

Planned Development  
Guidelines For  
  
Southeastern Family Homes, Inc.'s  
**"The Settlement"**  
Restaurant and Mixed Use Development  
  
**Maybank Hwy.  
Johns Island, SC**  
  
**November 13, 2015**

By:  
Southeastern Development Associates  
2743 Perimeter Parkway  
Building 100, Suite 370  
Augusta, GA 30909  
Phone: (706) 722-5565

# Table of Contents

1. Planned Development Name
  2. Statement of Objectives
  3. Intent of Proposed PD
  4. Site information
  5. Table of Proposed Land uses
  6. Impact Assessment
  7. Compliance with the ZLDR
  8. Historic and Archeological survey
  9. Letters of Coordination
  10. Architectural Guidelines
  11. Access
  12. Commercial Areas
  13. Areas for Designated Future Use
  14. Signs
  15. Parking
  16. Tree Protection
  17. Landscape Requirements
  18. Resource Areas
  19. Storm Water
  20. Letters of Support
  21. Design Concept
  22. Referenced ZLDR
- 
- Exhibit "A": Proposed Site Plan  
Exhibit "B": Landscape Sketch Plan  
Exhibit "C": Existing Conditions and Tree Survey  
Exhibit "D": Utility Sketch Plan  
Exhibit "E": Construction Entrance plan  
Exhibit "F": Traffic Circulation Plan  
Exhibit "G": Aerial Photo w/ Site plan overlay  
Exhibit "H": Aerial Photo of proposed parcel  
Exhibit "I": Letters of Coordination  
Exhibit "J": Historical & Archeological Approval Letter  
Exhibit "K": Neighboring property owners supportive emails  
Exhibit "L": Example Architectural photographs  
Exhibit "M": Location Map

1. Planned Development Name

*The Settlement at Johns Island*

2. Statement of Objectives

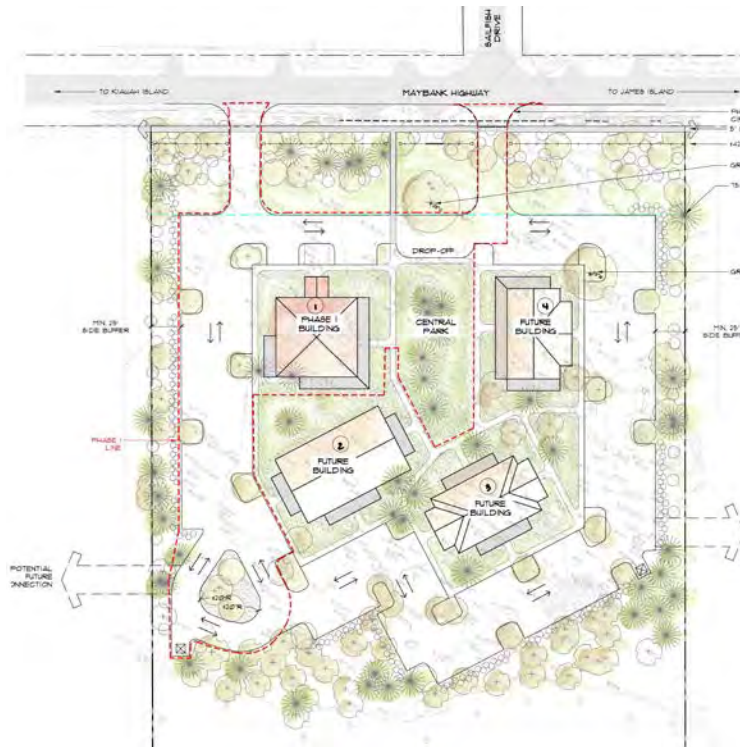
The subject property is located along Maybank Highway in Charleston County at 3005 Maybank Highway. The property consists of a total of 4.963 acres which will serve for this Development. The intent of this application is to create a Planned Development for the entire 4.963 acre Development. The goal of this development is to allow for commercial uses that serve and are relevant to the citizens of Johns Island and its visitors.

Current Condition:

4.963 acres (**Zoned R-4**)  
TMS: 313-00-00-079

Proposed Condition:

4.963 acres (**Zoned PD**)  
TMS: 313-00-00-079



(See Exhibit A for more detail)

## CHARACTER IMAGERY:



These images represent single story and 2 story sample architectural styles that are compatible with the area and reflect a varied lowcountry style consistent with the greater Charleston area and the lowcountry of SC that is envisioned for this development.

### 3. Intent and Results of Proposed PD

The proposed and the intended style use are consistent with the land use and architectural style of existing buildings along Maybank Highway and throughout Johns Island. The proposed use is consistent with the Charleston County Zoning and Land Development Regulations Section 4.23.2 C&D. This application meets the criteria of Section 4.23.2 C&D as it preserves much of the natural beauty of the land as possible, maintains ample open space, and provides pervious surface in lieu of paved surface where possible. The Planned Development is consistent with the intent of the Comprehensive Plan and other adopted policy documents as much of the property will be preserved in a natural state retaining large trees and adjoining wetlands. The proposed use provides for a low impact Development utilizing pervious parking in many areas and does not seek to maximize the total square feet that could be built on the property should a more intensive use and land plan be employed. The current property is devoid of any structures and the accompany tree survey shows that there are minimal number of significant trees on this site. Following completion of the Development and construction of related buildings, new trees will be imported to the site to enhance the overall natural condition. The trees will be selected based on their adaptation to soil conditions and other general conditions of the site. Charleston County and various other agencies (including St. Johns Water, CWS, St. Johns Fire District, Berkeley Electric, and others as required or necessary) will provide the required public services, facilities and programs to serve this Development.

The intent of creating “The Settlement at Johns Island” is to provide local residents, visitors, and those working in the immediate area, quality dining, retail and service facilities conveniently located to their homes and places of business. The proposed buildings have been designed to be primarily one, one and a half and possibly two story structures built under architectural standards requiring that all buildings adhere to a Lowcountry design utilizing high quality building materials and authentic Lowcountry architecture. The site plan accommodates buildings around a central “park like” area. Should any special events take place at the Central Park, they will be limited to the temporary special events permitting procedures of ZLDR Chapter 6. The Development is designed from its basic land planning through final architectural, so that, the entire Development maintains a rural and relaxed feel consistent with Johns Island and the Lowcountry.

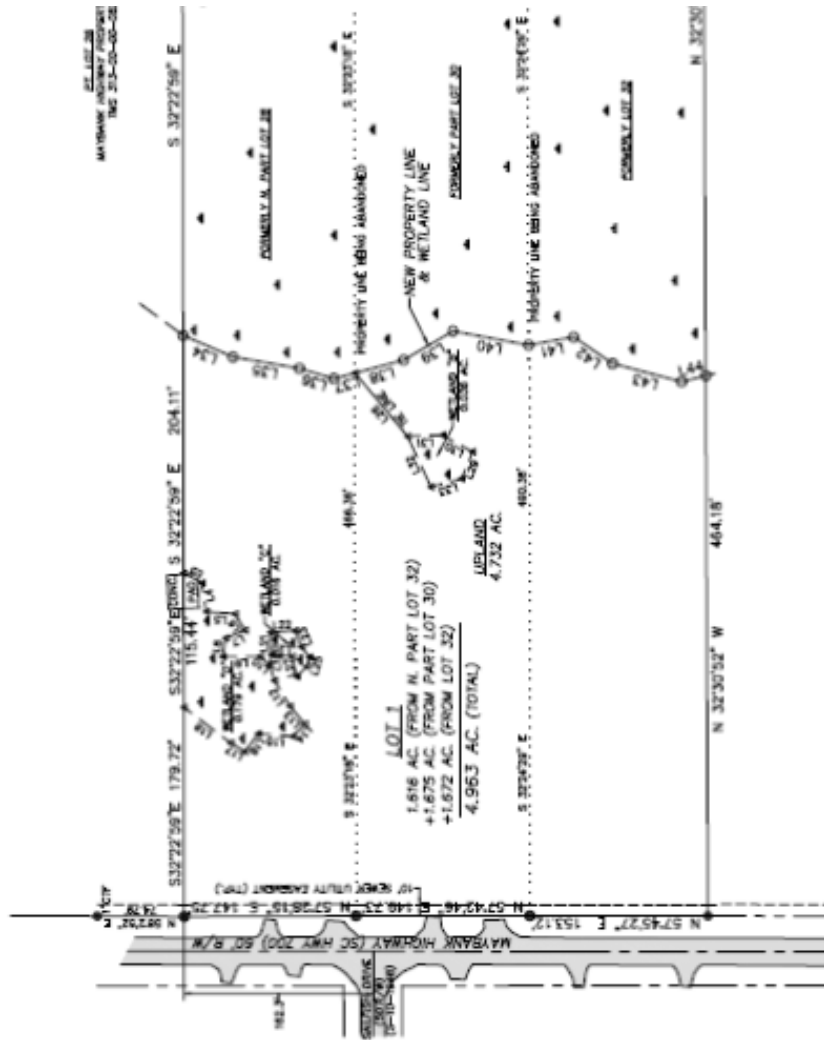
“The Settlement” is envisioned to be a destination facility not only for residents of Johns Island, but nearby West Ashley, James Island, Kiawah and Seabrook residents and visitors as well.

#### 4. Site Information

TOTAL ACREAGE = **4.963**

Highland Acreage = 4.748

Freshwater Wetland Acreage = 0.215



## 5. Table of Proposed Land Uses

The buildings in each Phase shall be flexible as to which ones are to be retail, restaurant, general store, and professional office space. The project will allow a mixture of uses to be located within the buildings on the property. Hours of operation for the Development may be from 7:00AM to 12AM, 7 days a week. Temporary special events will be allowed on all properties and must comply with ZLDR Article 6.7.

The Development will allow the following uses:

**Restaurant and Bar:** Restaurant use will include full-service, sit-down, Restaurant accommodating approximately 150 guests, providing an extensive selection of wines and a full service bar. The sale of beer, wine and liquor will not require any special exceptions. Restaurant use may offer an outdoor patio providing immediate access to the Central Park area offering outdoor seating and dining choice for patrons. Staff may be onsite before and after the development operating hours time frame, for preparation and cleanup. Restaurant use will meet all building requirements including any Fire Marshall or other considerations of Charleston County.

**Central Park:** A Central Park area will be created in the center of the development for patrons of each building in the development to use. The ownership of the Central Park area will be under the same ownership as the Restaurant/Bar. There will be no permanent structure in the central park.

**Retail:** Retail Sales and Retail Services in the Development shall include uses as permitted under the CN Zoning District, provided, however, that Bar or Lounge uses; Liquor, Beer or Wine Sales; and alcohol sales, including but not limited to ABC package stores and the sale of alcohol at restaurants as defined in the ZLDR, shall be allowed on all properties and do not require special Exception approval . The following uses shall be strictly prohibited:

Pawn shop, vehicle rental or leasing, boat yard, motor or machinery repair, vehicle repair, truck stop, vehicle sales of any type (auto, boat, motorcycle, light duty, heavy duty), tattoo parlors, vehicle storage yard, service station, gasoline (with or without convenience stores), Accommodations uses, Landscaping and Horticultural services, direct selling establishments, E-shopping or mail-order houses, warehouse clubs or superstores, coin operated laundries, any adult type novelty or bookstore or other use selling pornographic materials, and mobile home dealer or park.

Drive thru windows are permitted, provided that:

1. No more than two (2) drive-through lanes with sixty (60) feet or less of stacking space per lane shall be permitted for Bank and Financial Service uses. ATM drive-up facilities shall count as one (1) lane.
2. No more than one (1) drive-through lane with 60 feet or less of stacking space per lane shall be permitted for Drug Store and Pharmacy uses.
3. All drive-through facilities and access ways are integrally designed with the building and do not dominate its design.

4. Drive-through facilities do not face Maybank Highway.

**Professional Space:** Professional use in the Development shall include uses as permitted under Offices, Financial Services, Health Care Services, and Educational services for CN zoning.

**Accessory Uses:** An Oyster Shed shall be allowed as an accessory use to the restaurant/bar and shall be located on the same property as the restaurant/bar and shall comply with the principle structure setbacks contained in this PD. No other accessory structures shall be allowed. Outdoor storage is prohibited.

Below is a summary of the proposed land uses and dimensional standards for the Development:

<b>Southeastern Family Homes, Inc “The Settlement at Johns Island” Land uses and Dimensional Standards</b>	
Maximum Residential Density	No Residence Allowed
Minimum Lot Area	The overall site may be divided into not more than 5 parcels each having a minimum size of 21,780 s.f.
Maximum Principal Buildings	4
Maximum Accessory Structures	1
Minimum Lot Width	50 feet
Minimum Buffers*	
Maybank Highway Frontage	75 feet
Sides	25 feet
Wetlands (rear property line)	10 feet
Minimum Setbacks	
Maybank Highway Frontage	75 feet
Sides	25 feet
Wetlands (rear property line)	10 feet
Maximum Building Cover	30%, must comply with ZLDR 5.4.9.A
Maximum Height	35 feet (2 story maximum)
Max. Building Size*	10,000 sq. ft.
Max. Accessory Building Size*	25% of area of principle structure (to comply with ZLDR Sec. 5.4.8)

\* Max. Building Size applies to Heated & Unheated square feet, including porches. If there is a conflict between Maximum Building Cover and Max. Building Size, the more restrictive standard shall apply. Applicant proposes to have up 4 separate principal structures and 1 accessory building located within the property. The Accessory Building shall be an Outdoor Oyster and shall operate as described in this Section 5 above. The Accessory Building may be attached to a Principal Structure subject to Charleston County planning staff review and approval. Setbacks listed in the table above shall apply to principal structures as well as accessory buildings.



All development, including but not limited to the Central Park area, will comply with the Site Plan Review procedures and requirements. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.

Applicant will coordinate and with SCDOT and provide documentation from SCDOT that the access to Maybank Hwy is sufficient for the proposed uses. Charleston County EMS shall be required as part of the Site Plan Review application for all development with the exception of the building labeled "Phase I Building". Depending on the content of that letter, revisions/amendments to the Planned Development may be required.

## 6. Impact Assessment/Analysis

Public and private service providers that will serve the proposed development have been contracted and provided the conceptual site plan for their review. Letters of coordination with these public and private service providers are attached in Exhibit "I". At the time of plan submittal to Charleston County, such plans will be submitted to the St. John's Fire District for review and comment and proof of such submittal shall be included in the application to Charleston County.

Water will be provided by St. Johns Water Company and sewage will be provided by Charleston Water System. Electricity will be provided by Berkeley Electric Co-Op and shall be serviced by existing power lines along Maybank Highway. All new and relocated utility lines will be underground. A utility sketch plan is provided in Exhibit "D". All utilities within the PD will be underground and if necessary, utilities will be relocated to avoid damage to Grand Trees and Protected Trees.

The proposed Restaurant and Mixed Use Development is located on Maybank Hwy in near proximity to Sailfish Drive. Currently there are 3 existing driveways which provide access to the site, which are from 3 parcels that were combined into 1 larger parcel (3 former parcels - TMS 313-00-00-079,080 and 081). The conceptual master plan proposes to eliminate 1 of the existing driveways and relocate the other two to opposite ends of the proposed development. Placing the driveways at the outer extents of the project will facilitate full circumferential flow of vehicles around the perimeter of the development. Each of the two driveways will be a minimum of 24ft wide - (12ft. each lane). Phase 1 of the proposed development consist of constructing a restaurant which will be served by the proposed driveway on the northwest corner of the project. According to the ITE Trip Generation Manual, 7<sup>th</sup> Edition, the proposed Phase I restaurant (approx. 5,000 sqft) is estimated to generate approximately 54 trips (32 entering and 22 existing) during Saturday peak hours of traffic generation. Also, According to the ITE Trip Generation Manual, 7<sup>th</sup> Edition, the proposed uses in phase 2 are estimated to generate approximately 46 trips during the peak hour of operation (based upon Specialty Retail guidelines).

Applicant will coordinate with SCDOT to obtain necessary approvals for access on Maybank Hwy. (including driveway separation) and will provide documentation from SCDOT that the access to Maybank Hwy is sufficient for the proposed uses.

SCDOT has reviewed the conceptual layout and states that the property change in use is feasible in scope, however a detailed encroachment permit meeting all the criteria of the ARMS Manual will need to be submitted as part of the review process. The project owner understands this requirement and fully intends to submit the referenced SCDOT encroachment permit as part of the design process.

## 7. Development Schedule

The schedule of development is to commence with clearing and grading for Phase 1 after zoning approval and site plan approval for all required regulatory agencies.

Phase 2 will commence once prospective users are identified to locate on the property, which could happen during or after Phase 1 construction.

## 8. 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 CN Zoning District.
- B. Applicant 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 the ZLDR shall not apply to the Planned Development and all major changes to the Planned Development must be approved by County Council. Tree variances may be granted in accordance with Article 3.10 and all other sections of the ZLDR.
- D. The proposed development complies with the approval criteria contained in Section 4.23.9(E)(9) as explained herein:
  - 1. This Planned Development complies with the standards contained in Article 4 of the ZLDR. Specifically, the plan incorporates the requirements for commercial areas described in Article 4.23.6.F of the ZLDR.
  - 2. The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents since the property will preserve the natural resources, such as large trees and wetlands, while providing for the expansion and growth of Charleston County.
  - 3. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve this development at the time it is developed. Please see Exhibit "I" for Letters of Coordination from the various public service providers in support of this development.

## 9. Historic and Archeological Information

A Historic and Archeological Assessment was conducted on this site by **Elizabeth Johnson** with the South Carolina Archives & History Center. According to his/her letter, there are no known significant historic or archeological sites at this location. See Exhibit "J" for the attached letter.

## 10. Letters of Coordination

- SCDOT -** The South Carolina Department of Transportation has reviewed the proposed site plan and its letter of coordination is attached in Exhibit “I”.
- FIRE DEPT. -** St. John’s Fire Department has been contacted about the proposed development and their letter of coordination is attached as Exhibit “I”. At the time of plan submittal to Charleston County, such plans will be submitted to the St. Johns Fire District for review and comment and that proof of such submittal shall be included in the application to Charleston County.
- BERKELEY ELECTRIC – CO-OP** Berkeley Electric Cooperative has been contacted about the proposed development and its letter of coordination is attached as Exhibit “I”.
- ST. JOHN’S WATER – (Water)** St. John’s Water has been contacted about the proposed development and its letter of coordination is attached as Exhibit “I”.
- CHARLESTON WATER SYS. - (Septic)** Charleston Water System has been contacted about the proposed Development and its letter of coordination is attached as Exhibit “I”.
- CHARLESTON CO. SHERIFF -** The Charleston County Sheriff’s Department has been contacted about the proposed development and its letter of coordination is attached as Exhibit “I”.
- CHARLESTON CO. EMS -** The Charleston County EMS has been contacted about the proposed development and its letter of coordination is attached as Exhibit “I”.
- CHARLESTON CO. PUBLIC WORKS** The Charleston County Public Works Department has been contacted about the proposed development and its letter of coordination is attached as Exhibit “I”.
- CHARLESTON CO. TRANSP. DEVELOPMENT -** Charleston County Transportation Development has been contacted about the proposed development and its letter of coordination is attached as Exhibit “I”.
- US ARMY CORPS OF ENGINEERS -** US Army Corps of Engineers has been contacted about the proposed development and its letter of receipt is attached as Exhibit “I”.

## 11. Architectural Guidelines

The Architectural Guidelines of Article 9.6 of the ZLDR shall apply to this proposed Planned Development. Furthermore, the following guidelines will apply:

1. The roofs will be generally hip or gable type with slopes consistent with the rural Lowcountry designs.
2. All structures will adhere to a rural village architectural theme utilizing the proper scale, proportion, detail, materials, colors and landscape that will be compatible to similar buildings located throughout the Lowcountry recognized as offering quality Lowcountry design.
3. Glass facades will not exceed 50% of any buildings total exterior wall structure.
4. Buildings will generally have a wood, brick, or cement type siding, (such as James Hardy), under a traditional architectural theme.
5. Building Color Scheme – All buildings will utilize colors natural to the site that are generally compatible with surrounding plant life and natural elements of the site. All roofs will be either metal, shingle or asphalt utilizing a subtle color pad with most buildings having a rural of galvalume appearance. In general, no more than four different colors per building will be allowed.

CHARACTER  
IMAGERY:



## 12. Access

The frontage on the subject property totals 450.6 linear ft. The site will provide for two curb cuts with full access to the Development, which is a decrease in access points as the site currently has 3 curb cuts. Applicant has attempted to align the main entrance so as to properly respond to traffic conditions and provide the safest ingress and egress to the site. One of the accesses to the site from Maybank Highway shall be aligned with Sailfish Drive (located directly across Maybank Highway), provided the alignment does not result in the removal of or damage to any Grand Trees. In addition, the developer will coordinate with the County and City of Charleston on an east-west road connection through the property. Exhibit F depicts the potential access for neighboring parcels should they ever be developed, allowing for connectivity. Plans for this Development have been provided to both the South Carolina Department of Transportation and the Charleston County Transportation Development. The Development will require SCDOT Encroachment Permits for any work in the Maybank Highway right-of-way. The driveway locations depicted on the Conceptual Site will be subject to SCDOT review and approval.

Pedestrian safety and access has been carefully provided through sidewalks connecting the various buildings within the development, providing for pedestrian movement between buildings and common space without having to re-enter the parking lot. Applicant will coordinate with Charleston County Engineering and Charleston County Transportation Development regarding pedestrian access. All development will comply with ZLDR Section 5.4.10, Pedestrian Access.

## 13. Areas Designated for Future Use

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

## 14. Signage

A monument style sign is proposed for the main entrance to the site which will recognize the Development as *The Settlement at Johns Island*. The sign will also incorporate the names of the tenants occupying the site. Signage will comply with Section 5.4.7 and Article 9.11 of the Charleston County ZLDR.

## 15. Parking

Parking shall be provided in accordance with Article 9.3 of the Charleston County ZLDR. Any and all modifications to the parking layout set forth in the site plan shall be in accordance with Article 9.3 of the ZLDR.

## 16. Tree Protection

Included with this request is a tree survey prepared by a South Carolina registered engineer. Currently there are 2 Grand Trees located on the site not including those located in the wetland areas which will not be disturbed. Any tree removals will comply with Article 9.4 of the Charleston County ZLDR regarding tree removal and retention.

## 17. Landscape Requirements

Landscaping and buffer requirements will comply with ZLDR Article 5.4 and Chapter 9.

## 18. Resource Areas

The Planned Development property contains approximately 0.215 acres of freshwater wetlands. The wetlands have been delineated, and are being reviewed by the Army Corps of Engineers, with letter attached as Exhibit "I". Both the wetlands and the Grand Trees will be protected from Development and remain undisturbed to the greatest extent possible.

## 19. Storm Water

The planned Development will meet all local, state, and federal stormwater ordinance, requirements, and regulations. Charleston County Public Works Department has been notified of the project and their Letter of Coordination is attached as Exhibit "I". 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 buildings and/or permanent ground cover. A Stormwater Master Plan may also be required with your County submittal. The application will meet the current Charleston County Procedures Manual at the time of submittal as well as any future development approval not part of the Master Drainage Plan. Additional coordination and approval will be conducted by the Public Works Department during the County Stormwater Permitting process and plans will be provided for review and approval.

## 20. Letters of Support

Applicant has spoken with neighboring property owners and obtained supportive emails from the neighboring property owners attached as Exhibit "K".

Additionally, Applicant has made a presentation to the Johns Island Commission and spoke with the Coastal Conservation League, who had no objections to this site plan.

## 21. Design Concept

See Exhibit "L" for photos of design concepts. The Phase I building is similar to a rural roadside farm stand or single story farmhouse. It will have a deep L shaped porch (see Exhibit "A") with

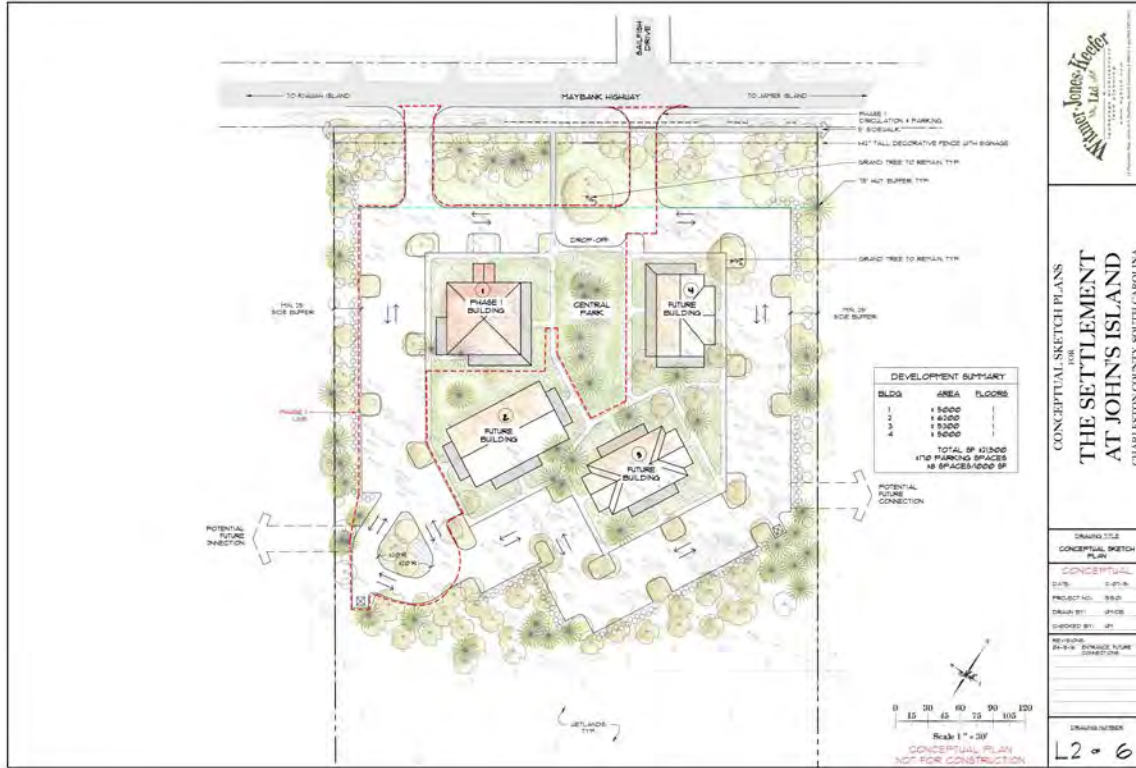
steps from grade to finish floor. Accessory buildings will be similar to a roadside farm stand or re-purposed farm storage along with the styles shown in the Exhibit L. Buildings will have large overhanging roof line(s). All landscape in keeping with the surrounding area and the built typology will take cues from the vernacular of southern agrarian buildings.

## 22. Referenced ZLDR

All references to any sections of the Charleston County zoning and Land Development Regulations located in this Planned Development application shall apply to the ZLDR as it is written as of the filing of this application. Specifically, the following sections are referenced herein: 4.23; 5.4; Chapter 6; 6.7; 9.3; 9.4; 9.5; 9.6; 9.8; and 9.11. A copy of the applicable sections of code shall be provided via CD along with this application.

# Exhibit A

## Conceptual Site Plan



**James Hooper**  
Architectural Firm, LLC  
1100 W. 10th Street, Suite 100  
Charleston, SC 29401  
Phone: 843.733.1100  
Fax: 843.733.1101  
www.jameshooper.com

CONCEPTUAL SKETCH PLANS  
**THE SETTLEMENT  
AT JOHN'S ISLAND**  
CHARLESTON COUNTY, SOUTH CAROLINA

DRAWING TITLE  
CONCEPTUAL SKETCH  
PLAN

CONCEPTUAL  
PLAN  
PROJECT NO. 310  
DRAWN BY: JPH  
CHECKED BY: JPH

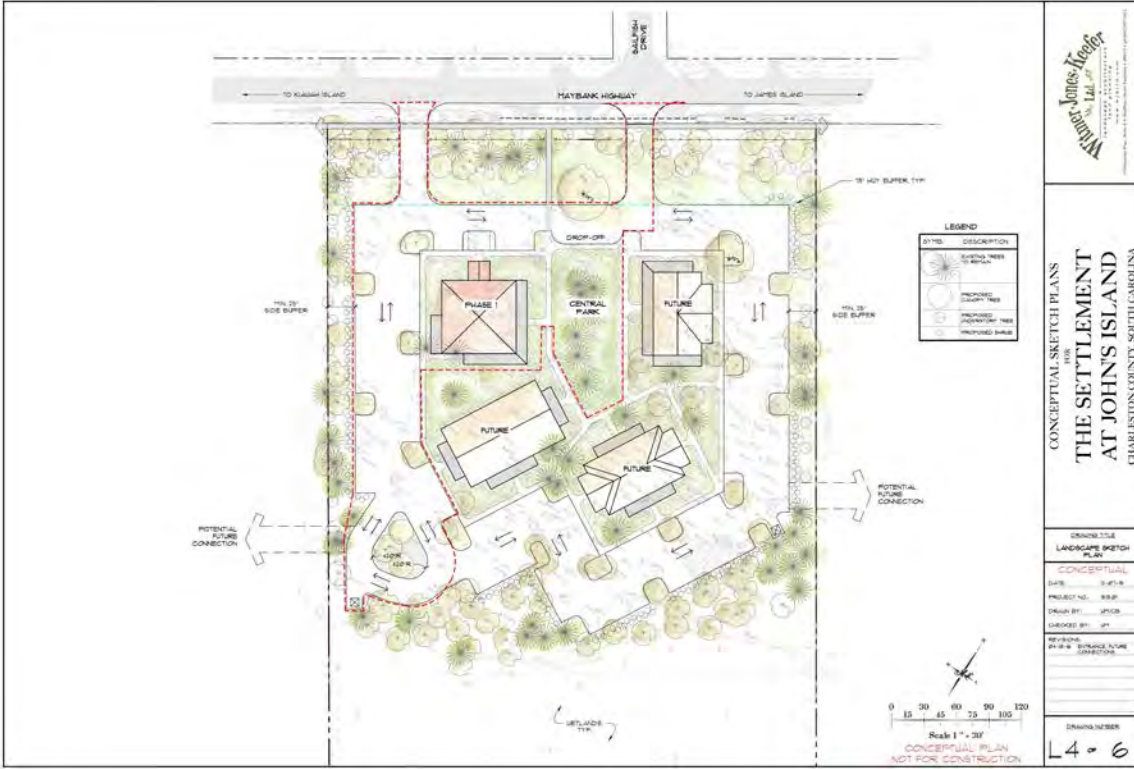
REVISIONS  
NO. DATE REVISION  
1 11/15/11

DRAWING NUMBER  
**L2-06**



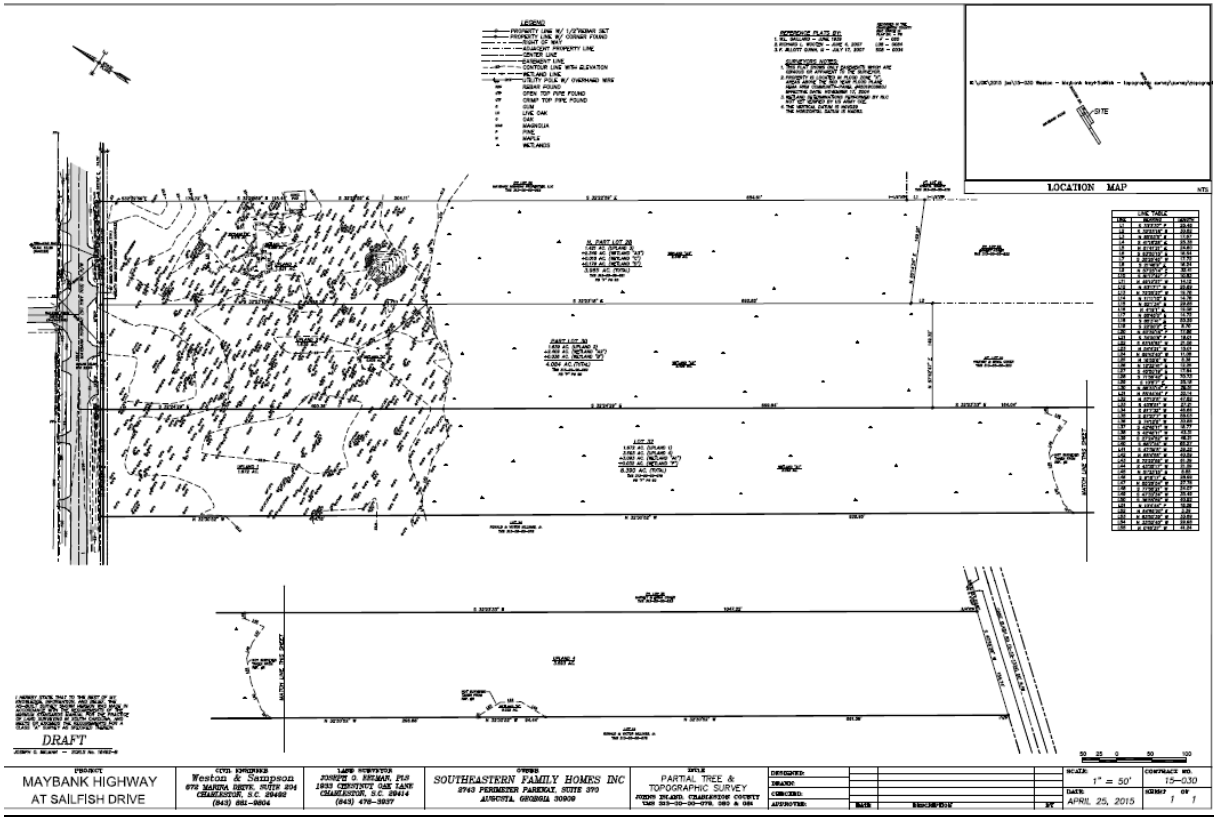
# Exhibit B

## Landscape Plan



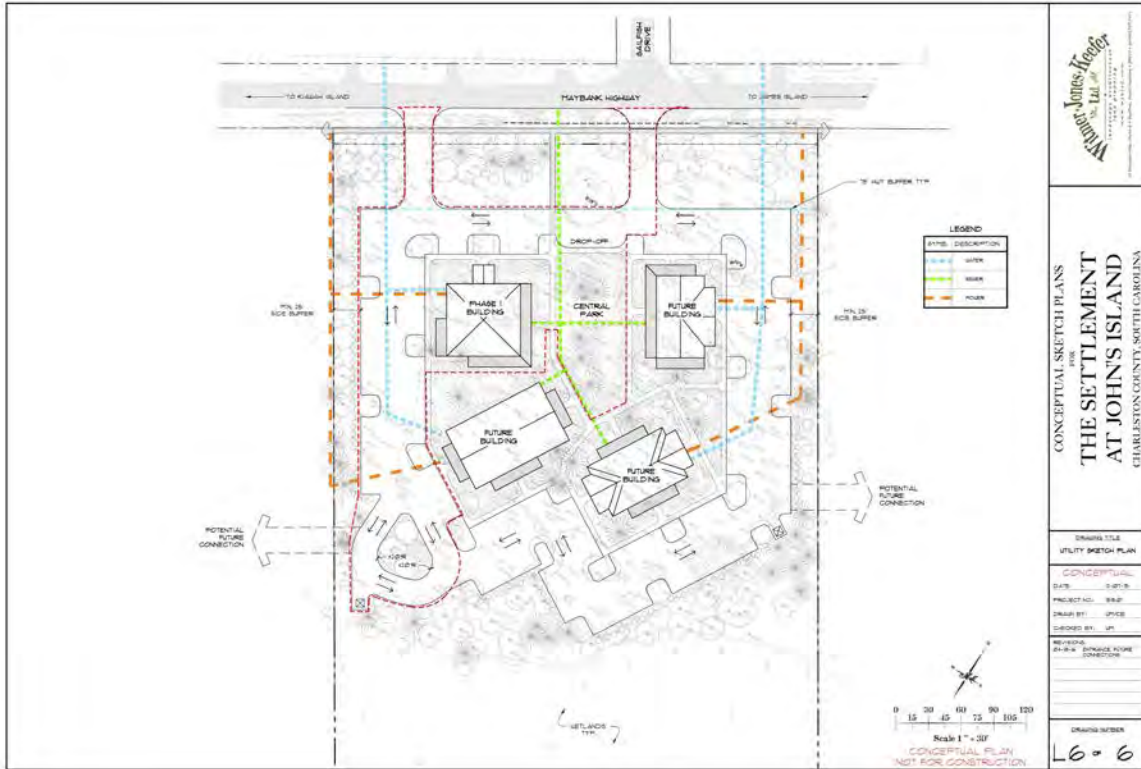
# Exhibit C

## Tree Survey



# Exhibit D

## Utility Sketch Plan



# Exhibit E

## Construction Entrances



**Walter Jones Hooper**  
ARCHITECTS  
1000 W. BROADWAY  
SUITE 200  
CHARLESTON, SOUTH CAROLINA 29401  
(843) 799-1111

CONCEPTUAL SKETCH PLANS  
FOR  
**THE SETTLEMENT  
AT JOHN'S ISLAND**  
CHARLESTON COUNTY, SOUTH CAROLINA

DRAWING TITLE  
VEHICULAR CIRCULATION & CONSTRUCTION PLAN

CONCEPTUAL

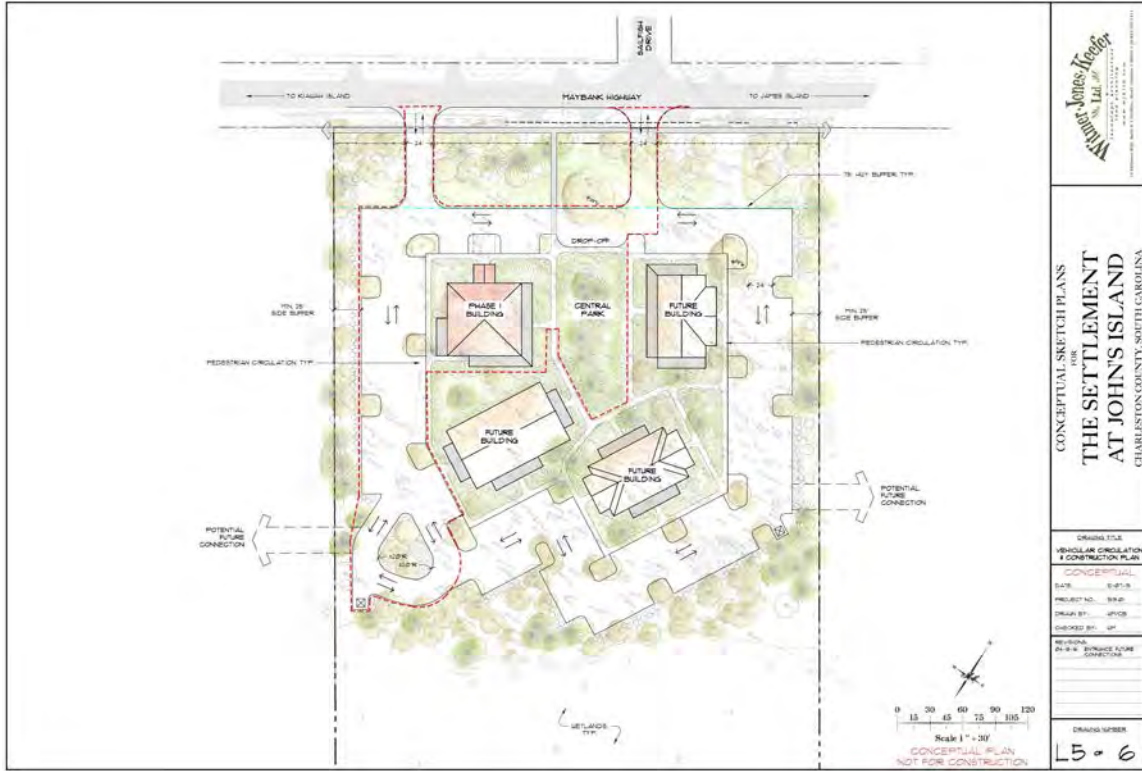
DATE: 5-21-13  
PROJECT NO.: 13-013  
DRAWN BY: JPCB  
CHECKED BY: JPH

REVISION:  
1-1-13 BONDED FUTURE CONNECTIONS

DRAWING NUMBER  
**13 of 6**

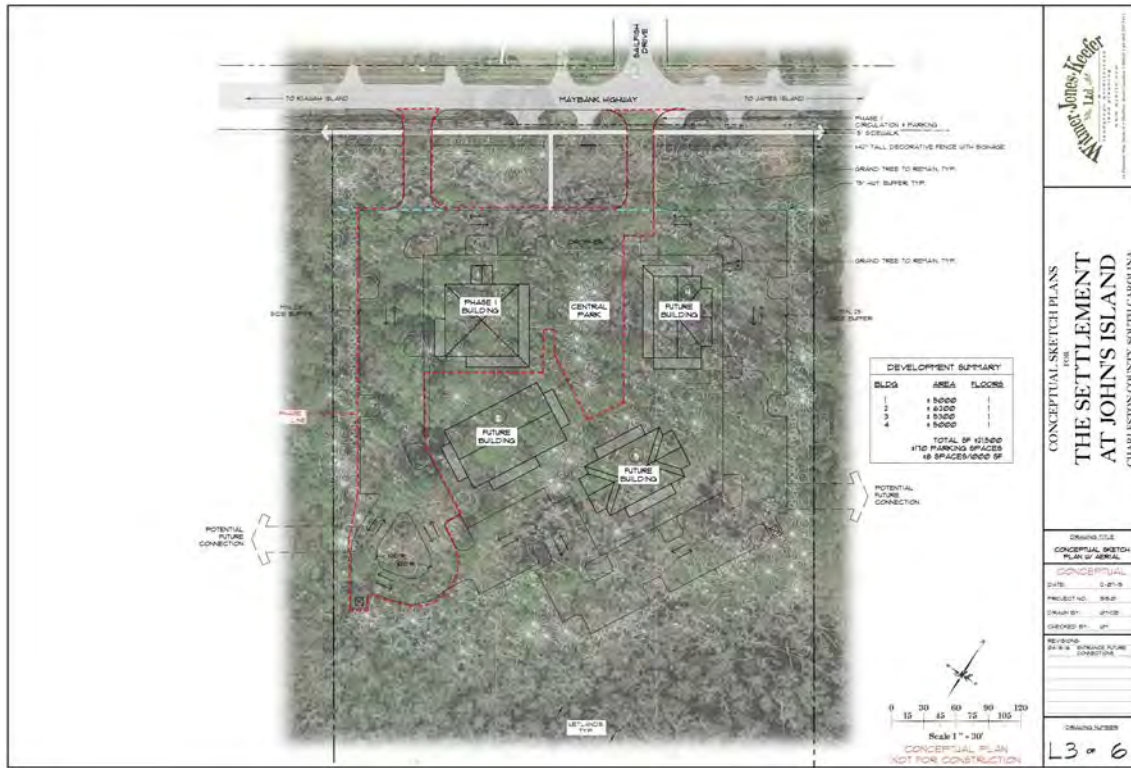
# Exhibit F

## Vehicular Circulation Plan



# Exhibit G

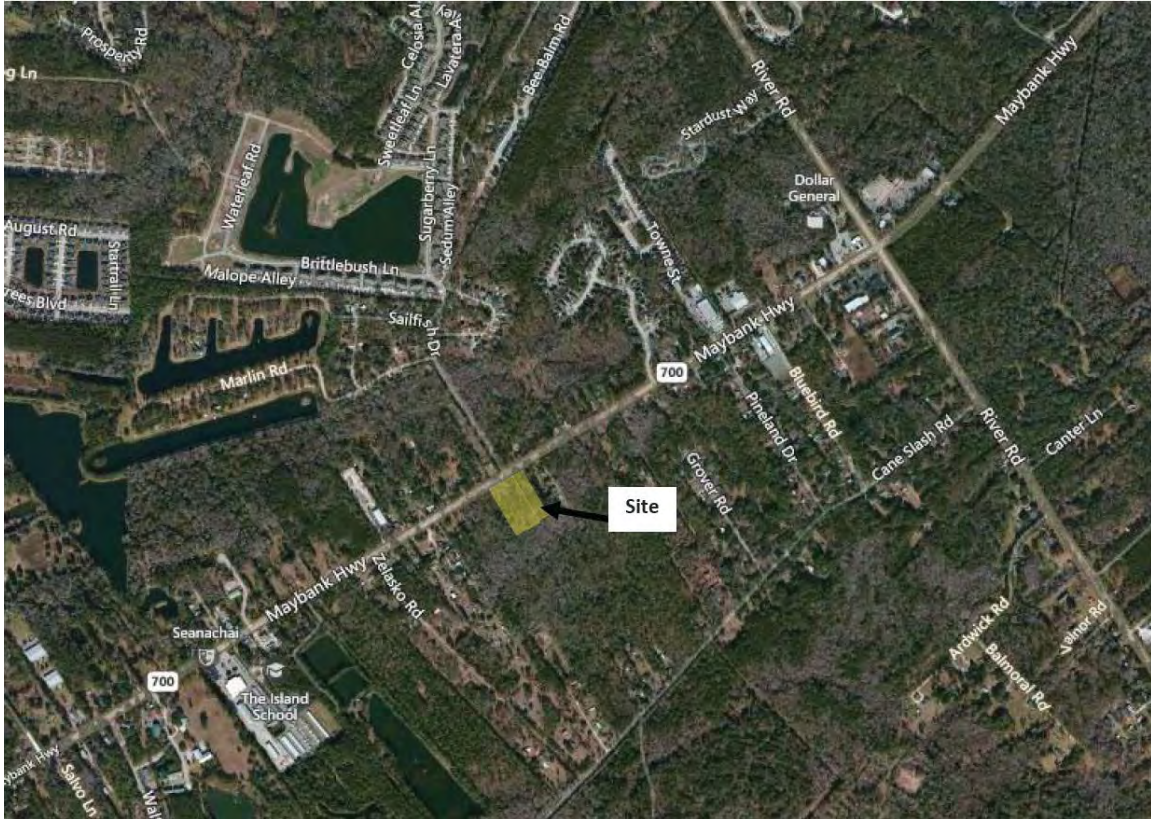
## Aerial with Site Plan overlay





# Exhibit H

## Aerial Map Overview



## Exhibit I

### Letters of Coordination



June 4, 2015

Mr. Vic Mills – *Via Email Transmission*

Re. Maybank Commercial – Feasibility Letter – Maybank opposite Sailfish Drive

Dear Mr. Mills:

This letter is to inform you that we reviewed the attached conceptual plan dated March 20, 2015. It is our understanding that you are requesting coordination to change the current use of the property. The SCDOT determines the use change to be feasible in scope. However, please note that driveway locations shown on the conceptual plan may not be approved as they don't appear to meet ARMS manual requirements. These and other design issues can be resolved during the encroachment permit review process.

Please note that a full project review has not been complete nor has an encroachment permit been submitted for this proposal. You must receive an approved encroachment permit package prior to beginning any construction within the SCDOT Right-of-way. Please note this document will *expire one year from date of issuance*. This letter by no means constitutes SCDOT approvals of any kind. Thank you for your cooperation and if you have any questions concerning this issue, please feel free to contact us at (843)740-1655.

Respectfully,

A handwritten signature in cursive script that reads "Marcie S. Timmons".

**Marcie S. Timmons, P.E.**

Asst. Resident Maintenance Engineer

Enclosure: Conceptual Site Plan Sheet (dated March 20, 2015)



## ST. JOHN'S FIRE DISTRICT

P.O. BOX 56  
1148 Main Road  
JOHNS ISLAND, S.C. 29455  
PHONE: (843) 559-9194  
FAX: (843) 559-3687



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

COLLEEN WALZ, Fire Chief

June 11, 2015

Mr. Jason Long  
Blanchard & Calhoun Commercial  
2743 Perimeter Parkway  
Building 100, Suite 370  
Augusta, GA 30909

Re: Letter of Coordination

Dear Mr. Long,

The St. John's Fire District acknowledges that Blanchard & Calhoun Commercial (Southeastern Family Homes) is proposing a commercial project located on Maybank Highway in the St. John's Fire District (TMS #'s 313-00-00-079, 313-00-00-080, and 313-00-00-081).

The St. John's Public Safety District is an unincorporated area located in Charleston County, South Carolina. The St. John's Fire District serves the unincorporated areas of John's Island and Wadmalaw Island, as well as the towns of Kiawah and Seabrook. The St. John's Fire District is a full-time career department. Personnel staff nine pieces of apparatus ranging from pumpers, ladder trucks, and water tenders 24 hours a day. The minimum staffing on pumpers and ladder trucks is three personnel. All personnel are trained and certified to the National Fire Protection Association Firefighter II standard as well as other applicable national and regional training certifications. Personnel must meet other certification standards to maintain certifications. Training and certification requirements increase based on positions held within the department. All pumpers and ladder trucks are staffed with at least one Emergency Medical Technician.

The St. John's Fire District participates in the regional automatic aid agreement. This agreement provides dedicated emergency response by the closest units regardless of a department's affiliation to a specific district, town or city. The agreement assures timely response from our response partners in the event the St. John's Fire District is responding to other emergencies and to augment St. John's Fire District resources.

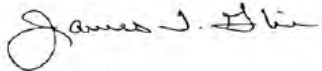
In addition to providing emergency services the St. John's Fire District has a full-time staff of three personnel dedicated to community risk reduction. The Fire Prevention Division conducts public education activities, annual fire inspections of all commercial structures as well as inspection of

common areas in multi-family dwellings. The fire inspectors have earned certification through the International Code Council (ICC), as well as NFPA Fire Plan Examiner.

Charleston County Building Services will provide the necessary permitting. Charleston County does provide us information reference to pre site plan review meetings and sends an email when building permits are issued. They do not include the St. John's Fire District in plans review, any type of inspections for certificate of occupancy, or any testing of suppression equipment. With that stated I am requesting a set of plans so the needs of the St. John's Fire District can be provided during the planning stages of the development. This will allow me to pass on pertinent information reference building systems, construction, etc. to response personnel in the fire stations. Additionally, please notify us when fire suppression equipment will be tested and reviewed by a representative of Charleston County.

We look forward to working with you.

Sincerely,

A handwritten signature in black ink that reads "James T. Ghi". The signature is written in a cursive, flowing style.

James T. Ghi  
Battalion Chief, Fire Prevention Division



www.bec.coop Your Touchstone Energy Partner 

May 18, 2015

Blanchard & Calhoun  
C/o: Jason Long  
2743 Perimeter Parkway  
Building 100, Suite 370  
Augusta, GA 30909

**Re: Power Availability for Southeastern Family Homes, Inc.  
Maybank Hwy, Johns Island, SC  
TMS 313-00-00-079, 313-00-00-080 and 313-00-00-081**

Dear Jason:

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

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

Cc: Tim Mobley, V.P. of Engineering and Operations  
Jason Long, (emailed copy)  
File

Post Office Box 1234  
Moncks Corner, SC 29461  
(843) 761-8200 / (843) 825-3383  
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

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

**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

Julia H. Grant, Chair  
Thomas Legare, Jr., Vice Chair  
Robert M. Lee., Sec/Treas  
Isaac Robinson  
Cheryl Glover  
Becky J. Dennis  
Cindy M. Floyd  
Tommy West  
Richard Thomas

May 21, 2015

Mr. Jason Long  
Blanchard & Calhoun Commercial  
2743 Perimeter Parkway  
Building 100, Suite 370  
Augusta, GA 30909

Re: TMS numbers 313-00-00-079 & 080 & 081  
Water Availability and Willingness to Serve  
Letter of Coordination

Dear Mr. Long:

This letter is to confirm that TMS numbers 313-00-00-079 & 080 & 081 on Johns Island are 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 Maybank Highway for water service to TMS numbers 313-00-00-079 & 080 & 081 for the development of four (4) commercial buildings for a total of approximately 16 equivalent residential units. Our system is SC DHEC approved and we have the capacity and willingness to provide water service to TMS numbers 313-00-00-079 & 080 & 081 for the four (4) commercial buildings. This letter of coordination verifies that TMS numbers 313-00-00-079 & 080 & 081 each front Maybank Highway and our existing water line is in the Maybank Highway road right of way, therefore, the property lines are within 50-feet of the existing SJWC water line.

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

Sincerely,



Colleen Schild  
Assistant Manager/Engineer





PO Box B  
Charleston, SC 29402  
103 St. Philip Street (29403)  
  
(843) 727-6800  
www.charlestonwater.com

**Board of Commissioners**  
Thomas B. Pritchard, Chairman  
David E. Rivers, Vice Chairman  
William E. Koopman, Jr., Commissioner  
Mayor Joseph P. Riley, Jr. (Ex-Officio)  
Councilmember Dean C. Riegel (Ex-Officio)

**Officers**  
Kin Hill, P.E., Chief Executive Officer  
Dorothy Harrison, Chief Administrative Officer  
Wesley Ropp, CMA, Chief Financial Officer  
Andy Fairley, Chief Operating Officer  
Mark Cline, P.E., Capital Projects Officer

6/10/2015

Mr. Jason Long  
Blanchard & Calhoun Commercial  
2743 Perimeter Pkwy, Bldg 100, Ste. 370  
Augusta, GA 30909

Re: Sewer Availability to TMS #313-00-00-079, 080, 081 to serve four commercial units

Dear Mr. Long,

This letter is to certify our willingness and ability to provide wastewater collection service to the above referenced site in Charleston County, South Carolina. Wastewater collection service to this site may be made available via the existing 10" gravity main in the right of way of Maybank Hwy. Any subdividing of the property subsequent to this correspondence will require a review process of the civil engineering plans to ensure compliance with the Charleston Water System minimum standards. Any extensions and/or modifications to the infrastructure to serve this site will be a developer expense. Please be advised that wastewater impact fees, wastewater tap fees, change-in-use fees, and/or cost to extend fees will be due prior to connection of any Charleston Water System's sewer system. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing sewer main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

Please contact St. John's Water Company with water 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,

Cheryl L. Boyle  
Engineering Assistant  
Charleston Water System

cc: file

This is an "uncontrolled" copy of a controlled document.



Sheriff J. Al Cannon, Jr.

May 19, 2015

Victor J. Mills  
Southeastern Family Homes, Inc  
2743 Perimeter Parkway  
Building 100, Suite 370  
Augusta, GA 30909

Dear Mr. Mills:

This correspondence is to confirm that the Charleston County Sheriff's Office provides, and will continue to provide, law enforcement services for the property located at 2983 & 3003 Maybank Hwy, Johns Island, South Carolina (TMS #'s 313-00-00-079, 313-00-00-080, and 313-00-00-081).

The Sheriff's Office is aware of the nature of the proposed development and types of use proposed, and will work with the venue to ensure that emergency services are available.

If any further information is needed, please feel free to contact me.

Sincerely,

J. Al Cannon, Jr  
Sheriff

**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



**Emergency Medical Services**

DON LINDY  
Director

843.302.6700  
Fax: 843.302.6712  
dlindy@charlestoncounty.org  
Tommy Hamilton, III Public Services Building  
IMS Bridge, View Lake, Suite 350  
North Charleston, SC 29405-7468

**2010 NATIONAL EMS SERVICE OF THE YEAR**

June 2, 2015

Southeastern Family Homes, Inc.  
ATTN: Mr. Jason Long  
2743 Perimeter Parkway  
Building 100, Suite 370  
Augusta, GA 30909

Mr. Long,

RE: Charleston County EMS - Letter of Acknowledgment  
PUD rezoning requests for TMS #'s 313-00-00-079, 313-00-00-080, and 313-00-00-081

Mr. Long,

Charleston County Emergency Medical Services (EMS) acknowledges your requests for PUD rezoning for the above three parcels.

The Charleston County EMS Department is the 9-1-1 pre-hospital advanced life support paramedic response and transport agency for the above referenced locations. Therefore, all emergency medical illnesses and trauma injuries will need to be reported to this agency (through the Charleston County Consolidated Dispatch Center) by dialing 9-1-1.

After reviewing the plans – based on one (1) proposed site likely being identified as a restaurant – the impact to existing County EMS services should be minimal. As for the proposed maximum number of three additional buildings on the Maybank Hwy frontage (that are not immediately developed and/or identified), the impact on EMS services will need to be reassessed at such time as development permits are presented.

If there are any additional questions, feel free to contact me.

Respectfully Submitted,

Deputy Chief C.L. Millican  
Operations Section

[www.charlestoncounty.org](http://www.charlestoncounty.org)



Molli LeMin, P. E.  
Project Manager  
Transportation Development

843.202.6140  
Fax 843.202.6152  
[mlemin@charlestoncounty.org](mailto:mlemin@charlestoncounty.org)  
Lonnie Hamilton III Public Services Building  
4045 Bridge View Drive, Suite C,24  
North Charleston, SC 29405

August 26, 2015

Jason Long  
Vice President  
Blanchard & Calhoun Commercial  
2743 Perimeter Parkway  
Building 100, Suite 370  
Augusta, GA 30909

Subject: Maybank Highway Improvements Project

Charleston County is currently implementing improvements to Maybank Highway from its intersection with Main/Bohicket Road (S-20) to near the Stono River. The project has evolved, since its inception and the first public hearing on September 26, 2007. Charleston County Council approved the most recent project scope on April 22, 2014. The Maybank Highway Improvements Project has been divided into phases in order to expedite each element of the project. Efforts continue to be ongoing concurrently for all phases of the project.

**Phase 1:** Resurfacing of Maybank Highway from River Road to its intersection with Main Road/Bohicket Road with the addition of paved dedicated bicycle lanes.

**Phase 2:** Evaluation of improvements to Maybank Highway to include an additional westbound lane traveling from James Island onto Johns Island and improvements to the intersection of River Road and Maybank Highway.

**Phase 3:** The construction of two new location-parallel routes (northern and southern pitchfork roads) from Maybank Highway near the Stono River to River Road.

I have reviewed the proposed site plan for TMS 313-00-00-079, 313-00-00-080, and 313-00-00-081 and do not foresee any conflict with the proposed development with the planned improvements to Maybank Highway as this section, which includes resurfacing and widening the road on both sides to include 4 foot wide paved dedicated bicycle lanes. Therefore, it is my recommendation that Charleston County proceed forward with their review and approval process for this site plan without concern for impacts to the site by the Maybank Highway Improvements Project.

Sincerely,

Molli LeMin, P.E.  
Project Manager

[www.charlestoncounty.org](http://www.charlestoncounty.org)





REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69A Hagood Avenue  
CHARLESTON, SOUTH CAROLINA 29403-6107

JUL 23 2015

Regulatory Division

To Whom It May Concern:

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

SAC Number: 2015-00911-254  
Applicant: Blanchard & Calhoun Commercial  
Project: Maybank Highway I-26  
Project Manager: Steven Currie

All future inquiries regarding this matter should be directed to the Project Manager at  
(843) 329-8044. Additional information about the Charleston District Regulatory Program and  
Public Notice postings can be found at our web site located at <http://www.sac.usace.army.mil/>

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



James R. Neal  
Director

**Public Works Department**

November 13, 2015

843.202.7600  
Fax 843.202.7601  
jreal@charlestoncounty.org  
Lonnie Hamilton, III  
Public Services Building  
6045 Bridge View Drive, Suite A301  
North Charleston, SC 29405-7464

Mr. Jason Long  
Southeastern Development Associates  
2749 Perimeter Parkway  
Building 100, Suite 370  
Augusta, GA 30909

RE: THE SETTLEMENT  
TMS # 313-00-00-079

Dear Mr. Long;

We have reviewed the draft The Settlement PD guidelines, dated November 2015, for a restaurant and mixed use development along Maybank Highway. At present, this letter represents sufficient coordination with Public Works in order to continue the revised planned development rezoning process for the property.

The proposed development being located on Maybank Highway will be permissible. Additional review, coordination and approval by the Public Works Department will be required during the County Stormwater Permitting process at the time of construction approval.

Sincerely,

Neil J. Desai, P.E.  
Stormwater Program Manager

NJD:nd

- c: Charleston County Public Works Dept., Chris Wannamaker, P.E.  
Charleston County Planning Dept., Andrea Harris-Long



American Public Works Association

[www.charlestoncounty.org](http://www.charlestoncounty.org)

## Exhibit J

### Historic and Archeological Letter

May 12, 2015

Mr. Jason Long  
Blanchard & Calhoun Commercial  
2743 Perimeter Parkway  
Building 100, Suite 370  
Augusta, GA 30909



Re: Charleston County Parcels 313-00-00-079, 313-00-00-080, and 313-00-00-081  
Maybank Highway, Johns Island, South Carolina  
SHPO Project No. 15-EJ-0019

Dear Mr. Long:

Our office has received two maps showing the location of these three parcels. We understand Charleston County Planning has requested a letter of coordination from our office regarding the absence or presence of historic or archaeological resources on these parcels as part of your planned unit development application.

After checking the state's online cultural resources GIS program, ArchSite, it appears that the parcels have been previously surveyed for cultural resources and no sites were identified. Therefore, there **are no known significant historic or archaeological sites** in the project tract.

We do request, however, that our office be notified immediately if archaeological materials or human skeletal remains are encountered prior to or during construction on the project site. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, brick scatters, worked wood, bone and stone, along with metal and glass objects.

If you have any questions, please contact me at (803) 896-6168, or [emjohnson@scdah.state.sc.us](mailto:emjohnson@scdah.state.sc.us).

Sincerely,

Elizabeth M. Johnson,  
Director, Historical Services, D-SHPO  
State Historic Preservation Office

Cc: Andrea Harris-Long, Charleston County

**Exhibit L**

Sample pictures



# Exhibit M

## Location Map

