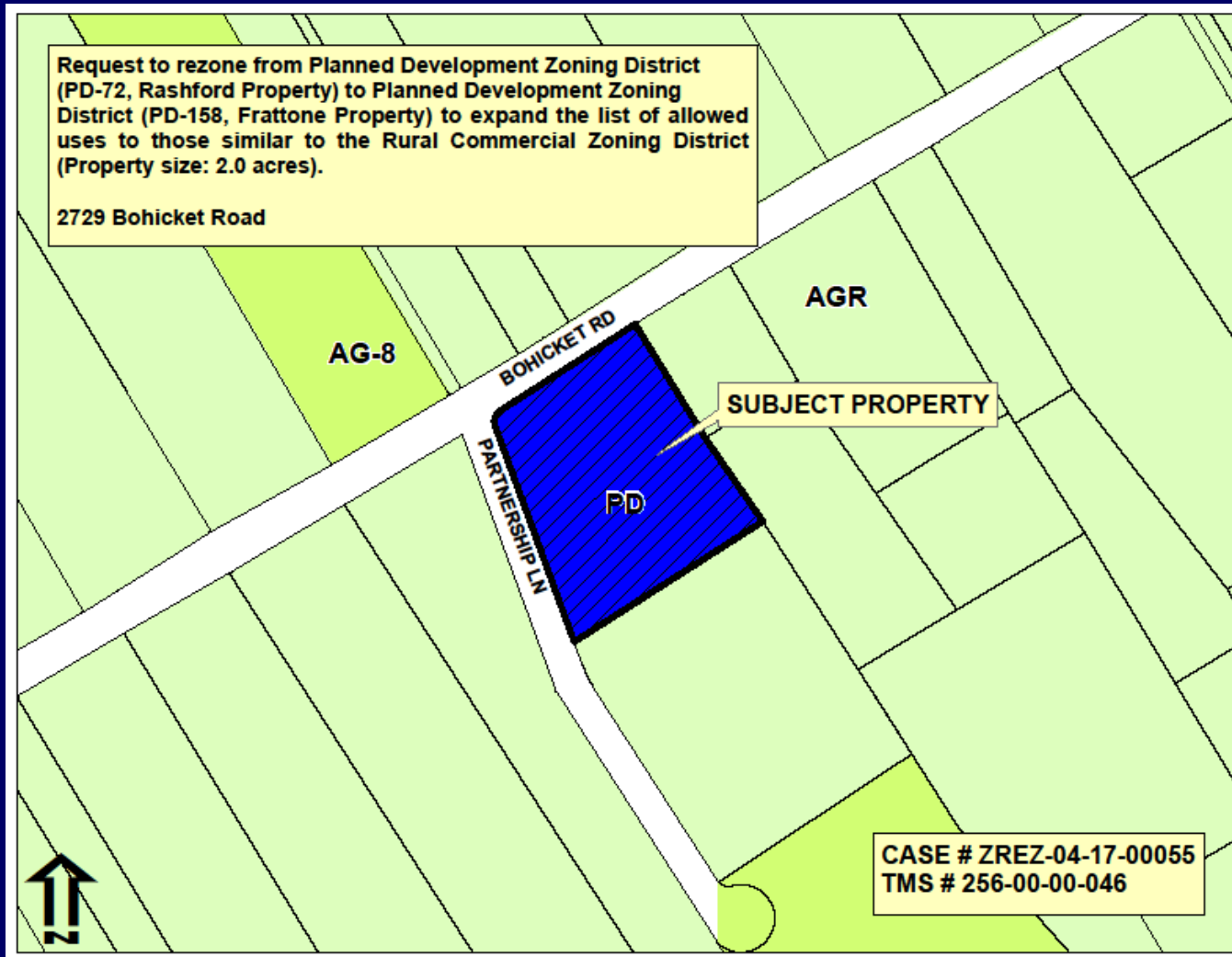
Subject Property

Legend

-  Rural Agricultural
-  Agricultural Residential
-  Planned Development



Area Description



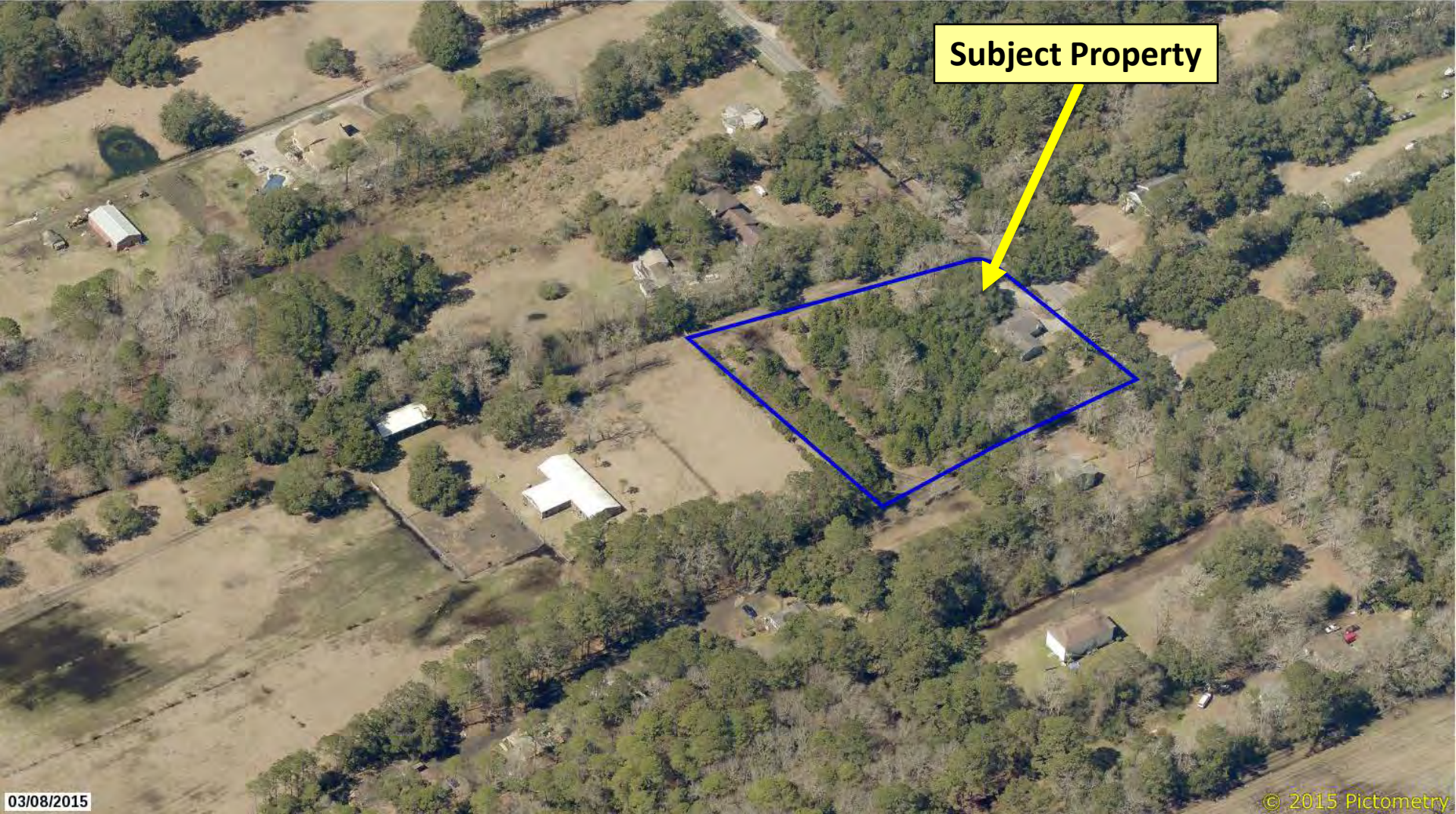
The subject property is zoned PD-72, which allows for a convenience store/gas station and accessory uses. Currently, the property contains a vacant gas station/general store. Adjacent properties are zoned Agricultural/Residential (AGR) or Agricultural Preservation (AG-8) and contain residential uses.

Subject Parcel to the North



Subject Property

Subject Parcel to the West



Subject Property

Photos



1 – Subject Property

2 – Subject Property



Photos



3 – Adjacent Property

4 – Adjacent Property



Photos



5 – Adjacent Property

6 – Partnership Lane



7 – Bohicket Road



ZREZ-04-17-00055 Requested PD Guidelines

- The allowed land uses are similar to those allowed in the Rural Commercial Zoning District, including convenience stores, banks, financial services, offices, consumer goods rental service, consumer repair service, hardware store, garden supplies center, food sales, liquor, beer, or wine sales, clothing and related products store, printing services, florist, furniture store, postal/mailing service, gasoline service station, drycleaner and dry-cleaning services, personal improvement services, building/dwelling services, furniture manufacturing, wood products manufacturing, local contractors, and landscaping and horticultural services.
 - The majority of the allowed uses are subject to conditions, which in many cases limit the size or impact of the use.
 - Liquor, beer, or wine sales is only allowed by Special Exception.
 - Residential land uses are not allowed.

ZREZ-04-17-00055 Requested PD Guidelines (cont'd)

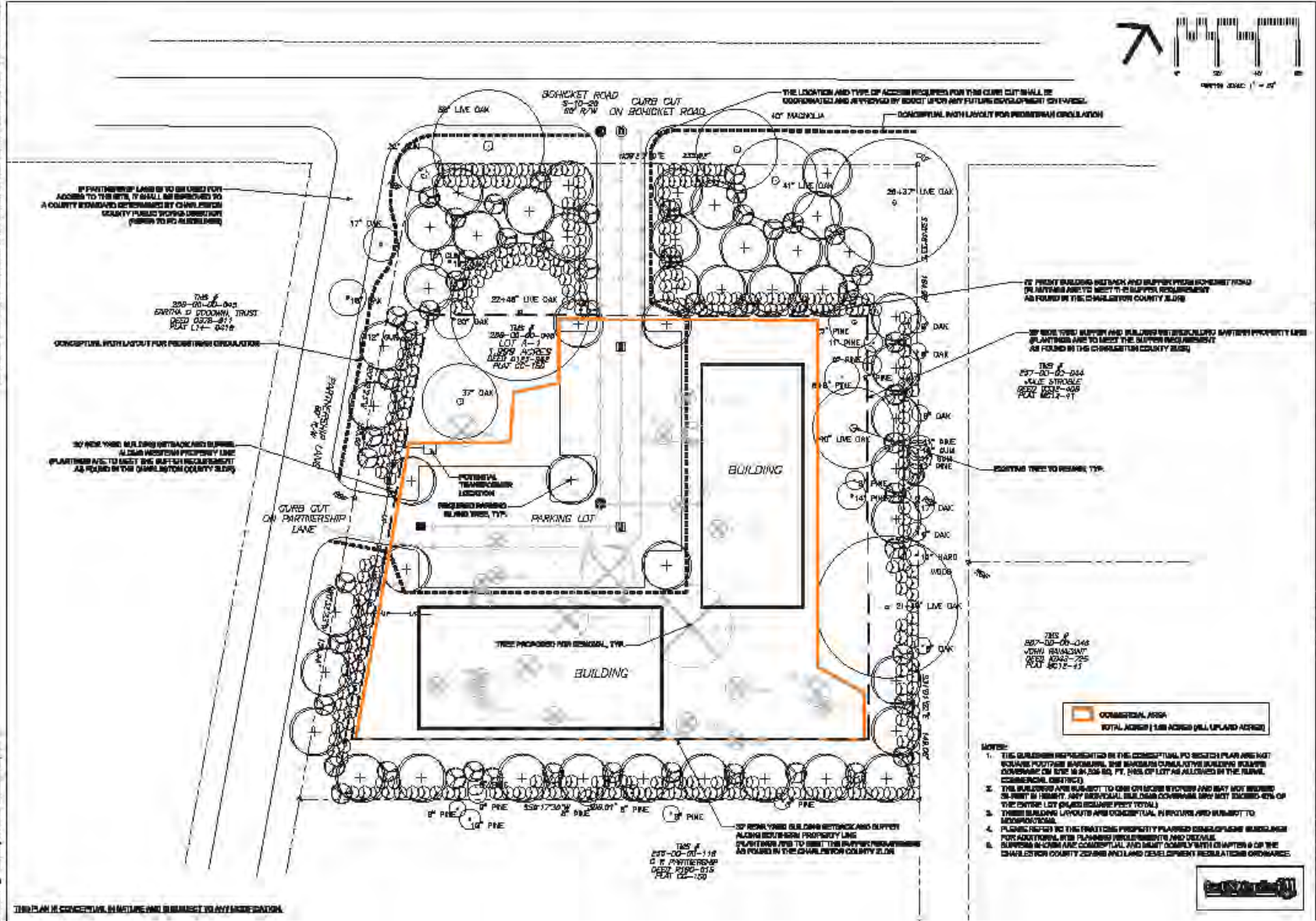
- The proposed curb cuts are located on Bohicket Road (SCDOT-maintained) and Partnership Lane (private road). If Partnership Lane is used as access, the PD requires that it be improved to a County standard determined by the Charleston County Public Works Director based on the proposed use.
- The setbacks are consistent with the Rural Commercial (CR) Zoning District.
 - Increased rear setback from 25 feet to 30 feet for consistency with the adjacent Agricultural/Residential (AGR) Zoning District.
- The maximum building cover is 40% of the lot (34,500 square feet) with a maximum of two buildings.

ZREZ-04-17-00055 Requested PD Guidelines (cont'd)

- Compliance with landscaping and buffer requirements of ZLDR Chapter 9.
- Compliance with architectural guidelines of ZLDR Chapter 9; however, flexibility regarding building orientation has been included to allow the buildings to be located away from the front corner of the property.
- Signage is limited to one free standing monument style sign along Bohicket Road and directional signage along Partnership Lane. Internal illumination is prohibited. Wall signs and any other signs must comply with ZLDR Article 9.11.
- Parking and tree protection in compliance with ZLDR Chapter 9; however, flexibility regarding the parking design has been included to allow parking to be located in front of the buildings.

Proposed Sketch Plan

THIS DRAWING SHALL NOT BE CONSIDERED BY ANY JURISDICTION AS LEGAL OR USED FOR ANY PURPOSES UNLESS SPECIFIC NOTED OTHERWISE.



SWES ENGINEERING & SURVEYING
 1775 Highway 90, Suite 110
 Charleston, SC 29405
 Phone: 703-72-2416
 Fax: 703-72-2417
 www.swes-engineering.com



**THE PRATONE PROPERTY
 PD SKETCH PLAN**
 CHARLESTON COUNTY
 278 BOCHICKET ROAD / 1.86 ACRES, AC 2009

**NOT FOR
 CONSTRUCTION**

DESIGN BY: JDC
 CHECKED BY: JDC
 PROJECT NO: 2018
 DATE: 8/1/2018

NO.	DATE	DESCRIPTION
1	8/1/2018	CONCEPTUAL PD SKETCH PLAN

**CONCEPTUAL
 PD SKETCH
 PLAN**
L-1.0

COMMERCIAL AREA
 TOTAL ACRES 1.86 ACRES (ALL UPLAND ACRES)

- NOTES:**
1. THE BUILDINGS REPRESENTED IN THE CONCEPTUAL PD SKETCH PLAN ARE NOT TO BE CONSIDERED AS PERMITTED. THE BUILDING CHIMNEY/BUILDING HEIGHTS CORRESPONDING TO THE 10' MINIMUM 10' FT. PER OF LOT AS ALLOWED BY THE PLUMBING COMMERCIAL DISTRICT.
 2. THE BUILDINGS ARE SUBJECT TO ONE OR MORE SETBACKS AND MAY NOT BE BUILT AS PERMITTED BY ANY APPLICABLE ZONING ORDINANCE (BUT NOT EXCEED 45% OF THE ENTIRE LOT (GROSS SQUARE FOOT TOTAL)).
 3. THESE BUILDING LAYOUTS AND CONCEPTUAL PLANS ARE SUBJECT TO APPROVAL.
 4. PLANS REFER TO THE PRATONE PROPERTY PLANNED DEVELOPMENT SUBMITTAL FOR ADDITIONAL SITE PLANNING PRELIMINARIES AND DETAILS.
- BUILDING IN-CHARGE CONCEPTUAL AND MEET COMPLY WITH CHAPTER 9 OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.



DRAWN BY: JDC, CHECKED BY: JDC, DATE: 8/1/2018

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO APPROVED DESIGN.

Architectural Examples



EXISTING CONDITIONS ON SITE - ABANDONED BUILDING, OVERGROWN VEGETATION, ETC.



ARCHITECTURAL INSPIRATIONS



ARCHITECTURAL INSPIRATIONS



Charleston County SC
FUTURE LAND USE ZONING

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

**Charleston County SC
SOUTH CAROLINA**

Author: Charleston County SC
Date: 8-4-2016



ARCHITECTURAL INSPIRATIONS

Approval Criteria and Staff Recommendation

According to Section §4.23.9 E (9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

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

Staff response: The proposed Planned Development Zoning District complies with the standards contained in ZLDR Article 4.23.

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

Staff response: A gas station and convenience store were established on the subject property prior to the enactment of zoning regulations by Charleston County. Therefore, these uses were considered legal non-conforming until the property was rezoned from the Agricultural General (AG) Zoning District to the PD Zoning District (PD-72) in January 1999. PD-72, which was approved prior to the adoption of the County's Comprehensive Plan in 1999, allows the gas station and convenience store as by-right uses, permits the convenience store to be expanded, and allows very limited accessory uses. The gas station and convenience store are no longer in business. When the County adopted the Comprehensive Plan in April 1999, the subject property was assigned a future land use designation of Rural Agricultural, while surrounding properties were assigned a future land use designation of Agricultural Residential. The uses allowed by PD-72 (gas station and convenience store) are not consistent with this future land use recommendation. During the Ten-Year Update of the Plan in 2008, all properties in the PD Zoning District, including the subject property, were assigned a future land use designation of Planned Development. The requested PD guidelines allow the convenience store/gas station and a variety of other commercial uses that are not compatible with the surrounding residential and agricultural uses. Therefore, the request is not consistent with the Comprehensive Plan.

Approval Criteria and Staff Recommendation

According to Section §4.23.9 E (9) of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for PD Development Plans may be approved only if County Council determines that the following criteria are met:

- C. **The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.**
Staff response: The applicant has provided letters of coordination to demonstrate that the County and other agencies will be able to provide necessary public services, facilities, and programs to serve the proposed development.

STAFF RECOMMENDATION:

Disapproval

PLANNING COMMISSION RECOMMENDATION:

Approval with Conditions (vote: 8-0)

Recommended conditions of approval:

1. Page 5, Section IV. Selected Land Uses: Revise to only allow a convenience store, administrative or business office, and professional office.
2. Page 9, Section G. Signs: Revise the last sentence in the first paragraph to read, “The following requirements apply to all sign illumination.”

Notifications

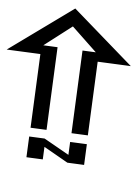
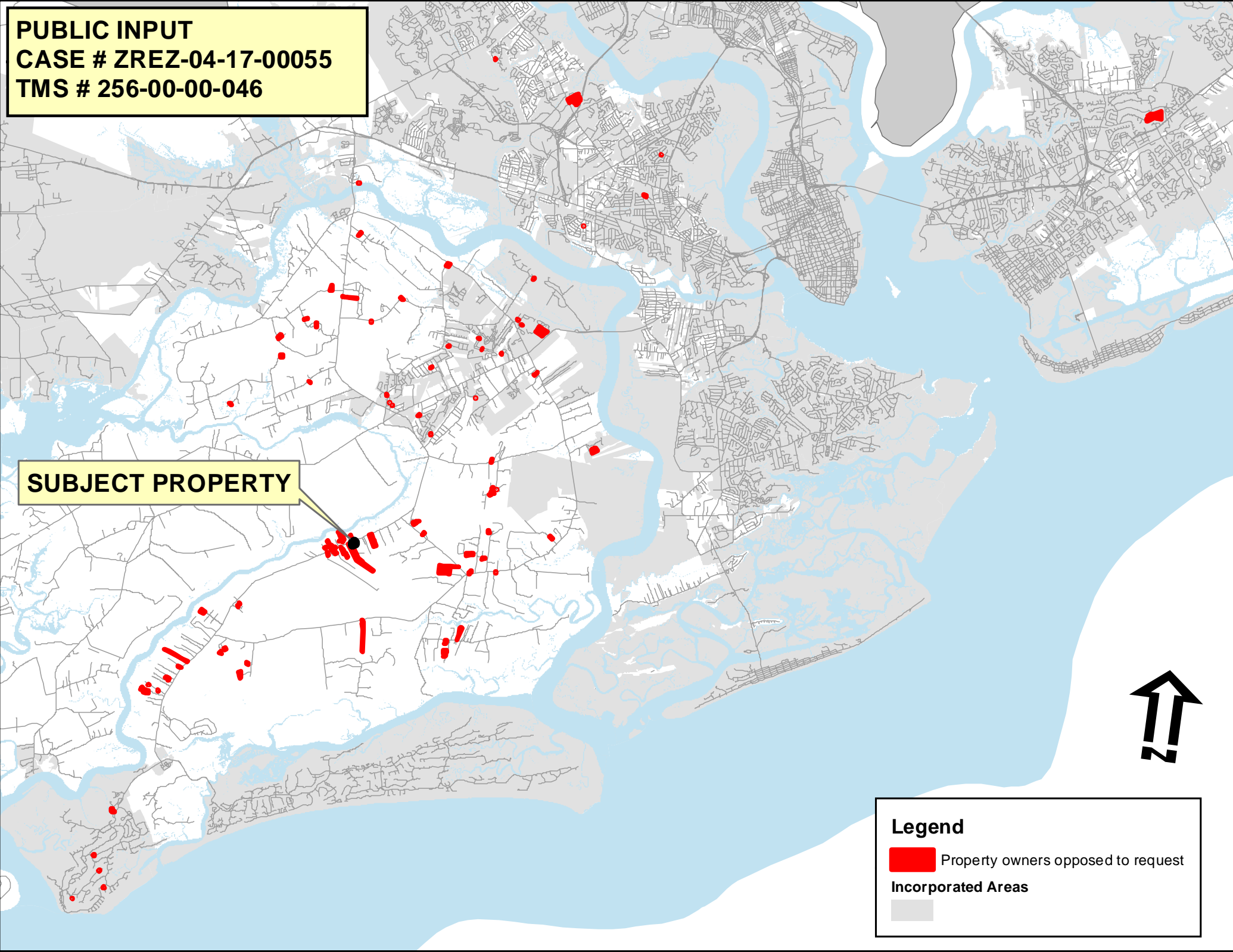
- 224 notifications were sent to owners of property located within 300 feet of the boundaries of the subject parcel and individuals on the Johns Island Interested Parties List on May 26, 2017 and June 30, 2017
- Request advertised in the *Post & Courier* on May 26, 2017 and June 30, 2017
- Sign posted on the property on June 30, 2017

Public Input



- Two petitions in opposition of the request have been submitted.
 - Handwritten petition –133 signatures
 - Online petition (Change.org) –523 signatures as of Aug. 11, 2017
- One email in opposition has been submitted.

PUBLIC INPUT
CASE # ZREZ-04-17-00055
TMS # 256-00-00-046

SUBJECT PROPERTY



Legend

-  Property owners opposed to request
-  Incorporated Areas



Charleston County Zoning Map Amendment Request

Public Hearing – July 18, 2017

Planning & Public Works Committee – September 21, 2017

ZONING CHANGE APPLICATION

CASE ZREZ-04-17-00055 PD 158



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

PROPERTY INFORMATION

CURRENT DISTRICT PD -72 REQUESTED DISTRICT PD -158
 PARCEL ID(S) 256-00-00-046
 CITY/AREA OF COUNTY JOHNS ISLAND
 STREET ADDRESS 2729 BOHICKET ROAD ACRES 2.0
 DEED RECORDED: BOOK 0123 PAGE 962 DATE 12/21/09
 PLAT RECORDED: BOOK CG PAGE 150 DATE 4/24/92 APPROVAL # PB - 14565
EC 742 9/16/98 17557

CHARLESTON
COUNTY
SOUTH CAROLINA

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT Michael Cain/SeamonWhiteside+Associates, Inc. HOME PHONE _____
 MAIL ADDRESS 501 Wando Park Blvd., Ste 200 WORK PHONE (843) 884-1667
 CITY, STATE, ZIP Mount Pleasant, SC 29464 CELL PHONE (843) 442-5342
 EMAIL MCAIN@SEAMONWHITESIDE.COM

OWNER Paul and Sandra Frattone Family Trust HOME PHONE _____
 (IF OTHER THAN APPLICANT)
 MAIL ADDRESS 3 Hillside Drive WORK PHONE _____
 CITY, STATE, ZIP Las Flores, CA 92688 CELL PHONE _____
 EMAIL _____

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

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
- ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
- ✓ Copy of Signed Restricted Covenants Affidavit
- ✓ Copy of Signed Posted Notice Affidavit
- ✓ Fee \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

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

Paul and Sandra Frattone 4-21-17 Michael Cain 4/28/17
 Signature of Owner(s) Date Signature of Applicant/ Representative (if other than owner) Date
Andrea Hain Long 4/28/17 _____
 Planner's Signature Date Zoning Inspector's Signature Date

OFFICE USE ONLY

Amount Received \$320 - Cash ? Check? # 41071 Invoice Number TRC-117017-
28-04-2017

PLANNED DEVELOPMENT GUIDELINES

The Frattone Property PD

Charleston County, South Carolina

Lot A-1, TMS#256-00-00-046

April 28, 2017



Applicant/Owner:
Paul Frattone

Prepared By:
Seamon, Whiteside & Associates, Inc.
501 Wando Park Boulevard, Suite 200
Mt. Pleasant, SC 29464
(843) 884-1667
SW+ Project No. 7260

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***PLANNED DEVELOPMENT ZONING DISTRICT
MASTER PLAN REQUIREMENT
CHARLESTON COUNTY***

***RELATIONSHIP TO THE CHARLESTON COUNTY ZONING AND
LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)***

The Planned Development Guidelines and Land Use Standards for The Frattone Property Planned Development (PD), attached hereto and made a part hereof, are part of the PD rezoning application submitted in accordance with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) (Chapters 4, 6, 8, 9, and 12) are incorporated herein by reference, except as amended herein these Planned Development Guidelines.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within The Frattone Property PD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in The Frattone Property Planned Development Guidelines shall follow definitions listed in the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), as amended from time to time. Administration and enforcement of the adopted The Frattone Property Planned Development Guidelines shall follow the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). Items not specifically addressed within this Planned Development Guidelines shall comply with the Charleston County Zoning and Land Development Regulations (ZLDR).

The Frattone Property Planned Development Guidelines were approved by Charleston County on

_____, Ordinance Number _____.

I. Statement of Objectives

The Frattone Property Planned Development is intended to meet the criteria listed in Chapter 4, Article 4.23, of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). The objectives of these PD Guidelines are to create flexibility within the existing zoning, Rashford Property Planned Development, by allowing additional land uses that would promote economic opportunity by serving the surrounding residential population and agricultural/commercial uses, and maintain the natural aesthetic and character for the scenic Bohicket Road corridor and Johns Island. This Planned Development is guided by the ***Charleston County Comprehensive Plan*** and will promote beneficial economic development impacts desirable to both Johns Island residents and commercial businesses.

II. Intent and Results

Originally adopted in 1999, The Rashford Property PD allowed the subject lot to have a primary use of a Convenience/General Store with Fuel Service Islands as well as accessory use which will be an Eating Area (no on premise consumption of alcohol) and a Store Manager's Office. Since the adoption of the previous Planned Development, Charleston County has revised their Comprehensive Plan and Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). The Frattone Property PD is intended to establish a modest expansion to the existing Rashford Property PD through selected land uses, as outlined in these Planned Development Guidelines, while complying with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). For matters not addressed by these PD guidelines, the Charleston County Zoning and Land Development Regulations Ordinance standards in effect at the time of application submittal (Chapters 4, 6, 8, 9, and 12 are included as an appendix) shall apply. By maintaining the existing grand trees on site, the future development of The Frattone Property PD shall be constructed with quality design and be environmental sensitive to the natural character of the parcel and the scenic road corridor along Bohicket Road. The result of these Planned Development Guidelines is to plan a resourceful, economical, and innovative future development in this area of Johns Island that would benefit the residential community while being environmentally aware of the natural character of Johns Island.

III. Site Information

The PD parcel can be found on the Charleston County Tax Map, identified as TMS# 256-00-00-046, located within Charleston County at 2729 Bohicket Road on Johns Island, South Carolina 29455 and approximately 4 miles from the intersection of Maybank Highway and Bohicket Road. The existing lot consists of a total of 1.99 acres, all upland land, with no wetlands or water features existing on site. The parcel is currently owned by Paul Frattone. Bohicket Road bounds the north side with Partnership Lane along the west perimeter of the site. To the east and south sides of the parcel are Agricultural Residential uses.

The property currently includes the vacant Island Grocery (approximately 4,000 square feet), a former gasoline service station and convenient/general store. The existing buildings will be removed as they are not

intended to be reused or renovation for any future development. The gas tanks have been removed from the site with proper permits and approvals.

A. Survey

A recorded tree survey and boundary survey plat is included in the appendices of this document and matches the property boundaries as they currently exists. The tree survey was completed on January 20, 2016. The boundary survey, dated October 13, 1997, will need to be updated prior to any future Preliminary Plat submittal.

IV. Selected Land Uses

The following land uses shall be considered Conditional (C) Land Use Designations, unless otherwise noted as Allowable (A) or Special Exception (S), within these Planned Development Guidelines and must comply with those conditions written in the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

<i>Land Use Designations</i>	<i>PD Designation</i>	<i>Conditions</i>
Convenience Stores	A	
Financial Services	C	Sec. 6.4.33
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services	C	Sec. 6.435
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services	C	Sec. 6.4.35
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc., Home Health Equipment, Recreational Goods, or other Household Items	C	Sec. 6.4.38
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops	C	Sec. 6.4.40
Hardware Stores	C	Sec. 6.4.42
Garden Supplies Centers	C	Sec. 6.4.42
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries or Candy Shops	C	Sec. 6.4.43
Liquor, Beer, or Wine Sales	S	
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Good or Related Products Store	C	Sec. 6.4.44
Duplicating or Quick Printing Services	C	Sec. 6.4.44
Florist	C	Sec. 6.4.44
Furniture, Cabinet, Home Furnishings or Related Products Store	C	Sec. 6.4.44
Private Postal or Mailing Service	C	Sec. 6.4.44
Service Stations, Gasoline (with or without convenience stores)	C	Sec. 6.4.45

Drycleaners or Coin-Operated Laundries	C	Sec. 6.4.46
Drycleaning or Laundry Pick-up Service Stations	C	Sec. 6.4.46
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios	C	Sec. 6.4.47
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services	C	Sec. 6.4.48
Furniture, Cabinets or Related Products Manufacturing	C	Sec. 6.4.57
Wood Products Manufacturing	C	Sec. 6.4.57
Local Contractors (Carpentry, Drywall, Plastering, Acoustical, Electrical, Masonry, Painting or Wall Covering, Plumbing, Heating or Air-Conditioning, Roofing, Siding or Sheet Metal, Tile, Marble, or Related Materials)	C	Sec. 6.4.36
Landscaping & Horticultural Services	C	Sec. 6.4.48

V. *Impact Assessment/Analysis*

Potable water shall be coordinated and serviced by St. John’s Water Company, Inc. as reference in the Letters of Coordination found in Appendix H of these guidelines. Wastewater disposal shall be coordinated with South Carolina Department of Health and Environmental Control (SDHEC) and be serviced through a septic system shall be approval by SDHEC. Electrical utilities shall be serviced by Berkeley Electric. Bohicket Road will continue to be owned and maintained by South Carolina Department of Transportation. Partnership Lane was approved for a second access curb cut in 1999 Rashford Property PD (PD-72), under the ownership of Allan Rashford (See Appendix F). Partnership Lane will continue to be maintained by the owner, during any future development on the subject parcel. The parcel is currently under the jurisdiction of the Charleston County Sheriff’s Office, the St. John’s Fire District, and Charleston County Emergency Services. Please refer to the Appendix H, Letters of Coordination, regarding all necessary utility and infrastructure connection coordination and additional services needed for the PD parcel.

The maximums for daily trips per day to access the site shall be found in Appendix F, ITE Trip Generation Manual. The maximum trip generated numbers are preliminary and highlight the highest and best uses for the site, an office complex and a convenience store as the two subject buildings. Future traffic studies will be completed in compliance with Chapter 9 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

VI. *Development Standards*

A. *Access*

Bohicket Road shall continue to be owned and maintained by the South Carolina Department of Transportation (SCDOT Road # S-20). The location and type of access required along Bohicket Road shall be based on the proposed uses and be coordinated and approved by SCDOT. A SCDOT

encroachment permit shall be required for any curb cut or improvement affecting Bohicket Road right-of-way. For general pedestrian circulation and to meet ADA requirements, an ADA-compliant path shall be constructed from the right-of-way along Bohicket Road to the buildings and along the property frontage. Partnership Lane is a private right-of-way and owned by Allan Rashford. If Partnership Lane is used for access to the site, Partnership Lane shall be improved to a County standard determined by Charleston County Public Works Director based on the proposed use at the time of subsequent land development application submittal. See Appendix F for legal documentation for the curb cut for Partnership Lane and Appendix H for SCDOT Letter of Coordination.

B. Compliance with the ZLDR

Any matters not addressed throughout these Planned Development Guidelines shall reference the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) regulations (Chapters 4, 6, 8, 9, and 12) in effect at the time of subsequent application submittal. The provisions of Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) Article 3.10, Variances, shall not apply to the planned development. All major changes to the planned development must be approved by County Council. Tree variances may be granted in accordance with this Article and all other sections of this Ordinance.

These Planned Development Guidelines are consistent with the Charleston County Comprehensive Plan and are intended to provide economic and natural opportunities for the Charleston County and Johns Island areas. The range of proposed allowable land uses shall create economical needs to the surrounding residential community while adding to the natural character of one of Johns Island roadway corridors. Services that are provided by County and/or other agencies will be able to provide necessary public services to serve the proposed planned development as found in Appendix H, Letters of Coordination.

C. Dimensional Standards

I. Building Height, Coverage, Lot Area, Lot Width, Setbacks & Buffers

The following density/intensity and dimensional standards for the future development on this PD parcel are as follows:

<i>Density/Intensity and Dimensional Standards</i>	
<i>Minimum Setbacks</i>	<i>Required</i>
Front (along Bohicket Road)	75 feet
Rear Yard (southern property line)	30 feet
Side Yard (eastern property line)	25 feet
Side Yard (western property line)	20' feet
<i>OCRM Critical Line</i>	50 feet
<i>Minimum Lot Area</i>	40,000 square feet
<i>Minimum Lot Width</i>	125 feet
<i>Maximum Building Cover</i>	40% of lot
<i>Maximum Height</i>	35 feet

Utilities may encroach if approved through the site plan review process. Fences may be installed within the setbacks and shall be measured from ground level on the higher side of the fence or wall and must comply with the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). Refer to the Conceptual Sketch Plan PD Site Plan, found on Appendix E, in the back of these guidelines.

The maximum building height for any future building shall be 35-foot height as allowed in the Rural Commercial Zoning District of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).. The total building coverage shall be a maximum of 40% of the entire site (34,500 gross square feet total), allowing a maximum number of two buildings, with one or more stories, and a maximum cumulative building coverage of 40%. All landscaping, screening, and buffer requirements shall comply with Article 9.5 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

D. Architectural Standards

Any development shall comply with Section 9.6 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). With regards to the Building Orientation, buildings may be located away from the front corner.

E. Areas Designated for Future Use

All areas designated for future development on this parcel shall remain in a natural state until such time as development permits are approved. Future land uses on the development are conceptually designed as illustrated on the Conceptual PD Sketch Plan, as found in Appendix E of this document.

F. Parking

Parking standards shall meet the minimum requirements found in Article 9.3 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR). However, the majority of the parking may be located in the front of the buildings due to site constraints and preserving existing grand trees on site.

G. Signs

One free standing monument style sign shall be allowed along Bohicket Road and shall not exceed (10) feet in height and fifty (50) square feet of sign area. Only directional signage shall be allowed on Partnership Lane. All other sign requirements, including requirements for wall signs, shall comply with the requirements contained in Article 9.11 of the ZLDR. Add the following requirements for sign illumination:

- Illumination shall be external only and from a steady stationary light source, shielded and directed solely at the sign. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face. The color of light sources to illuminate signs shall be white. Signs shall not have light-reflecting backgrounds or letters.
- Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
- Internal illumination shall be prohibited.

Any sign-related items not addressed in these PD Guidelines shall meet the requirements as outlined in Article 9.11 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

H. Resource Area

Tree protection, preservation, and replacement shall comply with Article 9.4 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

I. Site Lighting

All site lighting shall comply with Article 9.6.4.C. of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR).

VII. *Drainage, Sewer, & Garbage Disposal*

A. *Storm Drainage*

The planned development shall comply with all Charleston County Stormwater Ordinances and South Carolina Department of Health and Environmental Control (SCDHEC) regulatory requirements. For site locations within sensitive drainage basins prone to flooding, additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances as long as the adjacent property owners are in agreement, and a 100 year – 24 hour rain event has been studied downstream to where the site contributes 10% of the watershed. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction. The Applicant must comply with Charleston County Stormwater Ordinance and SCDHEC regulatory requirements for pre- and post- construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater Permits. Utilization of approved and permitted Low Impact Design (LID) elements is encouraged within a comprehensive site Master Drainage Plan. Storm drainage shall be in conformance with all Charleston County Stormwater Ordinances. Refer to Appendix H, Letters of Coordination, found in the back of these guidelines.

B. *Sanitary Sewer*

The property currently uses and underground septic tank system and septic field. Public sewerage facilities are currently not in the vicinity of this tract. Coordination with the South Carolina Department of Health and Environmental Control (SCDHEC) is required to ensure safe, permitted on-site wastewater disposal. Additional coordination will be needed on septic system approval. Refer to Appendix H, Letters of Coordination, found in the back of these guidelines.

C. *Garbage Disposal*

No public garbage collection is currently available. The property will utilize private contract waste disposal.

VIII. *Cultural Resources*

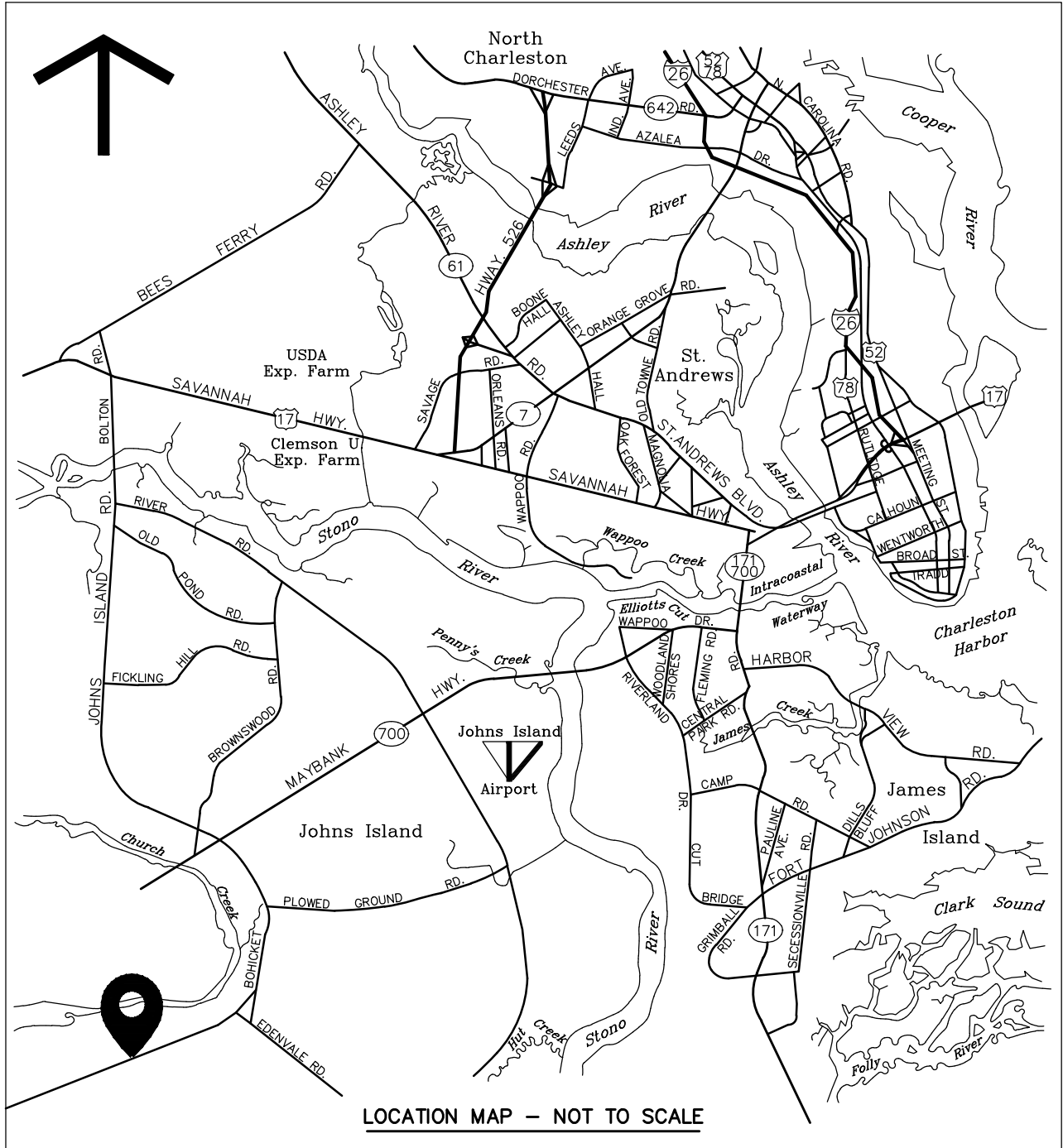
Please refer to Appendix G, Historical and Architectural Survey, found in the back of this document.

VIX. *Appendices*

APPENDIX A

Site Location Map & Current Aerial

SITE LOCATION MAP





CURRENT AERIAL LOCATION MAP OF PROPOSED PLANNED DEVELOPMENT SITE



EXISTING ISLAND GROCERY ON PARCEL

APPENDIX B

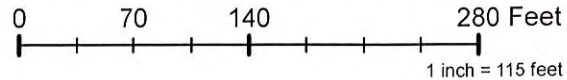
Tax Maps, Existing & Future Land Use Maps



Charleston County SC

Parcel ID: 2560000046
Owner1: FRANTTONE PAUL TRUST
Prop St Number: 2729
Prop St Name: BOHICKET
Prop Type: RD
Acreage: 2.00
Class Code: 952 - VAC-COMM-LOT

Plat Book Page: CG-150
Deed Book Page: 0123-962
Jurisdiction: COUNTY OF CHARLESTON



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

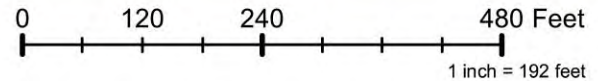


Author: Charleston County SC
 Date: 6/14/2016



Charleston County SC

CURRENT LAND USE ZONING



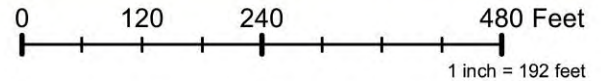
Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness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

Author: Charleston County SC
Date: 8/4/2016



Charleston County SC

FUTURE LAND USE ZONING

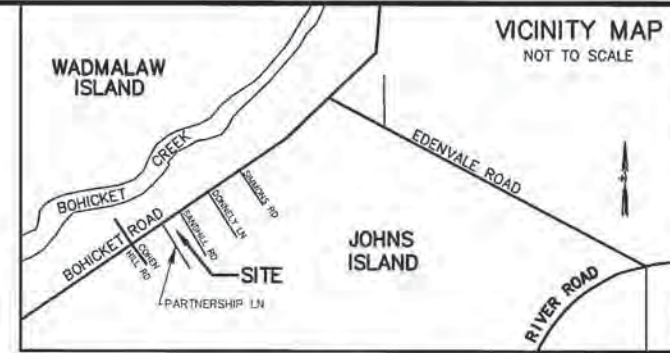


Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness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



Author: Charleston County SC
Date: 8/4/2016

APPENDIX C
Boundary and Tree Surveys



TMS 257-00-00-044
A B JENKINS

TMS 257-00-00-046
JOHN RAMAZANT

TMS 257-00-00-047
WILLIAM SIMMONS, JR

LOT A-1
FORMERLY 0.999 ACRES
NOW 1.999 ACRES
TMS 256-00-00-046
DR ALLAN RASHFORD

LOT A-2
FORMERLY 4.002 ACRES
NOW 3.002 ACRES
TMS 256-00-00-118
DR ALLAN RASHFORD

LOT B
+/- 69.0 ACRES
TMS 256-00-00-104
DR ALLAN RASHFORD

Charleston, South Carolina
Office of Register Maria Conveyance
Plat recorded this 16 day of Sept 1998, at
11:18 a.m. in Plat Book EC page 742, and tracing cloth
copied in file No. 327 Drawer Folder 43, Drawing
No. 32 Original plat (a white print) delivered
to Forsberg Eng & Surveying
Chas C. Ford
Partner in Charge

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00	19.62	9.84	19.59	N11°23'46"W	11°14'39"
C2	15.00	20.93	12.58	19.28	N34°12'20"E	79°57'33"

TMS 256-00-00-045
REV GOODWIN

REFERENCE PLAT BY JAMES G. PENINGTON DATED
JUNE 6, 1991, REVISED DECEMBER 17, 1991 AND
RECORDED IN THE CHAS. CO. RMC OFFICE IN PLAT
BOOK CG PAGE 150

THESE LOTS SHALL MEET
HEALTH DEPARTMENT STANDARDS
FOR A MODIFIED CONVENTIONAL
SUB-SURFACE DISPOSAL SYSTEM ONLY

BOUNDARY LINE ADJUSTMENT
& TOPOGRAPHIC SURVEY OF
LOT A-1 (TMS 256-00-00-046)
JOHN'S ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE 1" = 30' DATE OCTOBER 13, 1997

FORSBERG ENGINEERING
& SURVEYING, INC

P O Box 30575
Charleston, South Carolina 29417
803/571-2622
No. C00343



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

James Kelly Davis 8/6/98
JAMES KELLY DAVIS R.L.S. No. 9758



APPROVED PLAT
James Kelly Davis
D.S. TOPLAND PLAT
1997 8/13/98



TEMPORARY BENCHMARK
RR SPIKE IN OAK TREE
ELEVATION 19.90 NGVD29

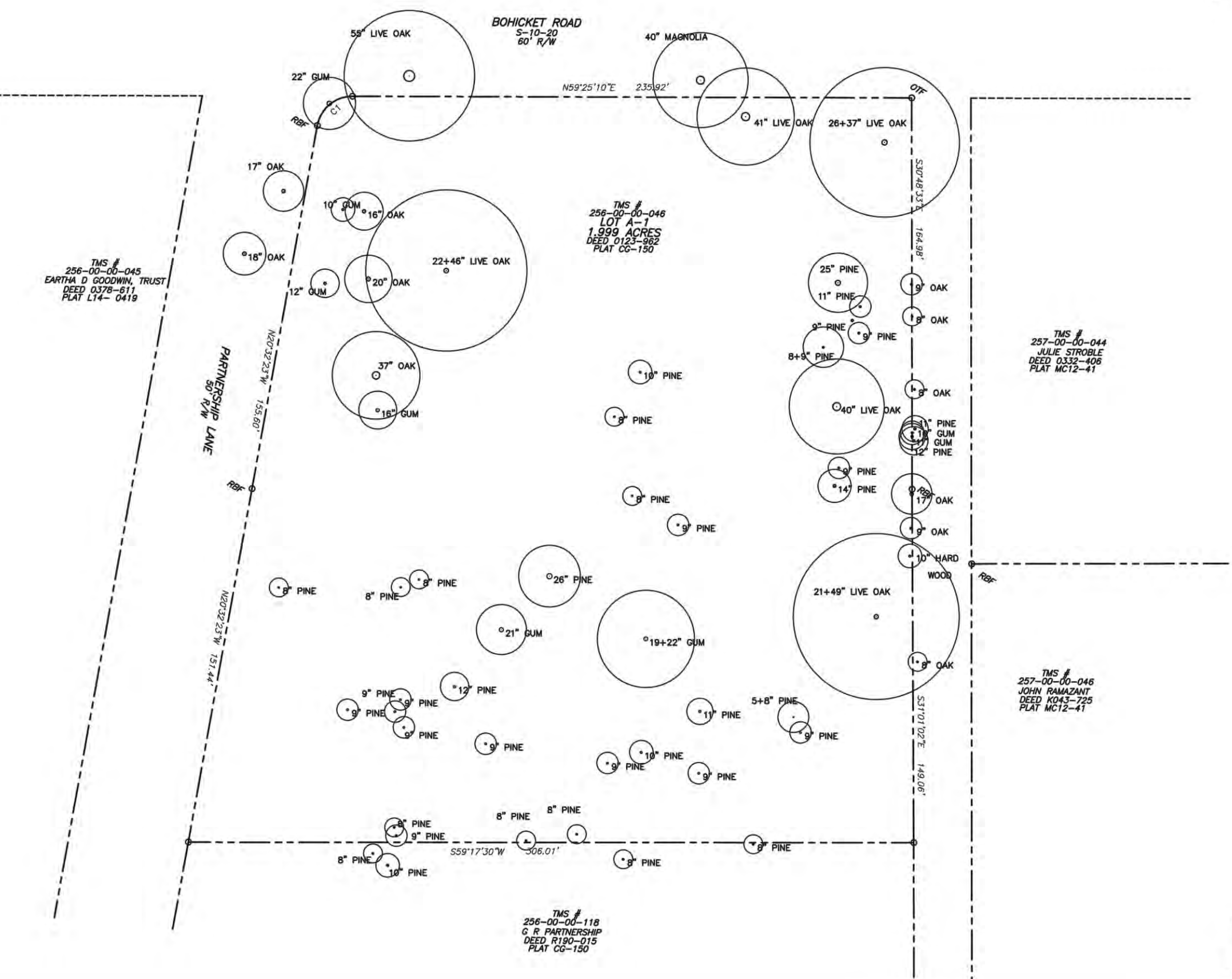
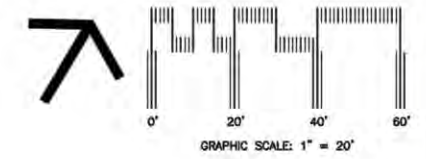
BOHICKET ROAD (S-10-20) 60' RIGHT-OF-WAY

50' RIGHT-OF-WAY
PARTNERSHIP LANE

PREVIOUSLY APPROVED REFER TO
CHAS. CO. PLANNING BOARD #14565

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

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TMS #
256-00-00-045
EARTHA D GOODWIN, TRUST
DEED 0378-611
PLAT L14-0419

TMS #
256-00-00-046
LOT A-1
1.999 ACRES
DEED 0123-962
PLAT CG-150

TMS #
257-00-00-044
JULIE STROBLE
DEED 0332-406
PLAT MC12-41

TMS #
257-00-00-046
JOHN RAMAZANT
DEED K043-725
PLAT MC12-41

TMS #
256-00-00-118
G R PARTNERSHIP
DEED R190-015
PLAT CG-150

SW SEAMONWHITESIDE

607 Pendleton Street, Suite 100
Greenville, SC 29601-3319
864.298.0534 (F) 864.298.8018



**THE FRATTON PROPERTY
PD SKETCH PLAN**
CHARLESTON COUNTY
2779 BOHICKET ROAD | JOHNS ISLAND, SC 29455

**NOT FOR
CONSTRUCTION**

DRAWN BY: MZC
CHECKED BY: GC

PROJECT: 7280
DATE: 8/4/2016

NO.	DATE	REVISION NOTES
1	8.4.16	PD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES



TREE SURVEY

APPENDIX D

Wetland Letter and Coordination with CORPS Engineers



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

OCT 27 2016

Regulatory Division

Mr. William Wilson
Sabine and Waters, Inc.
P. O. Box 1072
Summerville, South Carolina 29484

Dear Mr. Wilson:

This letter is in response to your request for an Approved Jurisdictional Determination (SAC-2016-01437) received in our office on September 29, 2016, for a 2.3 acre site located at 2729 Bohicket Road on Johns Island, Charleston County, South Carolina (Latitude: 32.6804 °N, Longitude: -80.0917 °W). The site in question is depicted on the sketch prepared by Sabine and Waters, Inc. entitled "Wetland Exhibit Map (Page 1 of 2) Prepared for Mr. Paul Frattone Project Name Bohicket Rd Tract Charleston County, SC" and dated October 17, 2016, last revised on October 17, 2016.

Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, and soil survey information, it has been determined that the referenced property does not contain any wetlands and/or other waters of the United States and, as such, Department of the Army authorization will not be required for mechanized land clearing, excavation, or the placement of dredged or fill material on this site.

Please be advised that this determination is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This Approved Jurisdictional Determination is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This delineation/determination has been conducted to identify the limits of Corps of Engineers Clean Water Act jurisdiction for the particular site identified in this request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

Your cooperation in the protection and preservation of our navigable waters and natural resources is appreciated. In all future correspondence concerning this matter, please refer to file number SAC-2016-01437. A copy of this letter is being forwarded to certain State and/or Federal agencies for their information. If you have any questions concerning this matter, please contact David Chamberlain at 843-329-8025.

Sincerely,

Courtney M. Stevens
Watershed Manager

Enclosures:
Approved Jurisdictional Determination Form
Notification of Appeal Options

Copies Furnished:

Mr. Paul Frattone
3 Hillside Drive
Las Flores, California 92688

Mr. Blair Williams
South Carolina Department of Health
and Environmental Control
Office of Ocean and Coastal
Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

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

NO WETLANDS WERE OBSERVED WITHIN THE PROPERTY BOUNDARY.

DP, UP1

Partnership Ln

Bohicket Rd

EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCEL

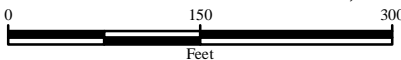
Created By: Stephen Bennett
 Date Created: September 26, 2016
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 mapping\ssc\ssc\pack\approx_wet.mxd

Sabine & Waters, Inc.
 Environmental Land Management Consultants
 P.O. Box 1072 Summerville, SC 29484
 843.871.5383 (phone) 843.871.2050 (fax)
<http://www.sabinc.net>

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

REVISED: 9/27/2016

**APPROXIMATE WETLANDS
 BOHICKET RD TRACT
 CHARLESTON COUNTY, SC**



LEGEND

- PROPERTY BOUNDARY: +/- 2.3 AC
- DATA POINTS
- PHOTO DIRECTION
- ROADS



EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCEL, U.S. FISH AND WILDLIFE NWI

Created By: Stephen Bennett
 Date Created: September 26, 2016
 Copyright 2016 Sabine & Waters, Inc.
 R:\cusdata\fratone\bohicket rd\maping\source\pack1.mxd

Sabine & Waters, Inc.
 Environmental Land Management Consultants
 P.O. Box 1072 Summerville, SC 29484
 843.871.5383 (phone) 843.871.2050 (fax)
<http://www.sabinc.net>


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


REVISED: 9/27/2016


**NWI
 BOHICKET RD TRACT
 CHARLESTON COUNTY, SC**

0 150 300
 Feet

LEGEND

 PROPERTY BOUNDARY: +/- 2.3 AC

 NWI

 ROADS



EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCEL, NRCS SOIL SURVEY

Created By: Stephen Bennett
 Date Created: September 26, 2016
 Copyright 2016 Sabine & Waters, Inc.
 R:\ciscdata\frattone\bohicket rd
 mapping\source\pack\soils.mxd

Sabine & Waters, Inc.
 Environmental Land Management Consultants
 P.O. Box 1072 Summerville, SC 29484
 843.871.5383 (phone) 843.871.2050 (fax)
<http://www.sabinc.net>

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

REVISED: 9/27/2016

SOILS
BOHICKET RD TRACT
CHARLESTON COUNTY, SC

0 150 300
 ───────────────────┬──────────────────┬──────────────────
 Feet



LEGEND

▣ PROPERTY BOUNDARY: +/- 2.3 AC
 ■ SOILS
 - - - ROADS



DP UP 1

APPENDIX E

Conceptual PD Sketch Plans & Aerial Overlay



NO.	DATE	REVISION NOTES	BY
1	8/4/16	PD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES	MZC

PROJECT: 7260
 DATE: 8/4/2016

DRAWN BY: MZC
 CHECKED BY: GC

**THE FRATTONI PROPERTY
 PD SKETCH PLAN**
 CHARLESTON COUNTY
 2729 BOHICKET ROAD | JOHNS ISLAND, SC 29455



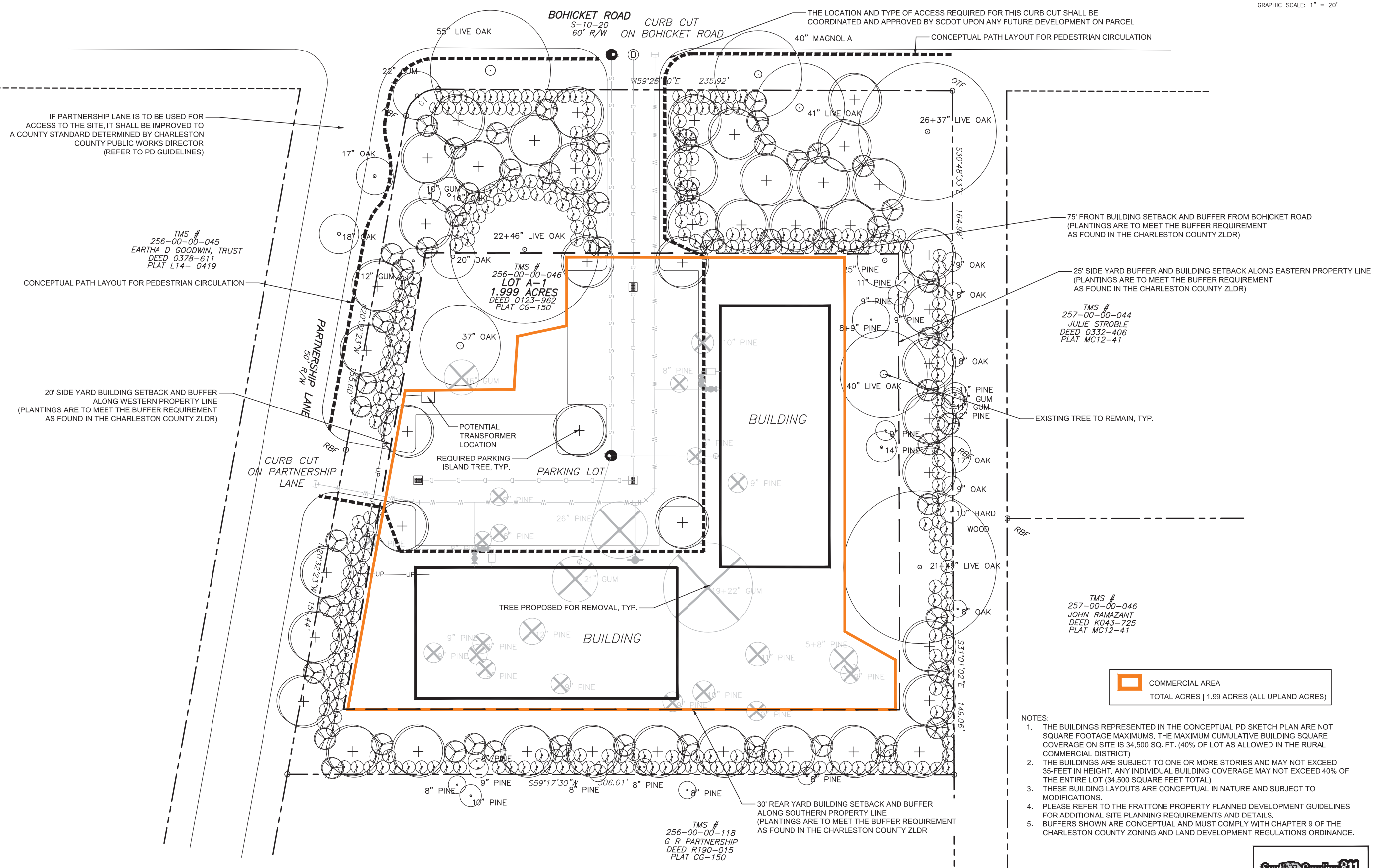
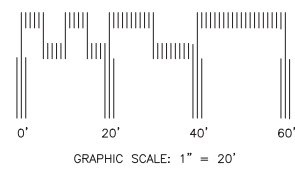
SW SEAMONWHITESIDE
 501 Wando Park Blvd., Suite 200
 Mount Pleasant, SC 29464-7849
 843.884.1667 (F) 843.884.6944

607 Pendleton Street, Suite 100
 Greenville, SC 29601-3319
 864.298.0534 (F) 864.298.8018

AERIAL

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

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IF PARTNERSHIP LANE IS TO BE USED FOR ACCESS TO THE SITE, IT SHALL BE IMPROVED TO A COUNTY STANDARD DETERMINED BY CHARLESTON COUNTY PUBLIC WORKS DIRECTOR (REFER TO PD GUIDELINES)

TMS # 256-00-00-045
EARTHA D GOODWIN, TRUST
DEED 0378-611
PLAT L14-0419

CONCEPTUAL PATH LAYOUT FOR PEDESTRIAN CIRCULATION

20' SIDE YARD BUILDING SETBACK AND BUFFER ALONG WESTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

CURB CUT ON PARTNERSHIP LANE

POTENTIAL TRANSFORMER LOCATION
REQUIRED PARKING ISLAND TREE, TYP.

PARKING LOT

TREE PROPOSED FOR REMOVAL, TYP.

BUILDING

BUILDING

30' REAR YARD BUILDING SETBACK AND BUFFER ALONG SOUTHERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

TMS # 256-00-00-118
G R PARTNERSHIP
DEED R190-015
PLAT CG-150

THE LOCATION AND TYPE OF ACCESS REQUIRED FOR THIS CURB CUT SHALL BE COORDINATED AND APPROVED BY SCDOT UPON ANY FUTURE DEVELOPMENT ON PARCEL

CONCEPTUAL PATH LAYOUT FOR PEDESTRIAN CIRCULATION

75' FRONT BUILDING SETBACK AND BUFFER FROM BOHICKET ROAD (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

25' SIDE YARD BUFFER AND BUILDING SETBACK ALONG EASTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

TMS # 257-00-00-044
JULIE STROBLE
DEED 0332-406
PLAT MC12-41

EXISTING TREE TO REMAIN, TYP.

TMS # 257-00-00-046
JOHN RAMAZANT
DEED K043-725
PLAT MC12-41

COMMERCIAL AREA
TOTAL ACRES | 1.99 ACRES (ALL UPLAND ACRES)

NOTES:

1. THE BUILDINGS REPRESENTED IN THE CONCEPTUAL PD SKETCH PLAN ARE NOT SQUARE FOOTAGE MAXIMUMS. THE MAXIMUM CUMULATIVE BUILDING SQUARE COVERAGE ON SITE IS 34,500 SQ. FT. (40% OF LOT AS ALLOWED IN THE RURAL COMMERCIAL DISTRICT)
2. THE BUILDINGS ARE SUBJECT TO ONE OR MORE STORIES AND MAY NOT EXCEED 35-FEET IN HEIGHT. ANY INDIVIDUAL BUILDING COVERAGE MAY NOT EXCEED 40% OF THE ENTIRE LOT (34,500 SQUARE FEET TOTAL)
3. THESE BUILDING LAYOUTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATIONS.
4. PLEASE REFER TO THE FRATTONE PROPERTY PLANNED DEVELOPMENT GUIDELINES FOR ADDITIONAL SITE PLANNING REQUIREMENTS AND DETAILS.
5. BUFFERS SHOWN ARE CONCEPTUAL AND MUST COMPLY WITH CHAPTER 9 OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.



SEAMON WHITESIDE & ASSOCIATES, INC.
607 Pendleton Street, Suite 100
Greenville, SC 29601-3319
864.298.0534 (T) 864.298.0218



THE FRATTONE PROPERTY
PD SKETCH PLAN
CHARLESTON COUNTY
2729 BOHICKET ROAD | JOHNS ISLAND, SC 29455

NOT FOR CONSTRUCTION

DRAWN BY: MZC
CHECKED BY: GC

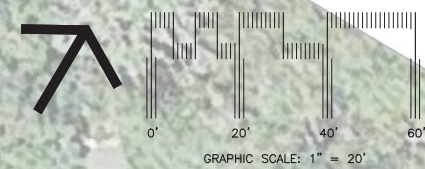
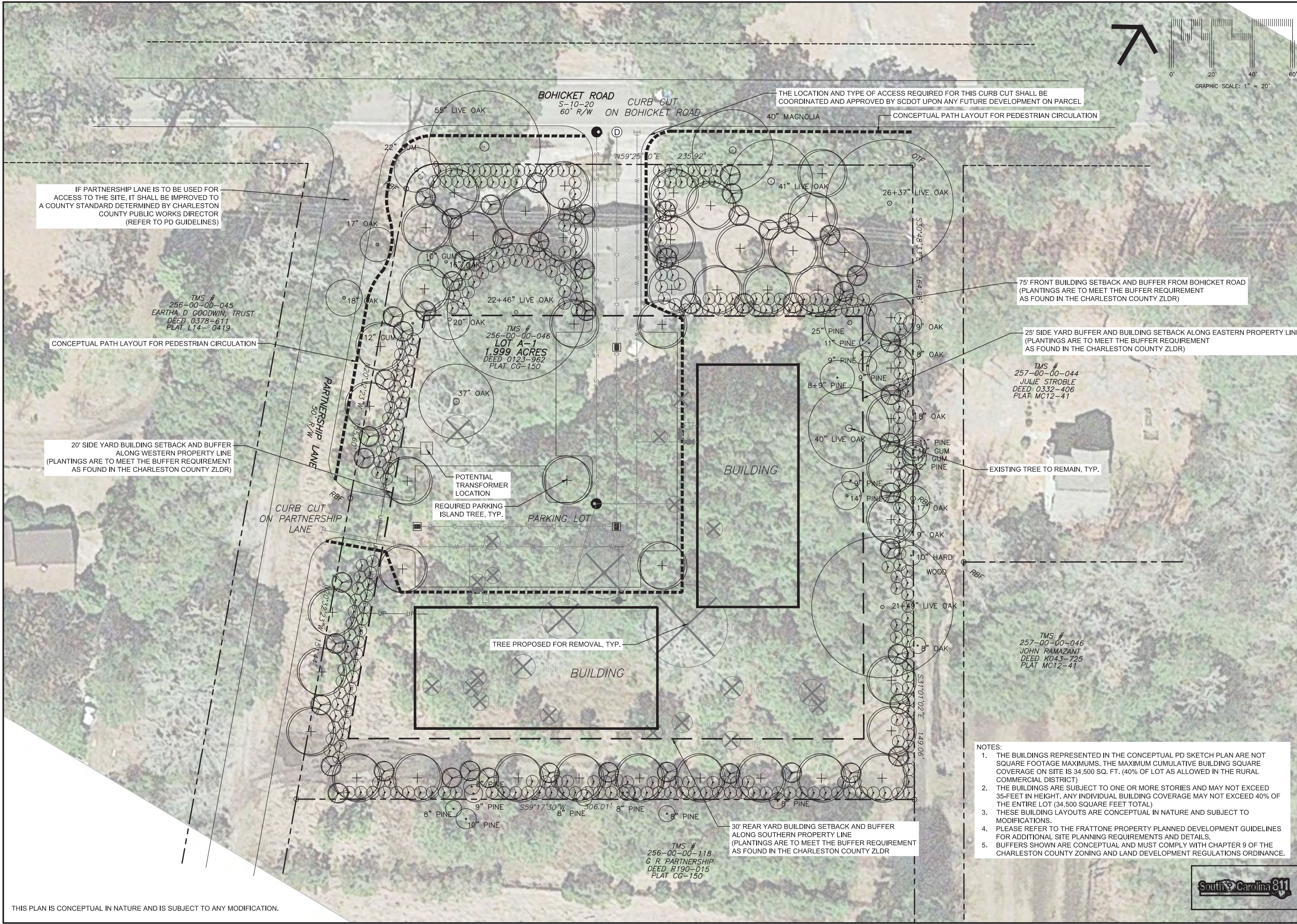
PROJECT: 7260
DATE: 8/4/2016

NO.	DATE	REVISION NOTES
1	12-29-16	PPD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES
2	4-21-17	PPD SKETCH PLAN SUBMITTAL WITH REV PD GUIDELINES

CONCEPTUAL PD SKETCH PLAN

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IF PARTNERSHIP LANE IS TO BE USED FOR ACCESS TO THE SITE, IT SHALL BE IMPROVED TO A COUNTY STANDARD DETERMINED BY CHARLESTON COUNTY PUBLIC WORKS DIRECTOR (REFER TO PD GUIDELINES)

THE LOCATION AND TYPE OF ACCESS REQUIRED FOR THIS CURB CUT SHALL BE COORDINATED AND APPROVED BY SCDOT UPON ANY FUTURE DEVELOPMENT ON PARCEL

75' FRONT BUILDING SETBACK AND BUFFER FROM BOHICKET ROAD (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

25' SIDE YARD BUFFER AND BUILDING SETBACK ALONG EASTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

20' SIDE YARD BUILDING SETBACK AND BUFFER ALONG WESTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

EXISTING TREE TO REMAIN, TYP.

TREE PROPOSED FOR REMOVAL, TYP.

30' REAR YARD BUILDING SETBACK AND BUFFER ALONG SOUTHERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

- NOTES:
1. THE BUILDINGS REPRESENTED IN THE CONCEPTUAL PD SKETCH PLAN ARE NOT SQUARE FOOTAGE MAXIMUMS. THE MAXIMUM CUMULATIVE BUILDING SQUARE COVERAGE ON SITE IS 34,500 SQ. FT. (40% OF LOT AS ALLOWED IN THE RURAL COMMERCIAL DISTRICT)
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 3. THESE BUILDING LAYOUTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATIONS.
 4. PLEASE REFER TO THE FRATTONE PROPERTY PLANNED DEVELOPMENT GUIDELINES FOR ADDITIONAL SITE PLANNING REQUIREMENTS AND DETAILS.
 5. BUFFERS SHOWN ARE CONCEPTUAL AND MUST COMPLY WITH CHAPTER 9 OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.

SW SEAMONWHITESIDE
 607 Pendleton Street, Suite 100
 Greenville, SC 29601-3319
 864.298.0534 (F) 864.298.8218



THE FRATTONE PROPERTY PD SKETCH PLAN
CHARLESTON COUNTY
 2729 BOHICKET ROAD | JOHNS ISLAND, SC 29455

NOT FOR CONSTRUCTION

DRAWN BY: MZC
 CHECKED BY: GC

PROJECT: 7260
 DATE: 8/4/2016

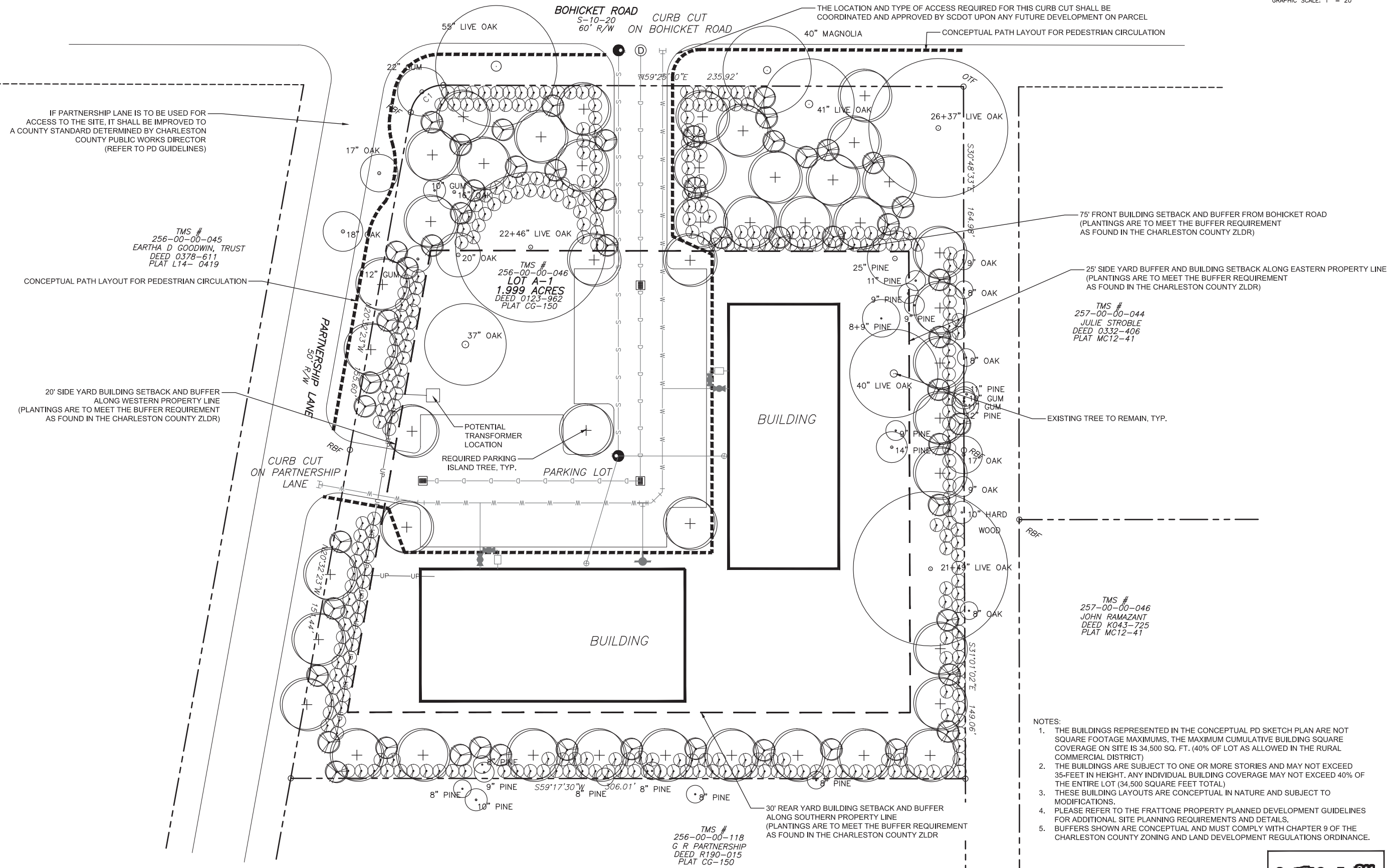
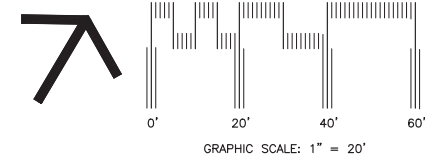
NO.	DATE	REVISION NOTES
1	12-29-16	PPD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES
2	4-21-17	PPD SKETCH PLAN SUBMITTAL WITH REV PD GUIDELINES

AERIAL OVERLAY PLAN



THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

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IF PARTNERSHIP LANE IS TO BE USED FOR ACCESS TO THE SITE, IT SHALL BE IMPROVED TO A COUNTY STANDARD DETERMINED BY CHARLESTON COUNTY PUBLIC WORKS DIRECTOR (REFER TO PD GUIDELINES)

TMS #
256-00-00-045
EARTHA D GOODWIN, TRUST
DEED 0378-611
PLAT L14-0419

TMS #
256-00-00-046
LOT A-1
1.999 ACRES
DEED 0123-962
PLAT CG-150

TMS #
257-00-00-044
JULIE STROBLE
DEED 0332-406
PLAT MC12-41

TMS #
257-00-00-046
JOHN RAMAZANT
DEED K043-725
PLAT MC12-41

TMS #
256-00-00-118
G R PARTNERSHIP
DEED R190-015
PLAT CG-150

- NOTES:
1. THE BUILDINGS REPRESENTED IN THE CONCEPTUAL PD SKETCH PLAN ARE NOT SQUARE FOOTAGE MAXIMUMS. THE MAXIMUM CUMULATIVE BUILDING SQUARE COVERAGE ON SITE IS 34,500 SQ. FT. (40% OF LOT AS ALLOWED IN THE RURAL COMMERCIAL DISTRICT)
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SW SEAMONWHITESIDE
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864.298.0534 (T) 864.298.8218



THE FRATTONE PROPERTY PD SKETCH PLAN
CHARLESTON COUNTY
2729 BOHICKET ROAD | JOHNS ISLAND, SC 29455

NOT FOR CONSTRUCTION

DRAWN BY: MZC
CHECKED BY: GC

PROJECT: 7260
DATE: 8/4/2016

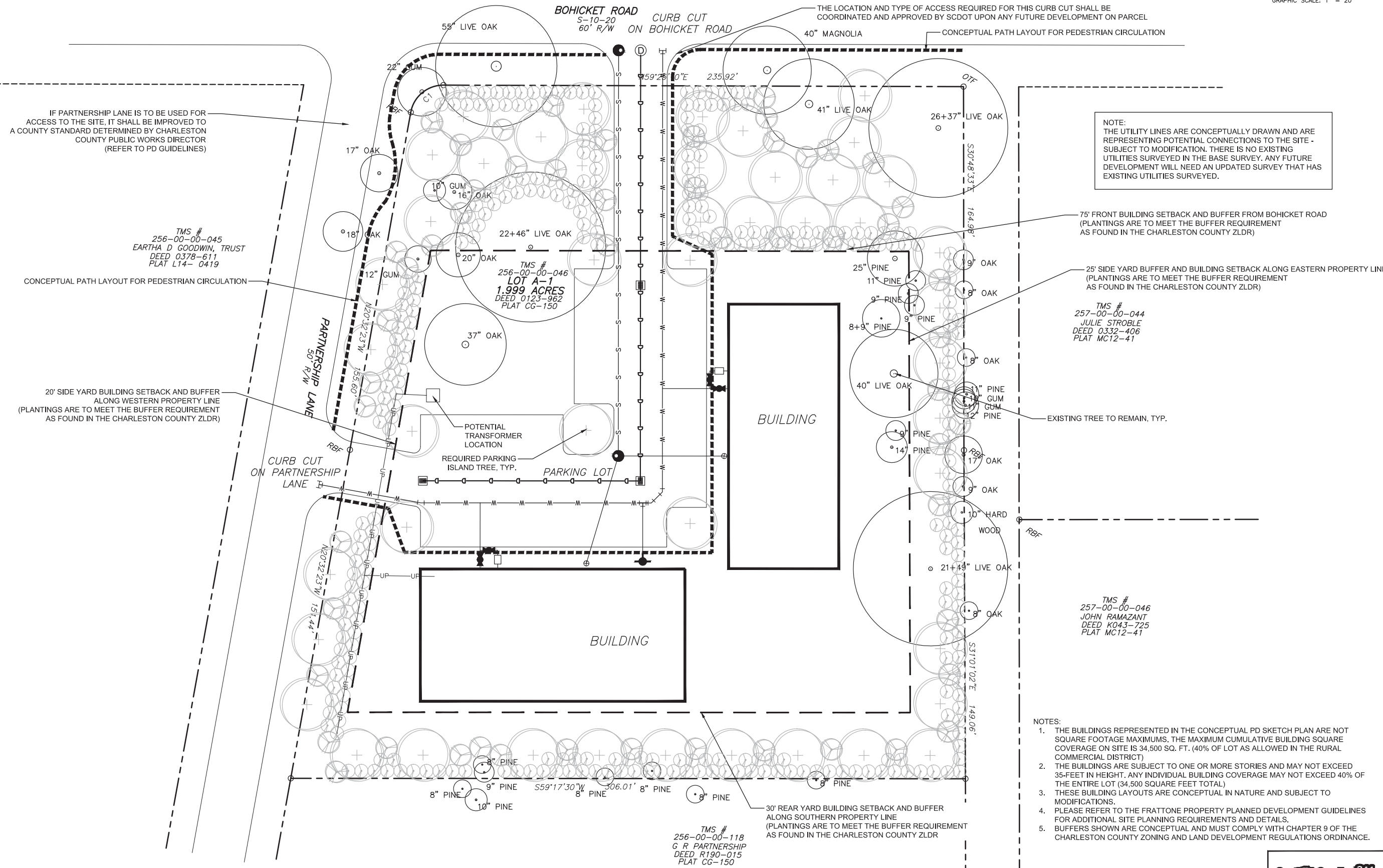
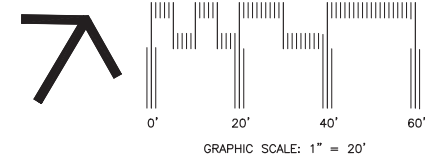
NO.	DATE	REVISION NOTES
1	12-29-16	PPD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES
2	4-21-17	PPD SKETCH PLAN SUBMITTAL WITH REV PD GUIDELINES

CONCEPTUAL LANDSCAPE PLAN



THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

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NOTE:
THE UTILITY LINES ARE CONCEPTUALLY DRAWN AND ARE REPRESENTING POTENTIAL CONNECTIONS TO THE SITE - SUBJECT TO MODIFICATION. THERE IS NO EXISTING UTILITIES SURVEYED IN THE BASE SURVEY. ANY FUTURE DEVELOPMENT WILL NEED AN UPDATED SURVEY THAT HAS EXISTING UTILITIES SURVEYED.

75' FRONT BUILDING SETBACK AND BUFFER FROM BOHICKET ROAD (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

25' SIDE YARD BUFFER AND BUILDING SETBACK ALONG EASTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

TMS #
257-00-00-044
JULIE STROBLE
DEED 0332-406
PLAT MC12-41

EXISTING TREE TO REMAIN, TYP.

TMS #
257-00-00-046
JOHN RAMAZANT
DEED K043-725
PLAT MC12-41

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TMS #
256-00-00-045
EARTHA D GOODWIN, TRUST
DEED 0378-611
PLAT L14-0419

CONCEPTUAL PATH LAYOUT FOR PEDESTRIAN CIRCULATION

20' SIDE YARD BUILDING SETBACK AND BUFFER ALONG WESTERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

POTENTIAL TRANSFORMER LOCATION
REQUIRED PARKING ISLAND TREE, TYP.

PARKING LOT

TMS #
256-00-00-118
G R PARTNERSHIP
DEED R190-015
PLAT CG-150

30' REAR YARD BUILDING SETBACK AND BUFFER ALONG SOUTHERN PROPERTY LINE (PLANTINGS ARE TO MEET THE BUFFER REQUIREMENT AS FOUND IN THE CHARLESTON COUNTY ZLDR)

SW SEAMONWHITESIDE
607 Pendleton Street, Suite 100
Greenville, SC 29601-3319
864.298.0534 (T) 864.298.8028



**THE FRATTONE PROPERTY
PD SKETCH PLAN
CHARLESTON COUNTY**
2729 BOHICKET ROAD | JOHNS ISLAND, SC 29455

**NOT FOR
CONSTRUCTION**

DRAWN BY: MZC
CHECKED BY: GC

PROJECT: 7260
DATE: 8/4/2016

NO.	DATE	REVISION NOTES
1	12-29-16	PPD SKETCH PLAN SUBMITTAL WITH PD GUIDELINES
2	4-21-17	PPD SKETCH PLAN SUBMITTAL WITH REV PD GUIDELINES

CONCEPTUAL
UTILITY
PLAN



APPENDIX F

Preliminary ITE Trip Generation Manual &
Curb Cut Legal Documentation



To: Michael Cain, SWA
 From: Jennifer T. Bihl, PE, PTOE
 Date: November 9, 2016
 Re: Trip Generation Calculation – The Frattone Property development

The Frattone Property parcel located on Johns Island, SC is proposed for rezoning. The trip generation presented in this memo is based on an estimated development plan for the purposes of determining the potential trip generation for the site. For the purposes of the memo, it was assumed that the proposed development will include 6,000 square feet (sf) of convenience store and 7,200 sf of office space based on discussions with the design team. It is expected that this trip generation would be updated at the time of site plan development based on the development plan being constructed. Furthermore, the updated trip generation would determine whether further study was warranted to identify any potential impacts that would need to be addressed.

The traffic generation potential of the proposed development was determined using trip generation rates published in Institute of Transportation Engineers (ITE) *Trip Generation* handbook (Institute of Transportation Engineers, Ninth Edition). Pass-by trips are those trips currently on the roadway network that enter and exit the development then resume their trip. The pass-by trips were calculated using ITE standards. Internal capture trips are trips that stay within the development and travel between development land uses. **Table 1** shows the projected trip generation for the site.

Land Use and Intensity	ITE Land Use Code	Gross Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
6,000 sf Convenience Market (Open 15-16 hours) ¹	852	2,919	186	93	93	207	101	106
7,200 sf Office	710	79	23	20	3	11	2	9
Internal Capture			0	0	0	-6	-3	-3
Driveway Trips			209	113	96	212	100	112
Pass-by Trips ²			-42	-22	-20	-104	-50	-54
New Trips			167	91	76	108	50	58

1. LU Code 852, Convenience Market (Open 15-16 hours), does not provide Weekday daily trip generation data, therefore LU Code 851, Convenience Market (Open 24 hours), was used to estimate the Weekday daily trip generation with adjustments due to the number of trips when open.
2. ITE does not provide pass-by rate information for LU Code 852 data for LU Code 851 was used for the PM peak hour. No AM pass-by rate was listed, however, based on projected operations during the AM peak hour, 20% pass-by was assumed.



As shown in **Table 1**, the planned development is projected to generate 167 new trips during the AM peak hour (91 entering and 76 exiting) and 108 new trips during the PM peak hour (50 entering and 58 exiting).

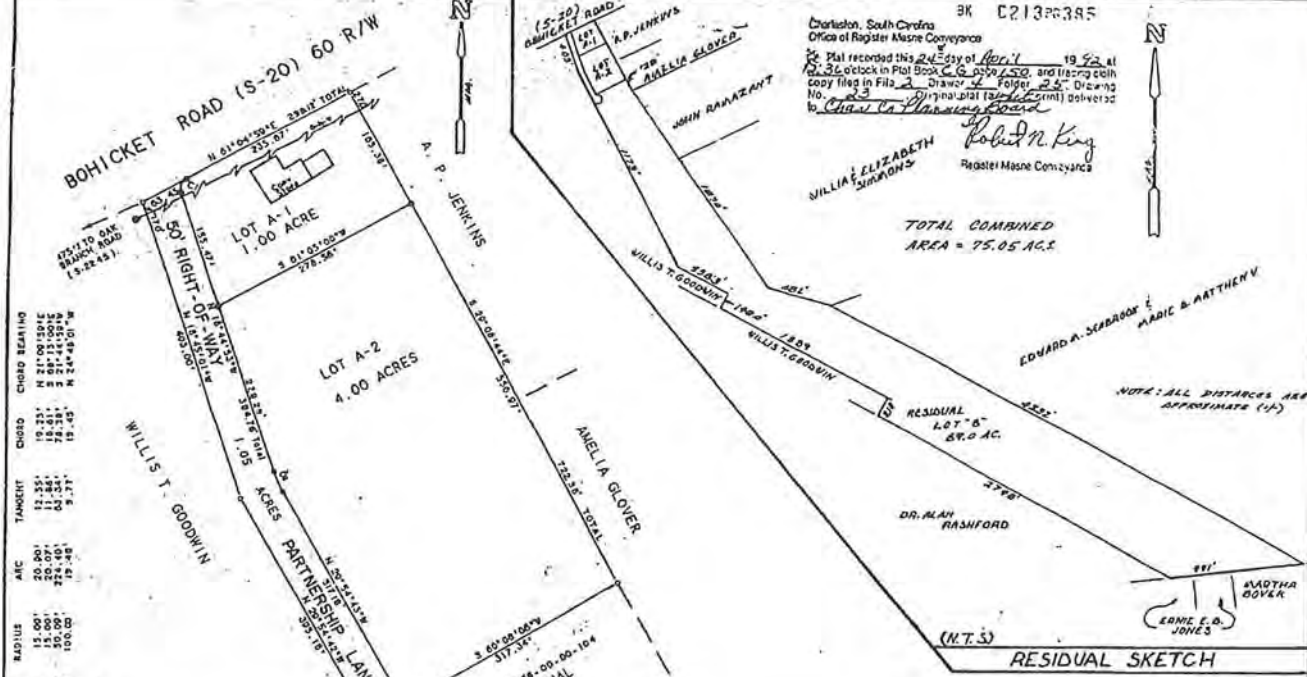
3K C2136385

Charleston, South Carolina
 Office of Register Mease Comptroller

Plat recorded this 24th day of April 1992 at
 10:30 o'clock in Plat Book C.G. 2091, Page 532, and the original
 copy filed in File 2, Drawer 2, Folder 28. Drawing
 No. 233 (original (Survey) delivered to
 Charleston Planning Board

Robert N. King
 Register Mease Comptroller

William Elizabeth Simpson
 Register Mease Comptroller



CHORD BEARING	CHORD	TANGENT	ARC	RADIUS	CURVE DELTA ANG'S
N 21°00'15" E	19.35'	12.25'	20.00'	15.00'	78°50'00"
S 81°12'00" E	78.28'	43.54'	294.00'	20.00'	256°30'35"
N 24°48'01" W	19.45'	9.71'	19.45'	100.00'	118°08'30"

I hereby dedicate the 50' road right-of-way to the use of the property owners. The owners of these lots and their heirs or assigns guarantee its maintenance.

Allen A. Rashford

NOTE: TOTAL COMBINED AREA = 6.05 ACRES

THESE LOTS A-1 & A-2 MEET HEALTH DEPARTMENT STANDARDS FOR A MODIFIED CONVENTIONAL SUBSURFACE DISPOSAL SYSTEM ONLY.

APPROVED FINAL PLAT

Ernie E.O. Jones
 CLERK CHARLESTON COUNTY COUNCIL

James Howard
 DIRECTOR OF PLANNING
 CHARLESTON COUNTY PLANNING BOARD

DATE: MARCH 17, 1992
 PB# 14565



PLAT TO SUBDIVIDE TRACT "A", LANDS OF E.R. PARTNERSHIP AND TO SHOW A 50' RIGHT-OF-WAY, LANDS OF DR. ALLAN RASHFORD

LOCATED
 JOHNS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA
 DATE: JUNE 6, 1991
 REV. DEC. 17, 1991

SCALE: 1" = 100'

LEGEND:

- IRON OLD
- IRON NEW
- POWER POLE W/ OVERHEAD WIRES

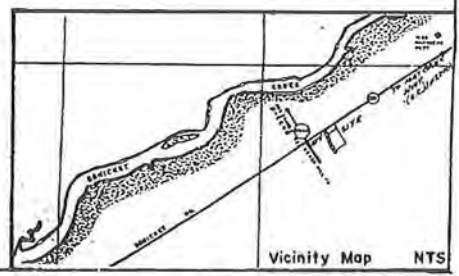
THE APPROVAL IN NO WAY obligates the County of Charleston to maintain this right-of-way until it has been constructed to County Standards.

"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 Wisconsin Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class C survey as specified therein."

James O. Thompson
 James O. Thompson, R.L.S. No. 12281
 James Engineering, Inc., P.O. Box 21017
 Charleston, S.C. 29417 375-5181



- NOTES:**
- REFERENCE T.M.S. 256-00-00-046
 - REFERENCE DEED BOOK 3201, PAGE 583
 - REFERENCE PLAT BOOK DT, PAGE 52
 - AREA DETERMINED BY THE COORDINATE METHOD OF CALCULATION
 - THERE ARE NO SIGNIFICANT TIDES 24" HIGH OR GREATER IN R/W.



APPENDIX G
Historical & Architectural Survey



Legend Search Layers

SC ArchSite Public Web Map

Zip Code, city, etc.

Legend

National Register Points

- ▲

National Register Polygons

- ▭

Historic Structures

- Not Eligible or Requires Evaluation
- ▲ Eligible

Historic Areas

- ▭ Not Eligible or Requires Evaluation
- ▭ Significant Resource/Requires Evaluation

City of Charleston, Esri, HERE, DeLorme, INCREMENT P, Intermap, USGS, ME...

Contact Us

SCIAA
1321 Pendleton Street
Columbia, SC 29208
Attn: Tamara Wilson

ArchSite Office: 803-777-9720
Direct Line: 803-576-6583
Fax: 803-254-1338

[Email the ArchSite administrator](#)

SC ArchSite
© 2004 – 2015
Maintained by the **South Carolina Institute of Archaeology and Anthropology**

APPENDIX H
Letters of Coordination

BellSouth Telecommunications, Inc.
2600 Meeting Street Road
Charleston, SC 29405-8307

June 7, 2016

Kellie Tillman
Seamon Whiteside
501 Wando Park Blvd., Ste. 200
Mt. Pleasant, SC 29464

Re: Service Availability for Telephone

To: Kellie Tillman

This is to confirm that AT&T will be able to provide telephone service to the property of and around Charleston County Tax Map #256-00-00-046 in the Johns Island area. The property will be for the rezoning located Bohicket Rd and Partnership Ln intersection. Service is contingent upon our receiving detailed plans of the development with utility easements granted, proper lead-time to install these services (16 months), and the correct 911 street addresses. One 10'x10' easements would have to be provided to AT&T for equipment (if needed). This tract of land would be served with fiber cable to provide TV, Internet, and phone services. The placement of the fiber cable would be at no cost to the land owner. The cost of the 30" insert boxes would be at owners' expense (if apartments). Plans should be submitted to Alan Squires (tel.# 843-522-4067) at the following address 3246 Fortune Drive North Charleston, SC 29418-3422 or email to js0590@att.com
CAD files need to be sent in 04 version. Build time is about 12 to 14 months in most cases for orders to flow in all systems.

Should you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Alan Squires". The signature is written in a cursive, flowing style.

Alan Squires
Designer-AT&T



**Berkeley Electric
Cooperative, Inc.**

Your Touchstone Energy Cooperative 

June 6, 2016

Seamon Whiteside & Associates
C/o: Kellie Tillman
501 Wando Park Blvd., Suite 200
Mount Pleasant, SC 29464

**Re: Power Availability for 2729 Bohicket Road, Johns Island
Charleston County, SC
TMS 256-00-00-046**

Dear Kellie:

Berkeley Electric Cooperative will supply the electrical distribution requirements for the above referenced location and we look forward to extending our facilities to meet your needs.

All services that are rendered will be under our service rules and regulations at the time of service. If you have any questions, please don't hesitate to give me a call.

Sincerely,

John Hall
Manager of Construction and Design

JH/ts

Cc: Tim Mobley, V.P. of Engineering and Operations
Kevin Varner, Supervisor of Distribution Design
Jace Johnston, Johns Island District Service Planner
File

Berkeley Electric Cooperative, Inc. is an equal opportunity provider and employer.

Post Office Box 1234
Moncks Corner, SC 29461
(843) 761-8200
Fax (843) 572-1280

Post Office Box 128
Johns Island, SC 29457
(843) 559-2458
Fax (843) 559-3876

Post Office Box 1549
Goose Creek, SC 29445
(843) 553-5020
Fax (843) 553-6761

Post Office Box 340
Awendaw, SC 29429
(843) 884-7525
Fax (843) 884-3044

www.berkeleyelectric.coop



RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Jeff Burns

to:

Anna S Lewis

12/19/2016 03:17 PM

Cc:

"cmillican@charlestoncounty.org"

Hide Details

From: Jeff Burns <jburns@ridecarta.com>

To: Anna S Lewis <alewis@seamonwhiteside.com>,

Cc: "cmillican@charlestoncounty.org" <cmillican@charlestoncounty.org>

Anna,

Thank you for the opportunity to coordinate public infrastructure with new development. The site is currently served by the rural transit system – Tri-County Link. Based on the proposed use, it is not necessary to provide any transit-specific infrastructure. For general circulation and to meet the ADA requirements, it is encouraged that an accessible path be constructed from the ROW to the buildings and sidewalk be provided along the property frontage.

Thank you again for the opportunity to review plans for the Frattone Property. Please feel free to contact me with any questions.

Sincerely,

Jeff

Jeffrey Burns, AICP

Senior Planner

Berkeley-Charleston-Dorchester Council of Governments

BCDCOG

1362 McMillan Ave., Suite 100

North Charleston, SC 29405

843.529.2128

www.bdcog.com

www.ridecarta.com

From: Anna S Lewis [<mailto:alewis@seamonwhiteside.com>]

Sent: Monday, December 19, 2016 11:00 AM

To: Jeff Burns

Cc: cmillican@charlestoncounty.org

Subject: RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Good morning Jeff,

You can click on the link below to download the DRAFT PD that outlines the proposed uses. I do not know if the DOT or County will require a deceleration lane, sidewalk or curbing at this time.

Please let me know if this answers your questions or if you need anything else.

<https://swasc.sharefile.com/d-sf5cbee187714351b>

Have a great day!



Anna Lewis
Entitlements Manager
 501 Wando Park Boulevard, Suite 200
 Mount Pleasant, South Carolina 29464
 (843) 884-1667 x 247
ALewis@SeamonWhiteside.com
www.seamonwhiteside.com

▼ Jeff Burns ---12/19/2016 10:49:40 AM---Hi Anna, Could you outline the proposed uses of the buildings real quick? Do you anticipate SCDOT o

From: Jeff Burns <jburns@ridecarta.com>
 To: Anna S Lewis <alewis@seamonwhiteside.com>, "cmillican@charlestoncounty.org" <cmillican@charlestoncounty.org>,
 Date: 12/19/2016 10:49 AM
 Subject: RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Hi Anna,
 Could you outline the proposed uses of the buildings real quick? Do you anticipate SCDOT or the County requiring a deceleration lane, sidewalk, or curbing?

Thanks,
 Jeff

Jeffrey Burns, AICP
 Senior Planner
 Berkeley-Charleston-Dorchester Council of Governments
 BCDCOG
 1362 McMillan Ave., Suite 100
 North Charleston, SC 29405
 843.529.2128
www.bdcog.com
www.ridecarta.com

From: Anna S Lewis [<mailto:alewis@seamonwhiteside.com>]
Sent: Sunday, December 18, 2016 12:11 PM
To: c.kelly@stjfd.org; cmillican@charlestoncounty.org; Jeff Burns; Matthew J. Fountain; EAdams@charlestoncounty.org; SThigpen@charlestoncounty.org
Subject: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Good afternoon,

I will be submitting to Charleston County to amend the PD for the above-referenced project and as part of the PD Guidelines, Charleston County Planning has requested that we obtain a Proof of Coordination letter from you.

I have attached a copy of the proposed sketch plan for this site for your use. Please let me know if you need any additional information. Our deadline to submit is December 30, 2016, but if you can provide your proof of coordination letter to me by 12/21/16, it would be greatly appreciated!

Thanks for your assistance and have a great week! Merry Christmas!

(See attached file: L-1.0 PD Sketch Plan.pdf)



Anna Lewis
Entitlements Manager
501 Wando Park Boulevard, Suite 200
Mount Pleasant, South Carolina 29464
(843) 884-1667 x 247
ALewis@SeamonWhiteside.com
www.seamonwhiteside.com



RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Matthew J. Fountain

to:

'Anna S Lewis'

12/21/2016 03:03 PM

Cc:

Andrea Harris-Long

Hide Details

From: "Matthew J. Fountain" <MFountain@charlestoncounty.org>

To: "'Anna S Lewis'" <alewis@seamonwhiteside.com>,

Cc: Andrea Harris-Long <AHarris@charlestoncounty.org>

History: This message has been replied to.

Ms. Lewis,

This email acknowledges that you have notified Charleston County Public Works regarding your intent to amend a PD at TMS 256-00-00-046. The Public Works Department is prepared to review your plans. Please continue to submit documentation directly to the County Zoning and Planning Department other than specific encroachment permit applications for County right-of-way and drainage easements. These encroachment applications should be copied to the Public Works Department to the attention of Mr. Herbert Nimz at the address in my signature below.

Matthew Fountain, PE, PG

Engineering Manager

Charleston County Public Works

4045 Bridge View Drive, Suite A301

N. Charleston, SC 29405

Office: 843.202.7600

Fax: 843.202.7601

From: Anna S Lewis [<mailto:alewis@seamonwhiteside.com>]

Sent: Sunday, December 18, 2016 12:11 PM

To: c.kelly@stjfd.org; Charles L. Millican; Jeff Burns; Matthew J. Fountain; Ellen Adams; Steve L. Thigpen

Subject: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Good afternoon,

I will be submitting to Charleston County to amend the PD for the above-referenced project and as part of the PD Guidelines, Charleston County Planning has requested that we obtain a Proof of Coordination letter from you.

I have attached a copy of the proposed sketch plan for this site for your use. Please let me know if you need any additional information. Our deadline to submit is December 30, 2016, but if you can provide your proof of coordination letter to me by 12/21/16, it would be greatly appreciated!

Thanks for your assistance and have a great week! Merry Christmas!

(See attached file: L-1.0 PD Sketch Plan.pdf)



Anna Lewis

Entitlements Manager

501 Wando Park Boulevard, Suite 200

Mount Pleasant, South Carolina 29464

(843) 884-1667 x 247

ALewis@SeamonWhiteside.com

www.seamonwhiteside.com



CHARLESTON
COUNTY
SOUTH CAROLINA

James R. Neal
Director

Public Works Department

November 14, 2016

843.202.7600
Fax 843.202.7601
jneal@charlestoncounty.org
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive, Suite A301
North Charleston, SC 29405-7464

Mr. Michael Z. Cain
Seamon, Whiteside & Associates, Inc.
501 Wando Park Boulevard, Suite 200
Mount Pleasant, SC 29464

RE: FRATTONE PROPERTY PD ; TMS No. 256-00-00-046

Dear Mr. Cain,

We have reviewed the draft Frattone Property Planned Development Guidelines, dated November 10, 2016, for a convenience/general store, fuel service islands, manager's office and on-site eating area located at 2729 Bohicket Road. At present, this letter represents sufficient coordination with the Public Works Stormwater Division in order to continue the revised planned development rezoning process for the property.

The proposed development being located at 2729 Bohicket Road will be permissible provided the project is in compliance with Charleston County Stormwater Program Permitting Standards and Procedures Manual. Additional review, coordination, and approval by the Public Works Department will be required during the County Stormwater Permitting review and permitting process.

Sincerely,

Frank Pandullo, P.E., PWLF
Stormwater Utility Manager & Technical Manager

cc: Charleston County Planning Department (Andrea Harris-Long, AICP)
Charleston County Public Works Department (Frank Pandullo P.E., PWLF)
File



American Public Works Association

www.charlestoncounty.org



RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

Eric Adams

to:

Andrea Harris-Long

12/21/2016 10:20 AM

Cc:

"Anna S Lewis", "James D. Armstrong", "Steve L. Thigpen", Devri Detoma, Andrea Pietras

Hide Details

From: Eric Adams <EJAdams@charlestoncounty.org> Sort List...

To: Andrea Harris-Long <AHarris@charlestoncounty.org>,

Cc: "Anna S Lewis" <alewis@seamonwhiteside.com>, "James D. Armstrong"

<JDArmstrong@charlestoncounty.org>, "Steve L. Thigpen"

<SThigpen@charlestoncounty.org>, Devri Detoma <DDetoma@charlestoncounty.org>,

Andrea Pietras <APietras@charlestoncounty.org>

History: This message has been forwarded.

1 Attachment



Signed Ordinance 08192016.pdf

Andrea,

County Council approved the attached ordinance to impose a one-half of one percent sales tax which was subject to a referendum which passed in November. A project included within the ordinance of regional significance is "US 17 at Main Road flyover and widening Main Road from Bees Ferry to Betsey Kerrison with Parkway type section at Bohicket".

A solicitation is being prepared to hire a consultant to begin the National Environmental Policy Act (NEPA) process for the project.

Thank you,

Eric Adams, P.E.

Pre-Construction Program Manager

Charleston County Transportation Development

4045 Bridge View Drive, Suite C204

North Charleston, SC 29405-7464

(843) 202-6149

From: Anna S Lewis [<mailto:alewis@seamonwhiteside.com>]

Sent: Tuesday, December 20, 2016 6:03 PM

To: James D. Armstrong

Cc: Eric Adams

Subject: Re: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

We are submitting to Charleston County Planning to rezone this property from the current PD to a new PD with some additional uses. Andrea Harris Long from Planning stated we needed to have a Proof of Coordination letter from both Charleston County Public Works (Matt Fountain) and Charleston County Transportation (Steve Thigpen) as well as SCDOT.

You can click on the link below to download the DRAFT PD that outlines the proposed uses. I have also attached SCDOT's Proof of Coordination letter for your use.

AN ORDINANCE

TO LEVY AND IMPOSE A ONE-HALF (1/2) OF ONE PERCENT SALES AND USE TAX, SUBJECT TO A REFERENDUM, WITHIN CHARLESTON COUNTY PURSUANT TO SECTION 4-37-30 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED; TO DEFINE THE SPECIFIC PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF THE TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH SUCH TAX MAY BE IMPOSED; TO PROVIDE THE ESTIMATED COST OF THE PROJECTS FUNDED FROM THE PROCEEDS OF THE TAX; TO PROVIDE FOR A COUNTY-WIDE REFERENDUM ON THE IMPOSITION OF THE SALES AND USE TAX AND THE ISSUANCE OF GENERAL OBLIGATION BONDS AND TO PRESCRIBE THE CONTENTS OF THE BALLOT QUESTIONS IN THE REFERENDUM; TO PROVIDE FOR THE CONDUCT OF THE REFERENDUM BY THE BOARD OF ELECTIONS AND VOTER REGISTRATION OF CHARLESTON COUNTY; TO PROVIDE FOR THE ADMINISTRATION OF THE TAX, IF APPROVED; TO PROVIDE FOR THE PAYMENT OF THE TAX, IF APPROVED; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

BE IT ENACTED BY THE COUNTY COUNCIL OF CHARLESTON COUNTY, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

Section 1. Recitals and Legislative Findings. As an incident to the enactment of this Ordinance, the County Council of Charleston County, South Carolina (the "County Council") has made the following findings:

1.1 The South Carolina General Assembly has enacted Section 4-37-30 of the Code of Laws of South Carolina 1976, as amended (the "Act"), pursuant to which the county governing body may impose by ordinance a sales and use tax in an amount not to exceed one percent, subject to the favorable results of a referendum, within the county area for a specific purpose or purposes and for a limited amount of time to collect a limited amount of money.

1.2 Pursuant to the terms of Section 4-37-10 of the Code of Laws of South Carolina 1976, as amended, the South Carolina General Assembly has authorized county government to finance the costs of highways, roads, streets, bridges and other transportation related projects either alone or in partnership with other governmental entities. As a means to furthering the powers granted to the County under the provisions of Section 4-9-30 and Sections 6-21-10, *et seq.* of the Code of Laws of South Carolina 1976 as amended, the County Council is authorized to form a transportation authority or to enter into a partnership, consortium, or other contractual arrangement with one or more other governmental entities pursuant to Title 4, Chapter 37 of the Code of Laws of the South Carolina 1976, as amended. The County Council has decided to provide funding for highways, roads, streets, bridges, mass transit systems, greenbelts, and other transportation-related projects, *inter alia*, without the complexity of a transportation authority or entering into a partnership, consortium, or other contractual arrangements with one or more other

governmental entities at this time; provided that nothing herein shall preclude County Council from entering into partnerships, consortiums, or other contractual arrangements in the future. County Council may utilize such provisions in the future as necessary or convenient to promote the public purposes served by funding highways, roads, streets, bridges, mass transit systems, greenbelts, and other transportation-related projects as provided in this Ordinance.

1.3 The County Council finds that a one-half of one percent sales and use tax should be levied and imposed within Charleston County, for the following projects and purpose:

- (i) For financing the costs of highways, roads, streets, bridges, and other transportation-related projects facilities, and drainage facilities related thereto, and mass transit systems operated by Charleston County or jointly operated by the County and other governmental entities.
- (ii) For financing the costs of greenbelts.

(the above herein referred to as the “projects”).

For a period not to exceed 25 years from the date of imposition of such tax, to fund the projects at a maximum cost not to exceed \$2,100,000,000 to be funded from the net proceeds of a sales and use tax imposed in Charleston County pursuant to provisions of the Act, subject to approval of the qualified electors of Charleston County in referendum to be held on November 8, 2016. The imposition of the sales and use tax and the use of sales and use tax revenue, if approved in the referendum, shall be subject to the conditions precedent and conditions or restrictions on the use and expenditure of sales and use tax revenue established by the Act, the provisions of this Ordinance, and other applicable law. Subject to annual appropriations by County Council, sales and use tax revenues shall be used for the costs of the projects established in this Ordinance, as it may be amended from time to time, including, without limitation, payment of administrative costs of the projects, and such sums as may be required in connection with the issuance of bonds, the proceeds of which are applied to pay costs of the projects. All spending shall be subject to an annual independent audit to be made available to the public.

1.4 County Council finds that the imposition of a sales and use tax in Charleston County for the projects and purposes defined in this Ordinance for a limited time not to exceed 25 years to collect a limited amount of money will serve a public purpose, provide funding for highways, roads, streets, bridges, mass transit systems, greenbelts, and other transportation-related projects as provided in this Ordinance to facilitate economic development, promote public safety, provide needed infrastructure, promote desirable living conditions, enhance the quality of life in Charleston County, and promote public health and safety in the event of fire, emergency, panic, and other dangers, and prepare Charleston County to meet present and future needs of Charleston County and its citizens.

Section 2. Approval of Sales and Use Tax Subject to Referendum.

2.1 A sales and use tax (the “Sales and Use Tax”), as authorized by the Act, is hereby imposed in Charleston County, South Carolina, subject to a favorable vote of a majority of the qualified electors voting in a referendum on the imposition of the tax to be held in Charleston County, South Carolina on November 8, 2016.

2.2 The Sales and Use Tax shall be imposed for a period not to exceed 25 years from the date of imposition.

2.3 The maximum cost of the projects to be funded from the proceeds of the Sales and Use Tax shall not exceed, in the aggregate, the sum of \$2,100,000,000, and the maximum amount of net proceeds to be raised by the tax shall not exceed \$2,100,000,000, which includes administrative costs and debt service on bonds issued to pay for the projects. The estimated principal amount of initial authorization of bonds to be issued to pay costs of the projects and to be paid by a portion of the Sales and Use Tax is \$200,000,000.

2.4 The Sales and Use Tax shall be expended for the costs of the following projects, including payment of any sums as may be required for the issuance of and debt service for bonds, the proceeds of which are applied to such projects, for the following purposes:

- (i) For financing the costs of highways, roads, streets, bridges, and other transportation-related projects facilities, and drainage facilities related thereto, and mass transit systems operated by Charleston County or jointly operated by the County and other governmental entities, which may include, but not limited to:

Projects of regional significance: Airport Area Roads Improvements, Dorchester Road Widening, Michaux Parkway to County line, US 17 at Main Road flyover and widening Main Road from Bees Ferry to Betsy Kerrison with Parkway type section at Bohicket

Projects of local significance: Annual Allocation continuation: Resurfacing, Bike/Pedestrian Facilities, Local Paving and Intersection Improvements, Glenn McConnell Parkway Widening, James Island Intersection and Pedestrian Improvements, Northside Drive Realignment at Ashley Phosphate Road, Rural Road Improvements, Savannah Highway/Ashley River Bridges/Crosstown Congestion Infrastructure Improvements, Savannah Highway Capacity and Intersection Improvements, SC 41 Improvements / US 17 to Wando Bridge, US 78 Improvements from US 52 to County line

The amount of the maximum total funds to be collected which shall be expended for these projects and purposes shall be no more than \$1,890,000,000;

- (ii) For financing the costs of greenbelts. The amount of the maximum total funds to be collected which shall be expended for these projects and purposes shall be no more than \$210,000,000.

2.5 If the Sales and Use Tax is approved by a majority of the qualified electors voting in a referendum to be held in Charleston County on November 8, 2016, the tax is to be imposed on the first day of May, 2017, provided the Board of Elections and Voter Registration of Charleston County shall certify the results not later than November 30, 2016, to Charleston County Council and the South Carolina Department of Revenue. Included in the certification must be the maximum cost of the projects to be funded in whole or in part from the proceeds of the tax, the maximum time specified for the imposition of the tax, and the principal amount of initial authorization of bonds, if any, to be supported by a portion of the tax.

2.6 The Sales and Use Tax, if approved in the referendum conducted on November 8, 2016 shall terminate on the earlier of:

- (1) on April 30, 2042; or
- (2) the end of the calendar month during which the Department of Revenue determines that the tax has raised revenues sufficient to provide the greater of either the costs of the projects as approved in the referendum or the cost to amortize all debts related to the approved projects.

2.7 Amounts of Sales and Use Tax collected in excess of the required proceeds must first be applied, if necessary, to complete each project for which the tax was imposed. Any additional revenue collected above the specified amount must be applied to the reduction of debt principal of Charleston County on transportation infrastructure debts only.

2.8 The Sales and Use Tax must be administered and collected by the South Carolina Department of Revenue in the same manner that other sales and use taxes are collected. The Department may prescribe amounts that may be added to the sales price because of the tax.

2.9 The Sales and Use Tax is in addition to all other local sales and use taxes and applies to the gross proceeds of sales in the applicable area that is subject to the tax imposed by Chapter 36 of Title 12 of the Code of Laws of South Carolina 1976, as amended, and the enforcement provisions of Chapter 54 of Title 12 of the Code of Laws of South Carolina 1976, as amended. The gross proceeds of the sale of items subject to a maximum tax in Chapter 36 of Title 12 of the Code of Laws of South Carolina 1976, as amended, are exempt from the tax imposed by this Ordinance. The gross proceeds of the sale of food lawfully purchased with United States Department of Agriculture Food Stamps are exempt from the tax imposed by this Ordinance. The tax imposed by this Ordinance also applies to tangible property subject to the use tax in Article 13, Chapter 36 of Title 12 of the Code of Laws of South Carolina 1976, as amended.

2.10 Taxpayers required to remit taxes under Article 13, Chapter 36 of Title 12 of the Code of Laws of South Carolina 1976, as amended, must identify the county in which the personal property purchased at retail is stored, used, or consumed in this State.

2.11 Utilities are required to report sales in the county in which the consumption of the tangible personal property occurs.

2.12 A taxpayer subject to the tax imposed by Section 12-36-920 of the Code of Laws of South Carolina 1976, as amended, who owns or manages rental units in more than one county must report separately in his sales tax return the total gross proceeds from business done in each county.

2.13 The gross proceeds of sales of tangible personal property delivered after the imposition date of the Sales and Use Tax, either under the terms of a construction contract executed before the imposition date, or written bid submitted before the imposition date, culminating in a construction contract entered into before or after the imposition date, are exempt from the sales and use tax provided in this ordinance if a verified copy of the contract is filed with Department of Revenue within six months after the imposition date of the sales and use tax provided for in this Ordinance.

2.14 Notwithstanding the imposition date of the Sales and Use Tax with respect to services that are billed regularly on a monthly basis, the sales and use tax authorized pursuant to this ordinance is imposed beginning on the first day of the billing period beginning on or after the imposition date.

Section 3. Remission of Sales and Use Tax; Segregation of Funds; Administration of Funds; Distribution to Counties: Confidentially.

3.1 The revenues of the Sales and Use Tax collected under this Ordinance must be remitted to the State Treasurer and credited to a fund separate and distinct from the general fund of the State. After deducting the amount of any refunds made and costs to the Department of Revenue of administering the tax, not to exceed one percent of such revenues, the State Treasurer shall distribute the revenues quarterly to the Charleston County Treasurer and the revenues must be used only for the purposes stated herein. The State Treasurer may correct misallocations by adjusting subsequent distributions, but these distributions must be made in the same fiscal year as the misallocation. However, allocations made as a result of city or county code errors must be corrected prospectively.

3.2 (a) Any outside agencies, political subdivisions or organizations designated to receive funding from the Sales and Use Tax must annually submit requests for funding in accordance with procedures and schedules established by the County Administrator. The County Administrator shall prepare the proposed budget for the Sales and Use Tax and submit it to the County Council at such time as the County Council determines. At the time of submitting the proposed budget, the County Administrator shall submit to the County Council a statement describing the important features of the proposed budget.

(b) County Council shall adopt annually and prior to the beginning of fiscal year a budget for expenditures of Sales and Use Tax revenues. County Council may make supplemental appropriations for the Sales and Use Tax following the same procedures prescribed for the enactment of other budget ordinances. The provisions of this section shall not be construed to prohibit the transfer of funds appropriated in the annual budget for the Sales and Use Tax for purposes other than as specified in the annual budget when such transfers are approved by County Council. In the preparation of the annual budget, County Council may require any reports, estimates, and statistics from any county agency or department as may be necessary to perform its duties as the responsible fiscal body of the County.

(c) Except as specifically authorized by County Council, any outside agency or organization receiving an appropriation of the Sales and Use Tax must provide to County Council an independent annual audit of such agency's or organization's financial records and transactions and such other and more frequent financial information as required by County Council, all in form satisfactory to County Council.

3.3 The Department of Revenue shall furnish data to the State Treasurer and to the Charleston County Treasurer for the purpose of calculating distributions and estimating revenues. The information which must be supplied to the County upon request includes, but is not limited to, gross receipts, net taxable sales, and tax liability by taxpayers. Information about a specific taxpayer is considered confidential and is governed by the provisions of S.C. Code Ann. Section 12-54-240. Any person violating the provisions of this section shall be subject to the penalties provided in S.C. Code Ann. Section 12-54-240.

Section 4. Sales and Use Tax Referendum; Ballot Question.

4.1 The Board of Elections and Voter Registration of Charleston County shall conduct a referendum on the question of imposing the Sales and Use Tax in the area of Charleston County on Tuesday, November 8, 2016, between the hours of 7 a.m. and 7 p.m. under the election laws of the State of South Carolina, mutatis mutandis. The Board of Elections and Voter Registration of Charleston County shall publish in a newspaper of general circulation the question that is to appear on the ballot, with the list of projects and purposes as set forth herein, and the cost of projects, and shall publish such election and other notices as are required by law.

4.2 The referendum question to be on the ballot of the referendum to be held in Charleston County on November 8, 2016, must read substantially as follows:

CHARLESTON COUNTY SPECIAL SALES AND USE TAX

QUESTION 1

I approve a special sales and use tax in the amount of one-half (½) of one percent to be imposed in Charleston County for not more than twenty-five (25) years, or until a total of \$2,100,000,000

in resulting revenue has been collected, whichever occurs first. The sales tax proceeds will be used to fund the following projects:

Project (1) For financing the costs of highways, roads, streets, bridges, and other transportation-related projects facilities, and drainage facilities related thereto, and mass transit systems operated by Charleston County or jointly operated by the County and other governmental entities. \$1,890,000,000.

Project (2) For financing the costs of greenbelts. \$210,000,000.

YES _____
NO _____

Instructions to Voters: All qualified electors desiring to vote in favor of levying the special sales and use tax shall vote "YES;" and

All qualified electors opposed to levying the special sales and use tax shall vote "NO."

QUESTION 2

I approve the issuance of not exceeding \$200,000,000 of general obligation bonds of Charleston County, payable from the special sales and use tax described in Question 1 above, maturing over a period not to exceed twenty-five (25) years, to fund completion of projects from among the categories described in Question 1 above.

YES _____
NO _____

Instructions to Voters: All qualified electors desiring to vote in favor of the issuance of bonds for the stated purposes shall vote "YES;" and

All qualified electors opposed to the issuance of bonds for the stated purposes shall vote "NO."

4.3 In the referendum on the imposition of a special sales and use tax in Charleston County, all qualified electors desiring to vote in favor of imposing the tax for the stated purposes shall vote "yes" and all qualified electors opposed to levying the tax shall vote "no". If a majority of the electors voting in the referendum shall vote in favor of imposing the tax, then the tax is imposed as provided in the Act and this Ordinance. Expenses of the referendum must be paid by Charleston County government.

4.4 In the referendum on the issuance of bonds, all qualified electors desiring to vote in favor of the issuance of bonds for the stated purpose shall vote "yes" and all qualified electors

opposed to the issuance of bonds shall vote “no”. If a majority of the electors voting in the referendum shall vote in favor of the issuance of bonds, then the issuance of bonds shall be authorized in accordance with S.C. Constitution Article X, Section 14, Paragraph (6). Expenses of the referendum must be paid by Charleston County government.

Section 5. Imposition of Tax Subject to Referendum.

The imposition of the Sales and Use Tax in Charleston County is subject in all respects to the favorable vote of a majority of qualified electors casting votes in a referendum on the question of imposing a sales and use tax in the area of Charleston County in a referendum to be conducted by the Board of Elections and Voter Registration of Charleston County on November 8, 2016, and the favorable vote of a majority of the qualified electors voting in such referendum shall be a condition precedent to the imposition of a sales and use tax pursuant to the provisions of this Ordinance.

Section 6. Miscellaneous.

6.1 If any one or more of the provisions or portions hereof are determined by a court of competent jurisdiction to be contrary to law, then that provision or portion shall be deemed severable from the remaining terms or portions hereof and the invalidity thereof shall in no way affect the validity of the other provisions of this Ordinance; if any provisions of this Ordinance shall be held or deemed to be or shall, in fact, be inoperative or unenforceable or invalid as applied to any particular case in any jurisdiction or in all cases because it conflicts with any constitution or statute or rule of public policy, or for any other reason, those circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable or invalid in any other case or circumstance, or of rendering any other provision or provisions herein contained inoperative or unenforceable or invalid to any extent whatever; provided, however, that the Sales and Use Tax may not be imposed without the favorable results of the referendum to be held on November 8, 2016.

6.2 This Ordinance shall be construed and interpreted in accordance with the laws of the State of South Carolina and all suits and actions arising out of this Ordinance shall be instituted in a court of competent jurisdiction in this State.

6.3 The headings or titles of the several sections hereof shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation, or effect of this ordinance.

6.4 This Ordinance shall take effect immediately upon approval following third reading.

6.5 All previous ordinances regarding the same subject matter as this Ordinance are hereby repealed.

Enacted this 9th day of August, 2016.



CHARLESTON COUNTY, SOUTH CAROLINA

J. Elliott Summey
By: J. Elliott Summey

Its: Chairman of Charleston County Council

ATTEST:

K. Walisburg
Clerk of Charleston County Council
Charleston County, South Carolina

First Reading: 7/19/16

Public Hearing: 7/21/16

Second Reading: 7/27/16

Third Reading: 8/9/16

August 2, 2016

Kellie Tillman
Construction Administration Coordinator - Seamon Whiteside
501 Wando Park Blvd.
Mt. Pleasant, SC 29464
(843) 884-1667

Operations

RE: 2729 Bohicket Road Johns Island, SC 29455

Gerrita Postlewait
Superintendent of Schools

Dear Ms. Tillman,

Jeff Borowy, P.E.
Chief Operating Officer

Please accept this letter as "Proof of Coordination" for the 2.0 acre development located at 2729 Bohicket Road on Johns Island in Charleston County (TMS #: 256-00-00-046).

Sean Hughes
Director of Operational Planning

To determine an estimation of additional students any development will create, the following formula is used: on an average of .4 students per single-family unit and .2 students per multi family unit which is then divided by the number of kindergarten through twelve grade levels (which is a total of 13 levels) to get a grade level average. That average is multiplied by the number of grade levels per school level and rounded to the nearest whole number.

The locations you supplied will involve three (3) different school zones. The expected impacts to enrollments are as follows:

- Elementary School, 1 student
- Middle School, 1 student
- High School, 1 student

We are supplying you the names of the schools that fall within the attendance area where your development will take place. These are subject to change. The information is as follows:

Elementary School: Angel Oak Elementary School
Middle School: Haut Gap Middle School
High School: St. Johns High School

Please contact me if there are additional questions or needs.

Sincerely,

Sean

Sean C. Hughes, LEED AP
Director of Operational Planning
Operations
Charleston County School District
Phone: (843) 566-8190

Office of the Sheriff



County of Charleston

Sheriff J. Al Cannon, Jr.

August 2, 2016

Seamon, Whiteside and Associates, Inc.
Attn: Kellie Tillman
501 Wando Park Blvd.
Suite 200
Mt. Pleasant, SC 29464

Re: Letter of Coordination

Ms. Tillman,

The Charleston County Sheriff's Office acknowledges your intention to develop property located in the area of 2729 Bohicket Road, Johns Island, South Carolina. This location is currently under the jurisdiction of this agency.

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

If there are any additional questions, feel free to contact this office via telephone or by email.

Regards,

Lt. Rita Zelinsky
Off Duty Coordinator
Charleston County Sheriff's Office

Administrative Office

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

Law Enforcement Division

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

Al Cannon Detention Center

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

Judicial Center

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



PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners
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David E. Rivers, Vice Chairman
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Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

6/8/2016

Ms. Kellie Tillman
Seamon, Whiteside & Associates, Inc.
501 Wando Park Boulevard, Ste 200
Mount Pleasant, SC 29464

Re: Sewer Non-Availability to TMS #256-00-00-046 to serve one industrial unit

Dear Ms. Tillman,

This letter is to certify our inability to provide wastewater collection service to the above referenced site in Charleston County, South Carolina. The above referenced parcel is not within the Urban Growth Boundary of Charleston Water System.

Please contact St. John's Water Company with water service issues. Please contact Charleston County with sewer service issues.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Boyle".

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file



Emergency Medical Services

CHARLES MILLICAN
Deputy Chief

843.202.6702
Fax: 843.202.6712
cmillican@charlestoncounty.org
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite B309
North Charleston, SC 29405-7464

December 22, 2016

Ms. Anna Lewis, Entitlements Manager
Seamon, Whiteside & Associates, Inc.
501 Wando Park Boulevard, Suite 200
Mount Pleasant, SC 29464

RE: FRATTONE PROPERTY PD; TMS No. 256-00-00-046

Dear Ms. Lewis,

A review has been completed of the draft Frattone Property Planned Development Guidelines, dated December 19, 2016; and the Frattone Property PD Sketch Plan, dated August 4, 2016, for a convenience/general store, fuel service islands, manager's office and on-site eating area located at 2729 Bohicket Road.

The Charleston County Emergency Medical Services (EMS) Department acknowledges your intention to develop the above referenced property. Charleston County EMS is the advanced life support paramedic first response and transport agency for this location – and all medical and trauma related incidents will need to be reported to this agency. This can be accomplished through the Charleston County Consolidated Dispatch Center by dialing 911.

During your scheduled Site Plan Review with Charleston County Planning Staff – EMS staff will attend in order to participate in any further review and coordination of the development design.

Sincerely,

Deputy Chief C. Millican



RE: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter
 Fleming, Juleigh B.
 to:
 Anna S Lewis
 12/20/2016 01:14 PM
 Cc:
 "Grooms, Robert W."
 Hide Details
 From: "Fleming, Juleigh B." <FlemingJB@scdot.org>
 To: Anna S Lewis <alewis@seamonwhiteside.com>,
 Cc: "Grooms, Robert W." <GroomsRW@scdot.org>
 History: This message has been replied to.

1 Attachment



L-1.0 PD Sketch Plan.pdf

Good afternoon Anna!

Thank you for the early coordination concerning the subject proposed development.

After reviewing the attached drawings our office has no objection to the proposed project. We do have concerns with the placement of the driveway on Bohicket Road as it does not meet spacing requirements outlined in our Access and Roadside Management Standards manual. Since the property has access to Partnership Lane, we recommend that the development have it's access there rather than on Bohicket Road.

This email does not constituent encroachment approval. Final approval is issued through our online EPPS system.

Please let me know if you have any questions.

Thank you!

JuLeigh B Fleming
 District Permit Engineer



6355 Fain Street
 North Charleston, SC 29406

Desk: 843-746-6722

From: Anna S Lewis [<mailto:alewis@seamonwhiteside.com>]
Sent: Sunday, December 18, 2016 11:51 AM
To: Fleming, Juleigh B.
Subject: The Frattone Property PD (TMS 256-00-00-046) - Proof of Coordination Letter

ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:
JOHN CONNOLLY, Chair
THOMAS KULICK, Vice-Chair
H. ALBERT THOMPSON
LEROY BLAKE
JOHN OLSON
SAMUEL BROWNLEE
ERIC P. BRITTON

P.O. BOX 56
1148 Main Road
JOHNS ISLAND, S.C. 29455
PHONE: (843) 559-9194
FAX: (843) 737-0058



COLLEEN WALZ, Fire Chief

December 21, 2016

Anna Lewis
Seamon Whiteside
501 Wando Park Blvd, Suite 200
Mt. Pleasant, SC 29464

Re: Letter of Coordination

Ms. Lewis,

The St. John's Fire District is in receipt of your request and acknowledges you will be submitting to amend the planned development zoning classification for 2729 Bohicket Rd, SC 29455.

This "Letter of Coordination" signifies that the property is located within the jurisdictional limits of St. Johns Fire District and will be able to provide fire protection for the property.

The St. John's Fire District utilizes the 2015 International Codes and applicable National Fire Protection Association (NFPA) codes as indicated by laws and standards recognized by the Office of the State Fire Marshal and Charleston County to ensure the safety of businesses and events located in the St. John's Fire District. This "Letter of Coordination" does not remove the requirements of the International Codes as amended and adopted by the State of South Carolina. All construction documents will be submitted and approved prior to construction on the site.

Please contact me directly at 843-864-4384 or at c.kelly@stjfd.org with any further questions. Please notify me immediately of any changes to the submitted plans or change to the rain plan.

Regards,

Captain Chad A. Kelly
Fire Marshal Division
St. Johns Fire District
843-864-4384

ST. JOHN'S WATER COMPANY, INC.
"This institution is an equal opportunity employer and provider"
Post Office Box 629
John's Island, South Carolina 29457-0629
Phone (843) 559-0186
Fax (843) 559-0371

Board Members
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Isaac Robinson
Becky J. Dennis
Cindy M. Floyd
Tommy West
Richard Thomas

June 6, 2016

Ms. Kellie Tillman
Seamon Whiteside
501 Wando Park Blvd., Suite 200
Mt. Pleasant, SC 29464

Re: TMS number 256-00-00-046 at 2729 Bohicket Road
Water Availability and Willingness to Serve Letter
Proof of Coordination

Dear Ms. Tillman:

This letter is to confirm that TMS number 256-00-00-046 at 2729 Bohicket Road on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 16-inch water line located on Bohicket Road for water service to TMS number 256-00-00-046 at 2729 Bohicket Road. The water line on Bohicket Road is within 50-feet of the property line for TMS number 256-00-00-046 at 2729 Bohicket Road. Our system is SC DHEC approved and we have the capacity and willingness to provide potable water service to TMS number 256-00-00-046 at 2729 Bohicket Road.

If you have any questions, please feel free to give me a call at 843-514-5570.

Sincerely,



Colleen Schild
Assistant Manager/Engineer

APPENDIX I

Examples of Building Architecture



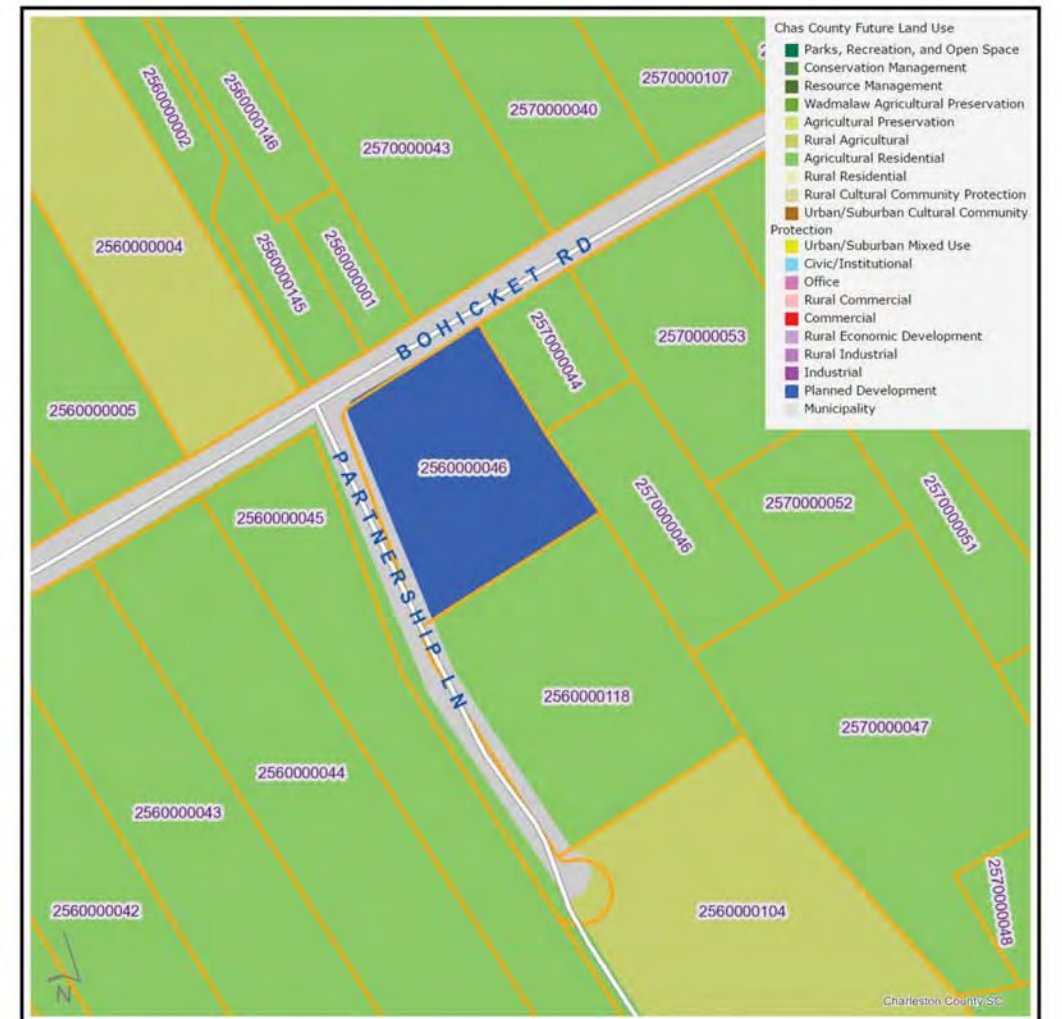
EXISTING CONDITIONS ON SITE - ABANDONED BUILDING, OVERGROWN VEGETATION, ETC.



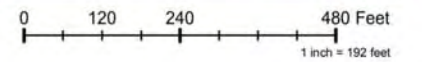
ARCHITECTURAL INSPIRATIONS



ARCHITECTURAL INSPIRATIONS



Charleston County SC



FUTURE LAND USE ZONING

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



Author: Charleston County SC
Date: 8/4/2016

ARCHITECTURAL INSPIRATIONS



APPENDIX J

Charleston County ZLDR Chapters 4, 6, 8, 9, and 12

Public Input

Link to Online Petition in Opposition:

<https://www.change.org/p/charleston-county-council-stop-more-accidents-and-deaths-on-bohicket-road>

From: alexis stroble [<mailto:exploratorystage@hotmail.com>]
Sent: Friday, July 14, 2017 3:44 PM
To: Andrea Harris-Long <AHarris@charlestoncounty.org>
Subject: Letter for 7/18 meeting

Dear County Council,

I have reviewed the Frattone PD. I am relieved to see that the architecture will be one that complements the Island. I also trust that the buffer requirements of plantings will be respected and honored.

However, my major concern has not been addressed. This property has a few grand oaks that literally hinders a driver's vision onto Bohicket Road. The safety of all drivers should be our primary concern and this seems to be overlooked. It's quite difficult to understand the magnitude of the problem when one has not actually driven onto Bohicket road from this site. I have personally driven onto Bohicket road from both proposed entrances and it is very dangerous especially during high volume traffic times. A convenience store yields high traffic volume making this conceptual site plan dangerous to the residence and visitors of the island. During the upcoming meeting can we hear solutions to this major concern?

Thank you,
Alexis Stroble

Sent from my iPhone

Dear Charleston County Council Members,

At our most recent monthly meeting, we welcomed Johns Island residents Alexis Stroble, Jacqui McGlynn and Beth Hempton to speak to our council and guests about a rezoning request for 2729 Bohicket Road (case # ZREZ-04-17-00055). After hearing them present information about the possible construction of a full-service convenience store, with island fuel pumps, and a large office building, we felt the need to express opposition and request that you deny this rezoning. The following statistics and information greatly impacted our opinions:

- From 2014-2017, there were 262 collisions on that stretch of Bohicket Rd, from Edenvale to River Road, (7.1 miles) where this gas station would be centrally situated*.
- Of those 262 collisions, 118 injuries and 2 fatalities occurred*.
- According to the SCDOT, a convenience store in that location would result in an estimated 2919 cars moving on and off Bohicket Road daily, or an average of 3 cars every minute. Considering the traffic volume on that 7.1 mile straightaway, this presents an extremely dangerous situation for our island residents, commuters and tourists.
- The area is residential, with a few churches and small offices. A convenience store/gas station means late hours including traffic, excessive noise and bright lights in a primarily rural part of Bohicket Road where people farm, have horses, goats and other animals. It's an inappropriate area for such a business.
- We understand that the small mom & pop store that was there 20 years ago is being used as a precedent for this rezoning, but the traffic conditions are not comparable from two decades ago, and the original store was about 1000 square feet.
- We know of no neighbors who were previously approached by owners, Frattone Trust, about this project, and NONE of the residents within 300 feet of this property would consider it a positive move for our island. In fact, all of them have a signed a petition in opposition.

There doesn't appear to be a single benefit for Johns Island with this rezoning. Even the handful of employees that would be hired does not stand up to the obvious dangers of building this type of business on this particular stretch of Bohicket Road.

We ask that you deny this rezoning request in total. There's no positive reason for anyone on Johns Island to support the building of this convenience store/gas station, and we believe the majority of local residents disapprove of it. Thank you for your time and consideration.

Chris Cannon, Chairman

Johns Island Council

1572 Castlewick Ave

Johns Island, SC 29455

843-559-5113

* NUMBERS PREPARED BY SCDPS - OFFICE OF HIGHWAY SAFETY AND JUSTICE PROGRAMS



STATEMENT
OF THE
JOHNS ISLAND TASK FORCE
IN OPPOSITION TO
PROPOSED REZONING OF 2729 BOHICKET ROAD

The Johns Island Task Force works to advance the Vision created by a large coalition of Johns Island residents and supporters from the nearby sea islands.

The Vision promotes the welfare of the diverse and vibrant community of Johns Island by seeking to maintain traditional rural land uses and communities. This includes the culture, history, agriculture, forestry, ecotourism, hunting, fishing, and equestrian activities.

The 22 members of the Task Force meet monthly to discuss current or impending matters that support or would contravene the Vision.

The Johns Island Task Force is opposed to rezoning of 2729 Bohicket Road into any classification that would allow any form of high intensity commercial usage. Any such usage would be contradictory to the basic premise of the Urban Growth Boundary on Johns Island that was established as part of the Johns Island Comprehensive Plan and agreed to by Charleston City Council.

The neighborhood is residential and residential usage of the site would be entirely appropriate.

Some 12,000 individuals work on Kiawah and Seabrook Islands and most of them commute across Johns Island on Bohicket Road. No use of the property should generate the potential for any additional volume of traffic leaving and entering the already overstressed Bohicket Road, especially at the times of morning and evening work commuting.

Decades ago, the site was occupied by the kind of typical “Mom and Pop” general store and gas pump that served a local rural community. That kind of usage has disappeared. There is no need for commercial uses of the property in a location that is already served adequately by businesses in Freshfields Village and at the intersection of Bohicket and Main Roads.

----- ○○○ -----

Position adopted by unanimous vote of participants in the Johns Island Task Force regular monthly meeting on September 6, 2017.

From: Beth Hempton <2729petition@gmail.com>

Date: September 15, 2017 at 4:50:58 PM EDT

To: <hsass@charlestoncounty.org>, <esummey@charlestoncounty.org>, Henry Darby <henrydarby@msn.com>, <tpryor@charlestoncounty.org>, <bmood@charlestoncounty.org>, <ajohnson@charlestoncounty.org>, <jqualey@charlestoncounty.org>, <vrawl@charlestoncounty.org>, <aharris@charlestoncounty.org>, <mmoore@lickboehm.com>, <mcglynn183@comcast.net>, <GCollins@seamonwhiteside.com>

Subject: 2729 Bohicket Road Zoning - follow up

Dear Charleston County Council members,

As you know from our previous emails, we agreed to the deferral of the Charleston County Council agenda item last August concerning the rezoning of 2729 Bohicket Road. Our goal in doing so was to open up discussions with the owner's representative, Gary Collins, hoping to come to an agreeable use for the property other than a convenience store/gas station. We met with the local neighbors who would be most affected by the commercial use of the property and then we met with Gary Collins and the neighbors.

Our initial meeting with the neighbors occurred at 7 pm on August 22, 2017. The list of attendees and meeting notes are attached, but in overview, we came to full agreement that any development at 2729 Bohicket Road should **NOT** involve the following:

- In and out traffic, with large numbers of drivers entering and exiting that part of Bohicket Road.
- Large equipment, trucks, trailers with limited sight lines entering and exiting Bohicket Road at that site.
- A business that's open after 7 pm or opens before 7 am.
- A business that requires 24-hour security/lighting (such as a company with expensive vehicles and equipment stored in outdoor fenced areas, etc.)
- A business that doesn't reflect the natural, residential community in which we all reside.

All of the previously noted concerns except the final point are directly related to the profound and evident safety issues that we have presented repeatedly in emails and documentation from the state. We've had so many recent accidents on Johns Island with trucks and tractor trailers that any business at 2729 Bohicket Road should not involve such vehicles. Getting in and out would be dangerous to anyone on the road, especially with the placement of the grand oaks and the amount of traffic.

Along with safety issues many neighbors had environmental concerns related to specific businesses. In particular, businesses causing drainage complications were ruled out as that property drains down to the river across the road. On page 63 of the previously submitted PD, it states “Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances **as long as the adjacent property owners are in agreement**, and a 100 year – 24 hour rain event has been studied downstream to where the site contributes 10% of the watershed.” The adjacent property owners are not in agreement. After any serious rainfall, you can see the extensive problems with drainage already.

The neighbors also discussed businesses that could fit into our residential community without adding to the gravity of the driving dangers on Bohicket Road or cause serious disruption to the rural residents. You can see those options highlighted on the attached document, *Land Use Designations*. Even with some of those businesses, such as the local contractors highlighted at the bottom, we stressed the need for conditions related to heavy equipment and vehicle storage, lighting, etc. as noted in our previous bullet points.

The second meeting, which included the original neighbors, plus a few more, along with Gary Collins, took place at 7 pm on August 28, 2017. At that meeting, Gary shared the history of the property and explained the position that the Frattone Trust was in with the odd and outdated zoning on the property. Several times, he stated that the gas station was not Paul Frattone’s idea and that he was definitely open to other ideas. It was also clear that Paul Frattone desired to make a regular, passive income off the property or if selling it, a significant profit. As we worked through the list of possible businesses (again, see attached *Land Use Designations*), we felt hopeful that the Frattones would consider something that wasn’t overly imposing on our community. As well, we requested a selling price, along with the price that Paul Frattone paid for the property, in case we could find a buyer. At this point, we have not received the price paid for the property despite repeated requests.

Since that meeting, Alexis Stroble has been in contact with Gary Collins primarily through email. While we continue to communicate with Paul Frattone through Gary Collins, we find that many of the ideas/concerns we have aren’t viable options for the Frattones. Finally, Gary Collins eluded to the convenience store/gas station idea being noted again as a possibility, which caused all of the concerns and community action from the beginning. We realize that Paul Frattone has no interests here other than owning a property he’d hoped would be a positive financial investment. He has no ties to our community, and will not have to suffer the negative impact of what he brings to our

island. We understand that he's in a challenging place having purchased property with odd zoning. However, we had thought that we'd at least helped him see the life threatening and community destroying precedent he would be setting by building a gas station. Seeing that option back on the table would be very discouraging.

As well, we are concerned about broad "commercial" zoning being assigned to that property allowing Paul Frattone or anyone who purchases the property from him to develop inappropriate and unhealthy future businesses. We want to see the Frattones benefit from the land they purchased, but we also believe there has to be conditions (per our previous bullet points) protecting the surrounding community, the many tourists and contractors who utilize Bohicket Road, and the future of our island.

We continue to share with the Johns Island community all that has occurred, we continue to collect petition signatures, and we will be attending and speaking at the upcoming CCC meeting to insure that our community voices and Johns Island concerns are clearly heard. Overwhelmingly, our community is not in favor of inappropriate development, most especially a gas station/convenience store at that location.

Our goal has been, and still is, to work with the Frattones while protecting our community. However, as long as the gas station or any other inappropriate business is on the list of options, we cannot support the zoning change. We rely on the Charleston County Council's wisdom to protect our community and the lives of those who travel on Bohicket Road. Again, we are desiring a win-win option for Paul Frattone and our island, but there has to be safe, smart and profitable options with conditions in place to address this PD and future property owners of 2729 Bohicket Road.

If you need any further information or would like us to re-send you the statistics from Columbia concerning accidents, injuries and deaths on Bohicket Road, please let us know. We appreciate your continued willingness to hear our pleas for reasonability and safety with this zoning issue.

Sincerely,

Beth Hempton – 2728 Bohicket Road

Jacqui McGlynn – 2732 Bohicket Road

Mellen Moore – 2712 Bohicket Road

Alexis Stroble – 2770 Bohicket Road

Dear Charleston County Council members,

Our goal in contacting you, as Johns Island residents, is to share what we have discovered in relationship to the rezoning request for 2729 Bohicket Road. Although we live with and see the visual dangers on Bohicket Road, particularly in the stretch where the property in question lies, we understand that you need to know the facts.

After reading and evaluating the Zoning Map Amendment Request ZREZ-04-17-00055 and related documents supplied by Charleston County Zoning and Planning, we realized that we needed to learn more about the rezoning request and the property. After a number of phone calls, we reached the South Carolina Department of Public Safety, specifically the Office of Highway Safety and Justice Programs. We purchased the relevant statistics for this area of Bohicket Road and even the surrounding roads which are directly affected by the traffic on Bohicket Road. We attached the actual statistics from the SCDPS, but to save time, we've included a summary for you. We wonder if you'll be as shocked by the statistics as we were.

The most current data from SCDPS, from 2001-2017, is derived from detailed reports prepared by officers working the accident scenes. Over the last 16 ½ year period covered by this data, there were 1180 recorded accidents with 428 of the accidents leading to 654 injuries and 12 deaths. As we're sure you realize, Bohicket Road is considered among the most dangerous in SC due to the fact of its too narrow lanes with no shoulders, save the grand oaks that literally stand on the edge of the road. Not surprisingly, those same oaks played a major role in 139 of the previously noted accidents including 79 injuries and 5 of the 12 fatalities. Those grand oaks sit on each side and across from 2729 Bohicket Road. They will certainly cause dangerous situations for drivers, of which the traffic study completed on behalf of the Frattone Trust estimates to be 2919 cars per day or three cars per minute, going in and out of the proposed convenience store and gas station. Two vital interpretations may be derived from the SCDPS data:

- When considering zoning changes to property in this area, one must take into account that Bohicket Road is a designated historical scenic roadway. The grand oaks contribute greatly to the history and the scenery, and cannot be removed.
- New zoning that allows commercial development requiring substantial in and out traffic, on and off Bohicket Road, which is currently unable to safely handle existing traffic, makes no sense. The property at 2729 Bohicket Road sits right in the middle of a 7.1 mile straightaway, without lights or stop signs, where people travel 60-80 miles per hour, often creating dangerous passing situations.

We don't oppose all development on Johns Island. We understand that the island will grow. We understand that the Frattone Trust seeks to profit from the land they currently own. We support PROFITABLE, SAFE and SMART growth, not zoning that puts the lives of residents, commuters and tourists in credible danger.

On a final note, we feel the need to clarify a statement made the Frattone Trust representative at the last County Council meeting where this issue was discussed. He showed photographs of our actual

homes and stated that they had been in contact with the neighboring property owners and implied that we were in agreement with the rezoning. A more accurate accounting would be that until the day of that meeting, only one neighbor even knew details about the rezoning request. The only communication from representatives of the Frattone Trust prior to that meeting and since that meeting occurred in In April of this year, when Gary Collins from Seamonds Whitesides law firm replied to emails, from Tim Block, Capers Owens and Alexis Stroble, sent to the County Council opposing the rezoning. It appears that the Frattone representatives may have overlooked your recommendation to communicate with the neighbors and residents of the community.

Our neighborhood is unified and we strongly oppose a project of this size and magnitude. As well, many commuters and residents of the Sea Islands, who travel daily on Bohicket Road, also oppose the rezoning and planned business. However, we are willing to work with the developers if they'd like to open lines of communication and discuss a safer, more reasonable business on that property. We can work together to ensure success for the developers and safety for our community.

We hope that you'll join us in seeing the serious dangers of rezoning 2729 Bohicket Road and deny the rezoning request, knowing that we understand the need for profit, but not on the backs, and possibly lives, of our community. We look forward to seeing you Thursday, August 17th.

Thank you for your time and your service to the Johns Island community,

Beth Hempton (843-696-4387)

Jacqui McGlynn (610-299-9646)

Alexis Stroble (843-906-7593)

**TRAFFIC COLLISIONS ON SECONDARY-20
CHARLESTON COUNTY 2001-2017 (2016-2017 PRELIMINARY DATA)**

Summary by Year						
Year	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
2001	1	32	28	61	1	45
2002	0	20	34	54	0	34
2003	1	30	43	74	1	50
2004	1	30	41	72	1	41
2005	1	31	44	76	1	52
2006	1	24	47	72	1	43
2007	2	23	60	85	2	33
2008	0	21	40	61	0	30
2009	2	29	40	71	2	43
2010	0	17	35	52	0	22
2011	1	27	29	57	1	37
2012	0	24	37	61	0	42
2013	0	26	39	65	0	39
2014	1	19	46	66	1	23
2015	1	26	67	94	1	51
2016	0	29	71	100	0	44
2017	0	20	39	59	0	25
	12	428	740	1,180	12	654

Summary by Month						
Month	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
January	1	22	49	72	1	30
February	0	21	50	71	0	34
March	0	43	58	101	0	68
April	0	39	64	103	0	61
May	4	49	70	123	4	84
June	2	44	77	123	2	69
July	0	44	77	121	0	58
August	3	37	65	105	3	58
September	0	31	56	87	0	45
October	2	34	60	96	2	55
November	0	41	53	94	0	58
December	0	23	61	84	0	34

Summary by Day of Week						
Day of Week	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
Sunday	1	51	74	126	1	84
Monday	1	57	104	162	1	89
Tuesday	0	55	101	156	0	77
Wednesday	3	51	104	158	3	81
Thursday	0	62	116	178	0	105
Friday	4	73	144	221	4	105
Saturday	3	79	97	179	3	113

*Property Damage Only

**TRAFFIC COLLISIONS ON SECONDARY-20
CHARLESTON COUNTY 2001-2017 (2016-2017 PRELIMINARY DATA)**

Summary by Time of Day						
Time of Day	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
12:01am - 3:00am	1	34	44	79	1	43
3:01am - 6:00am	2	26	38	66	2	32
6:01am - 9:00am	0	62	103	165	0	113
9:01am - Noon	1	60	106	167	1	92
12:01pm - 3:00pm	3	48	113	164	3	74
3:01pm - 6:00pm	1	97	187	285	1	157
6:01pm - 9:00pm	1	50	87	138	1	72
9:01pm - Midnight	3	51	62	116	3	71

Summary by Weather Condition						
Weather Condition	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
Clear, No Adverse Conditions	10	349	611	970	10	546
Rain	2	56	87	145	2	76
Cloudy	0	18	35	53	0	27
Sleet Or Hail	0	0	0	0	0	0
Snow	0	1	0	1	0	1
Fog, Smog, Smoke	0	1	2	3	0	1
Blowing Sand, Soil, Dirt Or Snow	0	0	0	0	0	0
Severe Cross Winds, High Wind	0	0	0	0	0	0
Unknown	0	3	5	8	0	3

Summary by Road Surface Condition						
Road Surface Condition	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
Dry	10	355	615	980	10	547
Wet	2	65	121	188	2	93
Snow	0	1	0	1	0	1
Slush	0	0	0	0	0	0
Ice	0	1	0	1	0	1
Contaminant (Sand, mud, Dirt, oil, Etc.)	0	0	0	0	0	0
Water (Standing)	0	3	0	3	0	4
Other	0	1	0	1	0	5
Unknown	0	2	4	6	0	3

*Property Damage Only

TRAFFIC COLLISIONS ON SECONDARY-20
CHARLESTON COUNTY 2001-2017 (2016-2017 PRELIMINARY DATA)

Summary by First Harmful Event						
First Harmful Event	Fatal Collision	Injury Collision	PDO* Collision	Total Collisions	Persons Killed	Persons Injured
None Listed	0	0	0	0	0	0
Cargo/Equip Loss Or Shift	0	0	0	0	0	0
Cross Median/Center Line	1	7	4	12	1	11
Downhill Runaway	0	0	0	0	0	0
Equipment Failure	0	1	1	2	0	1
Fire/Explosion	0	1	0	1	0	1
Immersion	0	0	1	1	0	0
Jackknife	0	0	0	0	0	0
Overturn/Rollover	2	12	12	26	2	17
Run Off Road Left	0	4	1	5	0	4
Run Off Road Right	0	7	2	9	0	9
Separation Of Units	0	0	0	0	0	0
Spill (Two Wheel Vehicle)	0	0	0	0	0	0
Other Non-Collision	0	4	4	8	0	4
Unknown Non-Collision	0	0	6	6	0	0
Animal (Deer Only)	0	5	107	112	0	5
Animal (Not Deer)	0	3	7	10	0	4
Motor Vehicle (In Transport)	3	213	415	631	3	348
Motor Vehicle (Stopped)	0	48	74	122	0	92
Motor Vehicle (Other Roadway)	0	2	2	4	0	3
Motor Vehicle (Parked)	0	0	0	0	0	0
Pedalcycle	0	4	1	5	0	5
Pedestrian	1	3	1	5	1	3
Railway Vehicle	0	0	0	0	0	0
Work Zone Maint. Equip.	0	0	1	1	0	0
Other Movable Object	0	4	10	14	0	5
Unknown Movable Object	0	0	0	0	0	0
Bridge Overhead Structure	0	0	0	0	0	0
Bridge Parapet End	0	0	1	1	0	0
Bridge Pier Or Abutment	0	0	1	1	0	0
Bridge Rail	0	0	2	2	0	0
Culvert	0	1	0	1	0	2
Curb	0	1	0	1	0	1
Ditch	0	18	11	29	0	20
Embankment	0	1	0	1	0	1
Equipment	0	0	0	0	0	0
Fence	0	2	1	3	0	4
Guardrail End	0	1	1	2	0	1
Guardrail Face	0	1	3	4	0	1
HWY Traffic Sign Post	0	0	5	5	0	0
Impact Attenuator/Crash Cushion	0	0	0	0	0	0
Light Luminaire Support	0	0	0	0	0	0
Mailbox	0	1	3	4	0	1
Median Barrier	0	0	1	1	0	0
Overhead Sign Support	0	0	0	0	0	0
Other (Post,Pole,Support,etc.)	0	1	1	2	0	1
Other (Wall,Bldg,Tunnel,etc.)	0	0	0	0	0	0
Tree	5	79	55	139	5	106
Utility Pole	0	1	1	2	0	1
Workzone Maint. Equip.	0	0	0	0	0	0
Other	0	2	3	5	0	2
Unknown Fixed Object	0	1	2	3	0	1
Unknown	0	0	0	0	0	0

N=Neighbor

Petition Dates 7-22-17 through 8-17-17

We, the undersigned, are concerned about

We understand that commercial use is allowed on the property but, we agree with the County staff that what is being proposed does not fit with the area nor with the Comprehensive Plan.

Specifically:

1. According to the applicant's traffic study, a convenience store will create 2919 vehicle trips which is out of character with the rural nature of the area and unsafe on that area of Bohicket Road.
2. Replacing the current structure with 13,000 square feet in two building does not fit with the neighborhood and would have negative impact on our lives.

We believe the applicant should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to concur with the staff recommendation to deny the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7.31.17	Jaime Carr	<i>Jaime Carr</i>	60 Fenwick Hall Allee Apt 533 Johns Island, SC 29455
2	8/1/17	Tim Beatty	<i>Tim Beatty</i>	3320 Bohicket Rd Johns Island SC 29455
3	8/1/2017	Jennifer Beatty	<i>Jennifer Beatty</i>	3320 Bohicket Rd JI SC 29455
4	8/1/2017	Blake Batee	<i>Blake Batee</i>	60 Fenwick Hall Allee Johns Island SC 29455
5	8/1/2017	Cory Schramm	<i>Cory Schramm</i>	692 Washington Street IA 10014
6	8/1/2017	Emily Schramm	<i>Emily Schramm</i>	692 Washington Street IA 10014
7	8/1/2017	GREG MURATORE	<i>Greg Muratore</i>	60 Fenwick Hall Aly 29455
8	8/8/17	James Vincent	<i>J. Vincent</i>	3029 Seabrook Village Dr SE, SC 29455
✓ 9	8/13/17	Julie Stroble	<i>Julie Stroble</i>	2713 Bohicket Rd. Johns Island, SC 29455
✓ 10	8/13/17	Kristin Becks	<i>Kristin Becks</i>	2713 Bohicket Rd. Johns Island, SC 29455
✓ 11	8/13/17	Chadwick Becks	<i>Chadwick Becks</i>	2713 Bohicket Rd. Johns Island, SC 29455
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We, the undersigned, are concerned about

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2. Replacing the current structure with 13,000 square feet in two building does not fit with the neighborhood and would have negative impact on our lives. We believe the applicant should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to concur with the staff recommendation to deny the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/8/17	Johnny Root	Johnny Root	23 Beachwalker Dr.
2	8/8/17	Emily Jenkins	Emily Jenkins	23 Beachwalker Dr.
3	8/9/17	Charadway But	Charadway But	23 Beachwalker Dr.
4	8/9/17	Jerry Higgins	Jerry Higgins	5959 Chisolm Rd.
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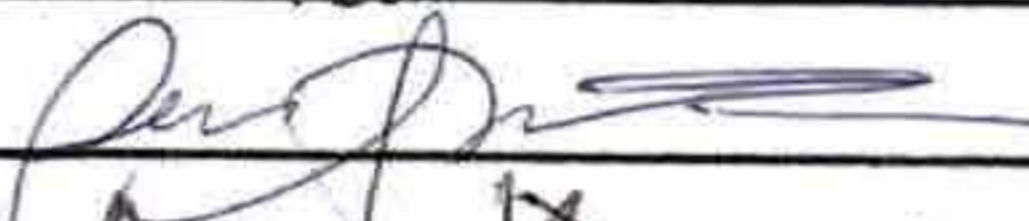

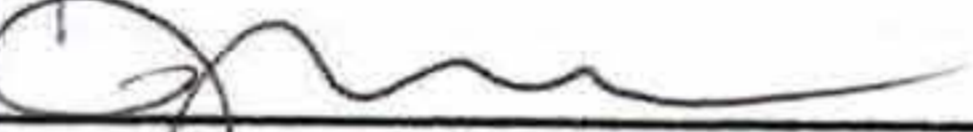
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We believe the applicant should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to concur with the staff recommendation to deny the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	07-25-17	Keiko Miura	Keiko Miura	60 Fenwick Hall Allee, Johns Island
2	8/2/17	Sonia Martino		3048 Backten Rd Johns Isl.
3	8/12/17	Natasha Beck		2284 Ashley River Rd., Apt 1014, 29414
4	8/12/17	Josh Morgan		121 High Hammock Vlg Johns Is SC 29455
5		Stephanie Delaney	Signed on-line	1725 Sailfish Drive Johns Island SC 29455
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PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD

County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building (Lonnie Hamilton building)

We, the undersigned, understand that limited commercial use is allowed on the property of **2729 Bohicket Road, Johns Island, SC**, but the scope and size of the project being planned by Frattone Trust, if their rezoning request is approved, does not take into account the community's desires, the dangers of Bohicket Road or residential design of the surrounding properties.

Specifically:

1. According to the applicant's traffic study, a convenience store and additional office building will create an estimated 2919 vehicles moving on and off of 2729 Bohicket Road, a stretch of road already considered to be very dangerous.
2. The original commercial zoning was established prior to the growth and extensive traffic that now travels down Bohicket Road daily.
3. Replacing the current structure with 13,000 square feet, including a full-service convenience store, fuel pump islands and an additional office building, does not fit with the neighborhood and would negatively impact the lives of the neighboring residents as well as anyone who travels that road.
4. If rezoning occurs as applied for by the Frattone Trust, a precedent may be established for more inappropriate and unsafe construction in that particular area.
5. The benefits, for the surrounding community, of the rezoning are miniscule compared to the dangers and the negative impact for Johns Island residents, especially the home owners in close confines to the property.

We are signing this petition because we believe the applicant, Frattone Trust, should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to **concur with the staff recommendation to DENY** the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	Aug. 11, 2017	Harriette W. Banknight	<i>Harriette W. Banknight</i>	3265 Walter Dr ²⁹⁴⁵⁵ J.I.
2	Aug 11, 2017	Patricia S Reynolds	<i>Patricia S Reynolds</i>	3266 Walter Dr ²⁹⁴⁵⁵ J.I.
3	Aug 11, 2017	Charles N Crosby	<i>Charles N Crosby</i>	3367 Charlie Jones Blvd ²⁹⁴⁵⁵ J.I.
4	Aug 11, 2017	Dustin Hines	<i>Dustin Hines</i>	3367 Charlie Jones Blvd
5	8-12-2017	Deane Mcrook	<i>Deane D Mcrook</i>	3257 Walter Dr JI 29455
6	8-13-2017	Renee Salisbury	<i>Renee Salisbury</i>	3267 Walter Dr. J.I. 29455
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We believe the applicant should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to concur with the staff recommendation to deny the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/25/17	URSULA TOBIN	<i>Ursula Tobin</i>	60 Fenwick Hall Alley, Johns Is., SC
2	7/28/17	Holly Newman	<i>Holly Newman</i>	1004 Summerall Rd. Johns Is., SC
3	8/2/17	Sarah Bond	<i>Sarah Bond</i>	6315 Shilalah Oaks Pkwy Ravenel, SC 29470
4	8.2.17	Sharon M. White	<i>Sharon M. White</i>	627 Majestic Oak Dr, Charleston, SC 29405
5	8.2.17	Sarah Church	<i>Sarah Church</i>	926 E. Estates Blvd Apt A Charleston, SC 29414
6	8.2.17	Dana h. Muckelbauer	<i>Dana h. Muckelbauer</i>	3056 Green Park Ave. Chas. 29414
7	8/2/2017	Roshonda J. Brown	<i>Roshonda J. Brown</i>	3845 Mary Ann Pt. Rd. Johns Is. 29455
8	8/2/17	Carla Howard	<i>Carla Howard</i>	1027 Oakcrest Dr. Charleston SC
9	8/2/17	Paula D. Johnston	<i>Paula D. Johnston</i>	3173 Moonlight Dr. Charleston - SC 29412
10	8/2/17	Dianne Bifalco	<i>Dianne BIFALCO</i>	1565 BLUEWATER WAY 29414
11	8/2/17	Tammy May Tammy McAdory	<i>Tammy May</i>	2709 Bohicket Rd Johns Island
12	8/8/17	KRISTIAN GRAFING	<i>Kristian Grafing</i>	5559 Katy Hill Rd Wadmalaw Island, SC
13	8/8/17	Jim Swan	<i>Jim Swan</i>	1456 Mildan Pass Johns Is., SC
14	8/9/17	Dan kokkos	<i>Dan kokkos</i>	3009 Candan grove Drive
15	8/8	Kim Walker	<i>Kim Walker</i>	5559 KATY Hill Rd

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N-Neighbor

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We are signing this petition because we believe the applicant, Frattone Trust, should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to concur with the staff recommendation to DENY the requested rezone.

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8-13-17	Wilma J. Infinger	Wilma J. Infinger	2775 Bohicket Rd.
2	8-13-17	ALLAN RASHFORD	Allen A. Rashford	2761 Bohicket
3	8-13-17	GLORIA RASHFORD	Gloria Rashford	2761 Bohicket
4	8-13-17	Aneita Rashford	Aneita Rashford	2770 Bohicket
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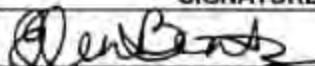
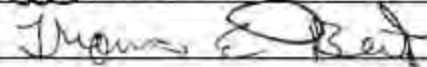
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/31/2017	ELLEN BENTZ		3340 OAK BRANCH RD., JOHNS IS.
2	7/31/2017	TOMMY BENTZ		3340 OAK BRANCH RD., JOHNS IS.
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/22/2017	Charlene Le Steenly	Charlene Le Steenly	3327 LaBood Lane
2	7/22/2017	Lavene Laboard	Lavene Laboard	2806 A Bohicket Rd, John's Isl.
3	7/22/2017	Arthur Burk cos	Arthur Burk cos	2844 Bohicket Rd
4	7/22/2017	Tyrone Richardson	Tyrone Richardson	2839 Bohicket Rd.
5	7/23/2017	James Parlor	James Parlor	3 E. Wantoot Blvd, Charleston, SC 29407
6	7/23/2017	Kathleen Green	Kathleen Green	4844 Bonneau Rd John's Isl SC
7	7/23/2017	Maybell Wright	Maybell Wright	4845 Bonneau Rd John's Isl SC
8	7/23/2017	Nikole Elmer	Nikole Elmer	3031 Cape Rd John's Isl SC
9	7/23/2017	Leola Bennett	Leola Bennett	2535A Gibbs Rd John's Isl SC
10	7/23/17	Jeanne Hutchins	Jeanne Hutchins	2511 Gibbs Rd John's Isl. 29455
11	7/23/17	Nancy Butler	Nancy Butler	4845 Bonneau Rd, Johns Isl 29455
12	7/23/17	Joyce Lee	Joyce Lee	2844 Hut Rd Johns Isl SC 29455
13	7-23-17	James Lee	James Lee	2844 Hut Rd Johns Isl SC 29455
14	7/23/2017	Josephine S. Robinson	Josephine S. Robinson	3223 Cape Road Johns Island SC 29455
15	7-23-2017	Shara L. Robinson	Shara L. Robinson	3191 Cape Rd Johns IS SC 29455

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7-23-17	Titilola Bligen	Titilola Bligen	2523 Gibbs Road Johns Island
2	7-23-17	Thomas Simmons	Thomas Simmons	3225 Essex Jenkins Rd
3	7-23-17	Sebeck Simmons	Sebeck Simmons	4957 Linecast Rd Johns Island SC
4	7-23-17	Roshelle C. Robinson	Roshelle C Robinson	3191 Cape Rd Johns Is SC 29455
5	7-23-17	Joi Coaxum	Joi Coaxum	334 Cessna Ave Charleston, SC 29407
6	7-23-17	Gail Coaxum	Gail Coaxum	334 Cessna Ave Charleston, SC 29407
7	7-23-17	Audrey Deas	Audrey D. Deas	3665 Legareville Rd Johns Island SC
8	7-23-17	Doris Deas	Doris Deas	3665 Legareville Rd Johns Island, SC 29455
9	7-23-17	Rogenia Deas	Rogenia Deas	3665 Legareville Rd Johns Island, SC 29455
10	7-23-17	KAREN C DEAS	Karen Deas	334 Cessna Avenue Charleston, SC 29407
11	7-23-17	Vivian Smallis	Vivian Smallis	1952 Pebble Creek Ct Charleston SC 29411
12	7-23-17	Cheryl Jones	Cheryl Jones	2 Endo Dr Chas 29407
13	7-23-17	Ivy Jones-Turner	Ivy Jones-Turner	2 Endo Dr Chas 29407
14	7-23-17	Roslyn Freeman	Roslyn Freeman	2734 Alfred Freeman Rd
15	7/23/17	OTIS FREEMAN	Otis Freeman	2734 Alfred Freeman Rd

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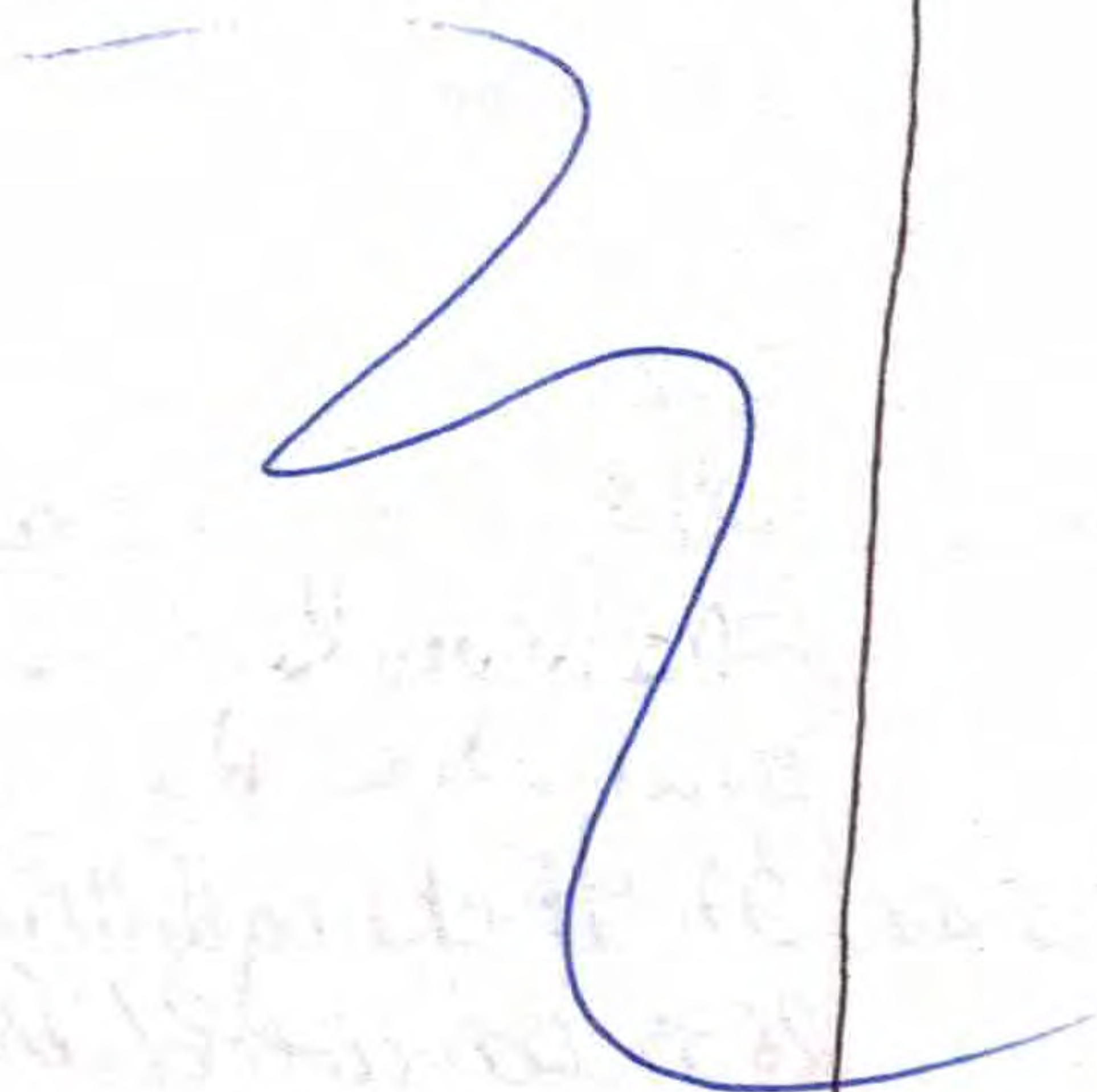
	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/23/17	Emily S Robinsa	Emily S Rob	Plowground Rd. Johns Is.
2	7/23/17	Gloria B. Parlor	Gloria B. Parlor	3 East Wantoot Blvd. Johns IS SC
3	7/23/17	Jessica Parlor	Jessica Parlor	3 East Wantoot Blvd. Johns IS SC
4	7/23/17	JOELLE N PARLOR	Joelle N Parlor	3 E WANTOOT BLVD. JOHNS IS SC
5	23 June 2017	Janet F. Parker	Janet F. Parker	91-3 Ashley Hall rd rd Cher SC
6	7/23/17	Constance Springs	Constance Springs	3525 Wine Road Johns IS 29455
7	7-23-17	Orthenial Johnson	Orthenial Johnson	3243 Esau Jenkins Rd Johns Is
8	7-23-17	Molly Brown	Molly Brown	4203 River Road Johns Island
9	7-23-17	Geraldine Morton	Geraldine Morton	3521 Wine Rd, Johns Island
10	7-23-17	MARGARET C. LABOARD	Margaret C. Laboard	3204 Fickling Hill Rd Johns Island, S.C. 29455
11	7-23-17	Cynthia L Williams	Cynthia L Williams	2839 Bohicket Rd Johns Is SC 29455
12	7-23-17	Silas J Williams	Silas J Williams	2839 Bohicket road JI SC 29455
13	7-23-17	Gloria W. Freeman	Gloria W. Freeman	30322 Jesse Qualls Rd J.I.S.C
14	7-23-17	CHARLES FREEMAN	Charles Freeman	" " " " "
15	7-23-17	Jean Howard	Jean Howard	1492 Coles Dr. Johns Island

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over →

Date	Printed Name	Signature	Address
7/23/17	Deborah Jenkins	Deborah Jenkins	3526 Pumpkin Hill Rd Johns Is
7/23/17	Larry Jenkins	Larry Jenkins	3520 Pumpkin Hill Rd Johns Is
7/23/17	Marquita Jenkins	Marquita Jenkins	3535 Pumpkin Hill Rd. Johns Is SC 29455
7/23/17	Mary B Jenkins	Mary B Jenkins	3518 Pumpkins Road John's Island
7/23	BEVERLY Jenkins	Beverly Jenkins	2274 Ashley River Road
"	Emily Smalls	Emily Smalls	1392 Paashee Drive
"	James D. GARRETT	James D. Garrett	3218 Cape Rd John's Island SC
7/23/17	Sandra Maxwell	S Maxwell	3984 Betsy Kerrison Pkwy
7/23/17	Emery Maxwell	Emery Maxwell	3984 Betsy Kerrison Pkwy
7/23/17	Monique Maxwell	Monique Maxwell	3984 Betsy Kerrison Pkwy
7/23/17	Meaghan Maxwell	Meaghan Maxwell	3984 Betsy Kerrison Pkwy
7/23/17	Raynaldo Simmons	Raynaldo Simmons	4793 Reggie Reggs Rd
7/23/17	Tamy Lockhart	Tamy Lockhart	1628 Live oak Pk, Seabrook's, SC
7/23/17	Marie Glover	Marie Glover	3226 Plow ground Rd

Date	Printed name	Signature	Address
7/23/17	Lavesa P. LaBoard	Lavesa P. LaBoard	PO Box 1122 Johns Island, SC 29457
7/23/17	Jacqueline Joyner	Jacqueline Joyner	3541 Old Pond Rd Johns Island SC 29455
7/23/17	Isaac LaBoard, Sr.	Isaac LaBoard, Sr.	P.O. Box 1122 Johns Island, S.C. 29457
7/23/17	David C. Taylor Sr.	David C. Taylor Sr.	PO Box 211 Johns Island, SC 29457
7-23-17	Phyllis L. LaBoard	Phyllis LaBoard	1878 Stafford Rd, Johns Id. 29457
7-23-17	Devance Nelson	Devanne Nelson	2836 Bohicket Rd, Johns Id. 29457
7-23-17	Travis LaBoard	Travis LaBoard	1878 Stafford Rd Johns Id. 29457



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County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building
(Lonnie Hamilton building)

- We, the undersigned, understand that limited commercial use is allowed on the property of **2729 Bohicket Road, Johns Island, SC**, but the scope and size of the project being planned by Frattone Trust, if their rezoning request is approved, does not take into account the community's desires, the dangers of Bohicket Road or residential design of the surrounding properties.

Specifically:

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We are signing this petition because we believe the applicant, Frattone Trust, should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to **concur with the staff recommendation to DENY** the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8-6-17	Betty J Brown	<i>Betty J Brown</i>	1321 Collier Rd Johns Isl. SC
2	8-6-17	Samuel Brown	<i>Samuel Brown</i>	1321 Collier Rd Johns Isl. SC
3	8-6-17	Tonya G. Brown	<i>Tonya G. Brown</i>	3532 River Rd. Johns Isl. SC
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PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD

County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building (Lonnie Hamilton building)

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8-6-17	Leroy W. Cohen	<i>Leroy W. Cohen</i>	3343 Lapboard Lane Johns Isl. S.C.
2	8/6/17	Sheryl Patterson	<i>Sheryl Patterson</i>	3106 Edenville Rd Johns Island SC
3	8/6/17	Thelma Smith	<i>Thelma Smith</i>	3458 Jennifer Rd. Johns Island SC
4	8/6/17	Morgan Smith	<i>Morgan Smith</i>	3458 Jennifer Rd. Johns Isl. SC
5	8/6/17	Inez Cohen	<i>Inez Cohen</i>	3343 Lapboard Ln. Johns Isl. S.C.
6	8/6/17	Isiah White Sr	<i>Isiah White Sr.</i>	1081 Braswell Dr Johns Island SC
7	8/6/17	Patricia M. Grant	<i>Patricia M. Grant</i>	3775 Maryann Rd Johns Isl SC

8	8/16/2017	Larry Nathaniel Smith	Larry N. Smith	3192 Annabel Road Johns Island SC
9	8-16-2017	Cheryl Glover	Cheryl Glover	2890 Caroline Ln, J-2, Johns Isl., SC 29455
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Please return petitions by mail to: Petition, 2734 Bohicket Road, Johns Island 29455 or scan/email to 2729petition@gmail.com. As well, you may bring signed petitions to the Johns Island Council meeting on Aug. 3rd, 7 pm, at Berkeley Electric Cooperative.

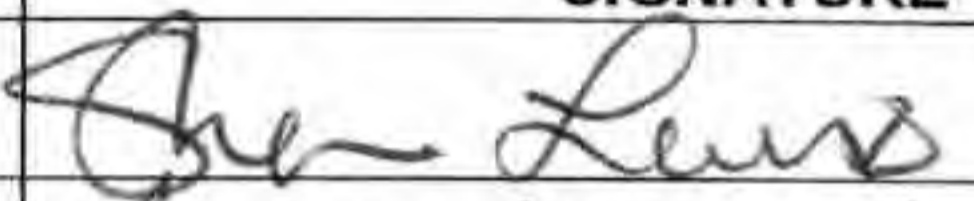
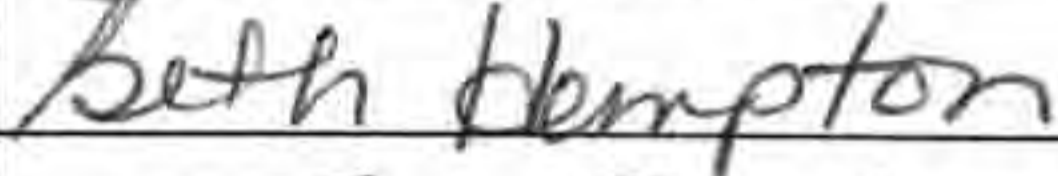

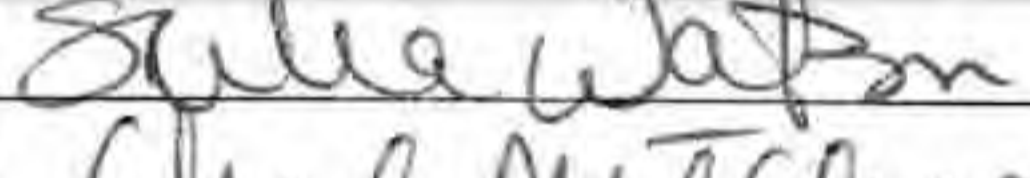
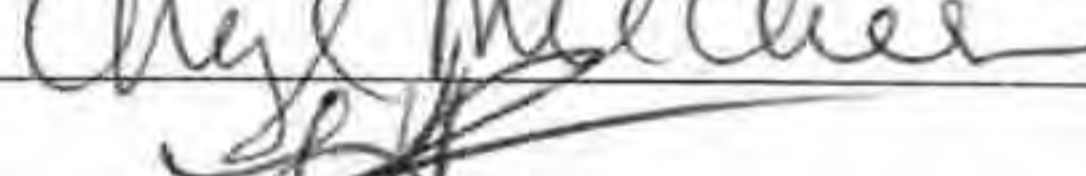
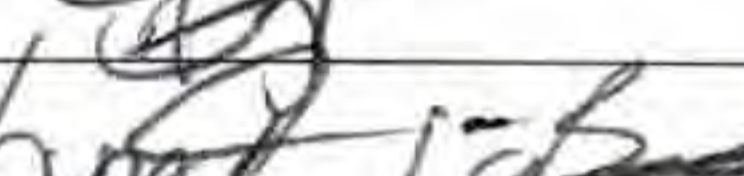
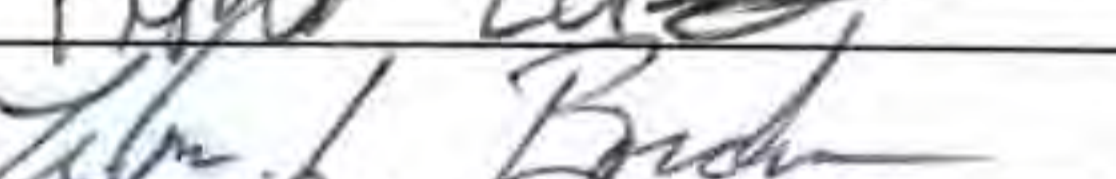


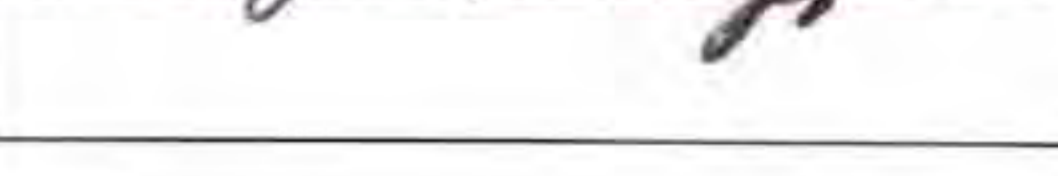
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Specifically:

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We believe the applicant should be limited to redeveloping the property under the current zoning. Therefore, we are asking County Council to concur with the staff recommendation to deny the requested rezone.

	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/22/17	Sharon Larnist		2734 Bohicket Rd
2	7-22-17	Beth Hempton		2734 Bohicket Rd
3	7-22-17	TONY WATSON		2734 BOHICKET RD.
4	7-22-17	Shelia Watson		2734 Bohicket Rd.
5	7-22-17	Cheryl Mitchell		2734 Bohicket Rd.
6	7/23/17	Kim LaBoord		2844 Bohicket Rd
7	7/22/17	Kymet LaBoord		2844 Bohicket Rd
8	7-27-17	William L. BORDEN		2025 South Smokerise Way Mt. Pleasant SC
9	8-2-17	STEFAN L. HOWARD		3330 JENKINS FREEMAN RD. JOHN ISLAND
10	8-3-17	Douglas Schaffert		2755 Bohicket Rd. JOHN ISLAND
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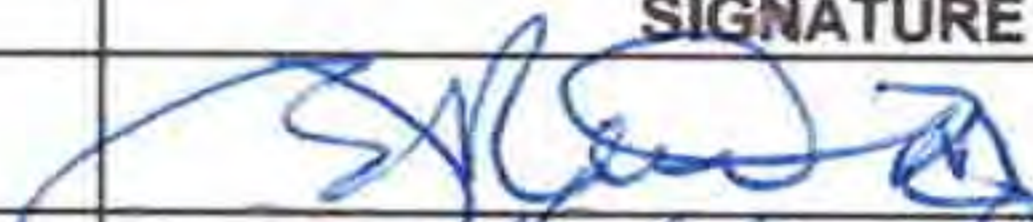


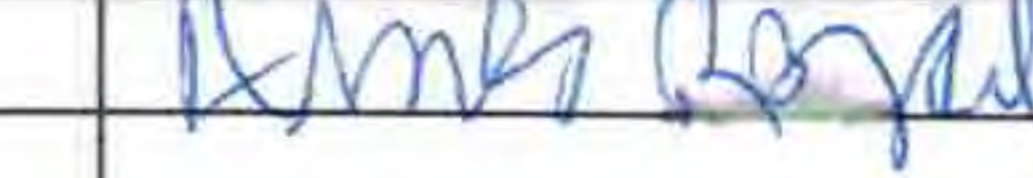

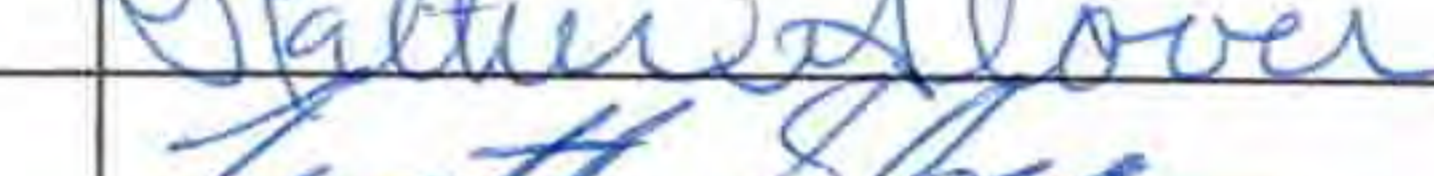


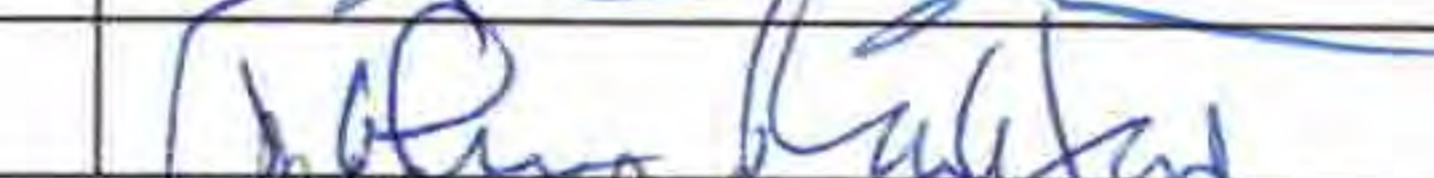
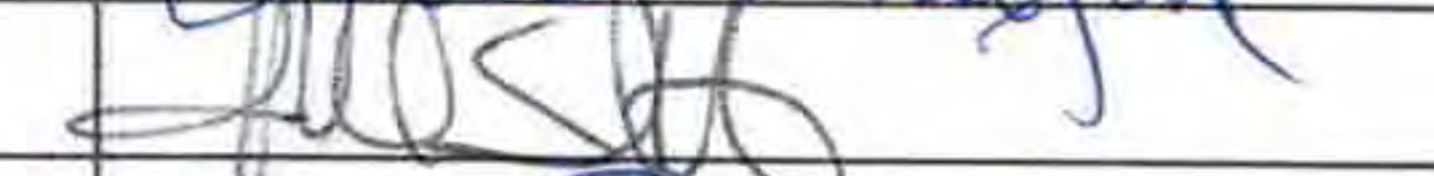
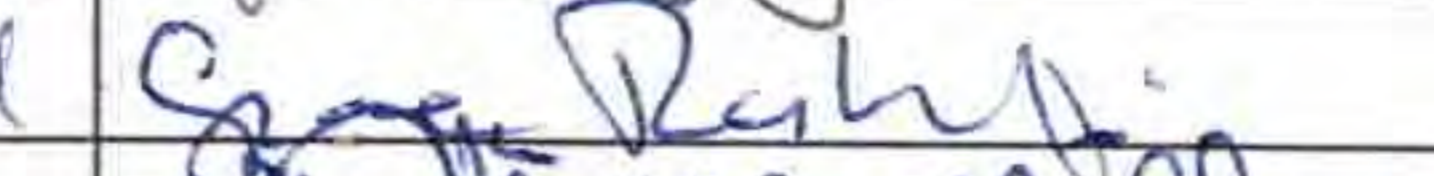
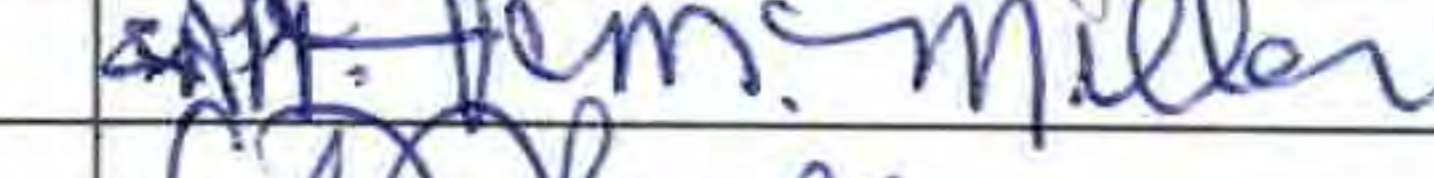


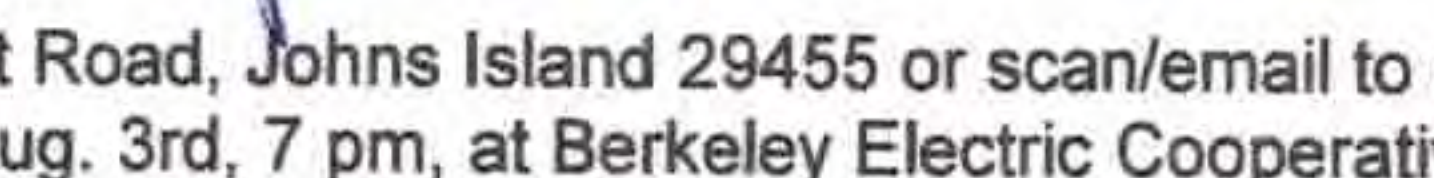
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7-30-17	JOHN REID		3260 COTTON HILL RD 29455
2	7-30-17	Natalie Torres		3331 Oak Branch Dr, 29455
3	7-30-17	Eduardo Torres		3331 Oak Branch Dr, 29455
4	7-30-17	Ashley Royal		2639 Bohicket Rd
5	7-30-17	Patrick Glover		
6	7-30-17	Katherine Glover		3326 Oak Branch Rd 29455
7	7-30-17	Timothy Glover		3326 Oak Branch Rd 29455
8	7-30-17	Matthew Hepstall		3326 Oak Branch Rd 29455
9	7/30/17	Julia Taylor		3326 Oak Branch Rd 29455
10	7/30/17	John Rashford		2799 Bohicket Rd Johns Is. SC
11	7/31/17	Alexis Stroble		2770 Bohicket Rd Johns Island
12	8-5-17	Grace Rashford		2799 Bohicket Rd Johns Is. SC
13	8-5-17	CAPT. JIM MILLER		60 FENWICK HALL ALLEY, JOHNS ISLAND, SC
14	8-5-17	Candy Oliver		3654 Humbert Rd. Johns Island, SC
15	8-5-17	JC Nails		3654 Humbert Rd Johns Island, SC

Please return petitions by mail to: Alexis Stroble, 2713 Bohicket Road, Johns Island 29455 or scan/email to exploratorystage@hotmail.com. As well, you may bring signed petitions to the Johns Island Council meeting on Aug. 3rd, 7 pm, at Berkeley Electric Cooperative.



Petition Dates 7-22-17 through 8-17-17

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/31/2017	ELLEN BENTZ		3340 OAK BRANCH RD., JOHNS IS.
2	7/31/2017	TOMMY BENTZ		3340 OAK BRANCH RD., JOHNS IS.
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	7/24/17	LESLIE MAXYWARD	Leslie Maxyward	2795 Bohicket Rd
2	8/14/17	Nathaniel Rampson	Nathaniel Rampson	2717 Bohicket Rd
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PETITION TO PREVENT FURTHER ACCIDENTS AND DEATHS ON BOHICKET ROAD

County Council Vote to Take Place on August 17th, 5 pm, at the Charleston County Public Services building (Lonnie Hamilton building)

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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/14/17	Fartha D. Goodwin	<i>Fartha D. Goodwin</i>	2751 Bohicket Rd - Johns Isl. SC 29435
2	8/15/17	Irvin M. Goodwin	<i>Irvin M. Goodwin</i>	2751 Bohicket Rd. - Johns Isl. SC 29435
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	DATE	PRINTED NAME	SIGNATURE	ADDRESS
1	8/06	Geneva Hunter	<i>Geneva Hunter</i>	1836 River Rd Johns Isl. SC 2945
2	8/06	Ashley Smalls	<i>Ashley Smalls</i>	5386 Gregg Lndg. N. Cras SC 294
3	8/6	Paige Sneed	<i>Paige Sneed</i>	3458 Jennifer Blvd Johns Isl. SC 294
4	8/6	Rosetta Bligen	<i>Rosetta S. Bligen</i>	3940 Betsy Kernson Plwy. Johns Isl. SC
5	8/6	Betty S. White	<i>Betty S. White</i>	10811 Bronjess Dr. Johns Isl. SC 294
6	8/6	Linda Goodwin	<i>Linda Goodwin</i>	2751 Bohicket Rd Johns Island SC
7		Bar Smith		3341 Habited Blvd

8	8-6-17	S.L. Drayton	S.L. Drayton	1003 Main Road Johns Island SC
9	8-6-17	Jamavis S. Drayton	Jamavis S. Drayton	1003 Main Road Johns Island SC
10	8-6-17	Julie Ann Drayton	Julie Ann Drayton	1003 Main Road Johns Island SC
11	8-6-17	Benjamin Drayton	Benjamin Drayton	1003 Main Road Johns Island SC
12	8-6-17	David Brown	David Brown	3559 Dunmore Dr. Johns Island SC
13	8-6-17	Sharon Cole-Brown	Sharon Cole-Brown	3559 Dunmore Dr. Johns Island SC
14	8/6/17	Sam BROWN	Sam B	3532 River Rd Johns Island SC
15	8/6/17	Lillian Smith		2429 Anna Bell Road Johns Is.
16	8/6/17	Travis J. Smith		
17	8/6/17	Viola Robinson	Viola Robinson	3405 Habitat Blvd Johns Island SC
18	8/6/17	Annie M. Frasier	Annie M Frasier	1733 Boro Lane, Johns Island SC
19		Joseph Frasier		2433 N. EDENVALE - JOHN ISLAND SC
20		Travis L. Frasier SR		1733 Boro Ln, Johns Isl. SC.
21		Theresa Brown	THERESA BROWN	3765 Backport Road SC
22	8/6/17	Anthony Rampersant	Anthony Rampersant	2873 Bohicket Rd,
23	8/6/17	Charles Smith	Charles Smith	3287 Island Estate Dr Johns Isl.
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1	8/5/17	N. Yvonne Smith-Sherard	N. Yvonne Smith-Sherard	2949 Waterleaf Rd - Johns Is
2	8/5/17	James R. Sherard	James R. Sherard	2949 Waterleaf Rd Johns Is
3	8/5/17	Phillip Duster	Phillip Duster	2659 Burden Elm Rd, JI 29450
4	8/5/17	Janis Williams	Janis Williams	3610 Legareville Rd JI 29455
5	8/9/17	Destiny Hetz	Destiny Hetz	302 Venura Pl. Mount Pleasant, SC
6	8/5/17	Mary Pratt	Mary Pratt	2863 Edenvale J.I. 29455
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