

**PLANNED DEVELOPMENT
GUIDELINES FOR**

**CAPTAIN JIMMY BELL'S
"RIGHT OFF THE BOAT"
RESTAURANT and MARKET**

**HIGHWAY 174 & LITTLE BRITTON RD.
4398 HIGHWAY 174
CHARLESTON COUNTY
SOUTH CAROLINA**

JUNE 8, 2011

PREPARED FOR:

**James & Marty Bell
8337 Fairview Nursery Road
Hollywood, South Carolina 29449
Phone: (843) 889-9020**

PREPARED BY:

**EMPIRE ENGINEERING, LLC
4930 Rivers Avenue
North Charleston, South Carolina 29406
Phone: (843) 308-0800 Fax: (843) 308-0806**

TABLE OF CONTENTS

	<u>Page</u>
1. Planned Development Name	1
2. Statements of Objectives	1
3. Intent and Results of Proposed PD	2
4. Site Information	3
5. Table of Proposed Land Uses	4
6. Impact Assessment/Analysis	5
7. Compliance with the ZLDR	5
8. Historic & Archaeological Survey	6
9. Letters of Coordination	6
10. Architectural Guidelines	7
11. Access	7
12. Commercial Areas	7
13. Areas Designated for Future Use	7
14. Signs	8
15. Parking	9
16. Tree Protection	9
17. Landscape Requirements	9
18. Resource Areas	10
19. Stormwater	10
20. Letters of Support	10
Exhibit "A": General Location Map	
Exhibit "B": Aerial Photograph	
Exhibit "C": Existing Conditions & Tree Survey	
Exhibit "D": Proposed Site Plan	
Exhibit "E": Aerial with Proposed Site Plan	
Exhibit "F": Proposed Utility Plan	
Exhibit "G": Historical & Archaeological Approval Letter	
Exhibit "H": Letters of Coordination	
Exhibit "I": Sign Rendering	
Exhibit "J": Army Corps of Engineers Wetland Letter	
Exhibit "K": DHEC Septic Approval Letter	
Exhibit "L": Proposed Building Elevations	
Exhibit "M": Letters of Support from Neighbors and Community	
Exhibit "N": Proposed Landscape Plan	

1. Planned Development Name:

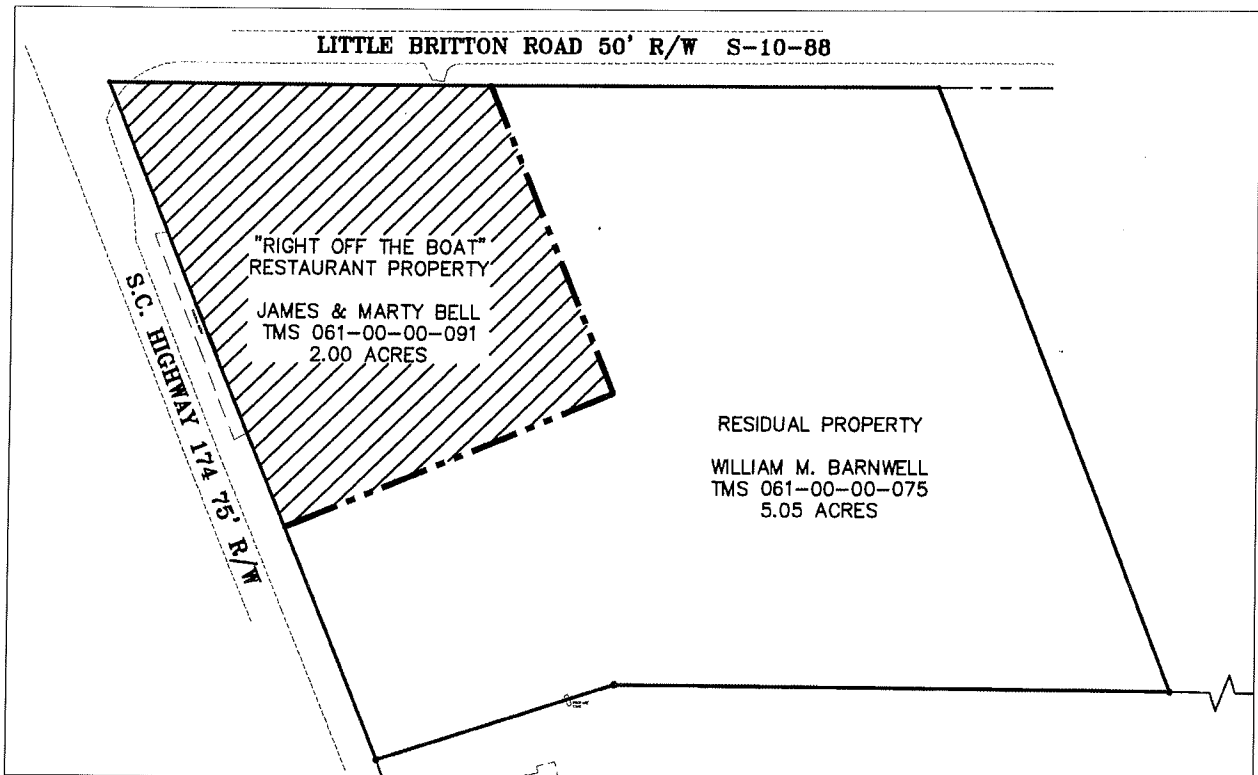
***Captain Jimmy Bell's
"Right off the Boat" Restaurant and Market***

2. Statement of Objectives

The subject property is located at 4398 Highway 174 in Charleston County, South Carolina and contains a total of 2.00 acres. The 2.0 acre parcel was originally part of a larger 7.05 acre tract of land owned by William Barnwell and zoned AG-10 Agricultural District. Mr. Barnwell recently subdivided the property to create the 2.0 acre parcel, which was then sold to James & Marty Bell. The intent of this Planned Development is to create a Planned Development for the 2.0 acre tract of land which will then be governed by this PD document. The remaining 5.05 acres will remain in the AG-10 zoning district and will continue to be owned by William Barnwell.

Current Condition: **2.00 acres** (Zoned AG-10) TMS: 061-00-00-091
 5.05 acres (Zoned AG-10) TMS: 061-00-00-075

Proposed Condition: **2.00 acres** (Zoned PD) TMS: 061-00-00-091
 5.05 acres (Zoned AG-10) TMS: 061-00-00-075



3. Intent and Results of Proposed PD

The proposed commercial use is consistent with the history of this property and meets the objective of the Charleston County Ordinance Section 4.27.4 in that it is in keeping with the harmony and density of the existing property and surrounding area. The property has been in the Barnwell family for generations. A country store was built and run by the current owner's grandfather William Manigault Barnwell and gasoline was sold here as early as 1927. It served not only as a convenient place to buy goods, but also as an informal meeting place for residents. The existing store burned down in the early 1980s and was never rebuilt. It is the goal of this Planned Development to provide a similar casual meeting place to the local community for business lunches or dinners or just as a place for friends to gather to have a good meal. Today, the closest such place is about 10 miles away.

The intent of Captain Jimmy Bell's "Right off the Boat" Restaurant and Market PD is to create a restaurant and market in one building that will support local commercial fishermen (shrimpers and crabbers) and farmers by offering their catch and produce. It will be in almost the same exact location on that lot as the Barnwell's store and will face the same way with the front porch facing Highway 174. It is the intention of the owners that the restaurant and market will be built by local contractors and staffed by community workers. Furthermore, all the artwork and decorations both inside the building and out on the grounds will likely be provided by local artists and will reflect the traditions and ideals of this unique area of Charleston.

The Planned Development will give local commercial fishermen a much needed outlet within the community for their catch and it will do the same for local farmers. Art work by local artists will decorate the restaurant and be provided for sale on a consignment basis. In the future, a room that will serve as a studio/workshop where possible art and cooking classes or exhibits can be held, will also be added. This room may also be used by local musicians, gospel singers, or authors, whose work reflects this area. Pictures and a history of the local shrimping industry will be incorporated in the design of the restaurant and also a small salt water aquarium will be displaying low country sea life.

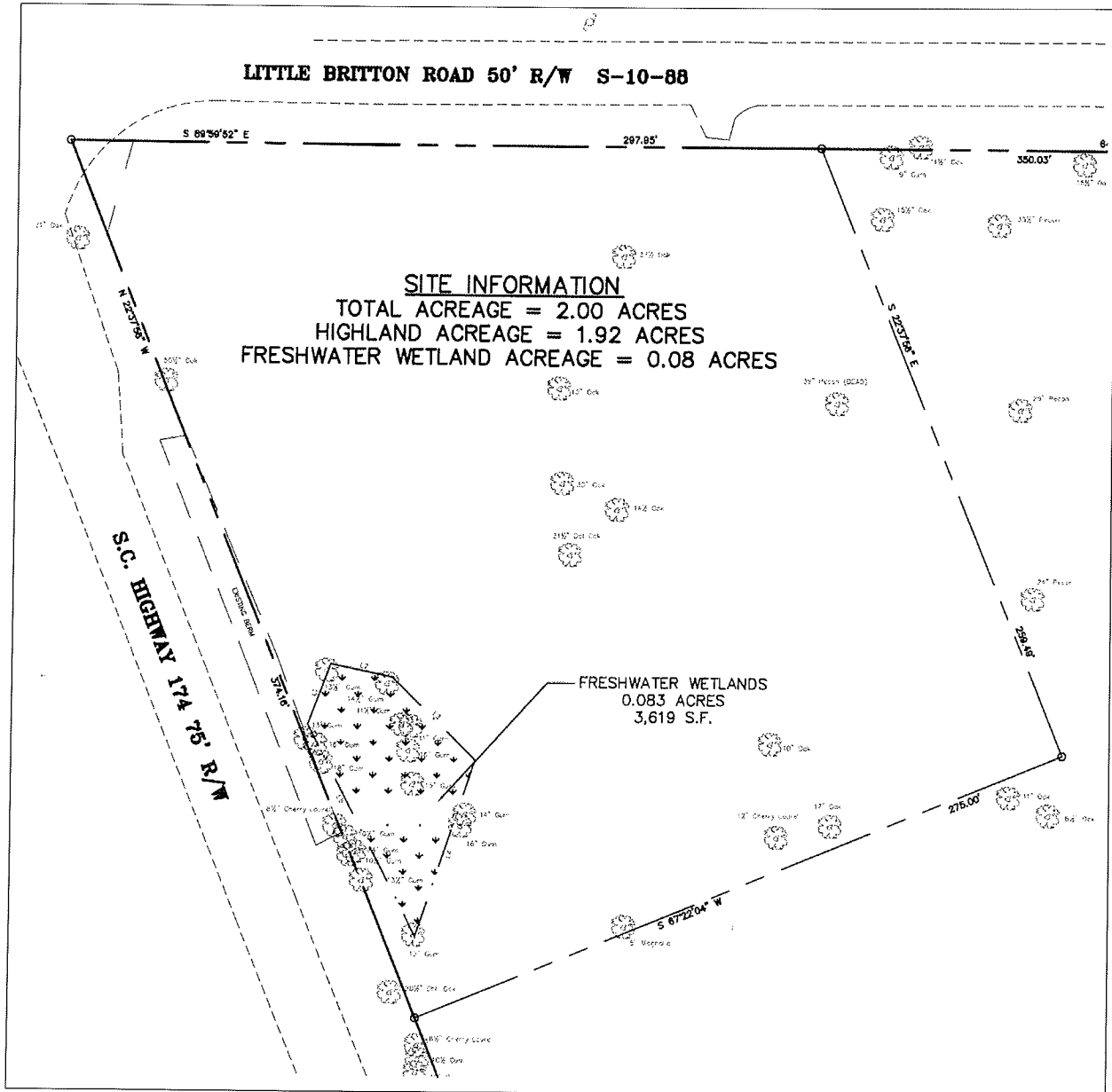
The owners of the 2 acre parcel, James and Marty Bell have had family in this area for generations and have a great love and respect for the people who live here. It is their hope that this PD will be an asset to the community and they have spent much time meeting with residents and obtaining input regarding this project. It will give visitors and residents an opportunity to enjoy local seafood, produce and artwork and get a real taste of what life has been like here for generations.

4. Site Information

TOTAL ACREAGE = 2.00 ACRES (87,120 S.F.)

Highland Acreage = 1.92 Acres (83,501 s.f.)

Freshwater Wetland Acreage = 0.08 Acres (3,619 s.f.)



5. Table of Proposed Land Uses

The following **PRIMARY** uses will be allowed by right within this Planned Development:

Restaurant
 Professional and Business Offices
 Single Family Residential

The following **ACCESSORY** uses will be allowed by right within this Planned Development:

Bake Sales by Religious/Youth groups
 Barn w/ facilities (water and sewer connections for possible bathroom/kitchen)
 Beer & Wine Sales (associated with restaurant)*¹
 Boat Charter Services/Rentals (advertising flier rack for the owner’s boat charter services)
 Kayak Rental
 Catering/Food Services
 Food Sales/Market/Bakery/Craft Fairs
 Garage
 Herb Garden
 Outside Seating
 Storage Shed
 Pump House
 Retail Sales (Art, Florist, Sporting Goods)
 Special Events hosted by restaurant
 Educational Classes
 Sweetgrass Basket Stand

*¹ Any liquor, beer or wine sales not associated with the restaurant shall comply with the Special Exception procedures of the Charleston County ZLDR.

All residential and non-residential development in Captain Jimmy Bell’s “Right off the Boat” PD district shall be subject to the following density, intensity and dimensional standards:

Captain Jimmy Bell’s “Right off the Boat” PD Density/Intensity and Dimensional Standards	
Maximum Residential Density	1 Single Family Residence
Minimum Lot Area	2.0 ac.
Minimum Lot Width	250 feet
Minimum Setbacks	
Front/Street	30 feet
Interior Side	10 feet
Rear	30 feet
OCRM Critical Line	35 feet
Landscape Buffers	
Highway 174 Frontage	See Section 17 – Landscape Requirements
Little Britton Rd Frontage	See Section 17 – Landscape Requirements
Maximum Building Cover	30% of lot
Maximum Height	35 feet
Max. Primary Building Size	3,000 s.f.
Max. Accessory Building Size	2,500 s.f.

6. Impact Assessment/Analysis

The impact of this development on existing public facilities and services will be minimal. There will be no tie-ins to public water and sewer and therefore no additional demand on these facilities. Domestic water will be provided by a well drilled on-site. See the Proposed Utility Plan, Exhibit "F" for location of the well and the 100' pollution free zone as required by DHEC.

Likewise, sewer will be treated off-site with a proposed septic system which has already been designed and approved by the South Carolina Department of Health and Environmental Control (DHEC). This will be located near the rear of the residual 5.05 acre tract and will be connected to our Planned Development through a private, dedicated Sewer Easement. See Exhibit "K" for the formal agreement allowing the Bell's septic drain field to be located on residual 5.05 acre tract owned by William Barnwell.

Power and Electrical Service will be provided by SCE&G and serviced by existing power lines and poles located along Highway 174 and Little Britton Road. All new & relocated utility lines will be underground.

The existing roads are adequately sized for this development, which is estimated to generate the same amount of traffic as that of the previous commercial use as a gas station/convenience store. According to the ITE Trip Generation Land Use Code, 7th Edition, the proposed Restaurant/Market use is estimated to generate approximately 250 trips per day.

7. Compliance with the ZLDR

- A. Items not specifically addressed with this Planned Development shall comply with the Charleston County Zoning and Land Development Regulations for the AG-10 Zoning District, adopted November 20, 2001 with amended ordinances to December 16, 2010.
- B. The owners of the property detailed in this Planned Development shall proceed with the development in accordance with the provisions of these zoning regulations, applicable provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the applicable PD district.
- C. The provisions of Article 3.10 (variances), of this ordinance shall not apply to the Planned Development and that all major changes to the Planned Development must be approved by County Council. Three variances may be granted in accordance with Article 3.10 and all other sections of this ordinance.
- D. The proposed development complies with the approval criteria contained in Section 4.27.9(E)(9) as explained herein:
 - 1. This Planned Development Plan complies with the standards contained in this Article.

The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents since the property was previously developed with a commercial use and the proposed commercial development is consistent with the history of the property.

2. The County and other agencies will be able to provide necessary public services, facilities and programs to serve this development at the time it is developed. Please see the Appendix for letters of approval from the various governing municipalities and public service providers in support of this development.

8. Historic & Archaeological Information

A Historic and Archaeological assessment was conducted on this site by Elizabeth Johnson with the South Carolina Archives & History Center on June 30th, 2010. According to her letter, there are no previously recorded historical properties or sites at this location. See Appendix “G” for this approval letter.

9. Letters of Coordination

- SCDOT** – The South Carolina Department of Transportation has reviewed the proposed site plan and driveway layout their letter of coordination is attached in Appendix “H”
- Fire Department** – St. Pauls Fire Department has reviewed the proposed development and their letter of coordination is attached in Appendix “H”
- SCE&G** – South Carolina Electric & Gas Company has been contacted and their letter of coordination is attached. All new utilities will be placed underground per all County and SCE&G requirements.
- SCDHEC (Water)** – South Carolina Department of Health & Environmental Control has been applied to for a well permit for this project. The application for the well permit is attached in Appendix “H”.
- SCDHEC (Septic)** – South Carolina Department of Health & Environmental Control has approved the use of a septic system and drain field for the proposed development. The septic permit approval is attached in Appendix “K”.
- SCDHEC (Environmental)** – South Carolina Department of Health & Environmental Control has issued a letter of “No further action required” for a suspected contamination of the soil on January 2, 1993.

10. Architectural Guidelines

The Architectural Design Guidelines of Article 9.6 of the ZLDR shall apply to this proposed Planned Development, with the following exceptions that are specifically allowed:

- A. Design elements that are customarily associated with fishing and crabbing industry can be used in the outside décor of the building, including but not limited to fishing nets, trawl doors, anchors, thick nautical ropes, crabbing cages, wooden crates, dock pylons, etc.

- B. Fence and lockable gates will be allowed along the property lines, for security and shall be no taller than 4 feet.

11. Access

Located at the intersection of Highway 174 and Little Britton Road, there is good access for this project. Private commercial driveways will be constructed onto each public roadway and the plan's scope has been deemed feasible after a review by the South Carolina Department of Transportation. These roads appear adequately sized to handle the anticipated traffic generated by this Planned Development and the site plan is currently being reviewed by the SCDOT. An encroachment permit from the SCDOT shall be required for ingress/egress to Highway 174 and Little Britton Road.

12. Commercial Areas

The Planned Development is in a very rural and agricultural part of Charleston County, with no surrounding commercial properties or developments. Paved sidewalks would be out of character for the area and therefore are not proposed.

13. Areas Designated for Future Use

The areas of the site that are not immediately developed by this Planned Development will be left in a natural state until such time as development permits are approved. The site is largely cleared of undergrowth and small trees, but several Significant and Grand trees remain. The site has been cleared of underbrush and is periodically mowed to keep the weeds down. This periodic mowing will continue after the development of the restaurant in an effort to keep a neat, well kept site.

It is anticipated that local church and youth groups may be invited to use these fields periodically for bake sales, craft fairs, etc.

Any future development of the site shall conform to Article 9.4 of the Charleston County ZLDR regarding tree removal and retention.

14. Signs

The signage for this Planned Development shall meet the size requirements shown in Table 9.11.2-A and 9.11.2-B of the Charleston County ZLDR for commercial properties (non-agricultural/non-residential). See Exhibit "I" for proposed sign rendering.

**TABLE 9.11.2-A
FREE-STANDING ON-PREMISES SIGNS**

Requirement [1] [2]	ZONING DISTRICT												
	Agricultural	Residential	Non-Residential										
Maximum Area (sq. ft.)	10 (32 with Special Exception)	10	<table border="0"> <tr> <td><u>Bldg. Size (sq. ft.)</u></td> <td><u>Sign Size</u></td> </tr> <tr> <td>0 sq. ft. to 2,500 sq. ft.</td> <td>= 50</td> </tr> <tr> <td>2,500 sq. ft. to 25,000 sq. ft.</td> <td>= 100</td> </tr> <tr> <td>25,000 sq. ft. to 100,000 sq. ft.</td> <td>= 150</td> </tr> <tr> <td>100,000 sq. ft. +</td> <td>= 200</td> </tr> </table>	<u>Bldg. Size (sq. ft.)</u>	<u>Sign Size</u>	0 sq. ft. to 2,500 sq. ft.	= 50	2,500 sq. ft. to 25,000 sq. ft.	= 100	25,000 sq. ft. to 100,000 sq. ft.	= 150	100,000 sq. ft. +	= 200
<u>Bldg. Size (sq. ft.)</u>	<u>Sign Size</u>												
0 sq. ft. to 2,500 sq. ft.	= 50												
2,500 sq. ft. to 25,000 sq. ft.	= 100												
25,000 sq. ft. to 100,000 sq. ft.	= 150												
100,000 sq. ft. +	= 200												
Maximum Height (ft.)	14	5	5-foot setback = 20 ft. maximum height OR Districts: 5 ft. minimum setback-8 ft. maximum height										
Minimum Height (ft.)	None	None	None										
Maximum Width (height of sign with face) (ft.)	N/A	5	Ratio—Longest side: Shortest side 5:1										
Maximum Length (ft.)	N/A	5	Ratio—Longest side: Shortest side 5:1										
Setbacks (Front/Int) (ft.)	10/10	10/10	5/10										
Max. No. Sign Faces	2 per sign	2 per sign	2 per sign										
Max. No. Signs	2 per major frontage	1 per major frontage	1 per major road frontage										

[1] Sign regulations for the CT Zoning District can be found in Section 4.22.4.

[2] Sign regulations for properties located in overlay districts can be found in Chapter 5.

TABLE 9.11.2-B WALL/FACADE SIGNS

Building Length Facing Street	Setback	Maximum Size (sq. ft.)
50 feet or less	0—99 ft.	50
	100—399 ft.	100
	400 or more ft.	150
More than 50 feet	0—99 ft.	Bldg. Frontage x 1
	100—399 ft.	Bldg. Frontage x 2
	400 or more ft.	Bldg. Frontage x 3

Temporary signage shall comply with Table 9.11.2-C of the Charleston County ZLDR, and is allowed for special events for a maximum of 72 hours prior to the event. After the event, all temporary signage shall be removed within 72 hours of the end of the event.

15. Parking

It is anticipated that the number of parking stalls shown on the site plan are sufficient to meet the demand of the restaurant. The owners feel it is important to have as little impervious area for parking spaces as possible and to utilize the grassed field in the event any overflow parking is needed. See Exhibit “D” for the location of the designated overflow parking area on the Site Plan. Any modifications to the plan in the future shall be in accordance with Article 9.3 of the Charleston County ZLDR unless the Charleston County Planning Director determines that the amount of parking requested and location is sufficient for the use proposed. Shared parking will be encouraged to reduce impervious surfaces.

16. Tree Protection

The Planned Development will be in compliance with all the provisions of Article 9.4 in the Charleston County ZLDR and any future modification to the plan shall also be in compliance with this section. Currently, there are 5 Grand Trees (24” DBH and greater) located on the 2 acre tract and 22 Significant Trees (6” DBH and larger); and is shown on the Existing Conditions Survey shown in Appendix “C” and the Proposed Site Plan shown in Exhibit “D”.

17. Landscape Requirements

Landscaping and buffers located within the Planned Development are as follows:

S.C. Highway 174 R/W First 220 L.F. of Right of Way from Little Britton Road, Buffer shall be 30’ wide. The four (4) parking spaces, driveways and sidewalks shown on the proposed site plan shall be allowed in this buffer.

After the 220’ mark, the buffer shall increase to 60’ width for the remainder of the property. This portion of the buffer shall be left natural and is excluded from the planting requirements shown below. Detention pond facilities shall be allowed in this portion of the buffer.

Little Britton Road R/W 30’ wide. The sidewalks, driveways, patios, and pump house shown on the proposed site plan shall be allowed in this buffer.

Buffer Requirements:

Canopy Tree:	3 per 100 l.f. of R/W
Understory Tree:	5 per 100 l.f. of R/W
Shrubs:	35 per 100 l.f. of R/W

Interior Parking Area 1 landscaped island per 10 parking stalls (min. 6' wide).

Trees will be planted at end of each parking bay and island. A preliminary Landscape Plan has been included as Exhibit "N", along with a list of plants that are proposed. In addition to these plants, landscaping may include other plants that may be determined at a later date before the actual planting to be more suited to the environment or that may be more easily available at that time. These plants may include any plants listed on the Charleston County list, but will not be limited to these plants. They may include junipers, ornamental grasses, rosemary and other large growing perennial herbs, gardenias, yucca, nellie stevens holly, dwarf burfordi holly, any azaleas, boxwoods, pineapple guava, podocarpus, and viburnum suspensium.

18. Resource Areas

The Planned Development property contains a small amount of freshwater wetlands as well as several mature Grand Trees. The wetlands have been delineated by the Army Corps of Engineers and their approval letter is attached in Appendix "J". Both the wetlands and the Grand Trees will be protected from development and remain undisturbed to the greatest extent possible. The wetlands will serve as a natural storm water detention area for the improvements shown on the site plan.

19. Stormwater

The Planned Development will meet all Charleston County and OCRM Storm water ordinance requirements and regulations. The proposed site will keep a similar drainage pattern to that of the existing condition; draining toward the wetland and into the existing drainage ditch along Highway 174. Since the existing site was previously developed with a similarly-sized grocery store and parking lot, there will be no increase in storm-water runoff from the development of this property. Furthermore, filter strips will be planted along the edges of the parking lot to help cleanse storm water runoff before it enters the wetland. During construction, temporary silt fencing will be installed around the limits of disturbance to reduce the potential of sediment leaving the site, and will be maintained until the site is stabilized with building and/or permanent ground cover. The residual 5.05 acres is considered separate from this PD and will be responsible for handling its own drainage at such time it is developed in the future.

20. Letters of Support

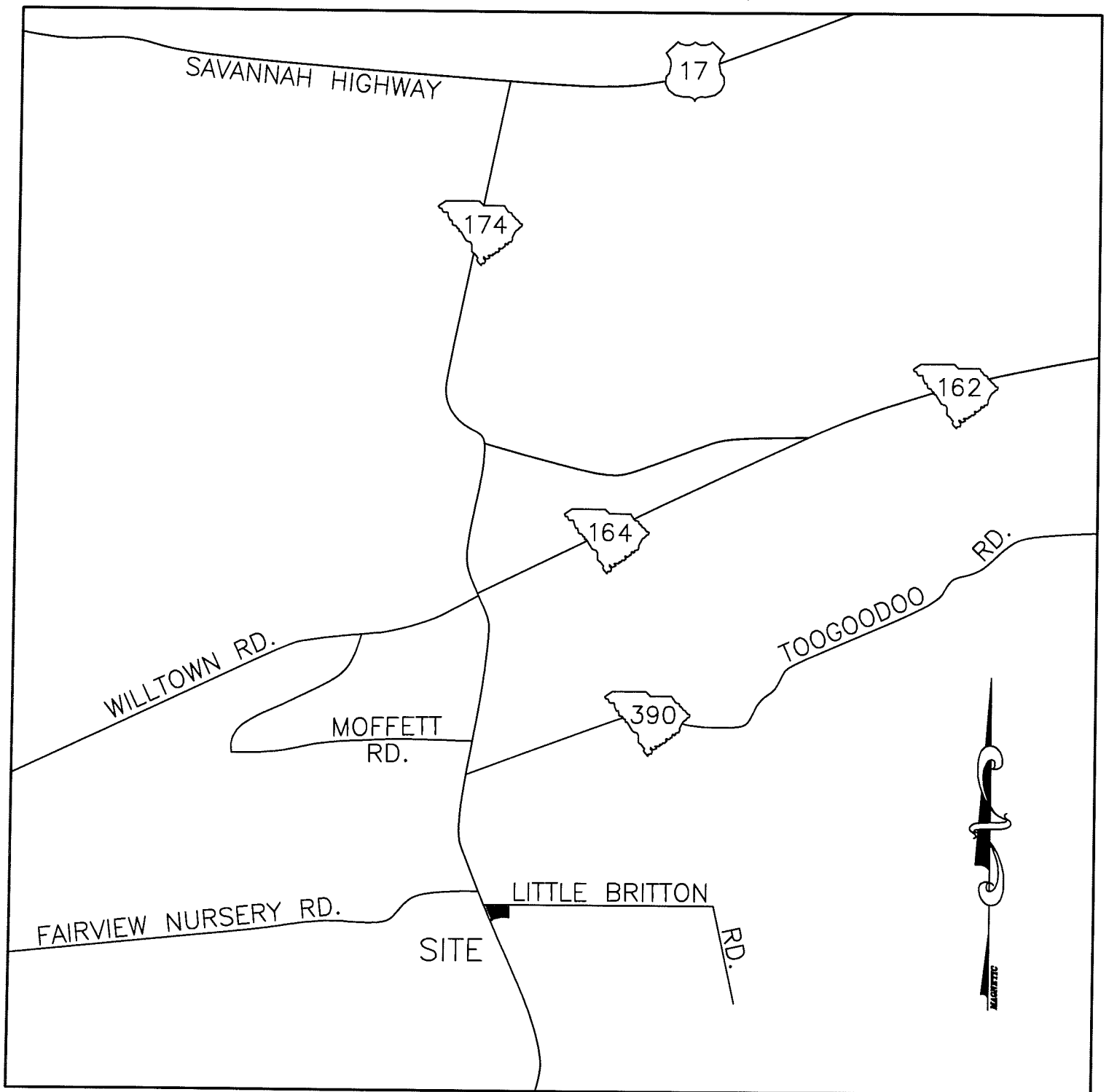
The owners of the property, Jimmy & Marty Bell have spent countless hours meeting with their neighbors and several local groups explaining their proposed Restaurant and Market. The community as a whole is overwhelmingly supportive of this Planned Development and they have obtained more than 65 letters of support from their neighbors and adjacent property owners. See Exhibit "M" for a sample of these letters, and all the letters can be furnished if requested.

Further Letters of Support

- | | |
|--|--|
| 1. Randy Moore
7421 Little Britton Rd., 29449 | 15. Everett King, Jr.
7672 Little Britton Rd., 29449 |
| 2. Frederick Gibbs, Jr.
7371 Toogoodoo Rd. | 16. Susan Flowers
7611 Little Britton Rd., 29449 |
| 3. Jeffrey Newman
4083 Tom Point Rd., 29449 | 17. Scot Flowers
7611 Little Britton Rd., 29449 |
| 4. L. W. Boykin, IV
4061 Tom Pt. Rd., 29449 | 18. Michelle L. Allston
2369 Hwy 174, 29438 |
| 5. Billy Hay
4095 Tom Pt. Rd., 29449 | 19. Louie Newton
Adams Run, SC |
| 6. Lynn Evans
4095 Tom Pt. Rd., 29449 | 20. James Everett King
7676 Little Britton Rd., 29449 |
| 7. Gail Hay
4095 Tom Pt. Rd., 29449 | 21. Gavin L. Vasquez
7965 Morris Burg Rd., 29449 |
| 8. R. H. Rustin
8022 Little Britton Rd., 29449 | 22. Brenda Lota
4955 Dahwood Rd., 29449 |
| 9. William E. Hackett
Edisto Island, 29438 | 23. Anne S. Groover
4478 Parishville Rd., 29449 |
| 10. Tapley Murray
7676 Little Britton Rd., 29449 | 24. Roseanne K. Jones
Little Britton Rd., 29449 |
| 11. Mary K. Austin
4593 Kings Pt. Rd., 29449 | 25. Connie Puckett
4573 Kings Point Rd., 29449 |
| 12. Laura B. King
7672 Little Britton Rd., 29449 | 26. Susan Miller
8262 Fairview Nursery Rd., 29449 |
| 13. Bryson Moats
7672 Little Britton Rd., 29449 | 27. Kerry Howard
Little Britton Rd., 29449 |
| 14. Bonnie W. King
7672 Little Britton Rd., 29449 | 28. Doris A. Summers
Fairview Nursery Rd., 29449 |

29. Frank E. Summers
Fairview Nursery Rd., 29449
30. John H. Smoak
31. Marian A. Tarcen
8305 Fairview Nursery Rd., 29449
32. R.H. Tarcen
8305 Fairview Nursery Rd., 29449
33. Linda E. Bauman
135 Pier View, Daniel Island, SC
34. X. L. Landesberg
4260 Landesberg Lane, 29449
35. Samuel P. Smoak
36. Mary Poston
37. Glen Youngblood
38. Carleton M. Shokes
8232 Fairview Nursery Rd., 29449
39. Kent MacDougal
8014 Little Britton Rd., 29449
40. Patricia Dennis
8014 Little Britton, 29449
41. Cliff Corley
8032 Little Britton Rd., 29449
42. Michelle Corley
8032 Little Britton Rd., 29449
43. Jay Baldwin
4521 Hagan Rd.
44. Linda Baldwin
4521 Hagan Rd.
45. Bill Scott
Fairview Nursery Rd., 29449
46. William Hackett
Edisto Island, SC 29438
47. William F. Cosby
4087 Tom Pt. Rd., 29449

EXHIBIT “A”



LOCATION MAP

N.T.S.

EXHIBIT “B”



EMPIRE
ENGINEERING, LLC
CIVIL & SURVEYING CONSULTING ENGINEERS
4405 ALTAIR AVENUE
ROCK CREEK, SOUTH CAROLINA 29685
903-671-3800 / FAX: 903-671-3800

CAPTAIN JIMMY BELL'S
"RIGHT OFF THE BOAT"
PROPOSED RESTAURANT
CHARLESTON COUNTY, SOUTH CAROLINA

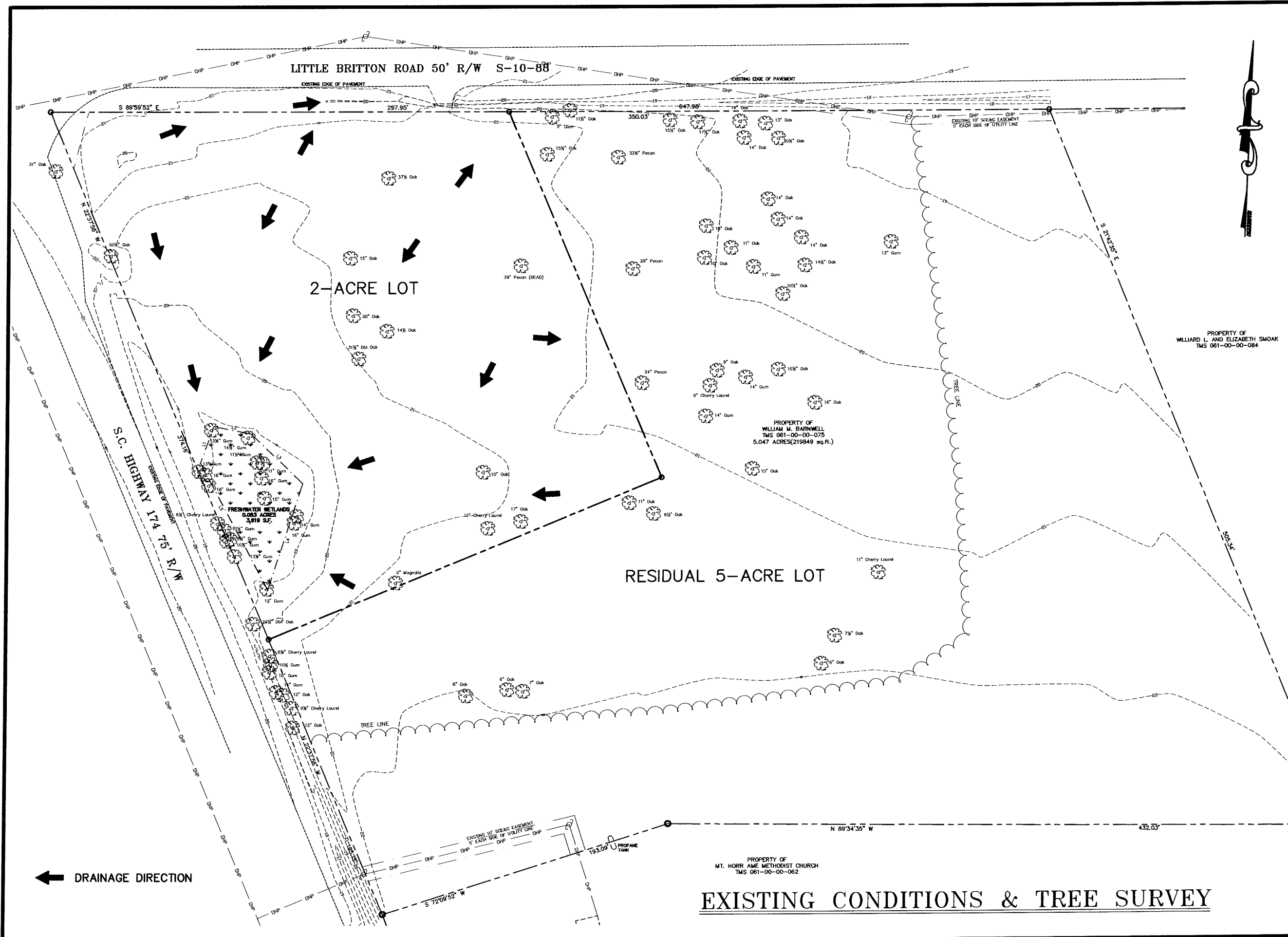
REVISION SCHEDULE	
NO.	DESCRIPTION BY DATE

DESIGNED: T.M.D.
DRAWN: T.M.D.
CHECKED: T.M.D.
JOB NUMBER: 200-102
DATE: SEPTEMBER 30, 2010
SCALE: N.T.S.

AERIAL

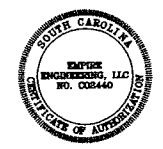


EXHIBIT “C”



← DRAINAGE DIRECTION

EXISTING CONDITIONS & TREE SURVEY



EMPIRE
ENGINEERING, LLC
 CIVIL & STRUCTURAL CONSULTING ENGINEERS
 4930 RIVERS AVENUE
 NORTH CHARLESTON, SOUTH CAROLINA 29406
 PHONE (843) 308-9800/FAX (843) 308-9806

CAPTAIN JIMMY BELL'S
**"RIGHT OFF THE BOAT"
 PROPOSED RESTAURANT**
 CHARLESTON COUNTY, SOUTH CAROLINA

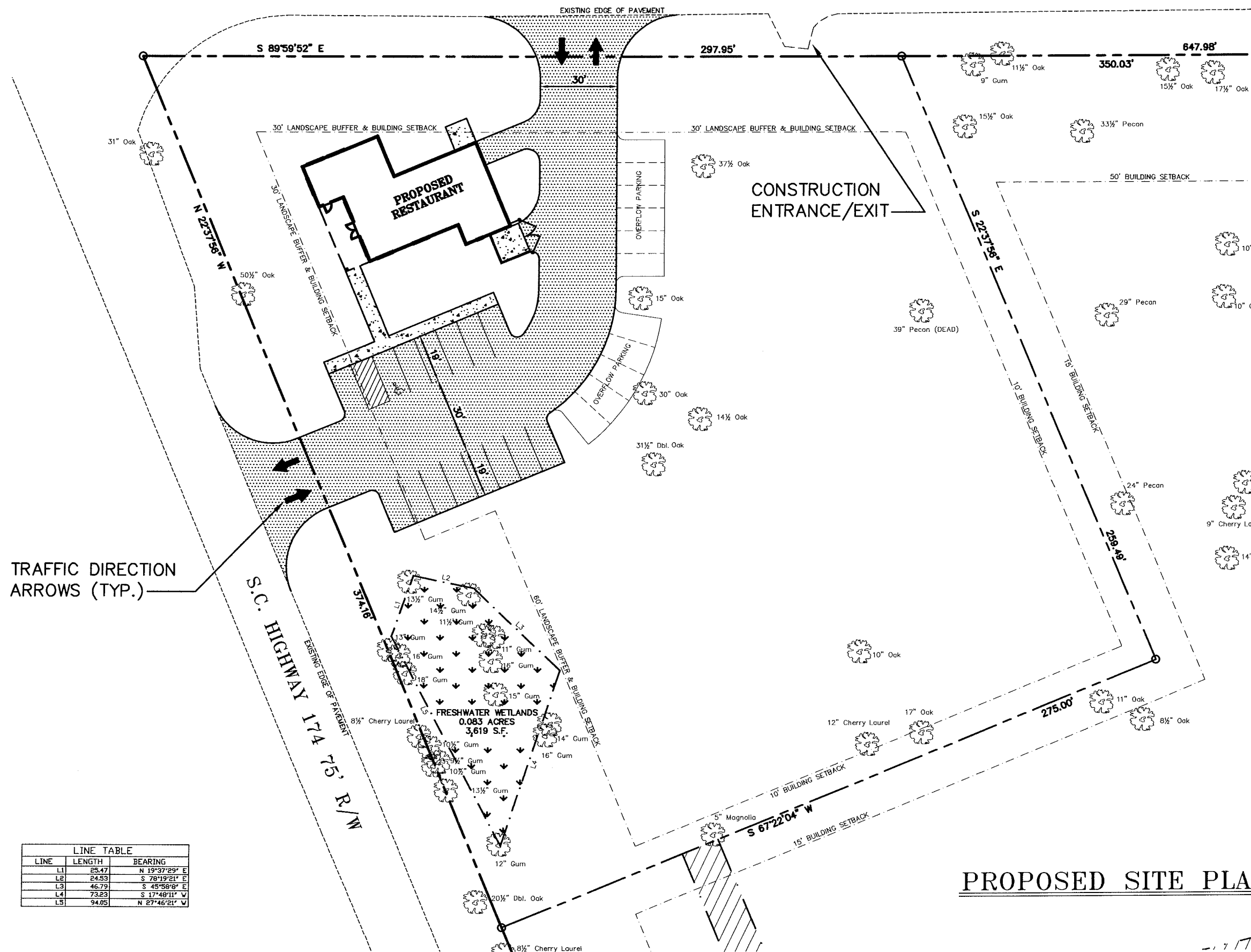
NO.	REVISION	SCHEDULE	DATE

DESIGNED: T.M.D.
 DRAWN: T.M.D.
 CHECKED: T.M.D.
 JOB NUMBER: 2010-105
 DATE: NOVEMBER 10, 2010
 SCALE: 1" = 30'

"C"

EXHIBIT “D”

LITTLE BRITTON ROAD 50' R/W S-10-88



TRAFFIC DIRECTION ARROWS (TYP.)

LINE	LENGTH	BEARING
L1	25.47	N 19°37'29\" E
L2	24.53	S 78°19'21\" E
L3	46.79	S 45°58'8\" E
L4	73.23	S 17°48'11\" W
L5	94.05	N 27°46'21\" W

PROPOSED SITE PLAN



EMPIRE ENGINEERING, LLC
 CIVIL & STRUCTURAL CONSULTING ENGINEERS
 4930 RIVERS AVENUE, SUITE 20406
 GREENVILLE, SOUTH CAROLINA 29606
 PHONE (843) 308-0800 / FAX (843) 308-0806

CAPTAIN JIMMY BELL'S
**"RIGHT OFF THE BOAT"
 PROPOSED RESTAURANT**
 CHARLESTON COUNTY, SOUTH CAROLINA

NO.	REVISION SCHEDULE	DATE
	DESCRIPTION <td> </td>	

DESIGNED: T.M.D.
 DRAWN: T.M.D.
 CHECKED: T.M.D.
 JOB NUMBER: 2010-105
 DATE: DECEMBER 28, 2010
 SCALE: 1" = 20'

"D"

EXHIBIT “E”



EMPIRE
ENGINEERING, LLC
CREAT & PROFESSIONAL CONSULTING ENGINEERS
20062 CHARLESTON, SOUTH CAROLINA 29405
P.O. BOX 11481 CHARLESTON, SOUTH CAROLINA 29411-1481

CAPTAIN JIMMY BELL'S
"RIGHT OFF THE BOAT"
PROPOSED RESTAURANT
CHARLESTON COUNTY, SOUTH CAROLINA

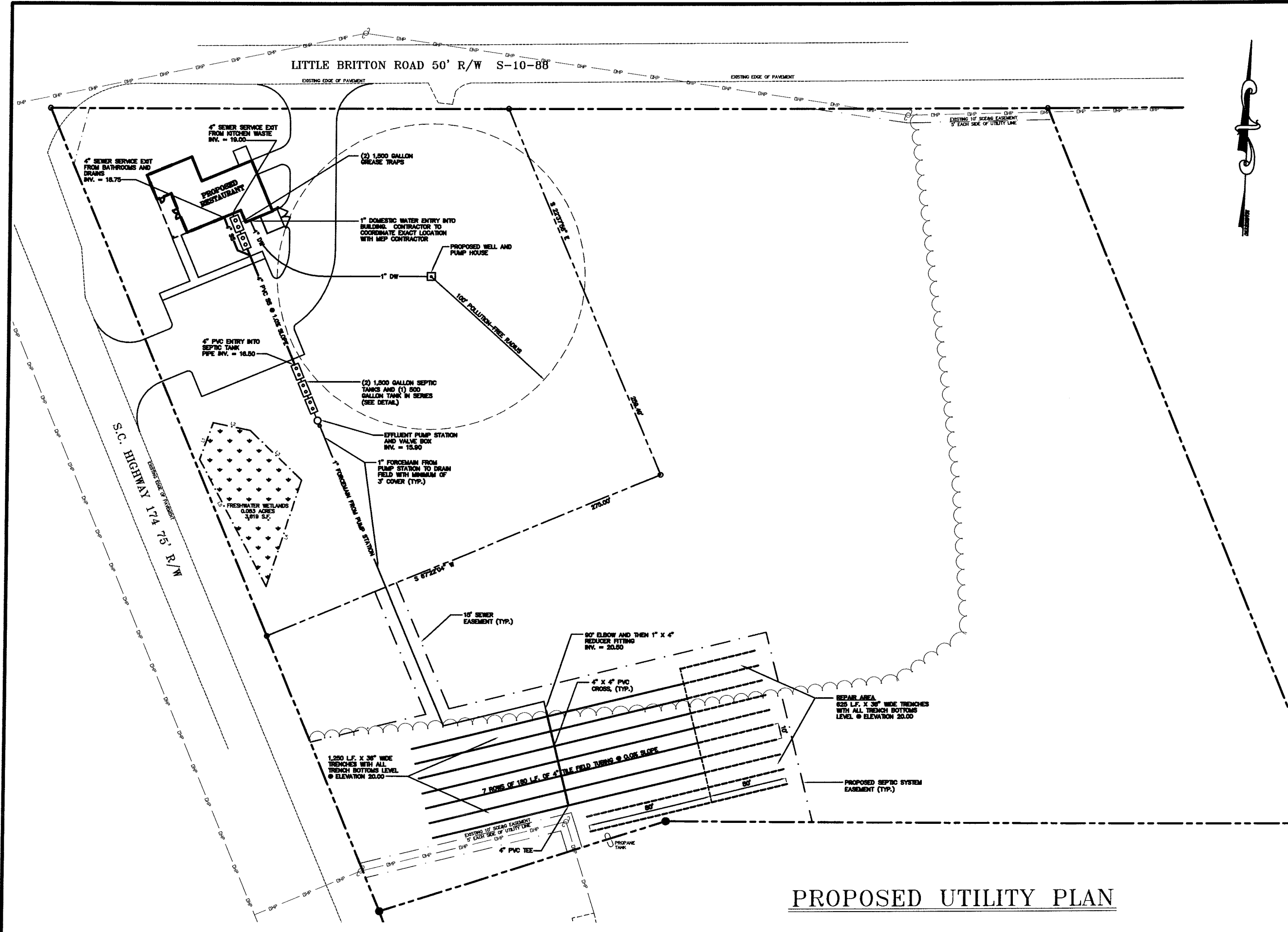
NO.	REVISION	DATE

DESIGNED:	T.M.C.
DRAWN:	T.M.C.
CHECKED:	T.M.C.
JOB NUMBER:	2010-10
DATE:	SEPTEMBER 20, 2010
SCALE:	N.T.S.



AERIAL W/
SITE PLAN

EXHIBIT “F”



PROPOSED UTILITY PLAN



EMPIRE
ENGINEERING, LLC
CIVIL & STRUCTURAL CONSULTING ENGINEERS
NORTH CHARLESTON, SOUTH CAROLINA 29406
PHONE (843) 308-0800/FAX (843) 308-0806

CAPTAIN JIMMY BELL'S
**"RIGHT OFF THE BOAT"
PROPOSED RESTAURANT**
CHARLESTON COUNTY, SOUTH CAROLINA

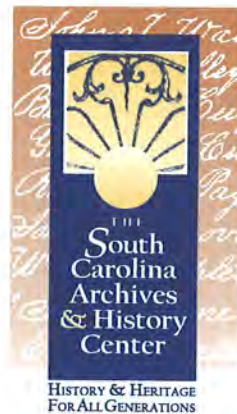
NO.	DESCRIPTION	BY	DATE

DESIGNED: T.M.D.
DRAWN: T.M.D.
CHECKED: T.M.D.
JOB NUMBER: 2010-105
DATE: NOVEMBER 10, 2010
SCALE: 1" = 30'

“ F ”

EXHIBIT “G”

June 30, 2010



Capt. Jim Bell
8337 Fairview Nursery Rd.
Hollywood, SC 29449

Dear Capt. Bell:

Thank you for your letter of June 28, 2010, regarding your property at the intersection of SC Highway 174 and Little Britton Road in the Adams Run vicinity of Charleston County. I can verify that there are no previously recorded historical properties or sites at this location.

Sincerely,

Elizabeth M. Johnson
Deputy State Historic Preservation Officer

EXHIBIT “H”



South Carolina
Department of Transportation

October 18, 2010

To: Mr. Jimmy Bell

C/o: Mr. Thomas Durante
Empire Engineering

RE: Planned Development for Captain Jimmy Bell's Restaurant-SC 174

Dear Mr. Bell:

This letter is to inform you that we received the preliminary submittal for the referenced project and the SCDOT has determined the proposed plan to be feasible in scope. However please note that the locations of the access points may not be approved as shown as they currently do not meet Access and Roadside Management Standards. These and other issues can be resolved through the encroachment permit review process.

Please be aware that a full review has not been performed nor has an SCDOT Encroachment Permit been applied for or approved. When the final plans are complete, please submit to this office an encroachment permit application along with 1 full size and 1 half size sets of construction plans for a complete review by the Department.

If you have any questions or concerns, please contact Wes Hanna at (843) 740-1661 or hannawr@scdot.org

Respectfully,

Marcie Timmons, PE
Assistant Resident Maintenance Engineer

MST/wrh



St. Paul's Fire District

6488 Hwy. 162; P.O. Box 65
Hollywood, SC 29449-0065
(843) 889-6450 (843) 889-8874
Facsimile (843) 889-6459
Email: spaulsfire@aol.com

COMMISSIONERS

John Alston, Jr., Chairman
Chief
James Hamilton, Vice-Chairman
Andrea Farrior
Irvin Gadsden
Bertha North
Clifford Murray
Tony Garvin



Doc M. Matthews, Jr., Fire Chief
David M. Garvin., Assistant

Debra E. Miles, Admin. Manager
Mary Adams, Clerk
Charles M. Condon, Attorney

August 9, 2010

*Re: Property address: Highway 174 & Little Britton Rd
Hollywood, SC 29449
TMS:061-00-00-075*

To Whom It May Concern:

This letter shall serve as notification that the above referenced address is within the St. Paul's Fire District jurisdiction. The St. Paul's Fire District has a protection class rating of 5/9. In the event of fire suppression activities at the property, water supply shall be accomplished by using the nearest hydrant, or water source.

If you need any further information, please contact me at my office.

Sincerely,

*Debra E. Miles
Administrative Manager*



August 9, 2010

Mr. Jimmy Bell
8337 Fairview Nursery Rd.
Hollywood, SC 29449-6202

Re: Charleston County TMS# 061-00-00-075

Dear Mr. Bell,

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric service to the above referenced project. Electric service will be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. In order to begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer location.
- 2.) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- 3.) Electric load breakdown by type with riser diagrams.
- 4.) Signed copy of this letter acknowledging its receipt and responsibility for its contents and authorization to begin engineering work with the understanding that SCE&G intends to serve the referenced project.

SCE&G's construction standards and specifications are available upon request. For more information or questions, contact me by phone at 843-576-8451 or at pthompson@scana.com.

Sincerely,

Paul D. Thompson
Customer Service Engineering
Enclosures

AUTHORIZED SIGNATURE: _____ DATE: _____

TITLE: _____ PHONE: _____



Construction Permit Application Water/Wastewater Facilities

BUREAU OF WATER

DELEGATED REVIEW PROJECT SUBMITTAL: Yes EXPEDITED REVIEW PROGRAM SUBMITTAL: Yes
 SELECT ONE Water Facilities Wastewater Facilities Combined Water & Wastewater Facilities

I. **Project Name:** CAPT. JIMMY BELL ROTB. LLC **County:** CHARLESTON

II. **Project Location** (street names, etc.): CORNER OF HIGHWAY 174 AND LITTLE BRITTINY ROAD.

III. **Project Description(s):** *Water System:* WATER WELL TO SERVE A 75 SEAT RESTAURANT

Wastewater System: N/A

Project Type (A-Z): Water: E Wastewater: (See instructions for the appropriate project code)

IV. **Initial Owner:** [Time of Application] Name/Organization: ROTB, LLC

Address: 8337 FAIRVIEW NURSERY ROAD City: HOLLYWOOD State: SC Zip: 29449

Phone #: (843) 607-5347 E-mail (Initial Owner): capjimbell@gmail.com

V. **Final Owner:** [After Construction] Name/Organization: SAME

Address: City: State: Zip:

Phone #: () E-mail (Final Owner):

VI. **Entity Responsible for Final Operation & Maintenance of System:**

Water System: Name: SAME Address:

City: State: Zip: Phone #: () Fax #: ()

Wastewater System: Name: N/A Address:

City: State: Zip: Phone #: () Fax #: ()

VII. **Engineering Firm:** Name: SAMUEL C. BETHAY Address: 613 CARN STREET

City: WALTERBORO State: SC Zip: 29488 Phone #: (843-549-9405) Fax #: (843-782-3909)

E-mail (Design Engineer): S6C1B3@comcast.net

VIII. **Is this project:** A) Part of a phased project? No Yes . If Yes, Phase of

B) A revision to a previously permitted project? No Yes . If Yes, Permit #:

Date Approved: Project name (if different):

C) Submitted based on a Schedule of Compliance or Order issued by DHEC? No Yes . Order #:

D) Anticipating funding by the State Revolving Fund (SRF)? No Yes .

E) Crossing a water body (e.g., river, creek)? No Yes . If Yes, Name of water body:

IX. **Are Standard Specifications approved by DHEC being used on this project?** No Yes . If Yes:

Water: Date Approved: Approved for whom:

Wastewater: Date Approved: Approved for whom:

X. **Wastewater Systems:** A) Type: Domestic Process (*Industrial*) Combined (*Domestic & Process*)

B) *Average Design Flow* 1. Project: GPD 2. Treatment system: GPD

C) *Sewers or Pretreatment* 1. Name of facility (e.g., POTW) treating the wastewater:

2. NPDES/ND Number of facility in Item #1:

Treatment Systems 3. Date Preliminary Engineering Report (PER) approved:

4. NPDES/ND application submitted? No Yes . If Yes, Date:

Disposal Sites 5. Effluent Disposal Site (Description):

6. Sludge Disposal Site (Description):



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

June 25, 2010

JIMMY BELL
8337 FAIRVIEW NURSERY RD
HOLLYWOOD SC 29449

Re: **Letter of Concern**
Former Roxbury Grocery, Hwy 174, Yonges Island, SC
UST Permit #01897
Request received June 25, 2010
Charleston County

Dear Mr. Bell:

You requested that this office provide you with an update on the environmental conditions at the above referenced facility.

We received a report of suspected contamination on January 2, 1993. Our records revealed that two underground storage tank (USTs) owned by Youmans Gas & Oil Co., Inc. were removed from the ground. A UST closure assessment report was submitted February 22, 1993. Based on the submitted data, a "No Further Action" decision was granted March 14, 1994.

If you have any questions, please contact me at (803) 896-6584. I can also be reached by email at minerrs@dhec.sc.gov or by fax at (803) 896-6245.

Sincerely,

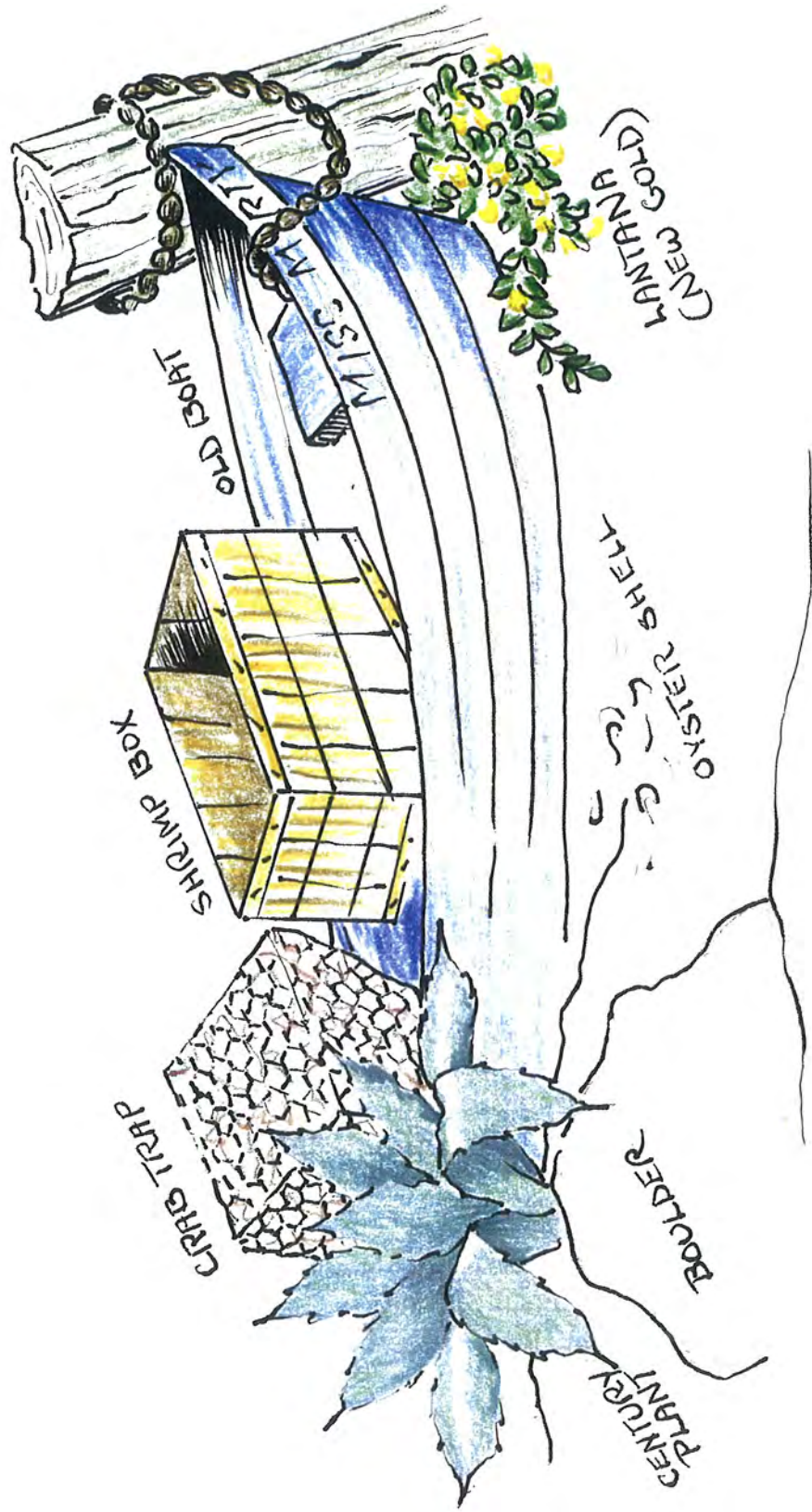
Read S. Miner, P.G., Hydrogeologist
Corrective Action Section
Underground Storage Tank Management Division
Bureau of Land and Waste Management

cc: Technical File
Youmans Gas & Oil, PO Box 399, Hollywood SC 29449

EXHIBIT “I”

JIMMY BELL'S
SEAFOOD
RIGHT OFF DA BOAT







DOOR

ORNAMENTAL GRASS

YUCCA

BOULDER

OYSTER SHELL

EXHIBIT “J”



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

REPLY TO
ATTENTION OF

September 1, 2010

Regulatory Division

Jimmy Bell
8337 Fairview Nursery Road
Yonges Island, SC 29449

Dear Mr. Bell:

This is in response to your letter of June 21, 2010, requesting a wetland determination, on behalf of William M. Barnwell, for a 2 acre project area on a 7.047 acre tract located at the intersection of SC Highway 174 and Little Britton Road on Yonges Island, Charleston County, South Carolina. The project area is depicted on the survey plat you submitted which was prepared by Patrick David O'Neil, dated August 9, 2010, and entitled "A SUBDIVISION PLAT OF/ TMS#061-00-00-075/ LOCATED IN/ CHARLESTON COUNTY, SOUTH CAROLINA/ PREPARED FOR/ JIMMY BELL".

This plat depicts surveyed boundaries of wetlands or other waters of the United States as established by your office. You have requested that this office verify the accuracy of this mapping as a true representation of wetlands or other waters of the United States within the regulatory authority of this office. The property in question contains 0.083 acres of federally defined jurisdictional freshwater wetlands or other waters of the United States subject to the jurisdiction of this office. The location and configuration of these areas are reflected on the plat referenced above.

Based on an on-site inspection and a review of aerial photography and soil survey information, it has been determined that the surveyed jurisdictional boundaries shown on the referenced plat are an accurate representation of jurisdictional areas within our regulatory authority. This office should be contacted prior to performing any work in these areas. Enclosed is a form describing the basis of jurisdiction for the areas in question. You should also be aware that these areas may be subject to restrictions or requirements of other state or local governmental entities.

If a permit application is forthcoming as a result of this delineation, a copy of this letter, as well as the verified survey plat, should be submitted as part of the application. Otherwise, a delay could occur in confirming that a delineation was performed for the permit project area.

Please be advised that this determination is valid for five (5) years from the date of this letter unless new information warrants revision of the delineation before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional delineation must be conducted. 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.

In future correspondence concerning this matter, please refer to SAC 2010-0755-1JA. You may still need state or local assent. Prior to performing any work, you should contact the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management. A copy of this letter is being forwarded to them for their information.

If you have any questions concerning this matter, please contact Alisha Means at 843-329-8044 or toll free (outside of the Charleston area) at 1-866-329-8187.

Respectfully,

A handwritten signature in cursive script that reads "Debra H. King for".

Charles R. Crosby
Chief, South Branch

Enclosures:
Basis for Jurisdiction
Notification of Appeal Options

Copy Furnished:

S.C. Department of Health
and Environmental Control
Office of OCRM
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

EXHIBIT “K”



PERMIT TO CONSTRUCT
Onsite Sewage Treatment and Disposal System

File Nbr: **2005100009**
County: Charleston

Name: JIMMY BELL

Type Facility: RESTAURANT

Subdivision:

Block:

Lot:

Address: 8337 FAIRVIEW NURSERY RD
HOLLYWOOD, SC 29449

Site: HWY 174

Program Code:

System Code: 151

TM#: 061-00-00-075

Water Supply: PRIVATE

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 3000

LTAR: .80

Tank Sizes (gal): Septic Tank: 3500 Pump Chamber: 1175 Grease Trap: 3000

Trenches: Length (ft): 1250 Width (in): 36 Max. Depth (in): 30 Agg. Depth (in): 14

Min Pump Capacity: 10 gpm at 12 ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC.
ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

SEE ATTACHED SPECIAL INSTRUCTION SHEET

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

(NTS)

INSTALL AS PER ATTACHED PLANS. ANY DEVIATION
FROM PLANS WITHOUT PRIOR APPROVAL FROM THE
BUREAU OF ENVIRONMENTAL HEALTH WILL VOID THIS
PERMIT TO CONSTRUCT.

Issued/Revised By: 

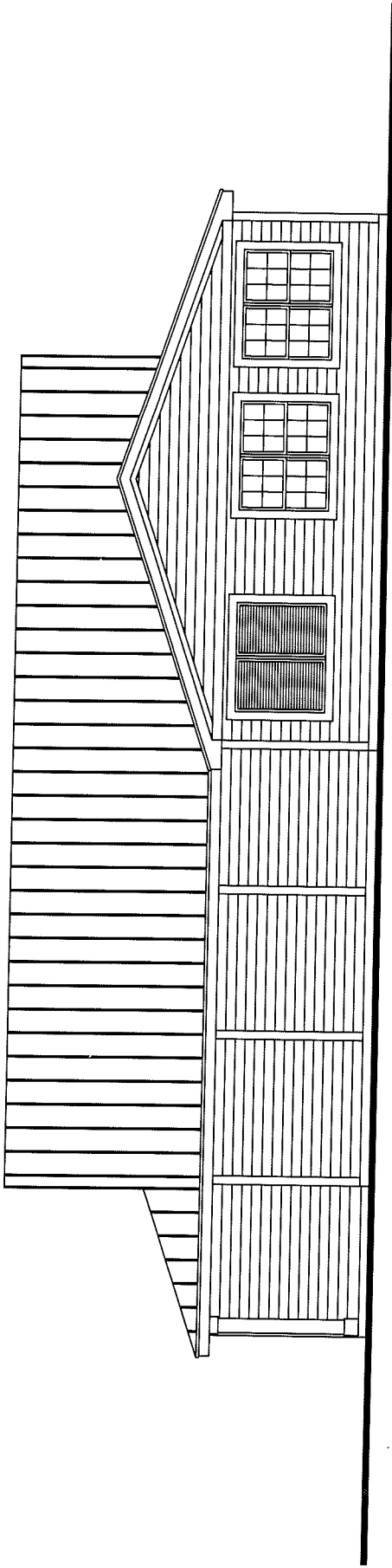
Date: 12-3-2010

EASEMENT AGREEMENT

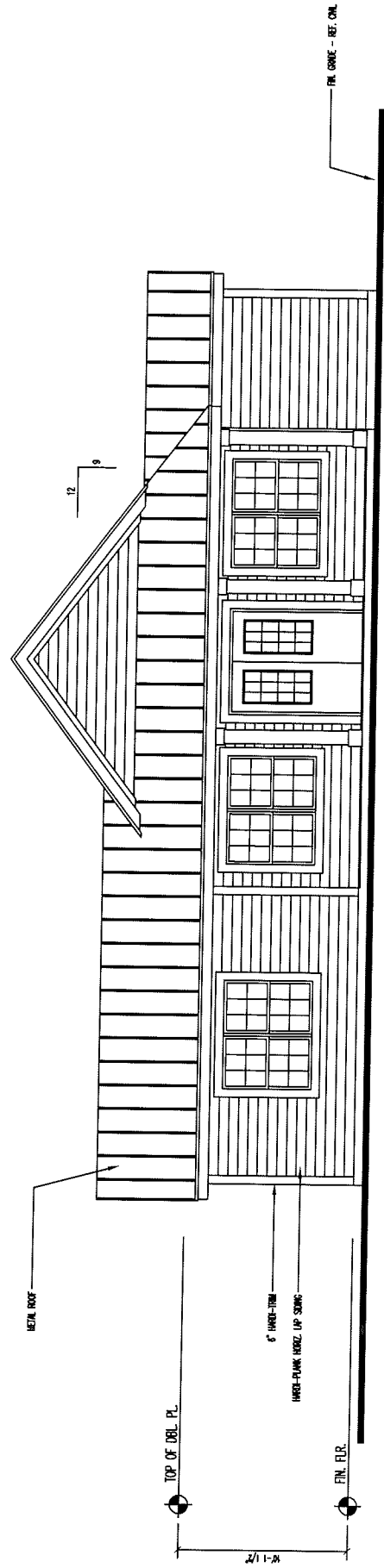
May 22, 2010

We William A. Barwell grant
James E. and Marty A. Bell an easement to put a
septic system on our property, as required by DHEC,
that borders with the property of Mount Horr AME
Church. The Bells will be responsible for putting up
posts to mark the easement and also submitting the
plat to Charleston County.

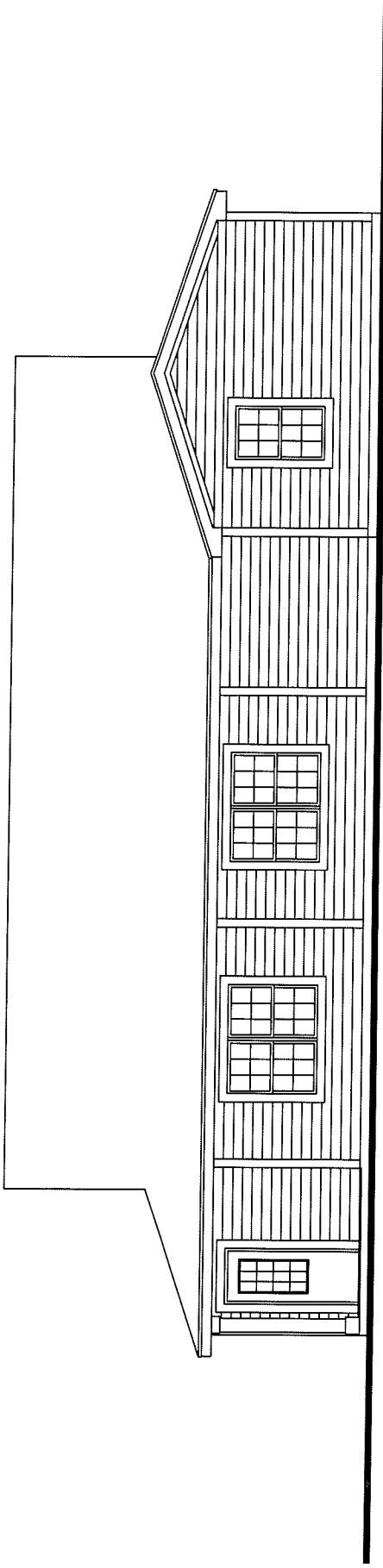
EXHIBIT “L”



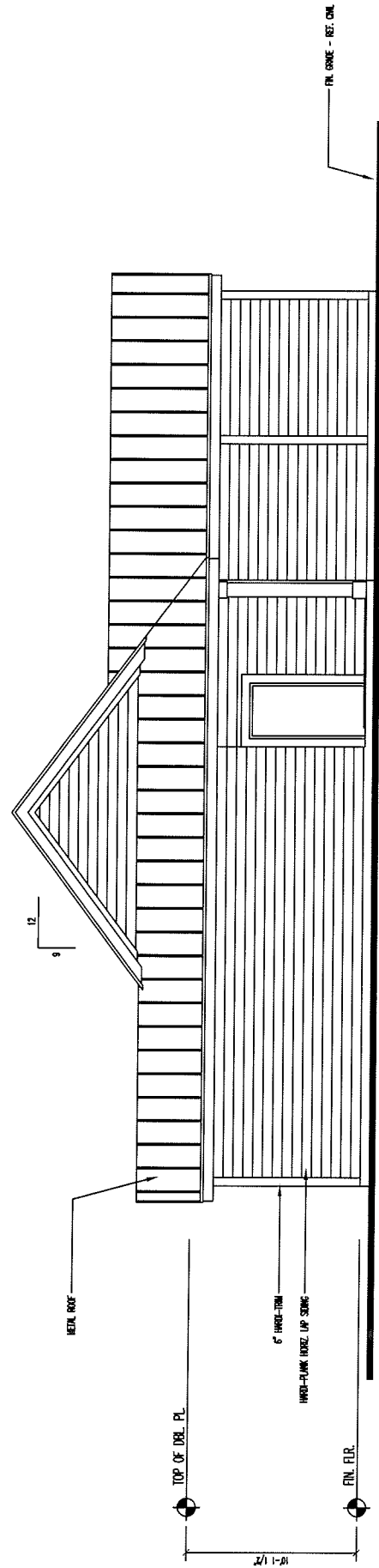
02 LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE 1/4" = 1'-0"



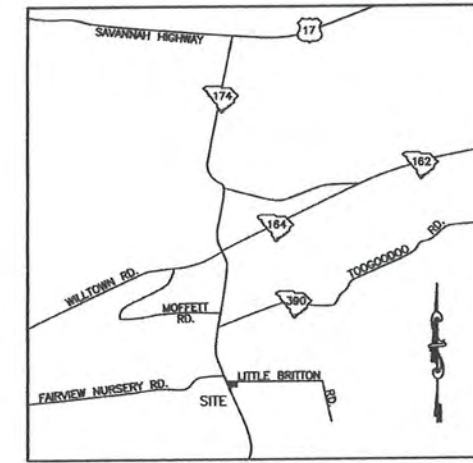
02 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



01 REAR ELEVATION
SCALE 1/4" = 1'-0"

EXHIBIT “N”

LITTLE BRITTON ROAD 50' R/W S-10-88

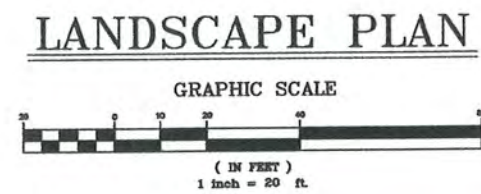


LOCATION MAP
N.T.S.



LINE	LENGTH	BEARING
L1	25.47	N 19°37'29" E
L2	24.53	S 78°19'21" E
L3	46.79	S 45°58'8" E
L4	73.23	S 17°48'11" W
L5	94.05	N 27°46'21" W

LEGEND	
EXISTING FEATURES	---
EASEMENTS/SETBACKS	---
PROPOSED FEATURES	---
EXISTING PROPERTY LINES	---
PROPOSED LOT LINES	---
PROPOSED BUILDING LINES	---
FRESHWATER WETLAND BUFFER LINE	---
ASPHALT PAVEMENT	---
CONCRETE PAVEMENT/SIDEWALK	---
EXISTING TREE TO REMAIN	38" Oak



The Palmetto Utility Protection Service, Inc.

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA

CALL 1-800-922-0983

UNDERGROUND LOCATORS. CONTRACTOR SHALL CONTACT THE UNDERGROUND LOCATORS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.

Call BEFORE you DIG!

EMPIRE
ENGINEERING, LLC
CIVIL & SURVEYING CONSULTING ENGINEERS
4030 NIVERS AVENUE
NORTH CHARLESTON, SOUTH CAROLINA 29406
PHONE: (843) 308-0800/FAX: (843) 308-0806

CAPTAIN JIMMY BELL'S
"RIGHT OFF THE BOAT"
PROPOSED RESTAURANT

CHARLESTON COUNTY, SOUTH CAROLINA




NO.	DESCRIPTION	BY	DATE

DESIGNED: T.M.D.
DRAWN: T.M.D.
CHECKED: T.M.D.
JOB NUMBER: 2010-105
DATE: SEPTEMBER 20, 2010
SCALE: 1" = 20'

C-1

- A - PALM
- B - BIRCH (RIVER)
- C - CREPE MYRTLE (NATCHEZ)
- D - MAGNOLIA (SOUTHERN)
- E - OAKS (EXISTING)
- F - BARBERRY (CRIMSON PYGMY)
- G - PITTOSPORUM (VARIEGATA)
- H - NANDINA
- I - GOLDEN EUONYMUS
- J - VARIEGATED PRIVET
- K - YUCCA
- L - OLEANDER (WHITE)
- M - LANTANA
- N - LOROPETALUM
- O - LIRIOPE (LILY TURF)
- P - GAILLARDIA (BEACH DAISY)
- Q - CORDYLINE
- R - BLACK MONDO GRASS
- S - ORNAMENTAL GRASS
- T - AGAVE (CENTURY PLANT)
- U - PYRACANTHA (FOR BIRDS)
- V - MAPLE

AMENDMENT TO LEGEND

- - ROPE/PILING
-  - BOAT FEATURE
-  - NET/DOOR FEATURE
-  - PROPELLER FEATURE

