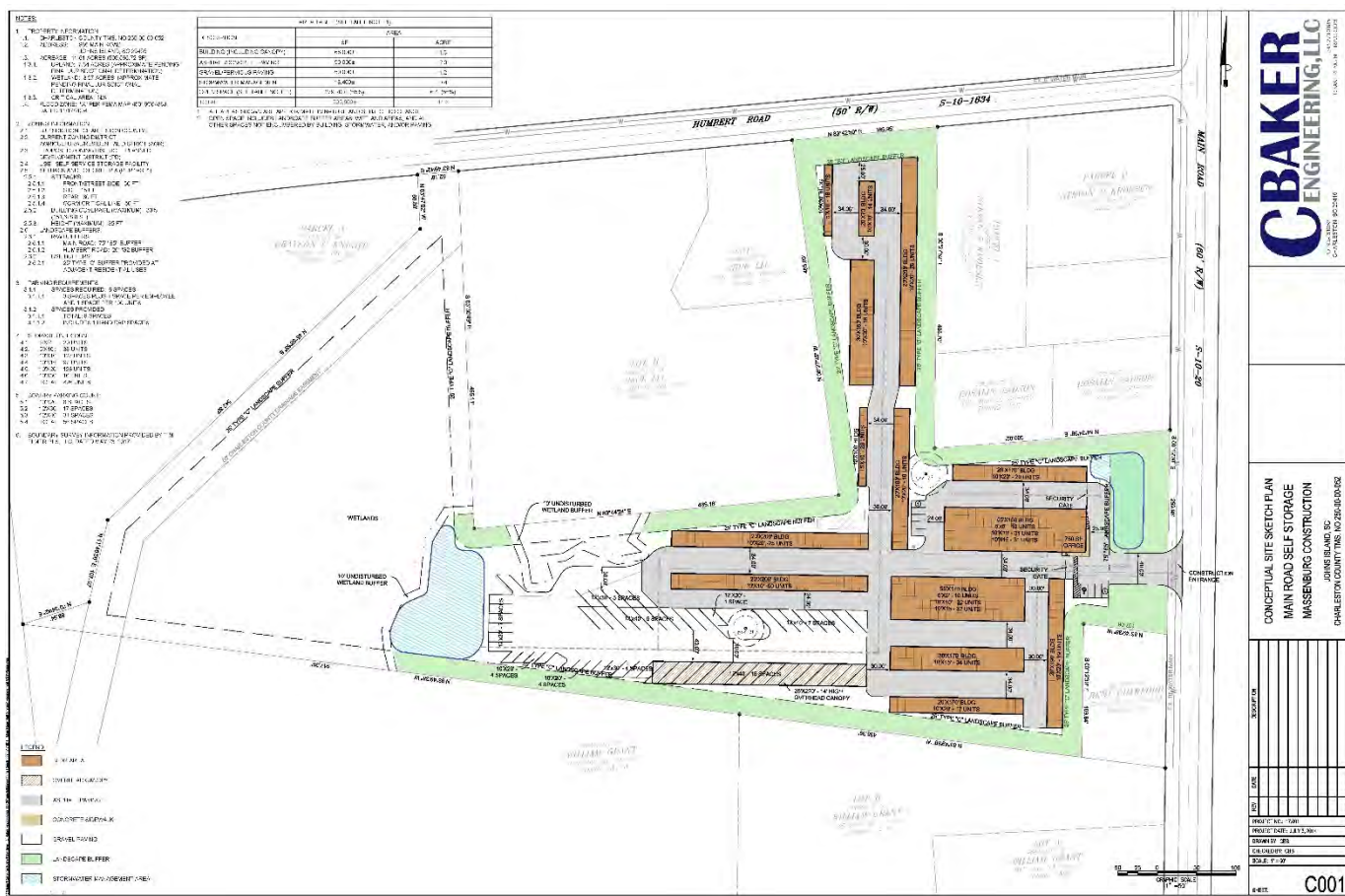


PD-160 (Final Version)
 Approved by Council December
 14, 2017
 (conditions incorporated)

JOHNS ISLAND SELF STORAGE

Planned Development
 Charleston County, South Carolina



Owned By:
 Johns Island Self Storage, LLC
 3527 Kitford Road
 Johns Island, SC 29455

REVISED: January 3, 2018

C. BAKER ENGINEERING, LLC
 ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE
 1200 W. MARKET STREET, SUITE 100
 CHARLESTON, SOUTH CAROLINA 29403
 TEL: 843.799.1111 FAX: 843.799.1112
 WWW.CBAKERENGINEERING.COM

CONCEPTUAL SITE SKETCH PLAN
 MAIN ROAD SELF STORAGE
 MASSEBURG CONSTRUCTION
 CHARLESTON COUNTY, SOUTH CAROLINA
 PROJECT NO. 18-01
 SHEET NO. 18-01-01
 DATE: 12/14/17
 SCALE: 1" = 40'

C001

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

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Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

- e. SCDHEC – Septic Application Coordination (In progress)
- f. US Army Corps of Engineer Jurisdictional Determination Request
- g. SC SHPO Exhibit
- h. Exhibits of Building
- i. Neighbors and Johns Island Organizations Contacted
- j. Traffic Impact Memorandum – Ramey Kemp & Associates
- k. Tree Assessment
- l. Referenced ZLDR Attachments

Johns Island Self Storage (Self Storage and Boat Storage Facility)

Planned Development Application

1. Summary of Development Plan

Property Address:	986 Main Road, Johns Island, SC 29455
TMS No.:	TMS#250-00-00-052
Site Area:	Total Acreage: 11.61 Acres Highland: 7.64 Acres Freshwater Wetland: 3.97 Acres OCRM Critical Area: 0.0 Acres
Existing Zoning:	Agricultural/Residential District (AGR)
Existing Use:	Wooded/Undeveloped
Proposed Use:	“Self-Storage/Mini-Warehouses and Boat/RV Storage.” The proposed use will include the development of onsite storage units. Two of the buildings will be climate controlled with interior and exterior loaded units. Additionally, boat and RV parking will be available in the rear of the site with one covered parking area.
Open Spaces:	A minimum of 50% or Approximately 5.8 acres of the site will remain as open space which will include buffer areas and freshwater wetland areas. This area will not be developed in the future.
Max Residential Density	0 units per acre
Max. Building Footprint:	9,980 Gross Square Feet (for any single Building)
Max. Number of buildings:	Up to 18 Buildings Maximum (this includes canopy coverage for covered Boat/RV storage areas)

Johns Island Self Storage (Self Storage and Boat Storage Facility)

Planned Development Application

Max. Total Square Footage:	Up to 80,000 Gross Square Feet Total (this includes canopy coverage for covered Boat/RV storage areas). A maximum of 450 mini-warehouse/self-storage units are allowed.
Max. Building Coverage:	20% of Property Up to 80,000 Square Feet (this includes canopy coverage for covered Boat/RV storage areas)
Max. Building Height:	18 Feet & One Story as defined in the ZLDR
Max. Boat/RV Storage Area:	75,000 Square Feet of uncovered boat/RV parking area (including driveways and vehicular circulation areas and excludes covered boat/RV storage areas)
Max. Boat/RV Storage Spaces:	75 Spaces (including parking spots and spaces under parking canopies)

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

2. Project Summary and Development Objectives

The Main Road Self-Storage Facility is a self-storage facility development, in a steadily growing and transitioning area of Charleston County on Main road, that will cohesively fit along this corridor and provide an important need to this growing area. It will provide visually appealing self-storage building situated behind dense landscape buffers. The façades of any building immediately facing Main road will be predominantly adorned with brick. All other building facades that are immediately adjacent to residential property will be a painted metal surface. See section 4.b of this document for further definition of architectural standards. The development will preserve many natural elements. The development plan will utilize the buildable portion of the total 5.7 acres of upland property (not including landscape buffer areas) for self-storage buildings and boat/RV storage as specified in the Land Use section of this document. The preservation of the existing wetlands onsite coupled with the implementation of landscape buffers will allow over 50% of the site to remain as open space. Additionally, the use of pervious paving materials in the Boat/RV Storage area reduces the overall impervious footprint to approximately 31% of the overall site acreage as illustrated in the attached sketch plan.

The Property- The site is located at 986 Main Road in Charleston County, South Carolina. The site is bounded to the north, south, and west by properties zoned AGR and used as single-family residential and the property is bound to the east by Main Road which is an SCDOT right-of-way. The property has approximately 260 linear feet of frontage along Main Road and a small portion to the north is located adjacent to Humbert Road which is and SCDOT right-of-way. The site is currently zoned Agricultural/Residential District (AGR) and is undeveloped. The site has several grand trees identified in the upland portions of the property and are shown on the attached sketch plan. A tree assessment provided by a certified arborist has been provided for the grand trees located with the property as it appended to this PD.

Development Concept- The site development concept envisioned by its owners, calls for the creation of commercial use for a self -storage facility that

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

will be an asset for the growing area of Johns Island. The intention of the layout is to utilize the natural buffering of the wooded area, along with the addition of fences to develop and aesthetically pleasing commercial development that will be a low intensity use for this area. The layout plan will disturb approximately 5.7 acres of the property for the development, with the remaining portion of the property left for the wooded buffers and natural wetland areas.

If any issue is not addressed within this document, the current Charleston County ZLDR, article 4.7 for Agricultural/Residential District, will apply at the time of development. This development will comply with all applicable Local, State and Federal regulations and guidelines.

Intent and Results – The list below identifies objectives of the planned development process as outlined in section 4.23.4 of the Charleston County ZLDR:

- a. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots;
 - Response: The proposed PD is located on a primary corridor on Johns Island, Main Road, which is subject to growing commercial uses. Several of the properties in the general vicinity of the subject parcel include commercial uses. The proposed PD will allow for the proposed use in this area only and will protect against alternative uses not specified in this PD application.
- b. A greater freedom in selecting the means to provide access, light, open space and design amenities;
 - Response: N/A
- c. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;
 - Response: The proposed PD will protect the existing wetlands located on the subject parcel. Additionally, efforts will be made to

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

protect grand trees onsite which are structurally sound and deemed to have good health. Natural vegetated buffers will also be preserved, as possible, along the perimeter of the property.

- d. A development pattern in harmony with the applicable goals and strategies of the *Comprehensive Plan*;
- Response: The proposed PD is in harmony with the below listed goals identified the Charleston County Comprehensive Plan:
 1. The proposed use and the conditions outlined in the PD allow for quality growth in a way that respects the unique character of the County, respects private property rights, and protects cultural and natural resources (2.2.1 Land Use Element)
 2. The PD will preserve quality natural resources onsite such as wetlands and grand trees. The preservation of the existing wetlands onsite coupled with the implementation of the required landscape buffers will allow over 50% of the site to remain as open space (2.2.3 Natural Resources Element)
 3. The PD will not allow for any residential density which will help mitigate impacts for the growing population in the area. Additionally, the use will provide a need in the area which may provide a more cost-effective solution to residents in the area since residents will not have to leave the island for this service (2.2.5 Population Element)
 4. The PD is a low traffic generator and will not have a significant impact on the level of service on the existing infrastructure (2.2.7 Transportation Element)
- e. The permanent preservation of common open space, recreation areas and facilities;
- Response: N/A
- f. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;
- Response: The proposed layout provided in the attached sketch plan is organized in such a manner that reduces impacts to existing streets. The layout promotes efficient circulation through the site

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

while reducing the overall footprint for development. This helps to preserve natural resources and open space.

- g. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities; and
 - Response: The proposed use allows for flexibility in the overall layout which helps to preserve many of the natural features on this site while efficiently using the developable areas associated with the unique shape of the property.
- h. A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.
 - Response: The proposed use compliments the adjacent uses in this particular area of Main Road. There are several commercial developments which include two separate self-storage/mini-warehouse uses within approximately one half (1/2) mile.

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

3. Allowed Land Uses

The proposed land use for this property will be Self-Storage/Mini Warehouses and Boat/RV Storage.

A maximum of 80,000 gross square feet building coverage will be allowed and a maximum of 450 storage units of varying sizes. Sizes could range from 5'x5' to 10'x30'. The maximum building coverage area shall include overhead canopies for covered parking. A maximum 900 square feet of office space will be provided onsite for operational purposes. The office will be located inside one of the proposed self-storage buildings and will not be a stand-alone facility. The office will have a single employee/site attendant. A maximum of 75 parking spaces and 75,000 square feet of total parking area will be allowed for the Boat/RV Storage use. The overall area includes driveway and vehicular circulation areas. Boat/RV parking spaces can range from 10'x20' to 12'x40'.

The following section of the Charleston County ZLDR, Section 6.4.16 shall apply:

A. Performance Standards

1. Front Setback: All structures, including the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater
2. Side and Rear Buffers/Screening
 - a) Where projects abut lots zoned office, commercial, or industrial, no side and rear setbacks are required.
 - b) Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors away from such areas.
3. Building Lengths and Access: To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.
4. Accessory Office/Apartment: One management office and/or accessory residence shall be permitted.
5. Parking and Circulation
 - a) Project entrances shall be 30 feet in width.

Johns Island Self Storage (Self Storage and Boat Storage Facility)

Planned Development Application

- b) Roadway widths on interior drives shall be at least 24 feet in width where buildings face and open onto such drives on only one side. Where buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.
 - c) Turning radii, whether provided at the terminus of interior drives or at points between buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.
6. Signs: Signs shall comply with these PD guidelines in addition to the requirements contained in Chapter 9 of the Charleston County ZLDR. Signs shall not be attached to or displayed on walls or fences used as required screening.
- B. Operating Conditions
- 1. Commercial Activities: The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited.
 - 2. Commercial Repair Activities: Commercial repairs of autos, boats, motors, furniture, or other items on the premises are prohibited.
 - 3. Storage of Flammable Substances: Storage of flammable chemical substances within the complex is prohibited.
 - 4. Open Storage: Open storage of automobiles and boats is permitted only where such areas are screened to comply with Landscaping, Screening and Buffer requirements contained in Chapter 9 of the Charleston County ZLDR.

Johns Island Self Storage (Self Storage and Boat Storage Facility)
 Planned Development Application

4. General Guidelines

a. Dimensional Standards

All development standards not outlined in the following article shall comply with the Charleston County ZLDR per Section 6.4.16 in effect at the time of development or as attached including all County Site Plan Review Processes.

- Maximum Residential Density:** 0 units per acre
- Maximum Building Coverage:** Up to 80,000 Square Feet (20% of lot) including overhead canopies for Boat/RV storage
- Max. Building Footprint:** 9,980 Gross Square Feet (for any single building)
- Max No. of Buildings:** 18 Buildings (including overhead canopies for Boat/RV storage)
- Maximum Building Height:** 18 feet/1 story

Setback Table:

Setback/Buffer Requirements	
Main Road Setback/Buffer	75 Feet (S5 Buffer)
Humbert Road Setback/Buffer	35 Feet (S3 Buffer)
All other sides Setback/Buffer	25 Feet (Type C Buffer)
Freshwater Wetlands Setback/Buffer	10 Feet
OCRM Critical Line Buffer	35 Feet
OCRM Critical Line Setback	50 Feet

1. Landscaping and buffer requirements shall comply with ZLDR Article 9.5.
2. Stormwater detention ponds may not occupy more than 25 percent of the buffer area.

b. Site and Architectural Standards

The site design and architecture shall comply with the requirements outlined in Article 9.6 of the ZLDR. Due to the unique shape of the parcel, the building orientation will vary in order to ensure compliance with Article

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

6.4.16 of the ZLDR referencing conditional requirements for the self-storage facility use. Building facades fronting the property line adjacent to Main Road and Humbert Road will be adorned with brick to turn the sides of the buildings and carry a return as identified on the elevations attached as part of this PD submittal (rendering below). The brick will carry around the sides for a minimum of 20' if no exterior door is present. Where an exterior door exists, the side return shall be a minimum of 5'. This additional architectural feature was provided as a response to a community meeting with the Johns Island Council. Building facades along Main Road and Humbert Road must be adorned with brick. All other buildings fronting adjacent residential properties will be a painted metal surface. The main body of the metal buildings will be tan in color with green trim. The back of the building facing the buffers will be green in color to match the natural foliage. (samples attached in Exhibit h).



c. Access

The only access to the development will be located on Main Road (S-20). The proposed access and any additional right-of-way encroachments will be coordinated and permitted with the South Carolina Department of Transportation (SCDOT) and/or Charleston County, as required. The proposed development will be required to construct all right-of-way improvements required by the SCDOT.

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

If the driveway is larger than 30' in width, a median strip must be provided to separate traffic flow in accordance with Charleston County and SCDOT requirements.

It is understood that right-of-way improvements to Main road are currently under consideration by Charleston County/SCDOT. In the event that the Main Road right-of-way is widened prior to the development being submitted for site plan review, to the extent practicable, the buffer may be reduced to no less than then (10) feet and contain a low masonry screen wall.

d. Parking Requirements

Parking requirements shall comply with Charleston County ZLDR Article 9.3.

e. Impact Assessment/Analysis

St. Johns Water has the public water in the area, which will provide service to the property from an existing 18" water main located on Main Road. There is no public sewer available near the site so sewer will be handled through an on-site septic field permitted through SCDHEC. An application has been made to SCDHEC for onsite sewer. Permit review is in progress. Power will be provided by the local electric co-op provider (see attachments) Fire protection will be provided by St Johns Fire Department. Garbage collection will be handled through a private waste collection agency. All Utilities will be run underground for aesthetic and safety purposes.

A preliminary traffic memorandum has been prepared for the proposed site. Per the preliminary analysis, the proposed PD will only generate 10 trips in the AM peak hour and 10 trips in the PM peak hour. This memorandum is attached as an appendix title "Main Road Storage Facility – Traffic Impact Memorandum" and was prepared by Ramey Kemp & Associates on July 14, 2017. The memorandum is preliminary in nature and intended to support the PD process. It has not been reviewed by SCDOT.

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

Prior to Site Plan Review Application submittal, the applicant must complete a traffic study in compliance with ZLDR Article 9.9, to demonstrate that the impacts to Main Road as a result of the Boat/RV storage (which has a maximum of 75 parking spaces onsite). The Site Plan Review application shall only be approved if the traffic study demonstrates that there are limited impacts as a result of the Boat/RV storage spaces, as approved/defined by the Planning Director.

f. Signs

A single monument sign identifying the project will be placed in a location along the entrance on Main Road and will not exceed 10 feet in height and 50 square feet in sign area. This sign will be placed within the limits of the property, inside the buffer and will not be obstructive to traffic traveling along Main Road. The sign will be set back from the right-of-way a minimum of 15 feet to ensure that the right-of-way clearance at intersections is not obstructed. Illumination shall be external. Sign location and lighting is subject to the site plan review process of Charleston County.

Illumination shall be external only and from a steady stationary light source, shielded and directed solely at the sign. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties. The intensity of light shall not exceed 20 foot-candles at any point on the sign face. The color of light sources to illuminate signs shall be white. Signs shall not have light-reflecting backgrounds or letters. Foot-candles shall be reduced by one-half the allowable foot-candle after hours of operation. Internal illumination is prohibited.

All other sign requirements, including requirements for wall signs, shall comply with ZLDR Section 9.11.

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

g. Lighting Plan

The Lighting for this development shall comply with the standards in the ZLDR Article 9.6.4.C, Lighting. In addition, the following requirements shall be met:

- Full cutoff fixtures shall be provided to ensure light sources are properly concealed/shielded.
- Up-lighting shall be prohibited.
- Pole mounted and wall mounted light fixtures shall not exceed 30 feet in height.
- All exterior lights shall be arranged in such a manner that result in zero foot-candles measured at abutting residentially zoned properties.

h. Tree Preservation

A tree survey for the subject property is being prepared by Tim Elmer RLS, LLC in accordance with Charleston County requirements. Grand trees have been identified and are shown on the Sketch Plan Documents. Grand trees in good health shall be preserved as part of the development. All grand tree locations and species are included on the tree survey provided as part of this submittal. Additionally, a tree assessment has been prepared for the site by a certified arborist. This plan has been attached as Exhibit K.

It is anticipated at this time that approximately five of the nine grand trees will need to be removed for the proposed development. The approval of the PD does not grant approval to remove any trees onsite. Approval from Charleston County Board of Zoning Appeals (BZA) will still be required.

The following is an outline of the trees anticipated for removal. The information below is based on the arborist tree assessment:

- 12"/13" Live Oak: The tree has a grade of C. The tree leans in the direction of Main Road and most of the canopy growth is vertical "epicormics sprouts" that are weekly attached.

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

- 10"/13"/16" Laurel Oak: The tree has a grade of D. The tree has Phytophthora active in the trunk of the tree.
- 16"/17" Water Oak: The tree has a grade of C-. The tree has storm damage in some of the canopy. The 17" leader has cavity with decay in the upper portion of the trunk. The tree had a Phytophthora canker near the tree base.
- 12"/15" Water Oak. The tree has a grade of D. The tree has a large are of decay in the 15" leader and an old wound with decay extending up the tree trunk. The tree has a large structural defect.
- 29" Water Oak: The tree has a grade of D. The tree has a very bad cavity in the base of the tree. There is decay and hollow throughout the trunk of the tree in load bearing positions. There is also poor canopy condition with damage to the canopy. The structural defect would be a liability near person and/or property.

The PD shall comply with the provisions of ZLDR Article 9.4.

i. Resource Areas

An existing freshwater wetland area has been identified onsite and a 10' undisturbed buffer will be provided. Best Management Practices (BMPs) such as, but not limited to, tree protection and silt fence will be implemented during construction to ensure protection to existing resource areas.

There are no areas of cultural significance registered on the SC State Historical Preservation Office (SHPO) GIS database. See Appendix for aerial exhibit.

j. Areas Designated for Future Use

The site shall remain in a natural state until such time as development permits are approved.

k. Fences and Walls

A Minimum 6-foot security fence will encompass the front, sides, and rear of the property for aesthetics and security. Height of fencing will be

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

adequate to sufficiently provide security for the business, and will not exceed a maximum height of 8 feet. Fences will be located along the buffer setback line, to keep natural look from the exterior of the property and will connect to building corners, as applicable. The fence will not be located inside the buffer area. The fence along the sides and rear of the property will be chain-link fencing with three strands of barbwire at the top of the fence. If required, fencing along the front of the property will be black ornamental steel. Security gates painted black in color will be provided near the entrance of the self-storage facility. This section will comply with the provisions of ZLDR Section 9.6.3.H.

I. Drainage System

The planned development shall comply with all Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements. For site locations within sensitive drainage basins prone to flooding additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction. Applicant shall comply with Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater Permits. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan.”

m. Landscaping

The Landscaping for this development shall comply with the ZLDR Article 9.6. Drainage Swales and stormwater detention ponds may be placed in

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

the buffer only when trees are not endangered and only when they meander through the buffer in a natural manner; and stormwater detention ponds may not occupy more than twenty-five percent (25%) of the buffer area.

n. Regulatory Approvals

Approvals of the development will be subject to all regulatory agencies that are appropriate to each phase of development. Charleston County Planning Department will govern the approval of the site plan for the development.

o. Letters of Coordination

Letters of Coordination have been provided and are attached as an appendix to this document identified in Exhibit D.

p. Referenced ZLDR

All references to any sections of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) located in the 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: Section 4.7, 6.4.16, and Chapter 9. See Exhibit L for applicable sections.

The proposed development will proceed in accordance with the provisions of the zoning regulations, applicable provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to the applicable PD district.

Variances to the County ZLDR shall not apply to the planned development with the exception of a variance for tree removal. A tree variance may be granted in accordance with the ZLDR. Any major changes to the planned development must be approved by Count Council.

The PD complies with the standards identified in section 4.23 of the County ZLDR based on the provided information herein. Although the proposed

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

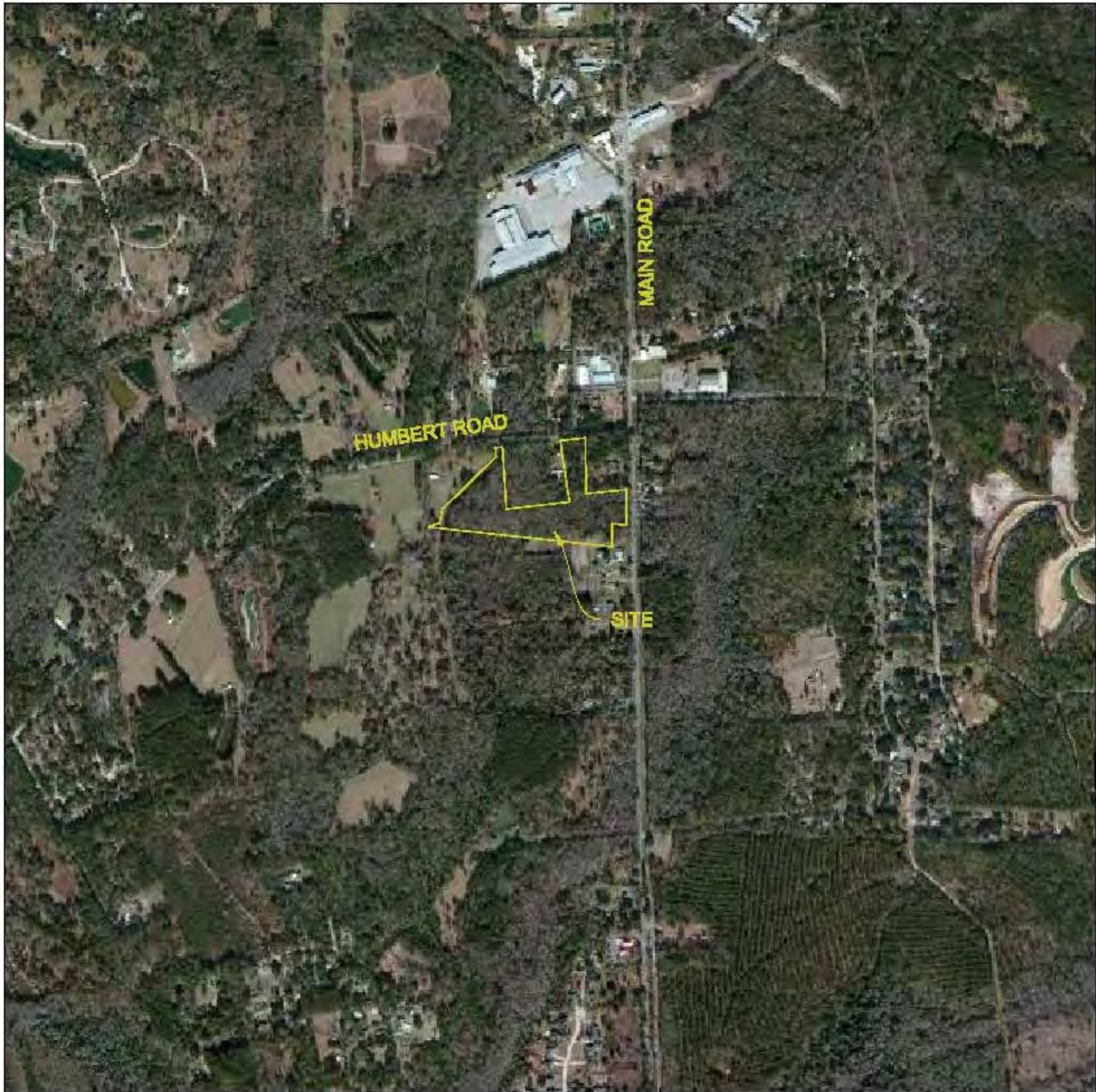
use is not consistent with the Comprehensive Plan, it is consistent with the commercial uses already present on Main Road. All necessary public services, facilities, and programs will be able to serve the development proposed at the time of development.

For items not addressed by the PD guidelines, the current ZLDR requirements for the Agricultural/Residential (AGR) Zoning District in effect at the time shall apply.

Johns Island Self Storage (Self Storage and Boat Storage Facility)
Planned Development Application

5. Appendices

a. Location Map



CBAKER
ENGINEERING, LLC

PO BOX 81082
CHARLESTON, SC 29416

843.270.3185
CBAKERENGINEERING.COM

LOCATION MAP

1" = 1,000'

JOHNS ISLAND SELF STORAGE, LLC

CHARLESTON COUNTY, SOUTH CAROLINA

Johns Island Self Storage (Self Storage and Boat Storage Facility)
Planned Development Application

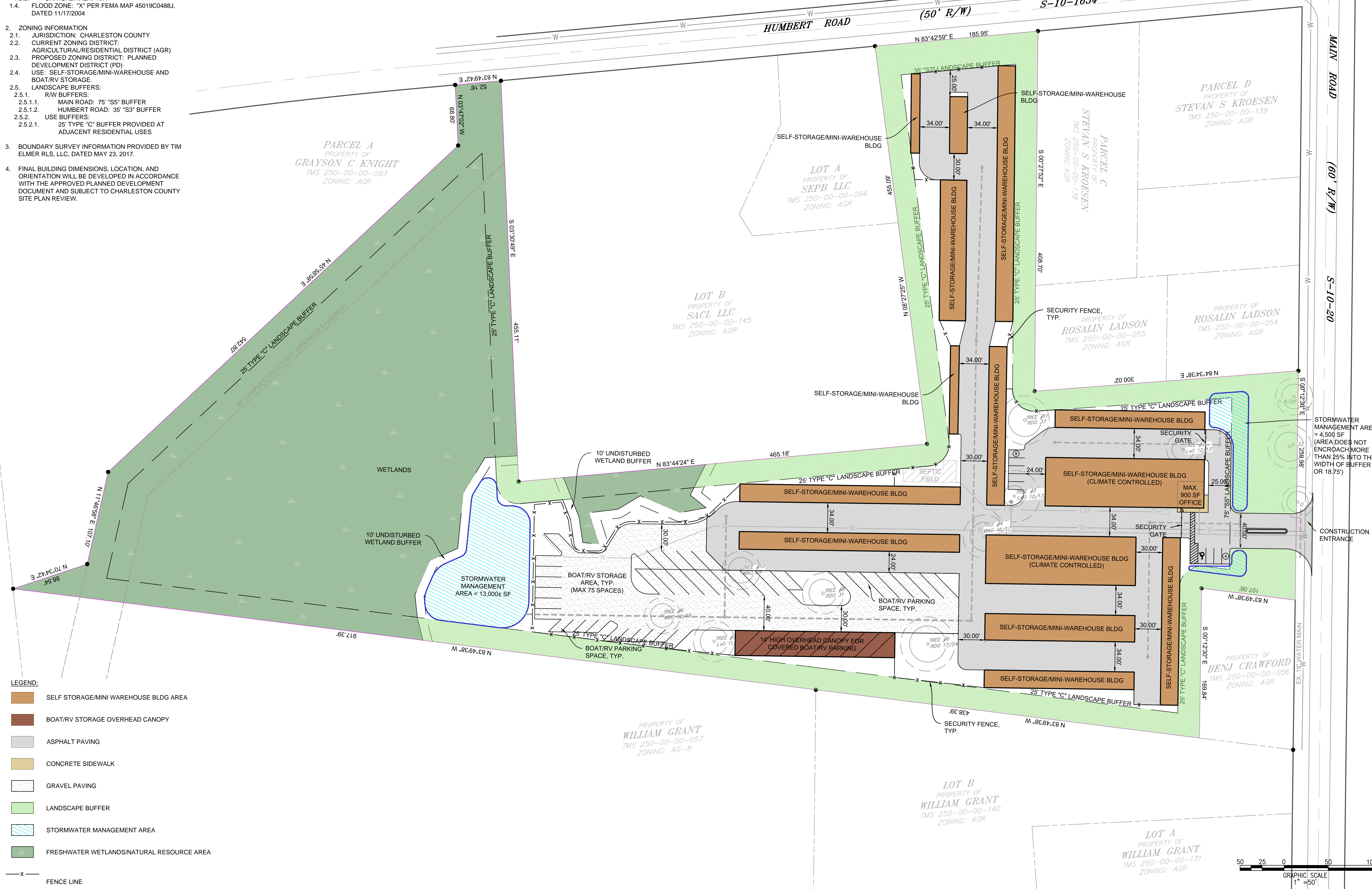
b. Planned Development Site Plan

See attached.

- NOTES:**
- PROPERTY INFORMATION:
 - CHARLESTON COUNTY TMS. NO 250-00-00-052
 - ADDRESS: 986 MAIN ROAD
JOHNS ISLAND, SC 29455
 - ACREAGE: 11.61 ACRES (505,596.72 SF)
 - UPLAND: 7.64 ACRES (APPROXIMATE PENDING FINAL JURISDICTIONAL DETERMINATION)
 - WETLAND: 3.97 ACRES (APPROXIMATE PENDING FINAL JURISDICTIONAL DETERMINATION)
 - CRITICAL AREA: N/A
 - FLOOD ZONE: "X" PER FEMA MAP 45019C0488J, DATED 11/17/2004
 - ZONING INFORMATION
 - JURISDICTION: CHARLESTON COUNTY
 - CURRENT ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL DISTRICT (AGR)
 - PROPOSED ZONING DISTRICT: PLANNED DEVELOPMENT DISTRICT (PD)
 - USE: SELF-STORAGE/MINI-WAREHOUSE AND BOAT/RV STORAGE.
 - LANDSCAPE BUFFERS:
 - R/W BUFFERS:
 - MAIN ROAD: 75' "S5" BUFFER
 - HUMBERT ROAD: 35' "S3" BUFFER
 - USE BUFFERS:
 - 25' TYPE "C" BUFFER PROVIDED AT ADJACENT RESIDENTIAL USES
 - BOUNDARY SURVEY INFORMATION PROVIDED BY TIM ELMER RLS, LLC, DATED MAY 23, 2017.
 - FINAL BUILDING DIMENSIONS, LOCATION, AND ORIENTATION WILL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT DOCUMENT AND SUBJECT TO CHARLESTON COUNTY SITE PLAN REVIEW.

AREA TABLE (SEE TABLE NOTE 1)		
DESCRIPTION	AREA	
	SF	ACRE
BUILDING (INCLUDING CANOPY)	80,000 MAX	1.8
BOAT/RV STORAGE AREA	75,000 MAX	1.7
FRESHWATER WETLANDS	173,150±	4.0
TOTAL PARCEL ACREAGE	505,600±	11.6

1. ALL AREAS SHOWN ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE.



- LEGEND:**
- SELF STORAGE/MINI WAREHOUSE BLDG AREA
 - BOAT/RV STORAGE OVERHEAD CANOPY
 - ASPHALT PAVING
 - CONCRETE SIDEWALK
 - GRAVEL PAVING
 - LANDSCAPE BUFFER
 - STORMWATER MANAGEMENT AREA
 - FRESHWATER WETLANDS/NATURAL RESOURCE AREA
 - FENCE LINE

CBAKER
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PO BOX 81082
CHARLESTON, SC 29416

CONCEPTUAL SITE SKETCH PLAN
MAIN ROAD SELF STORAGE
MASSENBURG CONSTRUCTION

JOHNS ISLAND, SC
CHARLESTON COUNTY TMS. NO 250-00-00-052

REV	DATE	DESCRIPTION

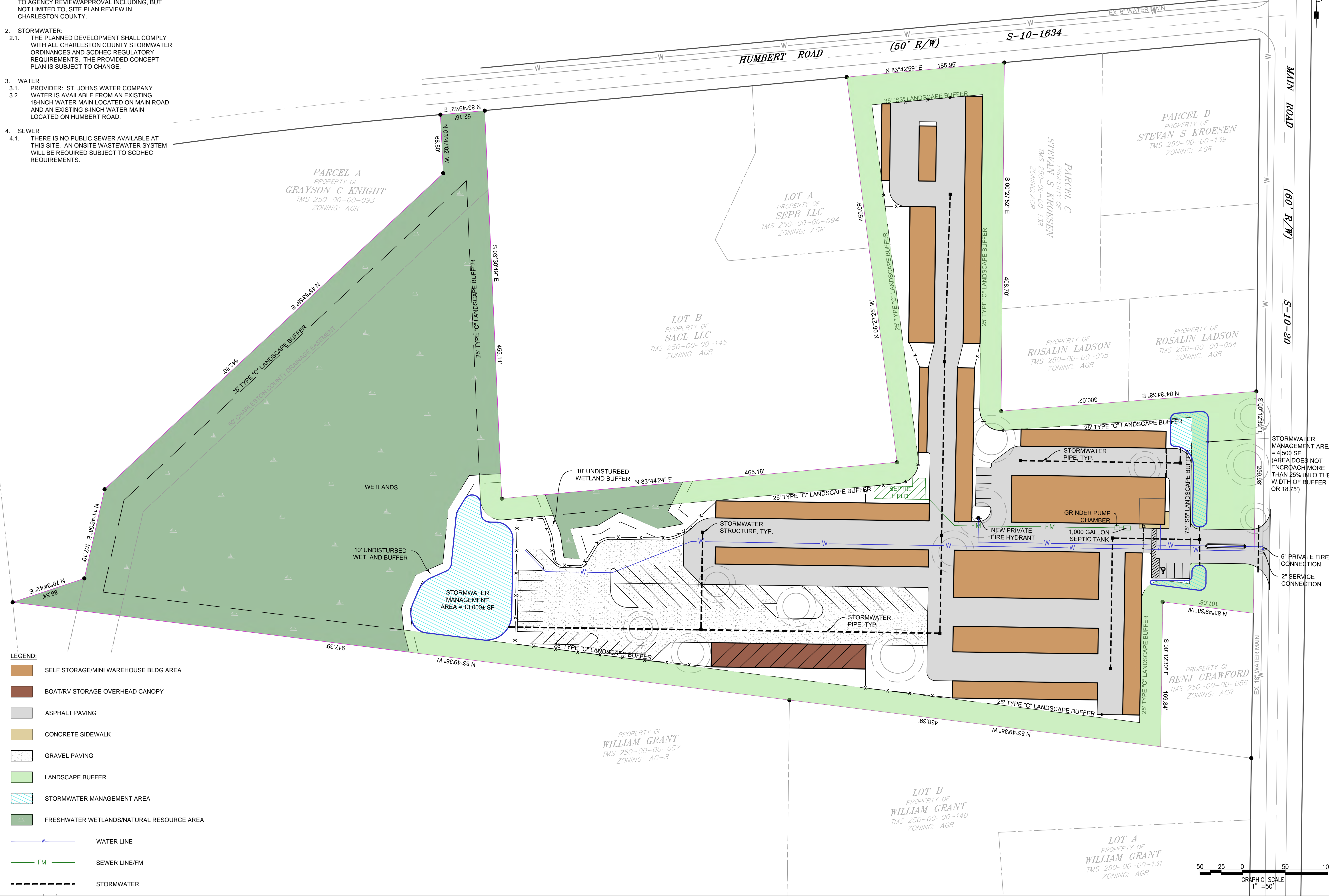
PROJECT NO.: 17.001
PROJECT DATE: JULY 3, 2017
DRAWN BY: CBB
CHECKED BY: CBB
SCALE: 1" = 50'

SHEET: **C001**

NOTES:

1. THIS SITE PLAN, BUILDINGS, UTILITIES, AND LISTED SQUARE FOOTAGE ARE SCHEMATIC IN NATURE. THEY ARE PROVIDED TO SHOW LAND USES ON SITE. EXACT LOCATION AND CONFIGURATION ARE SUBJECT TO CHANGE THE DEVELOPMENT OF THE CONSTRUCTION DOCUMENTS. ALL PLANS SUBJECT TO AGENCY REVIEW/APPROVAL INCLUDING, BUT NOT LIMITED TO, SITE PLAN REVIEW IN CHARLESTON COUNTY.
2. STORMWATER:
 - 2.1. THE PLANNED DEVELOPMENT SHALL COMPLY WITH ALL CHARLESTON COUNTY STORMWATER ORDINANCES AND SCDHEC REGULATORY REQUIREMENTS. THE PROVIDED CONCEPT PLAN IS SUBJECT TO CHANGE.
3. WATER
 - 3.1. PROVIDER: ST. JOHNS WATER COMPANY
 - 3.2. WATER IS AVAILABLE FROM AN EXISTING 18-INCH WATER MAIN LOCATED ON MAIN ROAD AND AN EXISTING 6-INCH WATER MAIN LOCATED ON HUMBERT ROAD.
4. SEWER
 - 4.1. THERE IS NO PUBLIC SEWER AVAILABLE AT THIS SITE. AN ONSITE WASTEWATER SYSTEM WILL BE REQUIRED SUBJECT TO SCDHEC REQUIREMENTS.

- LEGEND:
- SELF STORAGE/MINI WAREHOUSE BLDG AREA
 - BOAT/RV STORAGE OVERHEAD CANOPY
 - ASPHALT PAVING
 - CONCRETE SIDEWALK
 - GRAVEL PAVING
 - LANDSCAPE BUFFER
 - STORMWATER MANAGEMENT AREA
 - FRESHWATER WETLANDS/NATURAL RESOURCE AREA
 - WATER LINE
 - SEWER LINE/FM
 - STORMWATER



STORMWATER MANAGEMENT AREA = 4,500 SF (AREA DOES NOT ENCR OACH MORE THAN 25% INTO THE WIDTH OF BUFFER OR 18.75')

6" PRIVATE FIRE CONNECTION
2" SERVICE CONNECTION

CBAKER
ENGINEERING, LLC
843.270.3185
PO BOX 81082
CHARLESTON, SC 29416
CBAKERENGINEERING.COM

CONCEPTUAL UTILITY SKETCH PLAN
MAIN ROAD SELF STORAGE
MASSENBURG CONSTRUCTION
JOHNS ISLAND, SC
CHARLESTON COUNTY TMS. NO 250-00-00-052

REV	DATE	DESCRIPTION

PROJECT NO.: 17.001
PROJECT DATE: JULY 3, 2017
DRAWN BY: CBB
CHECKED BY: CBB
SCALE: 1" = 50'
SHEET: **C002**

- NOTES:**
- LANDSCAPING, SCREENING, AND BUFFERS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 9.5 OF THE CHARLESTON COUNTY ZLDR.
 - LANDSCAPE BUFFERS:
 - R/W BUFFERS:
 - MAIN ROAD: 75' "S5" BUFFER
 - HUMBERT ROAD: 35' "S3" BUFFER
 - USE BUFFERS:
 - 25' TYPE "C" BUFFER PROVIDED AT ADJACENT RESIDENTIAL USES
 - COMMERCIAL TYPE 2 ADJACENT TO RESIDENTIAL TYPE 1.
 - TREE PROTECTION SHALL COMPLY WITH ALL PROVISIONS OF ARTICLE 9.4 OF THE ZLDR.
 - PLEASE NOTE THAT STORMWATER MANAGEMENT SYSTEM PROVIDED WITH MAIN ROAD RIGHT-OF-WAY BUFFER SHALL NOT EXCEED TWENTY-FIVE PERCENT (25%) OF THE TOTAL BUFFER AREA.
 - A NATURAL BUFFER SHALL BE REQUIRED, AT A MINIMUM, ALONG THE "S5" RIGHT-OF-WAY BUFFER ADJACENT TO MAIN ROAD. PROPOSED PLANTINGS MAY BE REDUCED, SUBJECT TO PLANNING DIRECTOR APPROVAL. IF THE RETENTION OF A NATURAL BUFFER IS MAINTAINED AT THE SAME DEPTH AND AMOUNT OF PLANT MATERIAL AS WHICH IS REQUIRED.
 - SHRUBS SHALL BE REQUIRED PER THE PLANTING SCHEDULE IDENTIFIED ON THIS SHEET, HOWEVER, THEY HAVE NOT BEEN DEPICTED FOR CLARITY.
 - A SECURITY FENCE WILL BE PROVIDED AROUND THE PERIMETER OF THE BUILDINGS AND BOAT/RV STORAGE AREA, AS INDICATED.

RIGHT OF WAY BUFFER: TYPE "S3"			RIGHT-OF-WAY BUFFER: TYPE "S5"			LAND USE BUFFER: TYPE "C"		
LAND USE BUFFER LANDSCAPING (PLANTS PER 100 LINEAL FEET)			LAND USE BUFFER LANDSCAPING (PLANTS PER 100 LINEAL FEET)			LAND USE BUFFER LANDSCAPING (PLANTS PER 100 LINEAL FEET)		
BUFFER DEPTH	35'-0"		BUFFER DEPTH	75'-0"		BUFFER DEPTH	25'-0"	
CANOPY TREE	4		CANOPY TREE	9		CANOPY TREE	3	
UNDERSTORY TREE	6		UNDERSTORY TREE	12		UNDERSTORY TREE	4	
SHRUBS	40		SHRUBS	60		SHRUBS	25	



- LEGEND:**
- SELF STORAGE/mini warehouse BLDG AREA
 - BOAT/RV STORAGE OVERHEAD CANOPY
 - ASPHALT PAVING
 - CONCRETE SIDEWALK
 - GRAVEL PAVING
 - LANDSCAPE BUFFER
 - STORMWATER MANAGEMENT AREA
 - FRESHWATER WETLANDS/NATURAL RESOURCE AREA
 - CANOPY TREE
 - UNDERSTORY TREE
 - FENCE LINE

GRAND TREE SUMMARY (BASED ON TREE ASSESSMENT PREPARED BY DANNY MILLEMAN WITH ARBOR CARE, DATED JULY 25, 2017 FOR THE SUBJECT PROPERTY)					
TREE #	DBH (IN)	SPECIES	GRADE	COMMENTS	
2	12/13	LIVE OAK	C	TREE LEANS IN THE DIRECTION OF MAIN ROAD AND MOST ALL CANOPY GROWTH IS IN THAT DIRECTION. MOST OF THE CANOPY GROWTH IS VERTICAL. EPICORMIC SPROUTS THAT ARE WEAKLY ATTACHED.	
3	10/13/16	LAUREL OAK	D	THIS TREE HAS PHYTOPTHORA (P. CINNAMOMI) ACTIVE IN THE TRUNK OF THE TREE. A ROOT AND STEM ROT DISEASE.	
4	16/17	WATER OAK	C-	TREE HAS SOME STORM DAMAGE IN CANOPY. MORE UPRIGHT FORM TO CANOPY FROM 2 LEADERS. THE 15' LEADER HAS CAVITY WITH DECAY IN THE UPPER PORTION OF THE TRUNK. TREE HAD A PHYTOPTHORA CANKER AT TIME OF VISIT ON THE TRUNK OF THE TREE NEAR THE BASE.	
6	12/15	WATER OAK	D	THIS TREE HAS A LARGE AREA OF DECAY IN THE 15' TRUNK. OLD WOUND WITH DECAY EXTENDING UP APPROX. 10-12 UP THE TREE TRUNK. LARGE STRUCTURAL DEFECT. TREE HAS INCLUDED BARK (STRUCTURAL WEAK POINT) IN CO-DOMINANT STEM ATTACHMENT OF THE 2 LEADERS OF THE TREE NEAR GROUND LEVEL.	
7	11/20	LIVE OAK	B	THIS LIVE OAK HAS THE MAJORITY OF THE CANOPY THAT LEANS AWAY FROM THE PLANNED BUILDING AREA AND LENDS ITSELF WELL WITH ITS GIVEN FORM AND LOCATION.	
8	31	SOUTHERN RED OAK	C	THERE ARE SEVERAL SURFACE ROOTS WITH EXTENSIVE STEM TAPER AND BUTTRESS ROOT FLAIR AT GROUND LEVEL OF THIS TREE. THERE IS ALSO A VOID IN SOIL (HOLLOW) UNDER SOME OF THE ROOTS ON THIS TREE NEAR THE BASE OF THE TREE. THE TRUNK AND CANOPY OF THIS TREE ARE IN AVERAGE CONDITION, THE ROOT SYSTEM IS IN BELOW AVERAGE CONDITION.	
9	17/24	SOUTHERN RED OAK	B+	TREE HAS GOOD FORM AND GOOD CONDITION OVERALL.	
10	29	WATER OAK	D	THIS TREE HAS A VERY BAD CAVITY IN THE BASE OF THE TREE NEAR GROUND LEVEL. THERE IS DECAY AND HOLLOW THROUGHOUT THE TRUNK OF THE TREE IN THE LOAD BEARING PORTION OF THE TREE. ALONG WITH DECAY THROUGHOUT THE TRUNK, THERE IS POOR CANOPY CONDITION. WITH DAMAGE TO THE CANOPY, VINE ENCROACHMENT AND NOT A HEALTHY APPEARING CANOPY IN THE TREE. THIS STRUCTURAL DEFECT WOULD BE A LIABILITY NEAR PERSON AND/OR PROPERTY.	
11	37	SOUTHERN RED OAK	C	THIS TREE HAS UPRIGHT FORM, ITS CANOPY IS IN GOOD CONDITION, HOWEVER, IT DOES HAVE A 3 TRUNK CANOPY STARTING AT APPROX. 6-7 HEIGHT AND HAS VERY BAD INCLUDED BARK IN THE 3 LEADER ATTACHMENTS (VERY POOR STRUCTURE IN THE TRUNK OF TREE AT LOAD BEARING PORTION OF TREE).	

CONCEPTUAL LANDSCAPE SKETCH PLAN

MAIN ROAD SELF STORAGE

MASSENBURG CONSTRUCTION

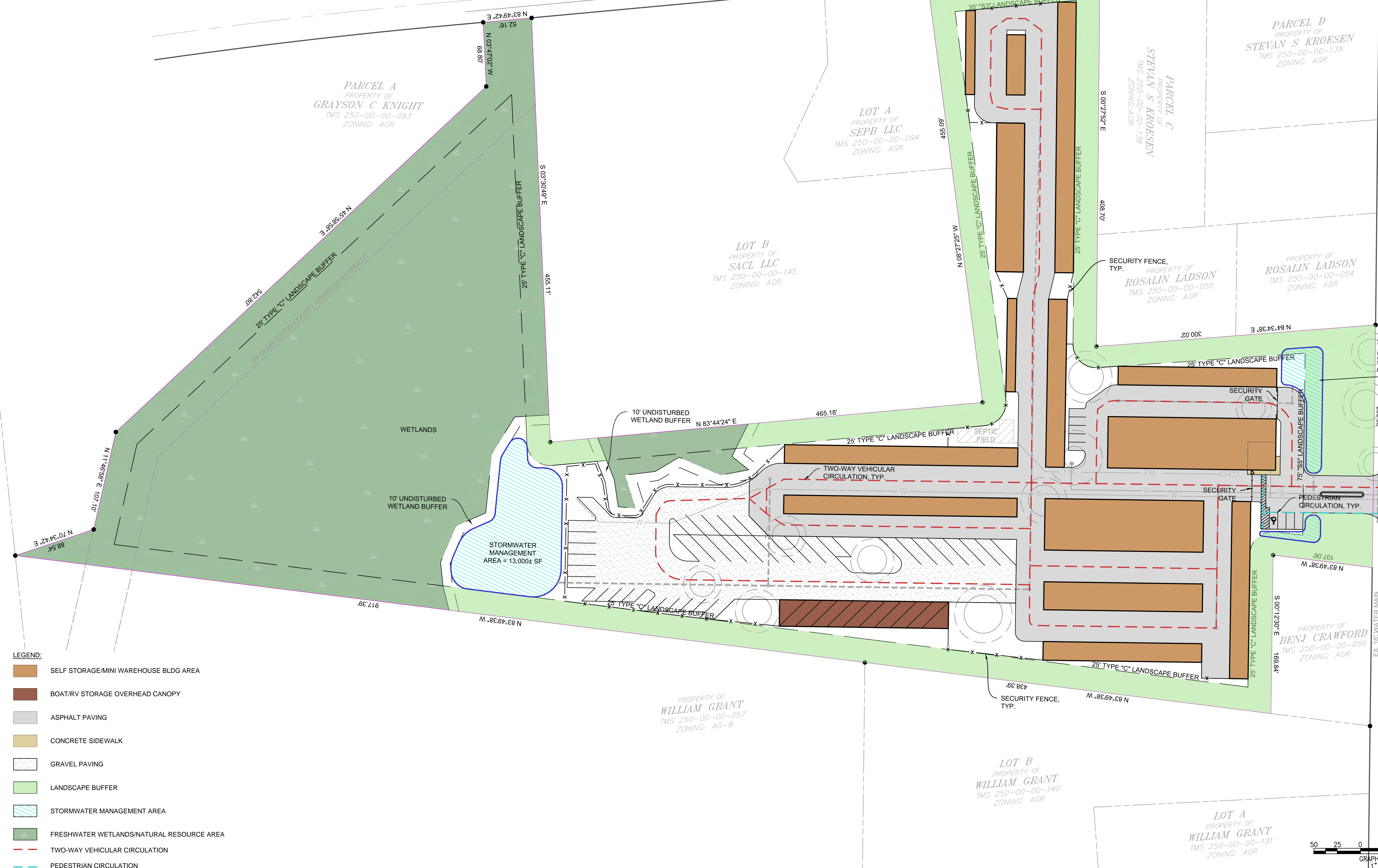
JOHNS ISLAND, SC
CHARLESTON COUNTY TMS. NO 250-00-00-052

PROJECT NO.: 17.001
PROJECT DATE: JULY 3, 2017
DRAWN BY: CBB
CHECKED BY: CBB
SCALE: 1" = 50'

SHEET: **C003**

CBAKER ENGINEERING, LLC
843.270.3185
PO BOX 81082
CHARLESTON, SC 29416
CBAKERENGINEERING.COM

- NOTES:**
1. SEE BELOW CONCLUSIONS IDENTIFIED IN A TRAFFIC MEMORANDUM PREPARED FOR THE SUBJECT PROJECT BY RAMEY KEMP & ASSOCIATES ON JULY 14, 2017:
 - 1.1. THE RESULTS OF THE TRIP GENERATION INDICATE THAT THE MAIN ROAD STORAGE FACILITY DEVELOPMENT IS ANTICIPATED TO GENERATE 10 TRIPS IN THE AM PEAK HOUR AND 10 TRIPS IN THE PM PEAK HOUR.
 - 1.2. THE RESULTS OF THE DRIVEWAY SPACING REVIEW FOR THE PROJECT DRIVEWAY INDICATE THAT NO MODIFICATIONS TO PROJECT ACCESS ARE RECOMMENDED.
 - 1.3. THE RESULTS OF THE PRELIMINARY TURN LANE REVIEW INDICATE THAT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE OR EXCLUSIVE NORTHBOUND LEFT-TURN LANE ALONG MAIN ROAD WILL NOT BE WARRANTED AT THE PROJECT DRIVEWAY INTERSECTION.



- LEGEND:**
- SELF STORAGE/MINI WAREHOUSE BLDG AREA
 - BOAT/RV STORAGE OVERHEAD CANOPY
 - ASPHALT PAVING
 - CONCRETE SIDEWALK
 - GRAVEL PAVING
 - LANDSCAPE BUFFER
 - STORMWATER MANAGEMENT AREA
 - FRESHWATER WETLANDS/NATURAL RESOURCE AREA
 - TWO-WAY VEHICULAR CIRCULATION
 - PEDESTRIAN CIRCULATION

STORMWATER MANAGEMENT AREA = 4,500 SF (AREA DOES NOT ENCR OACH MORE THAN 25% INTO THE WIDTH OF BUFFER OR 18.75')

CBAKER
ENGINEERING, LLC

843.270.3185
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CHARLESTON, SC 29416
CBAKERENGINEERING.COM

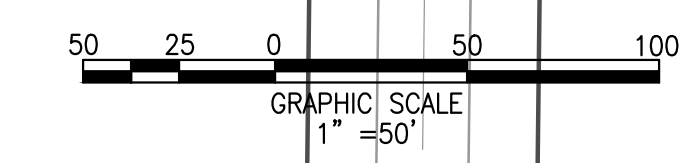
TRAFFIC CIRCULATION SKETCH PLAN
MAIN ROAD SELF STORAGE
MASSENBURG CONSTRUCTION

JOHNS ISLAND, SC
CHARLESTON COUNTY TMS. NO 250-00-00-052

REV	DATE	DESCRIPTION

PROJECT NO.: 17.001
PROJECT DATE: JULY 3, 2017
DRAWN BY: CBB
CHECKED BY: CBB
SCALE: 1" = 50'

C004

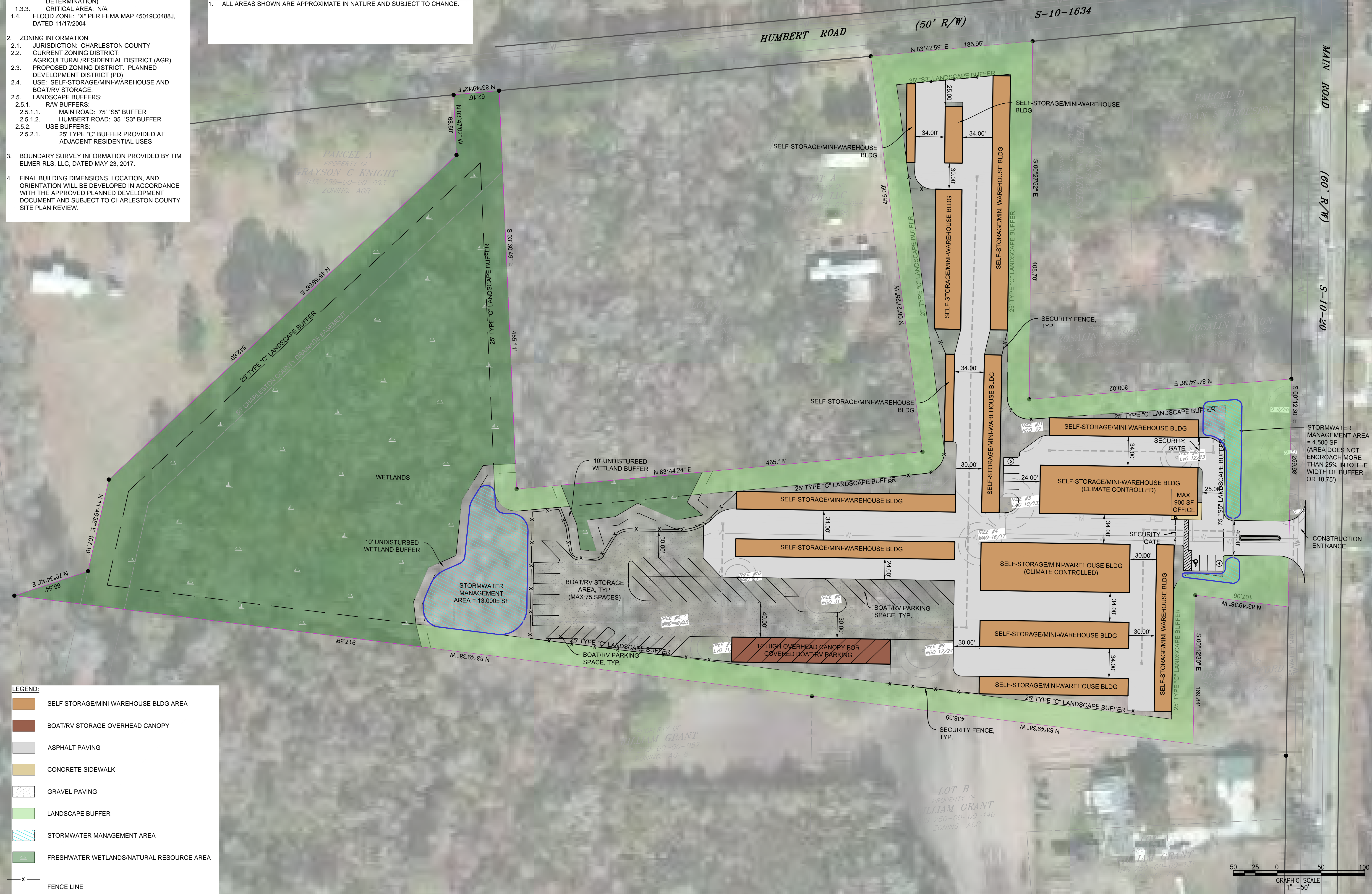


- NOTES:**
- PROPERTY INFORMATION:
 - CHARLESTON COUNTY TMS. NO 250-00-00-052
 - ADDRESS: 986 MAIN ROAD
JOHNS ISLAND, SC 29455
 - ACREAGE: 11.61 ACRES (505,596.72 SF)
 - UPLAND: 7.64 ACRES (APPROXIMATE PENDING FINAL JURISDICTIONAL DETERMINATION)
 - WETLAND: 3.97 ACRES (APPROXIMATE PENDING FINAL JURISDICTIONAL DETERMINATION)
 - CRITICAL AREA: N/A
 - FLOOD ZONE: "X" PER FEMA MAP 45019C0488J, DATED 11/17/2004
 - ZONING INFORMATION
 - JURISDICTION: CHARLESTON COUNTY
 - CURRENT ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL DISTRICT (AGR)
 - PROPOSED ZONING DISTRICT: PLANNED DEVELOPMENT DISTRICT (PD)
 - USE: SELF-STORAGE/MINI-WAREHOUSE AND BOAT/RV STORAGE.
 - LANDSCAPE BUFFERS:
 - R/W BUFFERS:
 - MAIN ROAD: 75' "S5" BUFFER
 - HUMBERT ROAD: 35' "S3" BUFFER
 - USE BUFFERS:
 - 25' TYPE "C" BUFFER PROVIDED AT ADJACENT RESIDENTIAL USES
 - BOUNDARY SURVEY INFORMATION PROVIDED BY TIM ELMER RLS, LLC, DATED MAY 23, 2017.
 - FINAL BUILDING DIMENSIONS, LOCATION, AND ORIENTATION WILL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT DOCUMENT AND SUBJECT TO CHARLESTON COUNTY SITE PLAN REVIEW.

AREA TABLE (SEE TABLE NOTE 1)

DESCRIPTION	AREA	
	SF	ACRE
BUILDING (INCLUDING CANOPY)	80,000 MAX	1.8
BOAT/RV STORAGE AREA	75,000 MAX	1.7
FRESHWATER WETLANDS	173,150±	4.0
TOTAL PARCEL ACREAGE	505,600±	11.6

1. ALL AREAS SHOWN ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE.



LEGEND:

	SELF STORAGE/MINI WAREHOUSE BLDG AREA
	BOAT/RV STORAGE OVERHEAD CANOPY
	ASPHALT PAVING
	CONCRETE SIDEWALK
	GRAVEL PAVING
	LANDSCAPE BUFFER
	STORMWATER MANAGEMENT AREA
	FRESHWATER WETLANDS/NATURAL RESOURCE AREA
	FENCE LINE

CBAKER ENGINEERING, LLC
 843.270.3185
 CBAKERENGINEERING.COM
 PO BOX 81082
 CHARLESTON, SC 29416

CONCEPTUAL SITE SKETCH PLAN
 MAIN ROAD SELF STORAGE
 MASSENBURG CONSTRUCTION
 JOHNS ISLAND, SC
 CHARLESTON COUNTY TMS. NO 250-00-00-052

REV	DATE	DESCRIPTION

PROJECT NO.: 17.001
 PROJECT DATE: JULY 3, 2017
 DRAWN BY: CBB
 CHECKED BY: CBB
 SCALE: 1" = 50'

GRAPHIC SCALE
 1" = 50'

SHEET: **C001**

Johns Island Self Storage (Self Storage and Boat Storage Facility)
Planned Development Application

c. **Property Boundary Survey/Tree Survey**

See attached. Recorded Plat will be provided upon final USACE
Jurisdictional Determination.

REFERENCES:

1. PLAT BY EDWIN C. CUTTING, JR., DATED NOVEMBER 11, 1977, AND RECORDED IN PLAT BOOK AK, PAGE 35.
2. PLAT BY FORSMAN, J. ANDERSON, DATED SEPTEMBER 4, 1990, AND RECORDED IN PLAT BOOK CC, PAGE 36.
3. PLAT BY JAMES G. PENNINGTON, LAST REVISED MARCH 15, 1991, AND RECORDED IN PLAT BOOK CD, PAGE 58.
4. PLAT BY CHARLIE B. AYCOCK, III, DATED FEBRUARY 22, 1991, AND RECORDED IN PLAT BOOK CE, PAGE 168.
5. CHARLESTON COUNTY TMS 250-00-00-052

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL 45019C 0488 J, EFFECTIVE NOVEMBER 17, 2004.
2. AREA WAS DETERMINED BY COORDINATE METHOD.
3. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.
4. THERE ARE NO STRUCTURES ON THIS PROPERTY.
5. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS THAT WERE NOT FOUND BY THE ABOVE REFERENCED PLATS.
6. THE PUBLIC RECORDS LISTED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY; THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

PLANNING AND R.M.C. USE ONLY

RECORDED

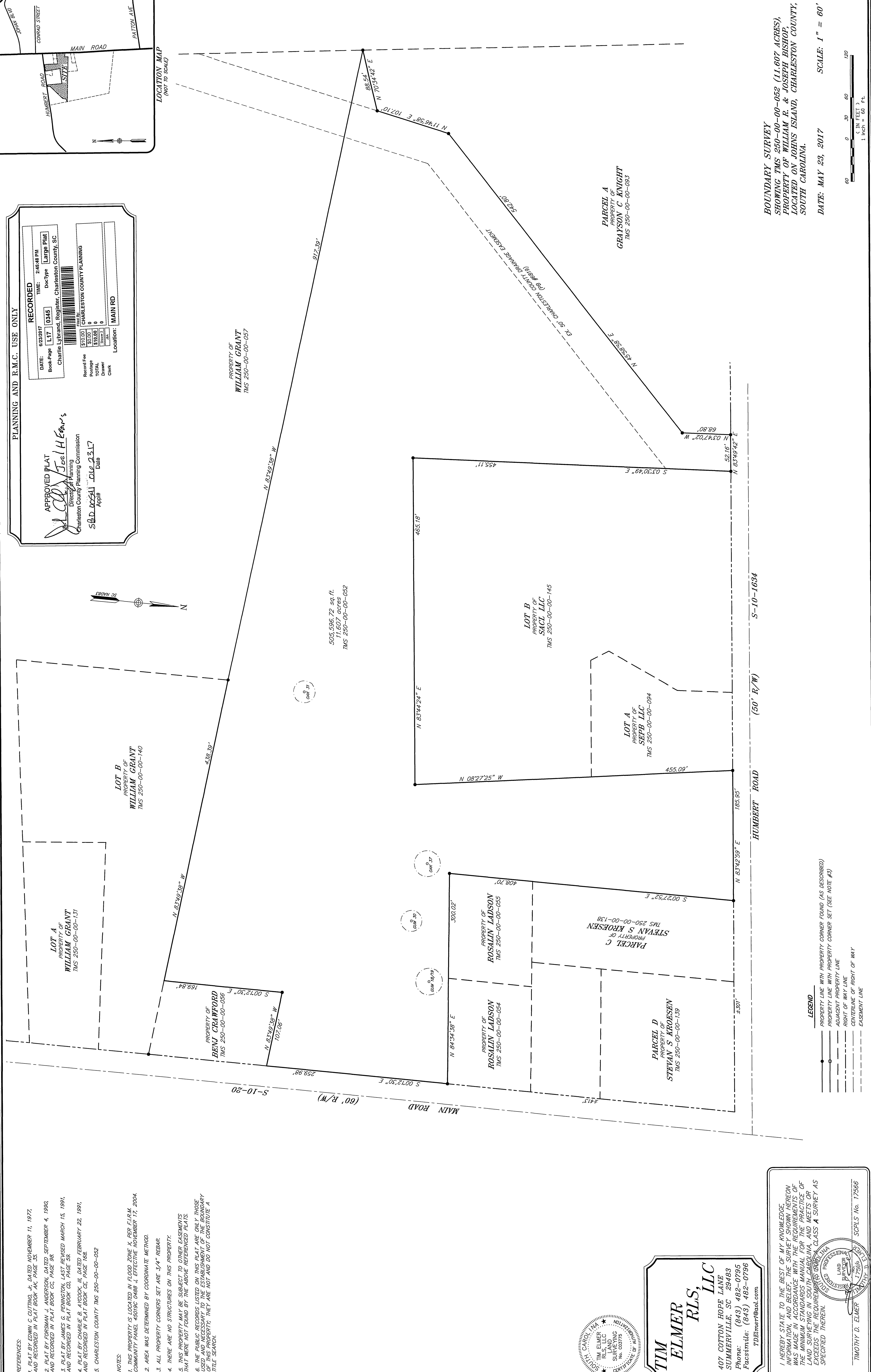
DATE: 8/23/2017 TIME: 2:45:48 PM
 Book-Page: L17 0545 Doc-Type: [Large Plat]
 Charita Lybrand, Register, Charleston County, SC

APPROVED PLAT

Joel Hearn's
 Director of Planning
 Charleston County Planning Commission

Applic: S.B.D. 003411 Date: 01/23/17

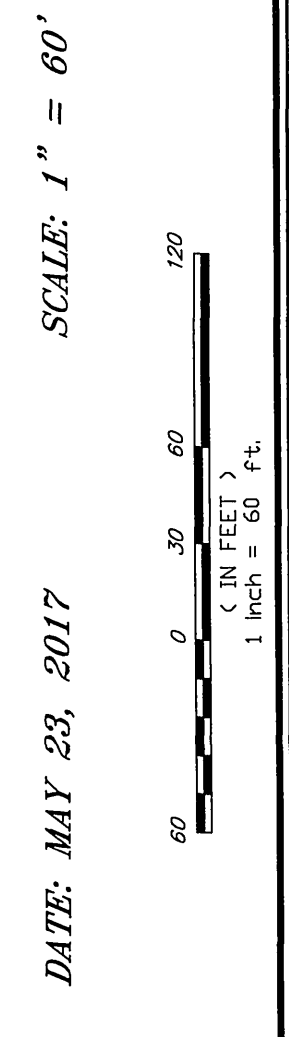
Record Fee: \$10.00
 Postage: \$0.00
 TOTAL: \$10.00
 Drawn: []
 Check: []
 Location: MAIN RD



BOUNDARY SURVEY
 SHOWING TMS 250-00-00-052 (11.607 ACRES),
 PROPERTY OF WILLIAM R. & JOSEPH BISHOP,
 LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY,
 SOUTH CAROLINA.

DATE: MAY 23, 2017

SCALE: 1" = 60'

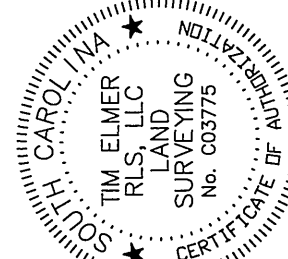


TIM ELMER RLS, LLC

407 COTTON HOPE LANE
 SUMMERVILLE, SC 29483
 Phone: (843) 482-0795
 Facsimile: (843) 482-0796
 TDElmer@aol.com

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

TIMOTHY D. ELMER
 LICENSED PROFESSIONAL LAND SURVEYOR
 No. 17566
 SCPLS No. 17566



REFERENCES:

1. PLAT BY TIMOTHY D. ELMER, DATED MAY 23, 2017, AND RECORDED IN PLAT BOOK L17, PAGE 0345.
2. PLAT BY EDWIN C. CUTTINO, JR., DATED NOVEMBER 11, 1977, AND RECORDED IN PLAT BOOK AK, PAGE 35.
3. PLAT BY FORSMAN J. ANDERSON, DATED SEPTEMBER 4, 1990, AND RECORDED IN PLAT BOOK CC, PAGE 9B.
4. PLAT BY JAMES G. PENNINGTON, LAST REVISED MARCH 15, 1991, AND RECORDED IN PLAT BOOK CD, PAGE 5B.
5. PLAT BY CHARLIE B. AYCOCK, III, DATED FEBRUARY 22, 1991, AND RECORDED IN PLAT BOOK CE, PAGE 16B.
6. CHARLESTON COUNTY TMS 250-00-00-052

NOTES:

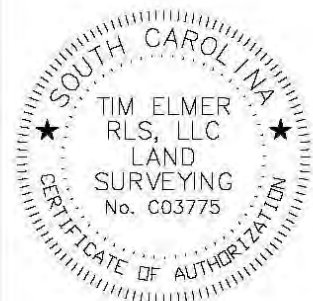
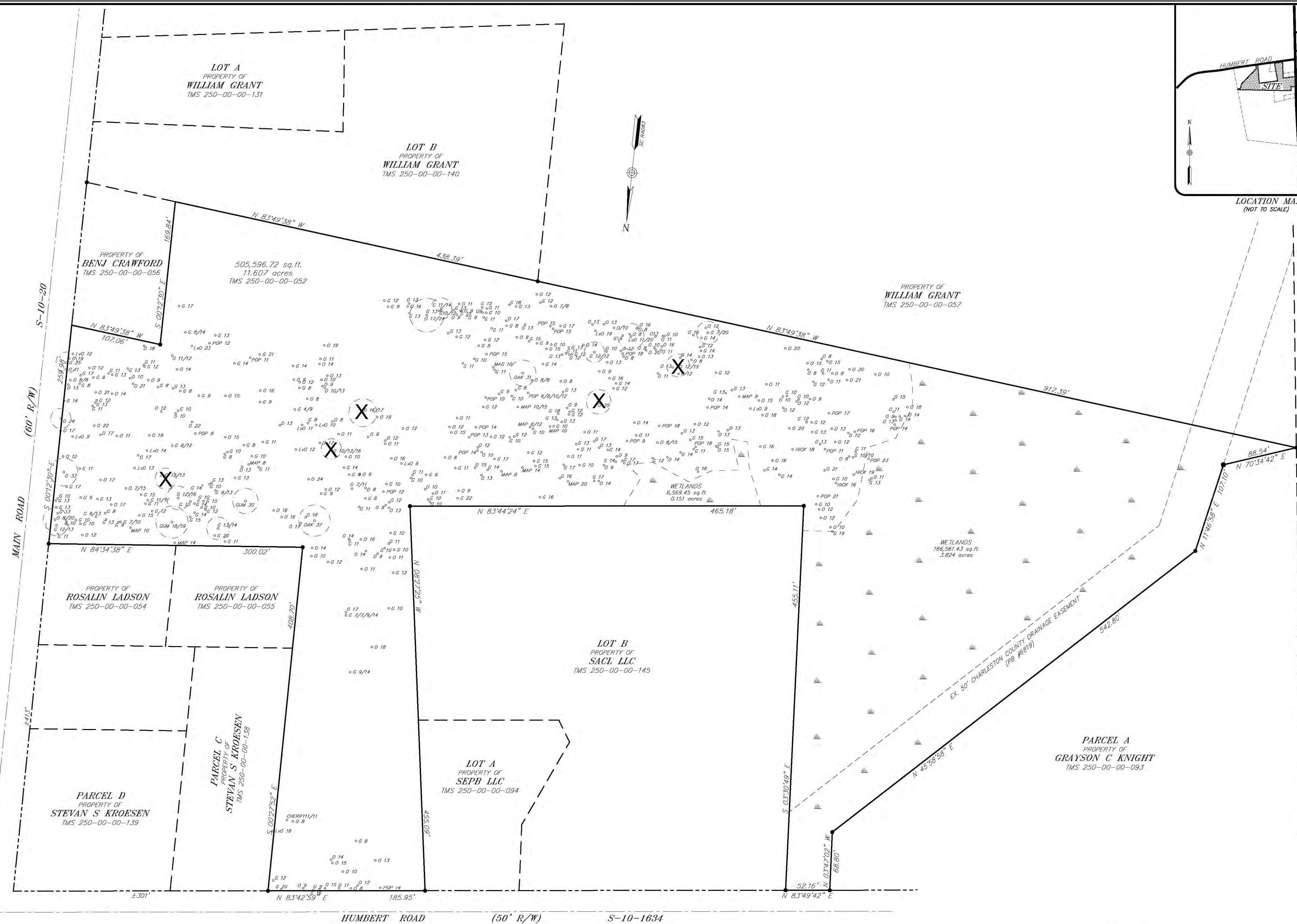
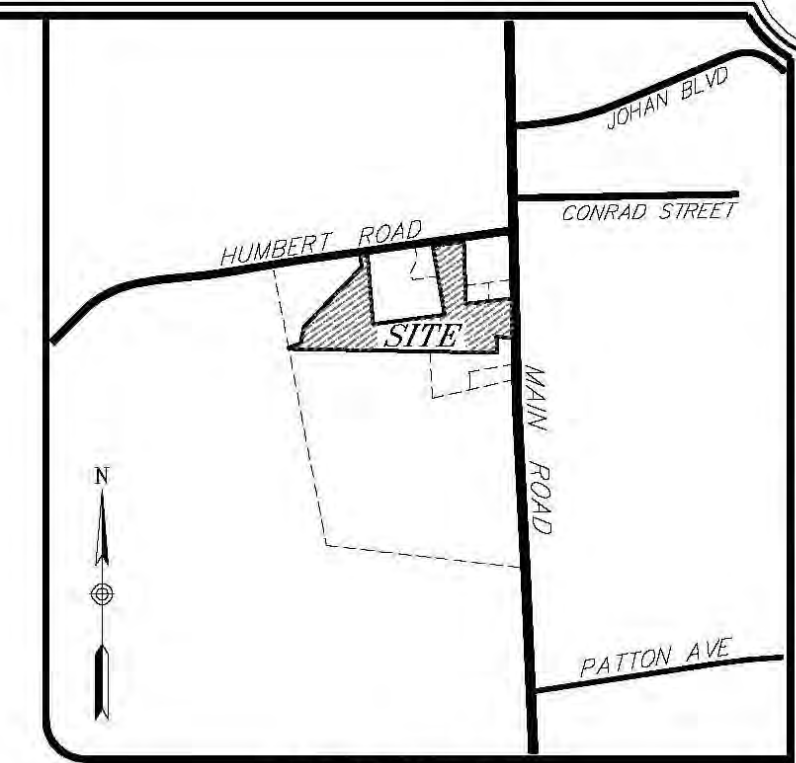
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL 45019C 0488 J, EFFECTIVE NOVEMBER 17, 2004.
2. AREA WAS DETERMINED BY COORDINATE METHOD.
3. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.
4. THERE ARE NO STRUCTURES ON THIS PROPERTY.
5. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS THAT WERE NOT FOUND BY THE ABOVE REFERENCED PLATS.
6. THE PUBLIC RECORDS LISTED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY; THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

TREE LEGEND

- G GUM
 - HICK HICKORY
 - LVO LIVE OAK
 - MAG MAGNOLIA
 - MAP MAPLE
 - O OAK
 - P PINE
 - POP POPLAR
- X DENOTES TREES PROPOSED FOR REMOVAL BY APPLICATION TO THE BZA

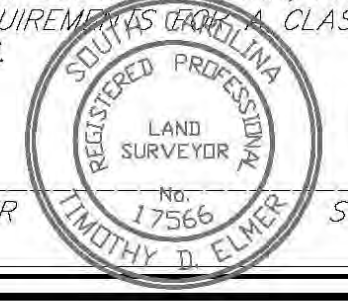
AREAS

HIGHLAND: 7.632 acres
 WETLAND: 3.925 acres
 TOTAL: 11.607 acres



TIM ELMER RLS, LLC
 407 COTTON HOPE LANE
 SUMMERVILLE, SC 29483
 Phone: (843) 482-0795
 Facsimile: (843) 482-0796
 TDElmer@aol.com

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

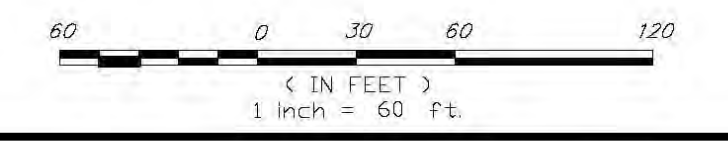


TIMOTHY D. ELMER
 No. 17566
 SCPLS No. 17566

- LEGEND**
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
 - PROPERTY LINE WITH PROPERTY CORNER SET (SEE NOTE #3)
 - — — ADJACENT PROPERTY LINE
 - - - - - RIGHT OF WAY LINE
 - - - - - CENTERLINE OF RIGHT OF WAY
 - - - - - EASEMENT LINE

TREE SURVEY
 SHOWING TMS 250-00-00-052 (11.607 ACRES),
 PROPERTY OF RALPH MASSENBURG,
 LOCATED ON JOHN'S ISLAND, CHARLESTON COUNTY,
 SOUTH CAROLINA.

DATE: AUGUST 1, 2017 SCALE: 1" = 60'



Johns Island Self Storage (Self Storage and Boat Storage Facility)
Planned Development Application

d. Coordination Letters

See attached.

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
Cheryl Glover
Isaac Robinson
Becky J. Dennis
Cindy M. Floyd
Tommy West
Richard Thomas

May 5, 2017

Mr. Brad Bloser
bradbloser@hotmail.com

Re: TMS number 250-00-00-052 at 986 Main Road
Water Availability and Willingness to Serve

Dear Mr. Bloser:

This letter is to confirm that TMS number 250-00-00-052 at 986 Main Road on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 18-inch water line located on Main Road and an existing 6-inch water line located on Humbert Road for water service to TMS number 250-00-00-052 at 986 Main Road. Our system is SC DHEC approved and we have the capacity and willingness to provide potable water service to TMS number 250-00-00-052 at 986 Main Road. SJWC does not provide waste water service.

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

Sincerely,



Colleen Schild
Assistant Manager/Engineer

ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:
JOHN CONNOLLY, Chair
ERIC BRITTON, Vice-Chair
THOMAS KULICK
H. ALBERT THOMPSON
LEROY BLAKE
SAMUEL BROWNLEE
MARY JONES
DEBRA LEHMAN
WILLIAM THOMAE

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



COLLEEN WALZ, Fire Chief

May 8, 2017

Brad Bloser
843-200-8071

Re: Letter of Coordination

Mr. Bloser,

The St. John's Fire District is in receipt of your request and acknowledges you will be building an office/warehouse at 988 Main Road which is located inside of our service area. Any emergency needs at the site shall be addressed by dialing 911.

The St. John's Fire District utilizes the 2015 International Fire Code (IFC) and applicable National Fire Protection Association (NFPA) codes as indicated by laws and standards recognized by the Office of the State Fire Marshal and Charleston County to ensure the safety of businesses and events located in the St. John's Fire District.

Applicable code compliance will be based on the type and use of the structure. Inspections of the facility area will be required during construction and annually after the certificate of occupancy is approved. A final report will be provided for your reference after each inspection.

Please contact me by telephone at 843-566-3809 or email at b.shaw@stjfd.org with any questions.


Respectfully,

A handwritten signature in black ink, appearing to read "B. Shaw".

Brandon M. Shaw
Captain, Deputy Fire Marshal
St. Johns Fire District
Fire Prevention Division
843-566-3809



**Berkeley Electric
Cooperative, Inc.**

Your Touchstone Energy® Cooperative 

Date: 07/27/2017

To whom it may concern,

Berkeley Electric Cooperative is the electric utility provider for:

986 Main Rd

Johns Island, SC 29455

*May be contingent upon county approval of street number.

Please contact us should you need any additional information.

Thank you,

Daniel Walters

Member Service Representative | www.berkeleyelectric.coop

Phone: 843.761.8200 | danielw@bec.coop

PO Box 1234, Moncks Corner, SC 29461

Cameron Baker

From: Brad bloser <bradbloser@hotmail.com>
Sent: Thursday, July 27, 2017 8:29 AM
To: Cameron Baker
Subject: Fw: Johns Island Self Storage - Main Road near Humbert Rd

Sent from [Outlook](#)

From: Fleming, Juleigh B. <FlemingJB@scdot.org>
Sent: Friday, July 21, 2017 2:49 PM
To: Brad bloser
Cc: Grooms, Robert W.
Subject: RE: Johns Island Self Storage - Main Road near Humbert Rd

Hi Brad,

We do not provide coordination letters; however, we will provide you with this email which I believe the County will accept as coordination.

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

After reviewing the attached preliminary plan, our office has no objection to the proposed project. Please note, you will be required to provide a comprehensive drainage study for the proposed site at the time of your encroachment permit submittal. Also, the proposed access point should meet SCDOT ARMS manual requirements.

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

Please let me know if you have any questions.

Thank you!

JuLeigh B Fleming, P.E.
District Permit Engineer



6355 Fain Street
North Charleston, SC 29406

Desk: 843-746-6722

From: Brad bloser [mailto:bradbloser@hotmail.com]
Sent: Thursday, July 13, 2017 4:55 PM
To: Fleming, Juleigh B.
Subject: Johns Island Self Storage

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Juleigh,

We are doing a Planned Development with Charleston County for a Self Storage Facility at the corner of Main Road and Humbert Road in Johns Island. The encroachment will be from Main Rd. Please review the attached plans. I am looking for a coordination letter, I am aware I will need to fill out a permit online. I am trying to submit on Tuesday of next week.

Thanks
Brad Bloser
843-200-8071

Sent from [Outlook](#)



JOHNS ISLAND POST OFFICE

Johns Island, South Carolina 29455

From: Dave Anderson, Postmaster Johns Island, SC

Subject: 986 Main Rd, Johns Island Self Storage

To Whom it May Concern,

The structure at 986 Main Rd will have Rural mail delivery provided by the Johns Island Post Office.

*Dave Anderson, Postmaster
Johns Island Post Office
2860 Maybank Hwy
Johns Island, SC 29455-9998
(843) 559-0622*

From: Brad bloser
To: [Cameron Baker](#)
Subject: Fw: Development Review: CARTA Letter of Coordination
Date: Monday, August 7, 2017 9:15:58 AM

Sent from [Outlook](#)

From: Jeff Burns <jburns@ridecarta.com>
Sent: Thursday, August 3, 2017 5:02 PM
To: Brad bloser
Subject: Development Review: CARTA Letter of Coordination

Mr. Bloser,
Thank you for the opportunity to review the plans for the commercial building to be located at 986 Main Road, Johns Island, SC 29455, also known as Charleston County TMS #250-00-00-052. Currently, there are no bus stops located on this parcel. Therefore, no further approvals are required by CARTA.

Thank you again,
Jeff

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

From: Brad bloser [<mailto:bradbloser@hotmail.com>]
Sent: Thursday, July 27, 2017 9:45 AM
To: Jeff Burns
Subject: coordination letter

Brad Bloser
843-200-8071

Sent from [Outlook](#)

Office of the Sheriff



County of Charleston

Sheriff J. Al Cannon, Jr.

August 8, 2017

Mr. Brad Bloser
2111 Deer Path Way
Charleston, SC 29414

re: Letter of Coordination

Mr. Bloser,

The Charleston County Sheriff's Office acknowledges your intention to develop a self-storage facility at **986 Main Road, Johns Island, SC 29455**.

If off-duty deputies are needed for security, a signed written contract outlining the stipulations must be reviewed and signed by the coordinator at least ten (10) days prior to the event. This can be accomplished by applying online at:

<http://sheriff.charlestoncounty.org/off-duty-request.php>.

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

If you have any questions, feel free to contact this office via telephone or by email.

Regards,

Lt. R. Zelinsky

Lieutenant Rita Avila Zelinsky
Off Duty Coordinator
Charleston County Sheriff's Office
(843) 529-6220
rzelinsky@charlestoncounty.org

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



James R. Neal
Director

Public Works Department

September 6, 2017

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

Mr. Cameron B. Baker, P.E.
C. Baker Engineering, LLC
P.O. Box 81082
Charleston, SC 29416

RE: JOHN'S ISLAND SELF STORAGE PUD ; TMS # 250-00-00-052

Dear Mr. Baker,

We have reviewed the draft John's Island Self Storage Planned Development Guidelines, dated August 23, 2017, for a self storage and boat storage facility complex located on Main Road and Humbert Road. At present, this letter represents sufficient coordination with the Public Works Stormwater Division in order to continue the revised planned development rezoning process for the property.

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

Sincerely,

Frank Pandullo, P.E., PWLF
Stormwater Utility Manager & Deputy Director

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



American Public Works Association

www.charlestoncounty.org



James R. Neal
Director

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

Public Works Department

September 21, 2017

Mr. Cameron B. Baker, P.E.
CBaker Engineering, LLC
P. O. Box 81082
Charleston, SC 29416

RE: JOHNS ISLAND SELF STORAGE – PLANNED DEVELOPMENT
LETTER OF COORDINATION REQUEST

Dear Mr. Baker:

This letter acknowledges that you have notified Charleston County Public Works regarding your intent to develop a “self-storage/mini-warehouses and boat/RV storage” project on Johns Island referred to as Johns Island Self Storage.

The Public Works Department has reviewed the proposed Planned Development document and is prepared to review your site plans.

Please continue to submit directly to the County Zoning and Planning Department other than specific encroachment permit applications for County right-of-way and drainage easements. These permit applications should be submitted to Herbert Nimz, Civil Engineer I, Public Works Department, 4045 Bridge View Drive, Suite A301, North Charleston, SC 29405-7464.

Sincerely,

Matthew Fountain, P.E., P.G.
Technical Programs Manager

MF:bw

c: James R. Neal, P.E., Public Works Director
Herbert Nimz, Civil Engineer I



Devri Detoma, P. E.
Construction Project Manager I
Transportation Development



843.202.6144
Fax: 843.202.6152
ddetoma@charlestoncounty.org
Lonnie Hamilton III Public Services Building
4045 Bridge View Drive, Suite C204
North Charleston, SC 29405

August 23, 2017

C Baker Engineering, LLC

RE: Johns Island Self Storage, LLC

To Whom It May Concern:

Charleston County Transportation Development has reviewed the Johns Island Self Storage Plans located along Main Road on Johns Island. This letter acknowledges you have notified Charleston County Transportation Development regarding your plans for this parcel in efforts to coordinate with our proposed US 17 at Main Road Intersection and Main Road Widening project.

Charleston County Transportation Development is currently negotiating a contract with a design consultant to begin the required environmental study and documents (NEPA process) required by FHWA to widen Main from Bees Ferry all the way to Betsy Kerrison to 4 lanes. This study will also include a right-of-way analysis, but not right-of-way acquisition. It could take up to 4 years for the alignment to be established. Once the NEPA process and preliminary plans have been completed, we will need to acquire additional right-of-way to accommodate the additional lanes.

By initial evaluation, there is a possibility that we could split the road to avoid impacts to the grand trees that are shown on your proposed plans. As a result, this could impact your parking, your landscape buffer, and possibly impact the two closest storage sheds.

Please note that council could revise the project scope and limits as a result of the 526 extension project. In summary, it is too early to determine how the referenced parcel will be impacted at this time. Please let me know if I can be of further assistance at this time.

Sincerely,

Devri DeToma, P.E.
Construction Project Manager

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

e. SCDHEC – Septic Application Coordination (In progress)

Main Road Self Storage Septic System Application

BP Bishop, Jeremy P. <bishopjp@dhec.sc.gov>
Yesterday, 10:24 AM
You ▾

   Reply | ▾

Inbox

You forwarded this message on 7/14/2017 7:11 AM

Main Rd Storage Site Pl... ▾
507 KB

Download Save to OneDrive - Personal

Mr. Massenburg,

The proposed area for the septic system drainfield was not suitable. If this is the area the drainfield must go, it would have to be engineered. I can send you the denial/engineered system letter if that is what you want.

I do think there is another possibility, though. (See attachment for reference). I did a soil boring approximately in the yellow highlighted area. The boring was suitable. In order to determine if this open area on the site plan is suitable for the drainfield, I need the adjacent property line marked/staked/flagged. If you would prefer to determine this sites suitability over using an engineered system in the other area, please have this property line marked and submit another application and fee for re-evaluation. Let me know how you would like to proceed.

Thanks,

Jeremy Bishop
Environmental Health Manager II
Onsite Wastewater - Low Country EQC
Office: (843) 953-0150
Mobile: (843) 412-0681
Connect: www.scdhec.gov [Facebook](#) [Twitter](#)



Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

f. US Army Corps of Engineer Jurisdictional Determination Request

U.S. Army Corps of Engineers – Charleston District - Regulatory Division
REQUEST FOR CORPS JURISDICTIONAL DETERMINATION (JD) / DELINEATION
(For Jurisdictional Status and Identifying Wetlands and Other Aquatic Resources)

I. PROPERTY AND AGENT INFORMATION

A. Site Details/Location:

Site Name: Johns Island Parcel Date: 5/23/2017
 City/Township/Parish: Johns Island, SC County: Charleston
 Latitude/Longitude: 32.753329° North, -80.108626° West Acreage: 10.79
 Tax Map Sequence (TMS) #(s): 250-00-00-052
 Property Address(es): 986 Main Road, Johns Island, SC 29455

Please attach a survey/plat map and vicinity map identifying location and review area for the JD/delineation. An accurate depiction of the review area must be provided (survey, tax map, or GPS coordinates). Tax maps may only be used if the site includes the entire tax map parcel.

B. Requestor of Jurisdictional Determination/Delineation (if there are multiple property owners, please attach additional pages)

Name: Ralph Massenburg
 Company Name (if applicable): Massenburg Construction
 Address: 3527 Kittford Road, Johns Island, SC 29455
 Phone: (843) 559-2411 Email: Ralph@massenburgconstruction.com
 Check one: I currently own this property
 I plan to purchase this property
 Other, please explain _____

C. Agent/Environmental Consultant Acting on Behalf of the Requestor (if applicable):

Consultant/Agent Name: Christopher Ryan
 Company Name: Passarella & Associates, Inc.
 Address: 505 Belle Hall Parkway, Suite 102, Mt. Pleasant, SC 29464 Phone: (843) 971-8520
 Email: ChrisR@Passarella.net

II. REASON FOR REQUEST (check all that apply)

- I intend to construct/develop a project or perform activities on this site which would be designed to avoid all aquatic resources.
- I intend to construct/develop a project or perform activities on this site which would be designed to avoid all jurisdictional aquatic resources under Corps authority.
- I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps, and the Jurisdictional Determination would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.
- I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps; this request is accompanied by my permit application and the jurisdictional determination is to be used in the permitting process.
- I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is subject to the ebb and flow of the tide.
- A Corps jurisdictional determination is required in order to obtain my local/state authorization.
- I intend to contest jurisdiction over a particular aquatic resource and the request the Corps to confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.
- I believe that the site may be comprised entirely of dry land.
- Other: _____

*Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.
 Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.
 Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.
 Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

III. TYPE OF REQUEST:

- Approved¹ Jurisdictional Determination (AJD) Only
- Preliminary² Jurisdictional Determination (PJD) Only
- Approved Jurisdictional Determination (AJD) with submittal of a Pre-Construction Notification or Department of the Army permit application
- Preliminary Jurisdictional Determination (PJD) with submittal of a Pre-Construction Notification or Department of the Army permit application
- Delineation of Wetlands and/or Other Aquatic Resources Only Conducted By Agent/Environmental Consultant with submittal of a Pre-Construction Notification or Department of the Army permit application (No jurisdictional determination requested)
- I request that the Corps delineate the wetlands and/or other aquatic resources that may be present on my property with the attached Pre-Construction Notification or Department of the Army permit application
- I request that the Corps delineate the wetlands and/or other aquatic resources that may be present on my property with an AJD or PJD
- "No Permit Required" (NPR) Letter as I believe my proposed activity is not regulated³
- Unclear as to which jurisdictional determination I would like to request and require additional information to inform my decision

¹Approved – An AJD is defined in Corps regulations at 33 CFR 331.2. As explained in further detail in RGL 16-01, an AJD is used to indicate that this office has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status. AJDs are valid for 5 years.

²Preliminary – A PJD is defined in Corps regulations at 33 CFR 331.2. As explained in further detail in RGL 16-01, a PJD is used to indicate that this office has identified the approximate location(s) and boundaries of wetlands and/or other aquatic resources on a site that are presumed to be subject to regulatory jurisdiction of the Corps of Engineers. Unlike an AJD, a PJD does not represent a definitive, official determination that there are, or that there are not, jurisdictional aquatic resources on a site, and does not have an expiration date.

³"No Permit Required" (NPR) Letter- A NPR letter may be provided by the Corps to notify the requestor that an activity will not require a permit (authorization) from the Corps; this letter can only be used if the proposed activity is not a regulated activity, regardless of where the activity may occur. A NPR letter cannot be used to indicate the presence or absence of wetlands and/or other aquatic resources, nor can it be used to determine their jurisdictional status.

IV. LEGAL RIGHT OF ENTRY

By signing below, I am indicating that I have the authority, or am acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant U.S. Army Corps of Engineers personnel right of entry to legally access the property(ies) subject to this request for the purposes of conducting on-site investigations (e.g., digging and refilling shallow holes) and issuing a jurisdictional determination. I acknowledge that my signature is an affirmation that I possess the requisite property rights to request a jurisdictional determination on the properties subject to this request.

3527 Kitford Rd Johns Island
Mailing Address

250-00-00-052 252-00-00-052
Property Address / TMS #(s)

Ralph@MassenburgConstruction.com
Email Address

843-296-7274
Daytime Phone Number

Ralph Massenburg
*Signature:

Ralph Massenburg 6/19/17
Printed Name and Date

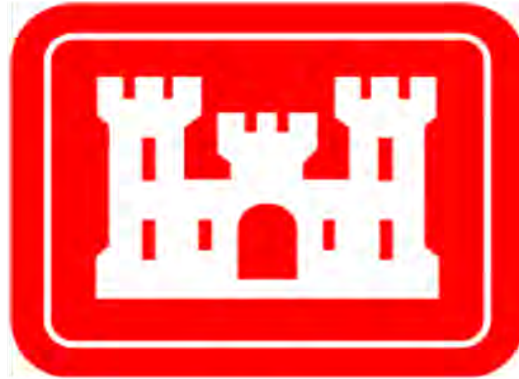
<p>Charleston Office: US Army Corps of Engineers Regulatory Division 69A Hagood Avenue Charleston, SC 29403 (ph) 843-329-8044</p>	<p>Columbia Office: US Army Corps of Engineers Regulatory Office 1835 Assembly Street, Room 865 B-1 Columbia, SC 29201 (ph) 803-253-3444</p>	<p>Conway Office: US Army Corps of Engineers Regulatory Office 1949 Industrial Park Road, Room 140 Conway, SC 29526 (ph) 843-365-4239</p>
--	---	--

*Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.



US Army Corps of Engineers
Charleston District

**DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

**Mr. Christopher Ryan
Passarella & Associates, Inc.
505 Belle Hall Parkway, Suite 102
Mt. Pleasant, South Carolina 29464**



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

Regulatory Division

Mr. Christopher Ryan
Passarella & Associates, Inc.
505 Belle Hall Parkway, Suite 102
Mt. Pleasant, South Carolina 29464

Dear Mr. Ryan:

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

SAC Number: SAC-2017-00866

Applicant: Ralph Massenburg

Project: Johns Island Parcel

Project Manager: Tyler L. Sgro

All future inquiries regarding this matter should be directed to the Project Manager at
(843) 329-8037. 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/>.

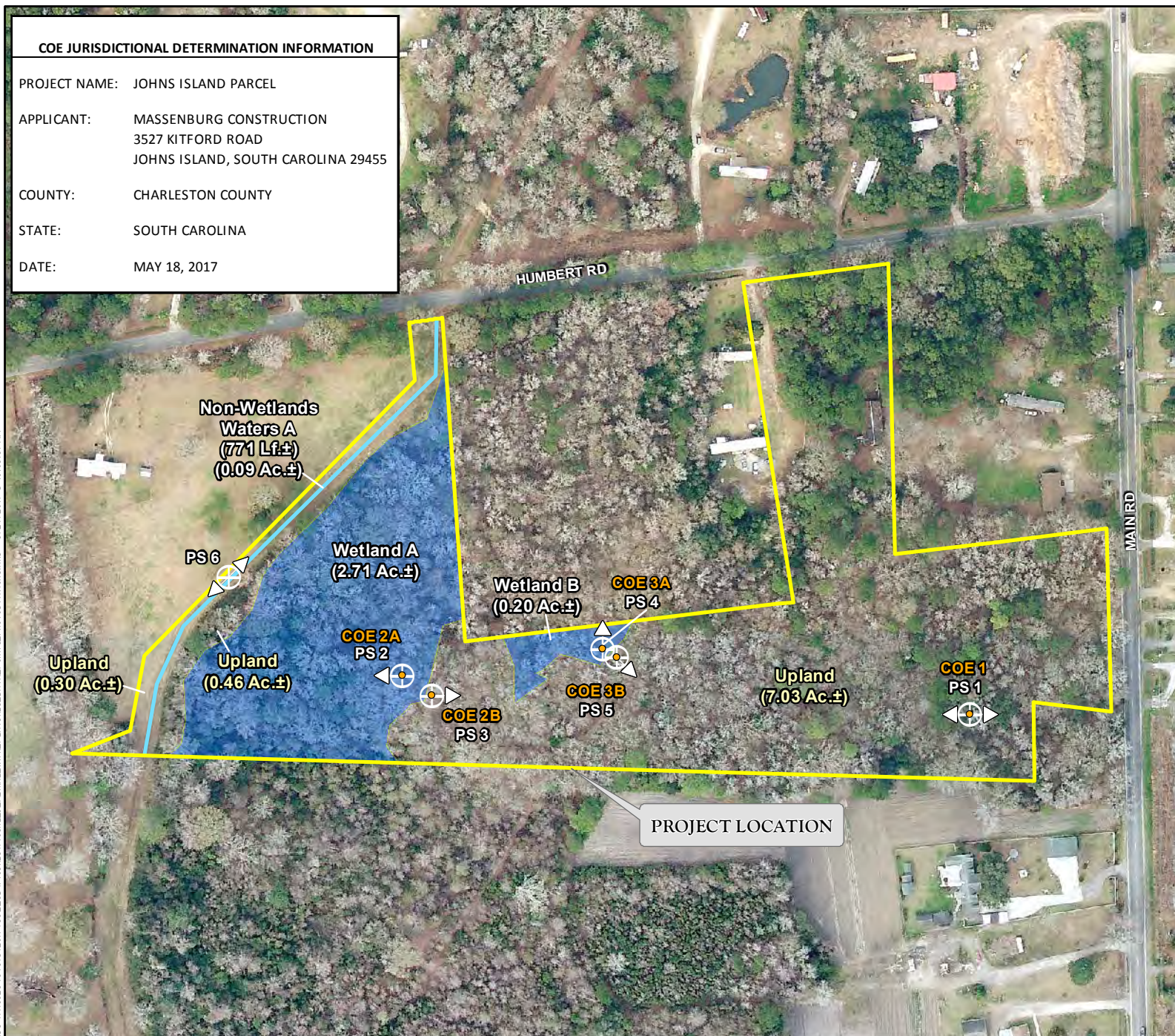
U.S. Army Corps of Engineers
Regulatory Division
Charleston District

COE JURISDICTIONAL DETERMINATION INFORMATION

PROJECT NAME: JOHNS ISLAND PARCEL
 APPLICANT: MASSENBURG CONSTRUCTION
 3527 KITFORD ROAD
 JOHNS ISLAND, SOUTH CAROLINA 29455
 COUNTY: CHARLESTON COUNTY
 STATE: SOUTH CAROLINA
 DATE: MAY 18, 2017

LEGEND

- JOHNS ISLAND PARCEL
- DATA POINTS
- PHOTO STATIONS
- PHOTO DIRECTION
- NON-WETLANDS WATERS
- WETLANDS



NOTES:
 AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE U.S. GEOLOGICAL SURVEY (USGS) WEBSITE [HTTPS://LTA.CR.USGS.GOV/HIGH_RES_ORTHO](https://lta.cr.usgs.gov/high_res_ortho) WITH FLIGHT DATES OF JANUARY THROUGH MARCH 2012.
 PROPERTY BOUNDARY ESTIMATED FROM THE CHARLESTON COUNTY GIS WEBSITE [HTTP://WWW.CHARLESTONCOUNTY.ORG/](http://www.charlestoncounty.org/).

FIGURE 8. AERIAL WITH FEATURES, DATA POINTS, AND PHOTO STATION LOCATIONS JOHNS ISLAND PARCEL

DRAWN BY	DATE
W.C.	5/18/17
REVIEWED BY	DATE
S.R.	5/18/17
REVISED	DATE



J:\SOUTH CAROLINA\2017\SC-17mcc2645\GIS\2017\COE_ID\FIGURES\Figure_8_Aerial_With_Features_Data_Points_PhotoStations.mxd - 5/24/2017 @ 10:05:51 AM

Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

g. SC SHPO Exhibit



Johns Island Self Storage (Self Storage and Boat Storage Facility) Planned Development Application

h. Exhibits of Building



Example of Front Elevation with office Component



Example of Rear Elevation

Johns Island Self Storage (Self Storage and Boat Storage Facility)
Planned Development Application



Example of Side Elevation

**See attached renderings/elevations prepared by Novus Architects, dated
July 7, 2017**



MAIN ENTRY PERSPECTIVE

JULY 7, 2017

A1

PD DESIGN PACKAGE

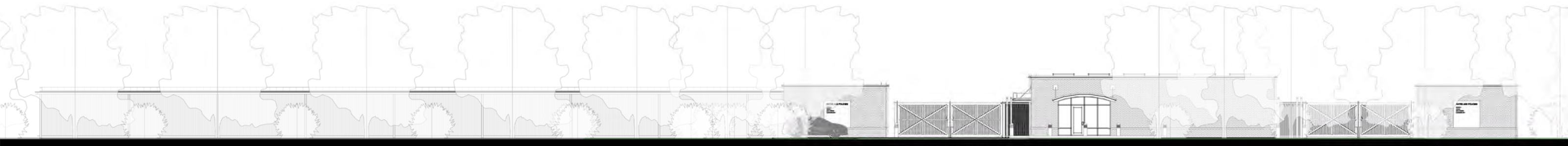
JOHNS ISLAND SELF STORAGE

Main Road, Johns Island SC

NÖVUS
ARCHITECTS



BIRD'S EYE PERSPECTIVE



MAIN ROAD STREETSCAPE
3/64" = 1'-0"

JULY 7, 2017

A2

PD DESIGN PACKAGE

JOHNS ISLAND SELF STORAGE

Main Road, Johns Island SC

NÖVUS
ARCHITECTS

Johns Island Self Storage (Self Storage and Boat Storage Facility)
Planned Development Application

j. **Traffic Impact Memorandum – Ramey Kemp & Associates**

See attached.

TECHNICAL MEMORANDUM

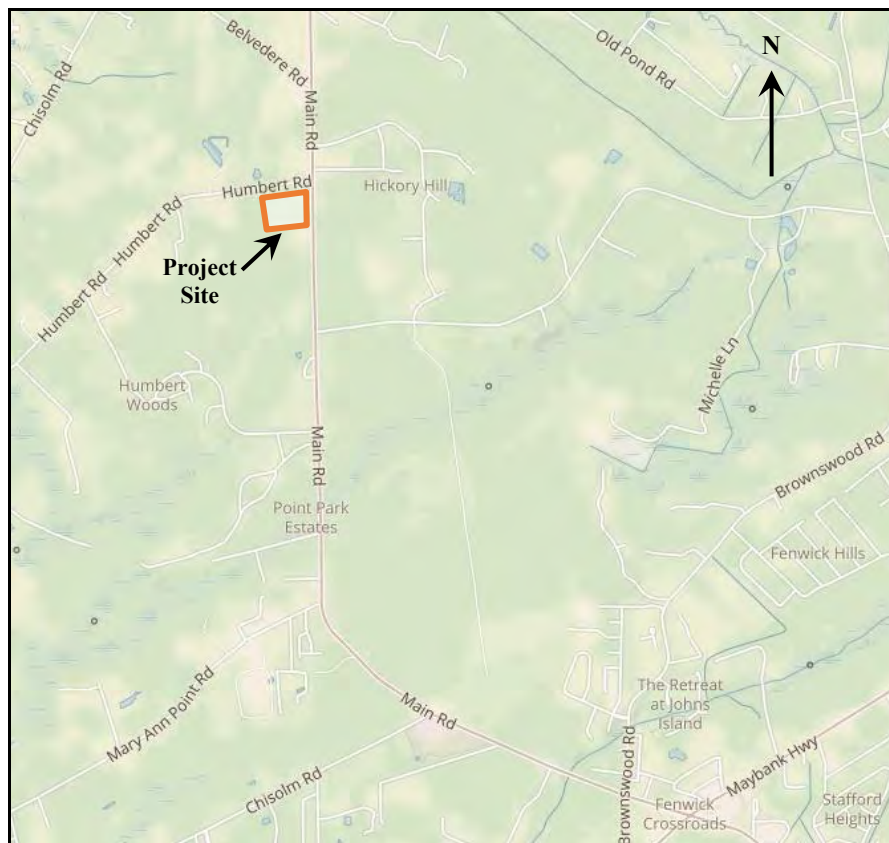
DATE: July 14, 2017
TO: Ralph Massenburg – Massenburg Construction, Inc.
FROM: Rick Reiff – Ramey Kemp & Associates, Inc.
REFERENCE: **Main Road Storage Facility – Traffic Impact Memorandum**

INTRODUCTION

The purpose of this memorandum is to provide a traffic impact review for the proposed Main Road Storage Facility development, which is proposed to be located in the southwest quadrant of the Main Road & Humbert Road intersection and anticipated to consist of up to 431 storage units and 56 boat/RV storage spaces. Access to the project is planned to be provided through one full-access driveway along Main Road.

Exhibit 1 shows the location of the proposed Main Road Storage Facility development and the adjacent roadway network.

Exhibit 1 – Project Location Map



TRIP GENERATION & DISTRIBUTION

The trip generation potential for the Main Road Storage Facility development was estimated using information contained in ITE’s *Trip Generation Manual*, 9th Edition (2012) reference. The estimates utilized land use code (LUC) 151 – Mini-Warehouse and were developed for the weekday daily, weekday AM peak hour of the adjacent street, and weekday PM peak hour of the adjacent street time periods. The trip generation estimates for the development are shown in Table 1.

Table 1 – Trip Generation Estimates

Land Use	ITE LUC	Scale	Weekday Daily Trips	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
				In	Out	In	Out
Mini-Warehouse	151	487 storage units	120	5	5	5	5

The results of the trip generation indicate that the Main Road Storage Facility development is anticipated to generate 10 trips in the AM peak hour and 10 trips in the PM peak hour. It is anticipated that the new project traffic expected to be generated by the Main Road Storage Facility development will be distributed evenly along Main Road: 50% to/from the north and 50% to/from the south.

DRIVEWAY SPACING REVIEW

A review of the driveway spacing for the project driveway was undertaken based upon information contained in SCDOT’s *Access & Roadside Management Standards (ARMS)* manual. Based upon the 45 mph posted speed limit along Main Road and the driveway spacing criteria of *ARMS*, a minimum driveway spacing of 325 feet is required for full-access driveways along Main Road. The proposed driveway is located opposite of two residential driveways, 550 feet south of Humbert Road, and 2,400 feet north of Patton Avenue. Due to the fact that the nearby residential driveways generate minimal traffic and the proposed driveway meets the SCDOT spacing criteria to the nearest intersecting roadways, no modifications to project access are recommended.

PRELIMINARY TURN LANE REVIEW

Based on the low volume of trips anticipated to be generated by the Main Road Storage Facility development, the SCDOT *Highway Design Manual* criteria for exclusive turn lanes, and the fact that there are no exclusive right-turn or exclusive left-turn lanes along Main Road at nearby unsignalized intersections, an exclusive southbound right-turn lane or exclusive northbound left-turn lane along Main Road will not be warranted at the project driveway intersection.

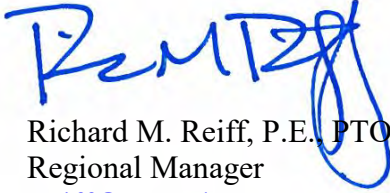
CONCLUSIONS & RECOMMENDATIONS

- The results of the trip generation indicate that the Main Road Storage Facility development is anticipated to generate 10 trips in the AM peak hour and 10 trips in the PM peak hour.
- The results of the driveway spacing review for the project driveway indicate that no modifications to project access are recommended.
- The results of the preliminary turn lane review indicate that an exclusive southbound right-turn lane or exclusive northbound left-turn lane along Main Road will not be warranted at the project driveway intersection.

If you have any questions regarding this review, please do not hesitate to contact me at (843) 614-3801.

Sincerely,

Ramey Kemp & Associates, Inc.



Richard M. Reiff, P.E., PTOE
Regional Manager

reiff@rameykemp.com

7301 Rivers Avenue, Suite 242

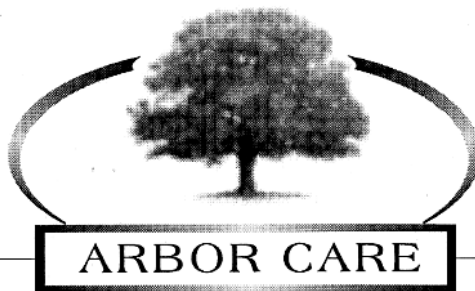
North Charleston, South Carolina 29406

Phone: (843) 614-3801

Johns Island Self Storage (Self Storage and Boat Storage Facility)
Planned Development Application

k. **Tree Assessment**

See attached.



BRIAN MILLEMAN - 843.729.8358
DANNY MILLEMAN - 843.834.5999
SAMMY MILLEMAN - 843.834.5600

I.S.A. CERTIFIED ARBORIST # S.O. - 0226
I.S.A. CERTIFIED ARBORIST # S.O. - 5307A
I.S.A. CERTIFIED ARBORIST # S.O. - 5720A

Arborist Report

Location: Main Road Self Storage, Johns Island, SC 29455 TMS 250-00-00-057 7-25-17

Regarding: Assessing existing condition/health and verify species and DBH measurement of 12 marked grand trees on property.

Assessment/Evaluation:

1. Tree is labeled as 27" Oak. This tree is a Southern Red Oak Tree that measures 22" dbh with a diameter tape (incorrectly labeled as it is not 27" dbh). It is not a grand tree. Tree is in average shape and condition, with more upright form expected from a Southern Red Oak..... **Grade C**
2. Tree is labeled as 12"/13" Oak. It is correct measurement at 12"/13" dbh Live Oak confirmed with a diameter tape. Tree leans in the direction of Main road and most all canopy growth is in that direction. Most of the canopy growth is vertical "epicormics sprouts" that are weakly attached. Tree is below average in form and structure for a Live oak tree..... **Grade C**
3. Tree is labeled as a 9"/16"/17" Oak. This is a Laurel Oak tree that actually measures 10"13"16" dbh with a diameter tape. This tree has Phytothphora Cankers (P. cinammomi) active on the trunk of the tree, a root and stem rot disease. I would not recommend planning around this tree with the disease present.....**Grade D**
4. Tree is correctly labeled as a 16"/17" Oak, it is a Water Oak species. Tree has some storm damage in canopy. More upright form to canopy from 2 leaders. The 17" leader has cavity with decay in the upper portion of the trunk. Tree had a Phytothphora canker at time of visit on the trunk of the tree near the base. Tree is below average form and structure..... **Grade C-**
5. Tree is labelled as a 12"/13" Oak. This is a Water Oak that actually measures 10"/13" dbh verified with diameter tape. It is not a grand tree. Several galls on trunk of tree and abnormal bark growth on lower portion of trunk of tree. The 13" trunk has decay/damage to the top of the tree where a cavity is present and decay in the trunk, but too high to visually inspect how severe the decay is.....**Grade C**
6. Tree is labeled as a 12"/15" Oak, it is correctly labeled and is a water oak. Verified measurement as 12"/15" dbh with diameter tape. This tree has a large area of decay in the 15" trunk, and old wound with decay extending up approx.. 10-12ft up the tree trunk, large structural defect. Tree has included bark (structural weak point) in co-dominant stem attachment of the 2 leaders of the tree near ground level. I would not recommend planning around this tree as it would be a liability around person and/or property from its structural defects..... **Grade D**
7. Tree is labeled as 11"/20" Live Oak and is correctly labeled and verified measurement with diameter tape at dbh. This Live Oak has the majority of the canopy that leans away from planned building area and lends itself well with its given form and location.....**Grade B**


8. Tree is labeled as a 31" Oak, it is correctly identified and measurement verified with diameter tape at dbh. It is a Southern Red Oak tree with an upright form and canopy growth. There are several surface roots with extensive stem taper and buttress root flair at ground level of this tree. There is also void in soil (hollows) under some of the roots on this tree near the base of the tree. The trunk and canopy of this tree are in average condition, the root system is in below average condition..... **Grade C**
9. Tree is labeled as a 17"/24" Oak, and is a Southern Red Oak correctly labeled and measurement verified by diameter tape at dbh. Tree has good form and good condition overall...**Grade B+**
10. Tree is labeled as a 29" Oak. This is correctly labeled and is a Water Oak. This tree has a very bad cavity in the base of the tree near ground level, there is decay and hollow throughout the trunk of the tree in the load bearing portion of the tree. Along with decay throughout the trunk there is poor canopy condition, with damage in the canopy, vine encroachment and not a healthy appearing canopy or tree. This structural defect would be a liability near person and/or property and I would not recommend planning around this tree on the property with the proposed development. This tree is in poor condition..... **Grade D**
11. Tree is labeled as a 37" Oak and correctly labeled. It is a Southern Red Oak species.. This tree has upright form, its canopy is good condition, however it does have a 3 trunk canopy starting at approx.. 6-7ft height and has very bad included bark in the 3 leader attachments (very poor structure in trunk of tree at load bearing portion of tree).....**Grade C**
12. Tree is labeled as a 12"/12" Oak. This is a Water oak that actually Measures 11"/12" dbh verified with diameter tape. It is not actually a grand tree. This tree does have a co-dominant stem with included bark (weakly attached), the canopy is not a thick as it could be/thin canopy for size and species of tree. There are some vine encroachment which seems to be the reason for the thinner canopy. The tree does lean more in one direction and not a symmetrical canopy.
..... **Grade C-**

Please see tree and topo survey with correlating numbers on trees to go along with numbered trees in assessment.

There is a good diversity of both size and species of trees on this property, i.e. not a monoculture of all the same species and size of trees which does help during development of a property such as this. I do recommend proper tree protection fencing during development to properly protect the trees identified to be saved.

Danny Milleman
 Arbor Care
 I.S.A. Certified Arborist # S. O. 5307A

www.TheArborCare.com

ARBOR CARE  "Serving The Islands For More Than 20 Years"

P.O. Box 1510, Johns Island, SC, 29457  843.768.7229 office  843.768.0960 fax

REFERENCES:

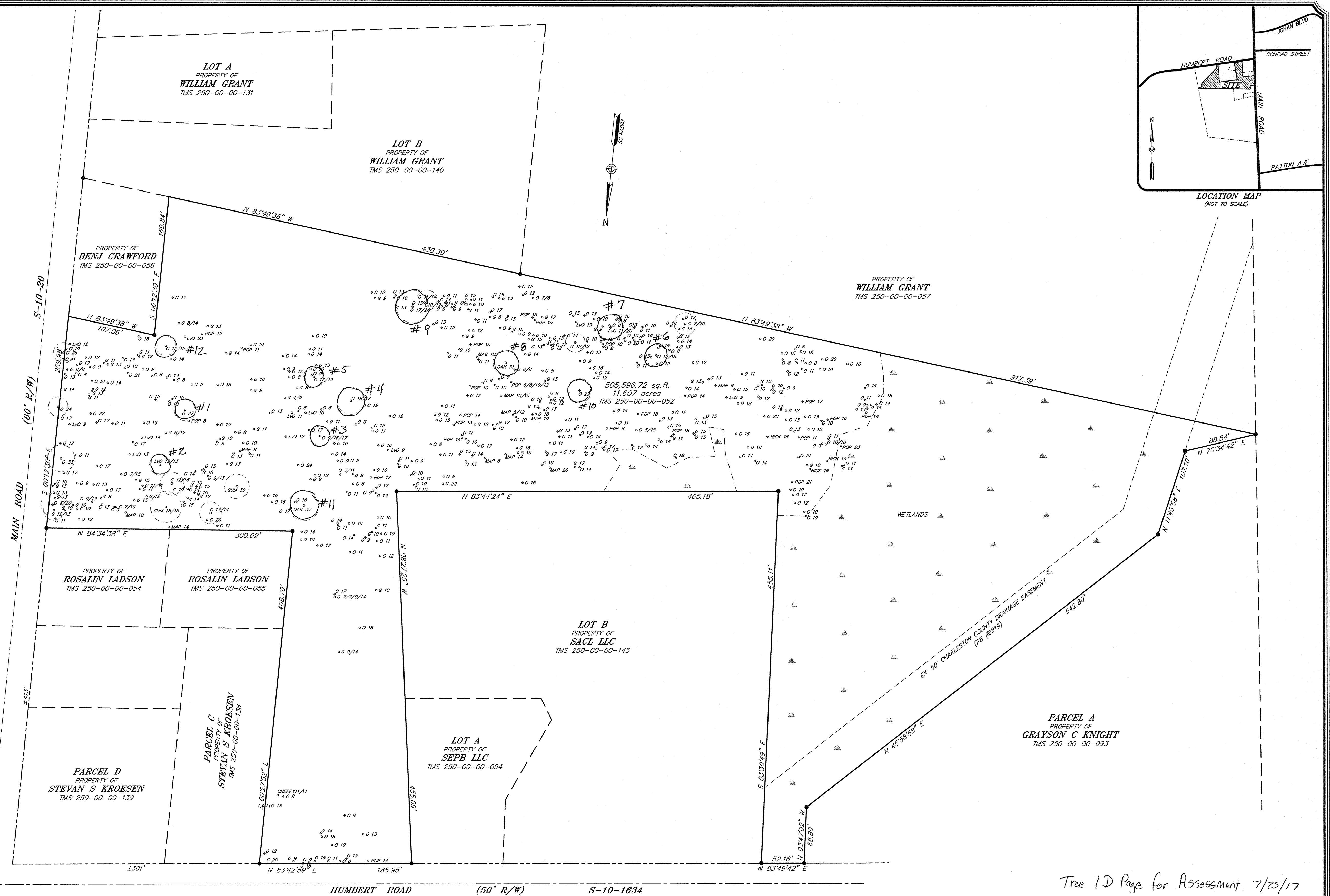
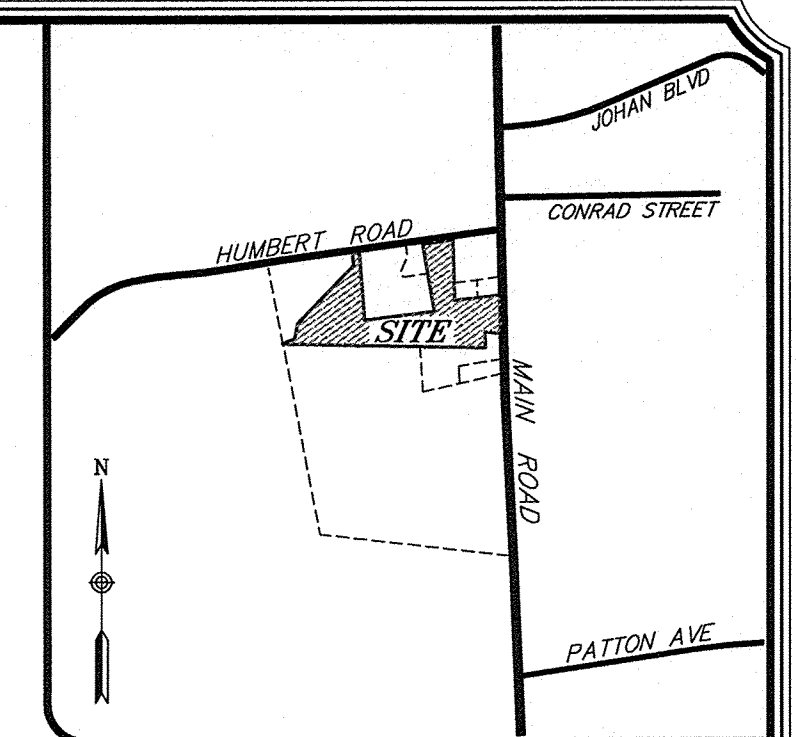
1. PLAT BY TIMOTHY D. ELMER, DATED MAY 23, 2017, AND RECORDED IN PLAT BOOK L17, PAGE 0345.
2. PLAT BY EDWIN C. CUTTING, JR., DATED NOVEMBER 11, 1977, AND RECORDED IN PLAT BOOK AK, PAGE 35.
3. PLAT BY FORSMAN J. ANDERSON, DATED SEPTEMBER 4, 1990, AND RECORDED IN PLAT BOOK CC, PAGE 98.
4. PLAT BY JAMES G. PENNINGTON, LAST REVISED MARCH 15, 1991, AND RECORDED IN PLAT BOOK CD, PAGE 59.
5. PLAT BY CHARLIE B. AYCOCK, III, DATED FEBRUARY 22, 1991, AND RECORDED IN PLAT BOOK CE, PAGE 168.
6. CHARLESTON COUNTY TMS 250-00-00-052

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL 45019C D488 J, EFFECTIVE NOVEMBER 17, 2004.
2. AREA WAS DETERMINED BY COORDINATE METHOD.
3. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.
4. THERE ARE NO STRUCTURES ON THIS PROPERTY.
5. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS THAT WERE NOT FOUND BY THE ABOVE REFERENCED PLATS.
6. THE PUBLIC RECORDS LISTED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY; THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

TREE LEGEND

- G GUM
- H HICK HICKORY
- LVO LIVE OAK
- MAG MAGNOLIA
- MAP MAPLE
- O OAK
- P PINE
- POP POPLAR



TIM ELMER RLS, LLC
 407 COTTON HOPE LANE
 SUMMERVILLE, SC 29483
 Phone: (843) 482-0795
 Facsimile: (843) 482-0796
 TDElmer1@aol.com

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

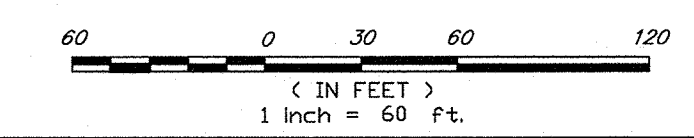
TIMOTHY D. ELMER
 17366
 SCPLS No. 17566

- LEGEND**
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
 - PROPERTY LINE WITH PROPERTY CORNER SET (SEE NOTE #3)
 - ADJACENT PROPERTY LINE
 - — — RIGHT OF WAY LINE
 - — — CENTERLINE OF RIGHT OF WAY
 - - - - - EASEMENT LINE

Tree ID Page for Assessment 7/25/17

TREE SURVEY
 SHOWING TMS 250-00-00-052 (11.607 ACRES),
 PROPERTY OF RALPH MASSENBURG,
 LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY,
 SOUTH CAROLINA.

DATE: JULY, 2017 SCALE: 1" = 60'



Johns Island Self Storage (Self Storage and Boat Storage Facility)
Planned Development Application

I. **Referenced ZLDR Attachments**

See attached.

ARTICLE 4.7 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

§4.7.1 PURPOSE AND INTENT

The AGR, Agricultural/Residential district implements the Agricultural Residential (Rural Area) policies of the *Comprehensive Plan*. The district is intended for application in all settlement areas.

§4.7.2 USE REGULATIONS

Uses are allowed in the AGR district in accordance with the Use Regulations of Chapter 6.

§4.7.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AGR district shall be subject to the following density, intensity and dimensional standards:

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per Acre
MINIMUM LOT AREA	30,000 square feet
MINIMUM LOT WIDTH	100 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.7.4 OTHER REGULATIONS

Development in the AGR district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.7.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AGR Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

§4.7.6 SETTLEMENT AREAS

Settlement areas include small older crossroads communities, family lands, typical suburban-style subdivisions, frontage lots along local roads, waterfront developments, and vacant land that has been subdivided for residential use but not yet built upon. The criteria for additional parcels to qualify for inclusion into a "Settlement Area" are as follows:

1. Parcel size of 30 acres or less (including highland areas and freshwater wetlands) on parcels existing prior to April 21, 1999; and
2. Parcel must be located in an AG-8, AG-10, or RM Zoning Districts or adjacent to lands currently zoned AGR; and
3. Parcel must be either within 1,000 feet of an existing AGR Zoning District or show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and
4. Tax parcels are not located on Wadmalaw Island or Edisto Island.

4. No more than one (1) resource extraction use shall be permitted on the same property within one (1) year from the date of Zoning Permit approval for a previous resource extraction use.

D. Plat Alternative for Bona Fide Agricultural Uses

The Planning Director may waive the requirement that an approved and recorded plat of the subject property be submitted as part of a resource extraction application for a Bona Fide Agricultural Use when the proposed use complies with all of the conditions of sub-section C, above, and a scaled survey, scaled aerial photograph, or print of equal quality is submitted.

E. Special Exception Exemption for Solid Waste Disposal Facility

Excavation or grading activities required to prepare, operate, or close a permitted solid waste disposal facility site shall be exempt from the Special Exception procedures of this Ordinance.

§6.4.15 RESTAURANTS, BARS AND LOUNGES SERVING ALCOHOLIC BEVERAGES

All proposed bars, lounges and restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a lot in a residential zoning district or a lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential zoning district.

§6.4.16 SELF-SERVICE STORAGE (MINI-WAREHOUSE) FACILITY

Self-Service Storage facilities shall be subject to the following standards.

A. Performance Standards

1. Front Setback

All structures, including the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater.

2. Side and Rear Buffers/Screening

- a. Where projects abut lots zoned office, commercial, or industrial, no side and rear setbacks are required.
- b. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors away from such areas.

3. Building Lengths and Access

To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.

4. Accessory Office/Apartment

One management office and/or accessory residence shall be permitted.

5. Parking and Circulation

- a. Project entrances shall be 30 feet in width.
- b. Roadway widths on interior drives shall be at least 24 feet in width where buildings face and open onto such drives on only one side. Where buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.
- c. Turning radii, whether provided at the terminus of interior drives or at points between buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.

6. Signs

Signs shall comply with the requirements contained in Chapter 9 of this Ordinance. Signs shall not be attached to or displayed on walls or fences used as required screening.

B. Operating Conditions

1. Commercial Activities

The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited.

2. Commercial Repair Activities

Commercial repairs of autos, boats, motors, furniture, or other items on the premises are prohibited.

3. Storage of Flammable Substances

Storage of flammable chemical substances within the complex is prohibited.

4. Open Storage

Open storage of automobiles and boats is permitted only where such areas are screened to comply with Landscaping, Screening and Buffer requirements contained in Chapter 9 of this Ordinance.

§6.4.17 SEWAGE DISPOSAL FACILITIES

Sewage Disposal Facilities shall be subject to the following standards:

- A. Sewage Disposal Facilities shall comply with the Site Plan Review requirements of this Ordinance; and
- B. Any structure established in connection with such uses shall have a setback of not less than 50 feet from any property line.

§6.4.18 SEXUALLY ORIENTED BUSINESSES

A. Purpose and Intent

CHAPTER 9 | DEVELOPMENT STANDARDS

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CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.1 PURPOSE AND INTENT

The purpose of the regulations contained in this Chapter is to protect the public health, safety, and general welfare; to promote harmonious and orderly development; and to foster civic beauty by improving the appearance, character and economic value of civic, commercial and industrial development within the unincorporated areas. The Development Standards are authorized for the following purposes, among others:

- A. Implement the goals, objectives, and policies of the County of Charleston *Comprehensive Plan*;
- B. Facilitate safe transportation, access, vehicular circulation, and parking;
- C. Assure the protection and preservation of natural resources, such as trees and wetlands;
- D. Implement the use of vegetated buffers in order to mitigate the effects of incompatible adjacent uses, to provide transition between neighboring properties and streets, to moderate climatic effects, and to minimize noise and glare;
- E. Implement basic architectural standards, right-of-way buffer standards, and sign standards that will promote attractive, well-designed development, foster balanced streetscapes, and reduce visual clutter along major roadways, thus enhancing safe traffic flow; and
- F. Insure protection from fire, flood and other dangers, and furthering the public welfare in any regard specified by a local governing body.

ARTICLE 9.2 APPLICABILITY

Unless expressly stated, the articles in this Chapter apply to development occurring on property within unincorporated Charleston County.

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

§9.3.1 GENERAL

A. Applicability

1. New Development

The off-street parking and loading standards of this Article apply to any new building constructed and to any new use established.

2. Expansions and Alterations

The off-street parking and loading standards of this Article apply when an existing structure or use is expanded or enlarged. Additional off-street parking and loading spaces will be required only to serve the enlarged or expanded area, not the entire building or use, provided that in all cases

the number of off-street parking and loading spaces provided for the entire use (preexisting + expansion) must equal at least 75 percent of minimum ratio established in Off-Street Parking Schedule "A" of this Article.

B. Timing of Installation

Required parking spaces and drives shall be ready for use and approved by the Planning Director prior to issuance of a Certificate of Occupancy.

C. Reduction Below Minimums

The Planning Director shall be authorized to reduce the number of required parking spaces by no more than 10 percent (10%) when more than ten (10) spaces are required with the following conditions:

1. The site can support the minimum required number of parking spaces and meet all development standards in this Ordinance including buffers and landscaping requirements; or
2. The reduction is necessary to meet the Tree Protection and Preservation regulations contained in Article 9.4 of this Ordinance.

This allowable reduction excludes medical offices and restaurant uses. Any change in use that increases applicable off-street parking or loading requirements will be deemed a violation of this Ordinance unless parking and loading spaces are provided in accordance with the provisions of this Article.

§9.3.2 OFF-STREET PARKING SCHEDULE A

Unless otherwise expressly allowed, off-street parking spaces shall be provided in accordance with the following table.

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
RESIDENTIAL	
Congregate Living	1 per 3 beds
Farm Labor Housing (Dormitory)	0.5 per bed
Adult/Child Group Home or Residential Care Facility	1 per 3 beds, plus 1 per employee in single shift
Multi-Family	1.5 per 1-bedroom unit; 2 per 2-bedroom unit; 2.5 per 3-bedroom and larger units
Retirement Housing	0.75 per 1-bedroom unit; 1 per 2-bedroom unit; 1.5 per 3-bedroom and larger units
Single Family: Detached and attached, including dwelling groups, duplexes and manufactured housing units.	2 per dwelling unit
CIVIC/INSTITUTIONAL	
Cemetery	1 per full time employee
Court of Law	1 per employee plus 1 per every 3 seats of seating available to the public in the courtroom
College or University Facility	1 per 100 square feet classroom plus 1 per 300 square feet office/administrative plus 1 per 3 beds
Community Recreation	1 per 250 square feet of gross floor area
Convalescent Services	1 per 5 beds
Historical Sites, Libraries, Archives or Museums	1 per 300 square feet
Adult or Child Day Care Facilities	1 per employee plus 1 per 5 children/adults
Counseling Service	1 per 150 square feet
Hospital	1 per 2 beds plus 1 per 300 square feet of floor area of administrative and medical offices
Nature Exhibition or Botanical Gardens	1 per employee in single shift plus 2 spaces per acre
Parks & Recreation	1 per 5,000 square feet of land area plus outdoor recreation requirements
Postal Service, United States	1 per 150 square feet of floor area
Railroad Freight Depot	1 per 2,400 square feet
Recycling Collection, Drop-Off	1 per recycle collection container
Public Assembly: Including Conference Centers, Concert Halls, Religious Assemblies, Professional, Labor or Political Organizations and Social Clubs or Lodges	1 per 5 fixed seats or 1 per every three (3) persons in structures with non-fixed seating of the maximum occupancy load as established by building code. The number of spaces required may be reduced a maximum of 50% if the assembly area is located within 500 feet of any public or commercial parking lot where sufficient spaces are available by parking agreement.
Intermediate Care Facility for the Mentally Retarded	1 per bed plus 1 per employee in single shift

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Health Care Related Services: Including Home Health Agency, Laboratory, Outpatient Services and Rehabilitation facilities	1 per 200 square feet of gross floor area with a minimum of 4 spaces
Safety Services	1 per 2 employees
Pre-School or Educational Nursery	1 space per 6 students for which the facility is licensed plus 1 per employee
School, Primary	1 space for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.)
School, Secondary	1 space for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.) plus 1 per 8 students
Personal Improvement Education	1 per every 3 students plus 1 per employee
Utility Service, Major	1 space per employee plus 1 per stored vehicle
Utility Service, Minor	None
Zoo	10 plus 1 per employee in single shift
COMMERCIAL	
Agricultural Sales/Service	1 per 500 square feet of floor area plus 4 per acre outdoor sales/display/storage area
Pet Stores, Grooming Salons, or Small Animal Boarding	1 per 300 square feet of floor area
Bar or Lounge	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area
Bed and Breakfast	1 per guest room
Rooming or Boarding House	1 per guest room
Business or Trade School	1 per 100 square feet classroom plus 1 per 300 square feet business/administrative office
Communication: Including data processing and publishing services	1 per 300 square feet of floor area
Heavy Construction Service, General Contractor, or Special Trade Contractors	1 per 400 square feet indoor floor area plus 4 spaces per acre outdoor storage/display/sales area
Convenience Store	1 per 200 square feet of floor area
Charter Boat or Other Recreational Watercraft Rental Services	1 per rental boat or watercraft plus 1 per employee
Construction Tools, Commercial or Industrial Equipment Rental	1 per 250 square feet of floor area not including storage areas
Heavy Duty Truck or Commercial Vehicle Rental or Leasing	1 per rental vehicle plus 1 per employee in single shift
Banks and Financial Services	1 per 300 square feet of floor area, also see drive-thru requirements
Food Sales and Grocery Stores	1 per 175 square feet
Funeral Services	1 per 4 seats or 1 per employee, whichever is greater

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Hair, Nail or Skin Care Service	2 per employee or work station, whichever is greater
Hotel-Motel	1 per room plus spaces as required for associated restaurants, bars, and offices
Kennel	1 plus 1 per employee
Liquor Sales, Beer or Wine Sales	1 per 200 square feet of floor area
Marina	1 space per 200 sq. ft. of office area plus 1 per 3 wet slips and 1 per 5 dry stack storage
Boat Yard	1 per employee
Office, Medical	1 per 150 square feet of floor area
Outpatient Clinic	1 per 200 square feet of floor area with a minimum of 4 spaces
Office, Business/Professional/Administrative	1 per 300 square feet of floor area
Office, Resort Real Estate	1 per 200 square feet of floor area
Office, Parole or Probation	1 per employee plus 1 per 200 square feet of floor area
Office/Warehouse Complex	1 per employee in shift plus 1 per 2000 square feet of office space
Convention Center or Visitors Bureau	4 per 1000 square feet of floor area
Parking, Lot or Garage	1 per employee
Pawn Shop	1 per 200 square feet of floor area
Personal Improvement Service	1 per 200 square feet of floor area
Recreational Vehicle Park or Campground	1 per employee plus 1 per recreational vehicle and camp site
Recreation and Entertainment, Indoor	1 per 3 seats or 1 per 200 square feet of floor area, whichever is greater
Recreation and Entertainment, Outdoor	1 per 200 square feet of public activity area plus, Swimming Pool-1 per 200 square feet of water surface area Tennis-2 spaces per court Basketball- 5 spaces per court Athletic Field- 15 spaces per diamond or field
Fishing or Hunting Guide Service	5 per employee
Fishing or Hunting Lodge (Commercial)	1 per visitor plus 1 per 5 members
Recreation or Vacation Camp	1 per employee plus 1 per camp vehicle or camp site
Golf Courses or Country Clubs	1 per employee plus 4 per golf green, plus 1 per 4 seats for accessory restaurant or bar use
Repair Service, Consumer	1 per 300 square feet of floor area
Catering Service	1 per 400 square feet of floor area

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Restaurant, Fast Food	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area+vehicle stacking spaces per Article 9.3.8
Restaurant, Fast Food (no inside seating)	1 per employee plus 1 per 200 square feet outdoor seating area+vehicle stacking spaces per Article 9.3.8
Restaurant, General	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area
Retail Sales+Service, General	1 per 300 square feet indoor floor area+5 spaces per acre outdoor storage/display/sales area
Shopping Center (mixed retail, office, food sales, restaurant)	1 space per 200 square feet
Nonstore Retailers	1 per employee plus 2 spaces for deliveries
Building Materials or Garden Equipment and Supplies Retailers	1 per 200 square feet of floor area not including storage plus 1 per employee
Services to Buildings and Dwellings	1 per employee plus 1 space for deliveries
Scrap and Salvage Service	1 per employee plus 2 per acre
Self-Service Storage/Mini Warehouse	3 spaces plus 1 space per employee and 1 space per 100 units
Gasoline Service Station	1 per 200 square feet of gross floor area plus vehicle stacking spaces per Article 9.3.8
Truck Stop	1 per employee plus truck space parking plus any parking required in this table when restaurant or motel is included.
Stable (Boarding or Commercial for Hire)	1 per 2 stalls
Vehicle Repair, Consumer	2 per employee or service bay
Vehicle Sales or Vehicle Rental or Leasing	1 per 2,500 square feet of display, 1 per 250 square feet indoor enclosed floor space
Vehicle Parts, Accessories or Tire Stores	1 per 300 square feet of floor area (10 space minimum)
Vehicle Storage	1 per 2 employees
Veterinary Services	3 spaces per each veterinarian or allied professional
INDUSTRIAL	
Repair Service, Commercial	1 per 400 square feet office area plus 1 per 2 employees
Dry Cleaning Plant, Carpet Cleaning Plant or Commercial Laundry	1 per employee plus 1 per 3 washing/drying machines if provided for customer use
Photo Finishing Laboratory	1 per 200 square feet of floor area
Manufacturing and Production	1 per 400 square feet of office area plus 1 per 2 employees
Warehouse and Distribution Facilities	1 per 300 square feet office area plus 1 per 600 square feet for 1 st 12,000 square feet warehouse/storage area plus 1 per 900 square feet for remaining warehouse/storage area (over 12,000 square feet)
Wholesale Sales	1 per 600 square feet for 1 st 12,000 square feet+1 per 900 square feet for remaining area (over 12,000 square feet)

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
AGRICULTURAL AND OTHER USES	
Animal Production	None
Aviation	1 space per 5 aircraft tie down or storage plus 1 space per 4 seats in waiting room areas
Sightseeing Transportation, Land or Water	1 per 2 seats of sightseeing vehicle
Taxi or Limousine Service	1 per employee plus one per vehicle that provides service
Urban Transit Service	1 per 100 square feet of public waiting area plus 1 per two employees and 1 per transit vehicle
Water Transportation	1 per two seats of transportation vehicle plus 1 per employee
Communications Towers	None
Crop Production	None
Agricultural Processing	1 per employee
Roadside Stands	3 per stand
Horticulture, Greenhouse or Hydroponics Production	1 per employee
Commercial Timber Operations	None
Lumber Mills, Planing or Saw Mills	1 per employee plus 1 per commercial vehicle plus 1 per 400 square feet of floor area
Recycling Center or Waste Related Use	1 per employee
Resource Extraction	1 per 2 employees

§9.3.3 RULES FOR COMPUTING PARKING AND LOADING REQUIREMENTS

The following rules apply when computing off-street parking and loading requirements:

- A. Multiple Uses**
Lots containing more than one use must provide parking and loading in an amount equal to the total of the requirements for all uses.
- B. Fractions**
When measurements of the number of required spaces result in a fractional number, any fraction of one-half or less will be rounded down to the next lower whole number and any fraction of more than one-half will be rounded up to the next higher whole number.
- C. Area Measurements**
Unless otherwise expressly stated, all square-footage-based parking and loading standards must be computed on the basis of gross floor area. Storage areas or common areas incidental to the principle use shall be exempt from this measurement when the following conditions are met:

1. The storage area or common area is a minimum of two hundred fifty (250) square feet; and
2. The applicant has provided documentation that such areas will not be used as space for employees, customers, or residents.

D. Occupancy-Based Standards

For the purpose of computing parking requirements based on employees, students, residents or occupants, calculations shall be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.

E. Unlisted Uses

Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the Planning Director shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or require parking spaces in accordance with a parking study prepared by the applicant.

§9.3.4 LOCATION OF REQUIRED PARKING

A. On-Site Parking

1. Except as expressly stated in this Section, all required off-street parking spaces must be located on the same lot as the principal use and shall be arranged and laid out so as to ensure that no parked or maneuvering vehicle will encroach upon a sidewalk, public right-of-way or property line.
2. Parking lots in Office (O) and Commercial (C) districts containing more than ten parking spaces shall be located to the side or rear of the principal structure's front facade or within a courtyard surrounded by a structure on at least three sides.

B. Off-Site and Shared Parking

Off-site parking is defined as the required parking not located on the parcel which the principal use is located. Shared parking is parking for uses with different operating hours or peak business periods that share required off-street parking spaces. Shared parking may or may not be off-site parking. Off-site and shared parking are allowed provided they meet the following standards. If any one of the following applicable standards cannot be met, Special Exception approval shall be required:

1. A maximum of fifty percent (50%) of the required parking spaces may be off-site however, off-site parking may not be used to satisfy the off-street parking standards for residential uses (except for guest parking), restaurants, convenience stores or other convenience-oriented uses unless approved as part of a mixed use development. Required parking spaces reserved for persons with disabilities shall not be located off site.

2. Shared or off-site parking must be located within 600 feet from the primary entrance of the use served, unless shuttle bus service is provided to the remote parking area. Shared or off-site parking spaces may not be separated from the use that it serves they serve by a street right-of-way with a width of more than 80 feet, unless a grade-separated pedestrian walkway is provided, or other traffic control or shuttle bus service is provided to the remote parking area.
3. An applicant requesting shared parking shall submit a shared parking analysis to the Planning Director that clearly demonstrates the feasibility of shared parking. The shared parking analysis must be approved by the Planning Director and made available to the public. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces. Approvals will only pertain to the specific uses addressed in the analysis and any change in use(s) will require a new shared parking analysis.
4. Off-site parking areas serving uses located in Nonresidential zoning districts must be located in non-residential zoning districts. Off-site parking areas serving uses located in Residential or Agricultural zoning districts may be located in Residential, Agricultural or Nonresidential zoning districts.
5. In the event that off-site parking area is not under the same ownership as the principal use served, a written agreement will be required. An attested copy of the agreement between the owners of record must be submitted to the Planning Director for recording on forms made available in the Planning Department. Recording of the agreement with the Register of Mesne Conveyance must take place before issuance of a zoning permit, building permit or Certificate of Occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Article.
6. Shared parking areas must be connected by a continuous network of sidewalks and pedestrian crosswalks.

§9.3.5 ACCESSIBLE PARKING FOR PHYSICALLY DISABLED PERSONS

The parking standards of this Article are intended to ensure compliance with the Americans with Disabilities Act (ADA). A portion of the total number of required off-street parking spaces in each off-street parking area shall be specifically designated, located and reserved for use by persons with physical disabilities.

A. Number of Spaces

The minimum number of accessible spaces to be provided shall be a portion of the total number of off-street parking spaces required, as determined from the following schedule. Parking spaces reserved for persons with disabilities shall be counted toward fulfilling off-street parking standards.

Total Parking Spaces Provided	Minimum Number of Accessible Spaces	Minimum Number of Van-Accessible Spaces	Minimum Number of Car-Accessible Spaces
1—25	1	1	0
26—50	2	1	1
51—75	3	1	2
76—100	4	1	3
101—150	5	1	4
151—200	6	1	5
201—300	7	1	6
301—400	8	1	7
401—500	9	2	7
501—1,000	2% of total spaces	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
Over 1,000	20 + 1 per each 100 spaces over 1,000		

B. Minimum Dimensions

All parking spaces reserved for persons with disabilities shall comply with the parking space dimension standards of this Section, provided that access aisles shall be provided immediately abutting such spaces, as follows:

1. Car-accessible spaces shall have at least a five-foot-wide access aisle located abutting the designated parking space.
2. Van-accessible spaces shall have at least an eight-foot-wide access aisle located abutting the designated parking space.

§9.3.6 PARKING SPACE AND PARKING LOT DESIGN

A. Parking Lot Design

Dead end type of parking layouts that cause or contribute to poor vehicular circulation will not be allowed unless all other site configurations and parking options of the required number of parking spaces have been exhausted.

B. Aisle Widths and Parking Space Dimensions

Drive aisle widths and parking space dimensions shall comply with the standards in the following table. Twenty percent (20%) of the minimum number of required parking for a development may utilize compact and sub-compact vehicle parking dimensions. These dimensions shall be a minimum of 7 feet 6 inches x 15 feet (7'6" x 15') and clearly marked for compact vehicles only.

x°	Stall Width A	Stall Depth B	Aisle Width C	Skew Width D
60°	8' 0" 8' 6" 9' 0"	19'7" 18'0" 17' 0"	19'0" 18' 0" 17' 0" *One Way	9'3" 9' 10" 10' 5"
45°	8' 0" 8' 6" 9' 0"	18'5" 18'8" 19' 1"	12'0" 11'0" 11'0" *One Way	11'4" 12'0" 12'9"
30°	8' 0" 8'6" 9'0"	15' 11" 16'5" 16' 10"	11'0" 10'0" 9' 0" *One Way	16' 0" 17'0" 18' 0"
0°	8' 0" 8' 6" 9' 0"	22' 0" 22' 0" 23' 0"	11' 0" 11' 6" 12' 0" *One Way	N/A (PARALLEL)
90°	8' 0" 8' 6" 9' 0"	18' 0" 18'0" 18' 0"	28' to 32' 25' to 29' 23' to 27' *Two Way	N/A

Note: Two Way drive aisles shall always require a minimum width of 23 feet.

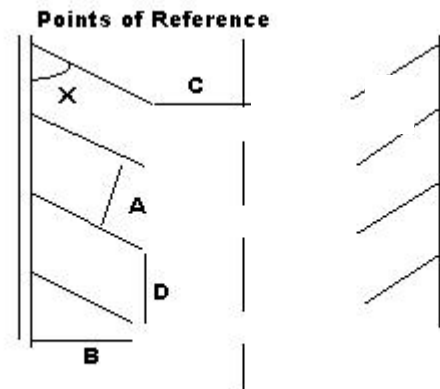


Figure 2

C. Parking Lot Landscaping

See Article 9.5 of this Chapter.

D. Markings and Surface Treatment

1. In paved parking areas, each off-street parking space shall be identified by surface markings at least four inches in width. Markings shall be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking and storage of vehicles. In unpaved parking lots, all parking spaces must have a curb stop (minimum height of four inches) to delineate the location of the space and to prevent the encroachment of parking onto adjoining properties, rights-of-way, or landscaped areas.

2. One-Way and Two-Way accesses into required parking facilities shall be identified by directional arrows.
3. Unpaved parking lots must have an all weather surface such as gravel, slag or other pervious surface, not including asphalt shingles. Entrance and exit drives serving unpaved parking lots accessed from a paved street must be paved from the edge of the street pavement to a distance of 20 feet into the property. No more than 120 percent of the required number of off-street parking spaces may be paved and no more than 70 percent of all developable land within parcels may be paved, unless approved by the Planning Director.

E. Access

1. Required parking spaces shall not have direct access to a street or highway. Access to required parking spaces shall be provided by on-site driveways. Off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way.
2. Parking lot entrance and exit drive curb cuts will not be more than 30 feet in width. Entrances or exits which include a median strip to separate traffic flow in opposite directions may be expanded to 60 feet. Curb cuts shall be allowed in accordance with the following table:

LENGTH OF FRONTAGE	MAXIMUM NUMBER OF DRIVEWAYS
250 feet or less	1*
251 feet to 1,500 feet	2
1,500 feet or more	3

* On frontages of 250 feet or less, a pair of one-way driveways may be substituted only if the internal circulation on the site is compatible with the one-way driveways and wrong-way movements on the driveways are rendered impossible or extremely difficult for motorists. Refer to the South Carolina Department of Transportation's Access and Roadside Management Standards Manual for recommended spacing of driveways based on speed of traffic.

3. Entrance and exit drives shall be located at least 100 feet from the edge of the right-of-way of any street intersection. If the subject lot has less than 100 feet of frontage, the Planning Director shall be authorized to alter these requirements. Suitable provisions will be made to prevent ingress or egress at other than designated entrance or exit drives.
4. The Planning Director shall be authorized to require that access to dwelling units comply with the International Fire Code, as adopted by County Council.
5. Shared access between parcels may be allowed with written agreement among all owners of record. An attested copy of the access agreement between the owners of record must be submitted to the Planning Director for recording on forms made available in the Planning Department.

Recording of the agreement with the Register of Mesne Conveyance must take place before issuance of a zoning permit or certificate of occupancy for any use to be served by shared access. Any shared access must meet all dimensional requirements of this Ordinance and any applicable SCDOT requirements.

§9.3.7 USE OF REQUIRED PARKING SPACES

Required off-street parking areas shall be used solely for the parking of licensed, motor vehicles in operating condition. Required spaces may not be used for the display of goods for sale or lease, for motor vehicle repair or service work of any kind, or for long-term storage of vehicles, boats, motor homes, campers, manufactured housing units, or building materials.

§9.3.8 Vehicle Stacking Areas

A. Minimum Number of Spaces

Off-street stacking spaces shall be provided as follows:

Activity Type	Minimum Spaces	Measured From
Bank teller lane	3	Teller Window
Automated teller machine	2	ATM
Restaurant drive-through	5	Order Box
Restaurant drive-through	4	Order Box to Pick-Up Window
Car wash stall, automatic	4	Entrance
Car wash stall, self-service	3	Entrance
Dry Clean Service	3	Pick up Window
Gasoline pump island	2	Pump Island
Other	Determined by Planning Director	

B. Parking Area Design and Layout

Required stacking spaces are subject to the following design and layout standards:

- Stacking spaces must be a minimum of eight feet by 20 feet in size.
- Stacking spaces may not impede on or off-site traffic movements or movements into or out of off-street parking spaces.
- Stacking spaces must be separated from other internal driveways by raised medians if deemed necessary by the Director of Public Works for traffic movement and safety.
- The Planning Director may require pick-up and drop-off loop drives with sufficient vehicle stacking lanes to prevent vehicle backups into internal

travel lanes and parking lots for school uses, adult and child day care facility uses, public assembly uses, and conference facility uses.

§9.3.9 OFF-STREET LOADING

A. Spaces Required

For every retail sales, service, wholesaling, warehousing, or manufacturing establishment and each bus or truck terminal, there shall be provided sufficient space to accommodate the maximum number of trucks that will be loading, unloading, or standing at any one time.

B. Size of Space

Each off-street loading space shall be of a size commensurate with the buildings to be accommodated. In no case shall required off-street loading space encroach upon off-street parking space required under this Article.

C. Location

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve.

D. Entrances and Exits

Off-street loading entrance and exit drives shall be located at least 25 feet from any street intersection.

E. Loading Spaces Adjacent to Sidewalks

Where a loading space is adjacent to a public sidewalk or other public pedestrian way, it shall be so located, arranged, and improved with curbs or other barriers, as to provide adequate protection for pedestrians.

F. Maneuvering Areas

All off-street loading spaces shall be provided with adequate off-street maneuvering areas.

G. Landscaping, Buffers and Screening

See Article 9.5 of this Chapter.

§9.3.10 PEDESTRIAN WAYS

A. Where Required

1. Paved pedestrian ways shall be provided in all non-residential development within the Urban and Suburban Areas of the County; and
2. Paved pedestrian ways shall link surrounding roadways with the front entrance and shall provide pedestrian linkages between the proposed development and uses on adjoining lots.

B. Placement

Paved pedestrian ways within publicly dedicated right-of-ways shall conform to the construction details for paved sidewalks contained in Charleston County Road Construction Standards, Appendix A. Alternative surface walkways may

be used outside of right-of-ways when deemed appropriate to surrounding development characteristics by the Planning Director.

ARTICLE 9.4 TREE PROTECTION AND PRESERVATION

§9.4.1 GENERAL

A. Findings

Trees are an essential natural resource, an invaluable economic resource, and a priceless aesthetic resource. Trees play a critical role in purifying air and water, providing wildlife habitat, and enhancing natural drainage of stormwater and sediment control. They also help conserve energy by providing shade and shield against noise and glare. Trees promote commerce and tourism by buffering different land uses and beautifying the landscape. The Tree Protection and Preservation regulations of this Article are intended to enhance the health, safety and welfare of Charleston County citizens.

B. Applicability and Exemptions

1. Applicability

The provisions of this Article in their entirety shall apply to all real property in unincorporated Charleston County, except as otherwise expressly exempted.

2. Exemptions

- a. Single family detached residential lots of record shall be exempt from all provisions in this Article except for the Grand Tree documentation, protection and replacement provisions. This exemption does not include applications for Major or Minor Subdivisions for which landscape buffers may be required per Section 9.5.4.
- b. The Planning Director shall be authorized to modify or reduce the standards of this Article for commercial nursery operations.
- c. This Article shall not restrict public utilities and electric suppliers from maintaining safe clearance around existing utility lines, and existing easements in accordance with applicable state laws. Siting and construction of future gas, telephone, communications, electrical lines or other easements shall not be exempt from the provisions of this Article.
- d. Removal of trees for the purpose of conducting “bona fide forestry operations” shall be exempt from the provisions of this Article except for removal of Live Oak species of Grand trees.

- e. Removal of trees for the purpose of establishing bona fide agricultural uses, as specified in Section 3.8.2A of this Ordinance, shall be exempt from the provisions of this Article except for the Grand Tree documentation, protection and replacement provisions.
- f. Removal of trees for the purposes of maintaining safe clearance for aircraft as required by federal law or the establishment of facilities exclusively dedicated to aviation operations are exempt from this Article.
- g. Removal of trees on properties in the Industrial Zoning District is permitted pursuant to the following conditions:
 - i. Tree removal cannot occur prior to site plan approval;
 - ii. This exemption shall not apply to Live Oak species of Grand Trees or any protected trees within required buffers and parking lots; and
 - iii. Mitigation of removed trees, as stated in this Section, is required. Staff shall approve the mitigation of such trees in accordance with Section 9.4.6 of this Ordinance.

3. Partial Exemptions for SCDOT and CCPW

The South Carolina Department of Transportation (SCDOT) and Charleston County Public Works (CCPW) shall be exempt from the provisions of this Article except the following:

- a. All trees species measuring 6 inches or greater DBH located in right-of-ways along Scenic Highways as designated in this Ordinance shall be protected and require a variance from the Charleston County Board of Zoning Appeals for removal per Article 9.4.5B and 9.4.6.
- b. Grand Tree Live Oak species in all present and proposed right-of-ways and easements shall be protected and require a variance from the Charleston County Board of Zoning Appeals for removal per Article 9.4.5.B and 9.4.6.
- c. All Grand Trees other than Live Oak species in all present and proposed right-of-ways and easements not located on a Scenic Highway are protected but may be permitted to be removed administratively when mitigated per Article 9.4.6.

C. DEFINITION OF "TREE REMOVAL"

For the purpose of this Article, the term "tree removal" shall include, but not be limited to, damage inflicted to the root system by machinery; girdling; storage of materials and soil compaction, changing the natural grade above or below the root system or around the trunk; damage inflicted on the tree permitting fungus infection or pest infestation; excessive pruning; excessive thinning; paving with concrete, asphalt or other impervious material within such proximity as to be

harmful to the tree; or any act of malicious damage to a tree. Excessive pruning or thinning shall be pruning or thinning that exceeds more than 25 percent of the leaf surface on both the lateral branch and the overall foliage of a mature tree that is pruned within a growing season. Additionally, one-half of the foliage of a mature tree is to remain evenly distributed in the lower two thirds of the crown and individual limbs upon completion of any pruning.

D. MEASUREMENTS AND DEFINITIONS

1. Diameter Breast Height

Diameter Breast Height is used for measuring all trees greater than 12-inch caliper. The Diameter Breast Height (DBH) of a tree is the total diameter, in inches, of a tree trunk or trunks measured 4½ feet above existing grade (at the base of the tree). In measuring DBH, the circumference of the tree shall be measured with a measuring tape designed specifically to calculate diameter. A standard measuring tape may be used to measure diameter when the circumference is divided by 3.14. If a tree trunk splits at ground level and the trunks do not share a common base (separated by earth at natural grade), then each trunk shall be measured as a separate tree. If a multi-trunk tree splits below the 4.5 foot mark and the trunks share a common base, all trunks shall be measured separately, added together, and count as one tree. Any trunk measuring less than 8 inches DBH is not included in the calculation.

2. Caliper

Caliper is the diameter of a tree trunk measured six inches above the ground on trees with calipers of four inches or less. For trees between four-inch and 12-inch caliper, the trunk is measured 12 inches above the ground.

3. Grand Tree

Any tree measuring 24 inches or greater diameter breast height (DBH) except pine tree and Sweet Gum tree (*Liquidamber styraciflua*) species. All Grand Trees are prohibited from removal unless a Grand Tree Removal Permit is issued or if the removal is part of an approved Bona Fide Forestry Operation.

4. Protected Trees

Any tree on a parcel with a diameter breast height of eight inches or greater prior to development and all trees within required buffers or required landscape areas. Limited removal is allowed only when specified by the provisions of this Ordinance.

§9.4.2 ADMINISTRATION

A. Zoning Permit Required

1. Tree Removal

Removal of required trees is prohibited prior to the issuance of a Zoning Permit by the Planning Director. Zoning Permits will be issued only after

a tree plan is approved by the Planning Director, as outlined below.

2. Excess Canopy (Limb) Removal

- a. Removal of three or more limbs with an individual diameter of six inches or greater shall require a Zoning Permit.
- b. Removal of any size limbs which contribute to more than one hundred continuous linear feet of canopy over public roadways shall require Variance approval from the Board of Zoning Appeals. This requirement shall not preclude the SCDOT, CCPW or other entities from maintaining height clearances of 14' or less and width clearances within designated travel ways and from removing unprotected trees along right-of-ways for road widening projects.

B. Documentation

Tree plans, prepared by a licensed registered surveyor, civil engineer or landscape architect shall be required on all non-exempt parcels before any zoning permits are issued.

§9.4.3 TREE PLANS AND SURVEYS

A. General

Tree plans of the same scale as, and superimposed on, a development site plan or preliminary plat shall include location, number, size (DBH), and species with a scaled graphic representation of each Grand Tree, canopy size and shape, and the trunk location. All required tree surveys shall include the name, phone number, address, signature, and seal of a licensed surveyor, landscape architect, or civil engineer registered in the State of South Carolina. The survey shall include all trees to be protected or preserved, and those scheduled to be removed, including dead and damaged trees. In cases where a previously approved recorded plat is utilized for the purpose of tree plans the name, address, phone number, signature and seal of the licensed landscape architect, civil engineer, forester or surveyor, registered in the State of South Carolina shall be provided. A scaled infrared or high resolution black and white aerial photograph or print of equal quality may be substituted in cases where the Planning Director determines that it would provide the same information as a tree plan. However, all Grand Trees within 40 feet of proposed construction and land disturbance areas and trees within required buffers must be surveyed and mapped.

B. Major and Minor Subdivision Preliminary Plats

Refer to Section 8.4.2.A.4 Preliminary Plat Application in the Subdivision Regulations of Chapter 8 of this Ordinance.

C. Commercial, Industrial and Multi-Family Parcels

1. All tree surveys must show the location, number, size and species of all trees 8 inches or greater DBH (Diameter Breast Height) including those scheduled to be removed.

2. When there are no trees 8 inches or greater DBH, documentation of this fact shall be provided from a registered surveyor, engineer or landscape architect.

[Commentary: Assistance in tree identification and condition should be provided by a forester or qualified arborist.]

D. Single Family Detached Residential Parcels

1. Single family detached residential parcels shall show all Grand Trees within the area of construction and land disturbance and in conjunction with the subdivision regulations of this Ordinance at the time a zoning or building permit application is made.

§9.4.4 REQUIRED TREE PROTECTION

A. General

All Grand Trees and any other trees required to remain on a site as outlined in this Ordinance must be protected during construction and development of the parcel. Tree protection must be shown on all development plans prior to site plan approval. A site inspection of the tree barricades must be scheduled by the applicant with the Planning Department for approval prior to the issuance of permits or the start of development activities.

Prior to issuance of a zoning permit, a pre-construction planning conference for tree preservation is required on site with the Planning Director's representative, the applicants, and any parties deemed appropriate for the purpose of determining if there is a need for additional tree protection techniques and for designating placement of tree barricades, construction employee parking, temporary construction office and dumpsters.

B. Tree Protection During Development and Construction

Protective barricades shall be placed around all required trees in or near development areas on all zoning parcels, prior to the start of development activities. These barricades, constructed of wood or plastic fencing or other approved materials shall be erected in accordance with standards by the Planning Director and placed beneath the canopy drip line or one and one-half feet times the DBH of the tree. Other protective devices or construction techniques may be used as approved by the Planning Director. The barricades shall remain in place until development activities are complete. The area within the protective barricade shall remain free of all building materials, dirt, fill, or other construction debris, vehicles, and development activities. All required trees are also subject to the provisions of Section 9.5.6 of this Chapter and subject to the enforcement criteria of Chapter 11.

C. Partial Exception for Limited Clearing

Limited clearing and grubbing may be authorized by the Planning Director prior to the installation of protective tree barricades on sites that exhibit unusually heavy undergrowth where access to the interior of the site and its protected trees would be otherwise highly impractical. Limited clearing shall be for the

express purpose of accessing the property and protected trees to erect the required tree protection and silt fencing. For the purposes of this Article, limited clearing shall be clearing done with hand tools, push or walk behind equipment or lightweight bush-hog type equipment designed specifically for brush and undergrowth clearing that is not capable of removing vegetation greater than 3 inches in diameter. Under no circumstances will metal tracked bulldozers, loaders, or similar rider/operator types of equipment be allowed on the site until the protective barricades are erected and a zoning permit is issued.

D. Separation of Trees from Pavement, Grading and Structures

Paved areas shall be separated from trees by a minimum distance of the drip line or one and one-half feet times the DBH or as modified by the Planning Director as deemed necessary to protect the root system of the tree. Paved areas shall not constitute more than 25 percent of the protected area beneath a tree. Any paving, grading, trenching, or filling within the remaining 75 percent of the protected area must be approved by the Planning Director and may require specific construction techniques be used in order to preserve the health of the tree. Refer to Chapter 9 exhibits for examples. When grading and construction within the protected area of a tree has been approved, all damaged roots shall be severed clean and inspected by the County Landscape Architect or Inspector prior to the receipt of a Zoning Permit.

E. Quantity and Location of Trees to be Protected

Before the issuance of a Zoning Permit for Commercial, Industrial, Multi-Family, and Civic/Institutional uses, the following number of trees with a diameter breast height of 8 inches or greater shall be preserved and protected in accordance with the provisions of Section 9.4.4.B of this Ordinance. All trees located within required buffers as outlined in Article 9.5 shall be protected.

1. 20 trees per acre; or
2. Any number of trees with a combined diameter breast height of at least 160 inches per acre.
3. Required drainage improvements such as detention and retention ponds and wetlands may be subtracted from the area used to calculate tree preservation requirements.

§9.4.5 TREE REMOVAL

A. Generally

Permits for tree removal may be approved where one or more of the following conditions are deemed to exist by the Planning Director:

1. Trees are not required to be retained by the provisions of this Article.
2. Trees are diseased, dead or dying (as determined by the Planning Director or a qualified arborist);

3. Trees pose an imminent safety hazard to nearby buildings, or pedestrian or vehicular traffic (as determined by the Planning Director or a qualified arborist); or
4. Removal of required trees has been approved by the Board of Zoning Appeals.

B. Variances

Grand Trees and protected trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such trees.

C. Emergency Provisions

In the event that a tree poses a serious and imminent threat to public safety due to death, disease or damage resulting from emergencies including, but not limited to, fires, flooding, storms, and natural disasters, the Planning Director may waive requirements of this Article. Documentation must later be submitted for review outlining the threat to public safety which initiated the removal. Documentation must include any written findings by a qualified arborist and photographs supporting the tree removal emergency. The Planning Director may require replacement of required trees that are removed where it is determined that death or disease resulted from negligence.

D. Violations and Penalties

Violations and penalties are specified in Chapter 11 of this Ordinance.

§9.4.6 TREE REPLACEMENT

A. Generally

Tree replacement shall be required accompanying development on all non-exempt properties in the manner described below:

1. When replacement canopy trees are required in fulfillment of the requirements of this Article, they shall be no smaller than two and one-half-inch caliper.
2. The Planning Director or Board of Zoning Appeals is empowered to require trees of larger caliper as determined appropriate for site-specific conditions and the circumstances, lawful or illegal, under which removal occurred.

B. Protected Trees Removed in Violation

When trees of 8 inches DBH or greater have been removed in violation of this Ordinance, replacement trees shall be planted in the same general area according to a replacement schedule approved by the Planning Director.

C. Sites with Less Than 160 Inches per Acre Combined DBH

When lots lack a sufficient number of trees to meet the requirement for DBH/number of trees per acre, all trees six inches DBH or greater shall be

preserved and protected in accordance with Section 9.4.4.B of this Chapter during development and must equal no less than 40 inches per acre combined DBH. On lots with less than 40 inches per acre combined DBH, additional trees shall be planted on the lot equaling or exceeding 40 inches per acre combined DBH. Planting schedules shall be approved by the Planning Director.

D. Previously Cleared Sites

Where sites were completely cleared of trees prior to adoption of this Article or have been cleared subsequently for activities exempted from this Article, replacement trees shall be planted, the combined caliper of which equals or exceeds 40 inches per acre. Replacement schedules, including number, species, caliper and placement shall be approved by the Planning Director.

E. Tree Fund

The Tree Fund is a fund established to receive monies exacted from tree removal violation fines to include, but not be limited to, removal, damage, destruction, or as defined in Section 9.4.1.C of this Chapter, and as a form of mitigation when planting of the required trees is determined to be detrimental to the overall health of existing trees or impractical for the intended site design. The Planning Director shall impose a Tree Mitigation fee based on the current market retail value of two- to three-inch caliper trees installed to the American Association of Nurserymen Standards. If the applicant disagrees with the amount of the Tree Mitigation fee imposed, they may file appeal with the Board of Zoning Appeals in accordance with the provisions contained in this Ordinance. All Tree Mitigation fees collected shall be paid to the County Treasurer and placed in an account established exclusively for public beautification through the planting of trees in Charleston County.

F. Bankruptcy or Abandonment of Site

When trees have been removed through an approved mitigation program and the project will not be completed for any reason (i.e., bankruptcy, abandonment, change in ownership, etc.), the owners of the subject property are responsible for the mitigation of the removed trees as outlined and agreed or subject to Section 9.4.6E of this Chapter.

§9.4.7 INSPECTIONS AND FINAL APPROVAL

A. The Planning Director shall periodically visit development sites prior to completion to monitor compliance with the tree plan approved for a project.

B. Prior to issuance of a Certificate of Occupancy for a completed structure by the Director of Building Services, the Planning Director shall issue a statement of approval attesting to the developer's compliance with the site plan approved for the project (including landscaping, parking, drainage, etc.). The Director of Building Services shall withhold certificates of occupancy pending verification of compliance. It is the responsibility of the owner or agent to contact the Planning Director regarding the compliance inspection. Such inspections will occur within five working days of contact. Failure to obtain a Certificate of Occupancy prior to occupying or using the building for its intended purpose will result in ticketing and fines. However, the Planning Director shall approve a

delayed schedule for planting materials (provided by the applicant's contractor) when the immediate planting schedule would impair the health of the plants. When a delayed planting schedule is approved, the applicant shall provide a bond equivalent to one and one-half times the projected cost of the planting materials. This is designed to include severe weather, such as droughts, heat waves, and floods.

- C. Within three years of the issuance of the Certificate of Occupancy, the Planning Director shall perform a site inspection to verify the health of trees which were retained to meet the requirements of this Article and which may have suffered damage due to insufficient protective measures during development.
- D. Each required tree that is determined by the Planning Director to be diseased or injured to the extent it is irreparably damaged shall be approved for removal. The burden of proof of the extent of the disease or injury shall rest with the applicant, who must provide documentation from a qualified arborist. Any tree damaged during or as a result of construction shall be repaired to the satisfaction of the Planning Director and in accordance with accepted ANSI A300 or International Society of Arboriculture practices. Tree damage must be repaired prior to issuance of a Certificate of Occupancy.
- E. The owners of a non-exempt property or properties shall be responsible for the maintenance of all required trees. No department or agent of the County of Charleston is in any way responsible for the maintenance of required trees on private property.

ARTICLE 9.5 LANDSCAPING, SCREENING AND BUFFERS

§9.5.1 APPLICABILITY

Unless expressly exempted, the landscaping, screening and buffering standards of this Article shall apply to all new non-residential development and all new major roadways that serve Residential Major Subdivisions (ten or more lots). Minor Subdivisions (those with fewer than ten lots) may be required to provide landscaping, screening or buffering on major roadways when the Planning Director determines that such landscaping, screening or buffering is necessary to ensure that the purposes of this Ordinance are met. When modifications or additions are being made to an existing non-residential building or site, the standards of this Article shall apply to those portions of the subject parcel that are directly affected by the proposed improvements, as determined by the Planning Director, provided that when modifications or additions are proposed that would increase the number of parking spaces, the area of vehicular use areas or gross floor area of buildings by more than 25 percent (above existing), then the entire parcel shall be brought into compliance with all applicable standards of this Article. Before calculating the percentage of area for re-development and improvement, any proposed demolition of structures and parking is subtracted from the existing gross floor area of buildings and number of parking spaces.

§9.5.2 EXHIBITS

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

§9.5.3 PARKING, LOADING AND VEHICULAR USE AREA LANDSCAPING

A. Parking, Loading and Vehicular Area Perimeters

Unless otherwise expressly stated, perimeter landscaping shall be required around the outer perimeter of all off-street, surface parking, loading and vehicular use areas. Parking areas for the exclusive use of single family or agricultural uses shall be exempt from these requirements. Any off-street parking, loading or vehicular use area that will be entirely screened from view by an intervening building or structure or by a buffer provided to satisfy the standards of this Chapter shall also be exempt from these (parking, loading and vehicular use Area) perimeter landscaping requirements.

1. A perimeter landscape area at least eight feet in depth shall be provided at the perimeter of all off-street parking, loading and vehicular use areas, except where permitted driveway openings are to be provided. Where drainage or other utility easements exist along property lines, the perimeter landscape area shall be located adjacent to the easement.
2. Required perimeter landscape areas shall be planted in accordance with the following minimum standards:
 - a. One canopy tree shall be provided for each 50 linear feet of parking, loading or vehicular use area perimeter. These trees may be used to satisfy the interior parking lot landscaping requirements.
 - b. A hedge or other landscape material of at least three feet in height (at maturity) shall be planted within the perimeter landscape area to provide a continuous landscape element, or a combination of trees, hedge, other durable landscape material or approved wall, fence or earth berm may be used to form the continuous landscape element;
 - c. All portions of the perimeter landscape area not planted with shrubs or trees or covered by a wall or fence barrier shall be planted in grass or ground cover; and
 - d. Parked vehicles may overhang a landscaped area if curbing or wheel stops are installed to prevent any damage to plants within the required perimeter landscape area. Landscaping, walls, fences and earth berms will be so located as to prevent their damage and/or destruction by overhanging vehicles.

B. Interior Areas

The following interior parking lot landscaping requirements shall apply to all parking lots except those exclusively serving single family residential or agricultural uses.

1. A minimum of one landscape island shall be provided for each ten parking spaces within an off-street parking area. Required landscape islands shall have a minimum of 325 square feet, variably dependent upon the species of the canopy tree proposed by the designer. Each parking lot bay must terminate with a tree island.

2. Each required landscaping island shall contain at least one canopy tree and there shall be no more than ten parking spaces in a row between tree islands. Interior parking landscape islands that separate double loaded parking bays shall be a minimum of nine feet wide. Canopy trees planted in these islands must be planted in line with the parking stripes (between vehicles) and may be used to satisfy the parking lot tree requirements, however, all parking lot bays must terminate with a tree island. Example shown in Chapter 9 exhibits.
3. Curbs, wheel stops or other approved protective barriers shall be installed around all required landscape islands, as approved by the Planning Director.
4. Landscaping provided to meet the right-of-way buffer standards of Section 9.5.4 of this Chapter may not be used to satisfy interior parking lot landscaping requirements. Canopy trees provided to meet perimeter adjacent use buffer landscaping requirements may be counted to satisfy interior parking lot landscaping requirements.

§9.5.4 LANDSCAPE BUFFERS

A. Right-of-Way Buffers

1. Applicability

Right-of-way buffers shall be required adjacent to road rights-of-way for all uses except for the following: agricultural and residential uses existing on or prior to November 20, 2001. Minor Subdivisions may not have to comply with the requirements of this Section if the Planning Director determines that compliance is not necessary to satisfy the purposes of this Ordinance.

2. Buffer Reductions

The Planning Director shall be authorized to reduce the depth of a required right-of-way buffer as follows:

- a. General: A required right-of-way buffer may be reduced by up to one-third its depth when the following circumstance exist:
 - i. The parcel is located on a corner lot with required right-of-way buffers of thirty-five (35) feet or more; or
 - ii. The area of all the required buffers, including land use buffers and tree protection area, exceeds thirty percent (30%) of the site.
- b. A required right-of-way buffer of thirty-five (35) feet or less, located within the Urban/Suburban Area as defined by the Urban Growth Boundary (UGB) and not located within an Overlay Zoning District may be reduced as follows:

- i. When no parking or vehicular use area is located between the building and the right-of-way, the required buffer may be reduced to no less than eight (8) feet (Type A land use buffer) provided the site layout and building elevations meet all applicable sections of Article 9.6, Architectural And Landscape Design Standards.
- ii. When no more than ten (10) parking spaces are located between the building and the right of way, the required buffer may be reduced to no less than fifteen (15) feet (S2 buffer) provided the site layout and building elevations meet all applicable sections of Article 9.6, Architectural And Landscape Design Standards.
- iii. Buffers required on parcels that are part of redevelopment that preserves existing structures may be reduced up to a depth no less than ten (10) feet (Type A land use buffer) in order to meet the parking and tree preservation requirements of this Ordinance.

The Planning Director may require additional site improvements including but not limited to, enhanced building architecture and materials and/or increased plant material sizes and density when a buffer reduction is granted to provide an attractive streetscape adjacent to the right of way.

3. Buffer Types by Roadway

Landscape buffers shall be required along roadways in accordance with the following table. Streets and roads not indicated in the table shall comply with the S2 buffer requirements. Section 9.5.4 of this Chapter describes buffer types and planting requirements.

4. Development Within Buffer Areas

- a. No development may occur within required buffer areas; with the exception of sidewalks and permitted drives and signs;
- b. All buffer areas shall accommodate required plant material within the buffer;
- c. Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in a natural manner; and
- d. Stormwater detention ponds may not occupy more than twenty-five percent (25%) of the buffer area.

ROADWAY	BUFFER TYPE	ROADWAY	BUFFER TYPE
Abbapoola Road	S4	Magwood Road	S3
Ashley Hall Road	S1	Main Road (Limehouse Bridge to Maybank Hwy.)	S5
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	S1	Main Road (Bees Ferry Road to Limehouse Bridge)	S4
Hwy. 61/Ashley River Road (Sam Rittenberg Boulevard to Mark Clark Expressway)	S2	Manse Road	S4
Hwy. 61/Ashley River Road (Mark Clark Expressway to Church Creek)	S3	Mark Clark Expressway	S5
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]	S5	Mary Ann Point Road	S3
Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line)[1]	S6	Mathis Ferry Road [1]	S4
Bears Bluff Road	S5	Maybank Highway Corridor Overlay District	[2]
Bees Ferry Road	S4	Maybank Highway [James Island]	S1
Belvedere Road	S4	Maybank Hwy (Main Road to Rockville)	S5
Betsy Kerrison Parkway [1]	S5	Meeting Street	S1
Bohicket Road [1]	S5	Murraywood Road	S4
Botany Bay Road	S4	Old Georgetown Road	S4
Brownswood Road	S4	Liberia Road	S4
Abbapoola Road	S4	Old Georgetown Road in the "Loop" area (designated on the Mount Pleasant Overlay map)	S1
Cane Slash Road	S4	Old Jacksonboro Road	S4
Chisolm Road	S4	Old Pond Road	S4
Chuck Dawley Boulevard	S1	Old Towne Road	S1
Coleman Boulevard	S1	Orange Grove Road	S1
Doar Road	S4	Orleans Road	S1
Dorchester Road	S1	Parkers Ferry Road	S4
Eddingsville Beach Road	S4	Patton Avenue/Fickling Hill Road	S4
Edenvale Road	S4	Peters Point Road	S4

ROADWAY	BUFFER TYPE	ROADWAY	BUFFER TYPE
Fordham Road	S1	Pine Landing Road	S4
Fort Johnson Road [1]	S3	Plow Ground Road	S4
Hamlin Road	S3	Raccoon Island Road	S4
Harborview Road	S1	Rifle Range Road	S3
Highway 162	S4	River Road [1]	S5
Highway 165	S4	Riverland Drive [1]	S4
Highway 17 (Hwy. 41 to County Line)	S5	Rivers Avenue	S1
Highway 17 (east of Isle of Palms Connector to Hwy. 41, not including Old Georgetown Hwy "Loop" Area)	S4	Rutledge Road	S4
Highway 17 in the Old Georgetown Road "Loop" area (as designated on the Mount Pleasant Overlay map)	S1	Saint Andrews Boulevard	S1
Highway 17 (west of the Isle of Palms Connector including bypass)	S1	Savannah Highway [Bees Ferry Rd. to County Line] otherwise S2	S3
Highway 174 (Highway 164 to Edisto Beach) [1]	S5	Seewee Road	S4
Highway 174 (Highway 17 to Highway 164)	S3	South Santee Road	S4
Highway 41	S4	Steamboat Landing Road (Jenkins Hill Rd to Steamboat Creek)	S4
Highway 45	S4	Tibwin Road	S4
Humbert Road	S3	Toogoodoo Road	S4
James Island Bridge/Highway 61 Connector	S3	Venning Road	S3
James Island Expressway	S4	Wappoo Road	S1
Liberia Road	S4	Wescott Road	S4
Long Point Road (SPA Wando Terminal to I-526)	S1	Willtown Road	S4
Long Point Road (Outside of MP-O district) [1]	S4		

[1] Denotes Scenic Road designation that shall require protection under the provisions of this Ordinance of all trees 6 inches or greater in diameter breast height (DBH) which are located within rights-of-way.

[2] S6 for industrial use; S5 all other uses.

5. Buffer Depth and Planting Standards

STANDARD	BUFFER TYPE					
	S1	S2	S3	S4	S5	S6
MIN. BUFFER DEPTH (ft from right-of-way)[1]	15	20	35	50	75	100
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet)[2][3]						
Canopy Trees[4]	2	2	4	6	9	12
Understory Trees (at least 50 percent evergreen)	3	4	6	9	12	15
Shrubs	25	30	40	50	60	75
Street Trees (may be counted toward canopy tree req.)[5]	2	2	2	2	2	NA

All trees with a diameter breast height (DBH) of 6 inches or greater within buffers shall be preserved.

[1] Buffers may be traversed by permitted driveways and pedestrian ways.

[2] The retention of natural buffers shall be required along all road or street rights-of-way of S3 designation or greater. The Planning Director shall be authorized to waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.

[3] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Planning Director.

[4] When existing overhead utility lines are located such that they may pose interference with required canopy trees, Palmetto trees may be substituted to fulfill the canopy tree requirements. These trees are to be planted at a ratio of three Palmetto trees to one canopy tree and are to be planted in groupings of three.

[5] Street trees are trees planted in rights-of-way for the purpose of fulfilling these requirements. Any planting in rights-of-way must be approved by party(ies) authorized to grant encroachment.

Note: The Planning Director shall be authorized to require the installation of berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.

B. Land Use Buffers

1. Applicability

Land use buffers shall be provided in accordance with the standards of this Section, provided that the Planning Director shall be authorized to modify or waive buffer or landscape planting requirements if it is determined that:

- a. Buffers will not serve any useful purpose due to the fact that fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance already exist on the adjacent parcel;
- b. Buffers will not serve any useful purpose due to the location of uses, vehicles, buildings, structures, or storage, loading, display or service areas; or

- c. The area of required buffers would exceed 25 percent of the site proposed for development.

When landscape buffer requirements are modified or waived, the Planning Director may require that additional plant material be added within remaining buffers or elsewhere on the site.

2. Exemptions

Single family development on individual lots shall be exempt from the land use buffer requirements of this Section.

3. Determination of Required Buffers

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

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

4. Land Use Buffer Table

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

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

[1] Applies to undeveloped (vacant) R and AGR zoned property.

Residential Use Types: Type 1 = Single family Detached; Type 2 = Duplex and Single family Attached; Type 3 = Multi-Family and all other residential use types, including manufactured housing parks.

Commercial Use Types: Type 1 = Any commercial use allowed by right in an OR, OG or CN district; Type 2 = all other commercial uses that are allowed in commercial (c) zoning districts (commercial uses are those listed in the "Commercial" rows of Use Table 6.1-(1))

Industrial Use Types: Type 1 = Any industrial or commercial use that is first allowed in an industrial (I) zoning district; Type 2 = Waste-Related uses, Resource Extraction uses and Recycling Centers.

5. Buffer Depth and Landscaping Standards

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

[1] The Planning Director shall be authorized to require the installation of fences, walls or berms within required buffers where deemed necessary to ensure land use compatibility or otherwise protect the visual quality of an area.

[2] All trees with a diameter breast height (DBH) of 8 inches or greater within buffers shall be preserved.

C. General

1. Location of Buffers

Buffers shall be located along the perimeter of a lot or parcel and shall extend to the boundary of the lot parcel. They shall not be located on any portion of public right-of-way. Where drainage or other utility easements exist along property lines, required landscape buffers shall be located adjacent to the easement and may be reduced in width by the width of the easement, but in no case shall the buffer width be less than ten feet. Required buffers shall be noted on all plats, plans and permit requests submitted for review and approval under this Ordinance.

2. Plant Material Within Buffers

Plant material within required buffers shall be selected and spaced properly to allow plant material to thrive considering site specific conditions. Plant material to be located adjacent to public drainage easements and right-of-ways shall be selected and placed to not create future access or maintenance impediments including low lying lateral branches. Additionally, plant material within required buffers that contain utility easements shall be selected and sited to minimize pruning for future maintenance and clearance of such utilities. The Planning Director must approve all selections and may require modifications (substitutions and relocation) of plant material on proposed landscape plans when necessary to assure access and ease of maintenance to any easements and right-of-ways and to preserve the public health, safety and welfare.

3. Use of Buffers

The Planning Director shall be authorized to allow on-premises signs, fences, walls, berms, mailboxes, access to community boat ramps, permitted driveways, and sidewalks within required buffers. Other improvements may be allowed within buffers if the Planning Director determines that such improvements will not detract from the intended purpose and function of the buffer or have any adverse affect on adjacent property.

§9.5.5 Landscape Plans

Landscape and Planting Plans submitted to meet the requirements of the Ordinance are to be drawn to the same scale as the Site Plan depicting proposed shrubs and trees at maturity. It is strongly encouraged that all Landscape Plans be prepared by a licensed registered Landscape Architect or Landscape Designer familiar with the growth habits and characteristics of plant material available in the Charleston area. Landscape Plans shall be prepared by a licensed, registered Landscape Architect whenever the area of land disturbance or development activity exceeds one acre or when the total area of proposed building footprint exceeds 5,000 square feet.

§9.5.6 Landscape Material Standards

Landscape and plant material used to satisfy the standards of this Ordinance shall comply with the minimum standards of this Section.

A. Plant Material

1. Existing Plant Material

Vegetation and plant material that exists on a parcel prior to its development may be used to satisfy the landscaping standards of this Section provided that it meets the size and locational requirements of this Article.

2. Size

Unless otherwise expressly stated, all plant materials used to satisfy the requirements of this Ordinance shall meet the following minimum size standards:

PLANT TYPE	MINIMUM SIZE
Canopy Tree	2 1/2 inches caliper and 12 feet in height
Understory/Ornamental Tree	8 feet (height)
Evergreen/Conifer Tree	5 feet (height)
Shrubs	3 gallon and 18" to 24" in height or spread

Note: At least 50 percent of required understory trees shall be evergreens. Any plant material that grows to an ultimate height of less than 18 inches shall be considered a groundcover and cannot be used to fulfill any of the shrub requirements of this Ordinance.

3. Species

Species of plant material used to satisfy the requirements of this Section shall be indigenous to the Charleston County area or are cultivated to survive in the climate of this area. No single plant species shall represent more than 40 percent of total landscape plantings, except for projects whose landscape requirements for canopy trees are lower than ten.

4. Quality

Plants installed to satisfy the requirements of this Section shall meet or exceed the plant quality standards of the most recent edition of American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall be nursery-grown and balled and burlapped or container-grown.

5. Additional Landscape Treatment

All required landscape areas, including drainageways and detention/retention ponds, and buffers not dedicated to trees, shrubs or preservation of existing vegetation shall be landscaped with grass, ground cover, or other landscape treatment, not including sand, rock or pavement. All grass areas are to be installed using proper and accepted landscape methods to assure germination and erosion control.

B. Berms and Landscape Structures

Berms and landscape structures shall comply with the following minimum standards.

1. Fences and Walls

Fences and walls used as a screen shall be at least 95 percent opaque, with a minimum height of six feet.

2. Berms

Earthen berms shall have a minimum height of three feet, with a slope not to exceed 3:1, variable dependent upon the plant materials and soil type used. The toe of any berm shall be located at least three feet from the ultimate right-of-way or property line.

§9.5.7 Installation, Maintenance and Replacement**A. Installation**

All landscaping shall be installed according to American Association of Nurserymen Standards and sound nursery practices in a manner designed to encourage vigorous growth. Sites for plant material shall be prepared or improved in accordance with American Association of Nurserymen Standards for soil preparation and drainage. Subsurface drainage shall be provided where berms, elevated planting areas or other suitable means for providing proper drainage do not exist.

B. Irrigation

The Planning Director shall be authorized to require the installation of automatic irrigation (sprinkler) systems when deemed necessary to ensure plant survival and proper growth.

C. Maintenance and Replacement

Required trees, shrubs, walls and other landscape features shall be considered as elements of the project in the same manner as parking, building materials and other details are elements of the plan. The land owner, or successors in interest, shall be jointly and severally responsible for the following:

1. Regular maintenance of all landscaping in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices, including ANSI standards for Tree Care Operations and American Association of Nurserymen Standards;
2. The repair or replacement of required landscape structures (e.g., fences) to a structurally sound condition;
3. The regular maintenance, repair, or replacement, where necessary, of any landscaping required by this Section; and
4. Continuous maintenance of the site as a whole

When replacement of trees, plant material or other landscape features is required, such replacement shall be accomplished within one growing season, one year or such time-frame as required by the Planning Director, whichever is shorter.

ARTICLE 9.6 ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS

§9.6.1 PURPOSE

The purpose of these standards is to promote attractive, well-designed development that is built to human scale; to promote and protect the appearance, character and economic value of new development; to encourage creativity in new development (as opposed to homogeneity or "look-alike" projects); and to foster attractive streetscapes and pedestrian environments, while accommodating safe vehicular movement and access.

§9.6.2 APPLICABILITY

These standards shall apply to all developments that are subject to Site Plan Review. (See Article 3.7)

§9.6.3 ARCHITECTURAL DESIGN GUIDELINES

The intent of the Architectural Design Guidelines is to assure respect for the character, integrity, and quality of the built and natural environments of the county; it is not intended to stifle innovative architecture. The following criteria shall be used in evaluating applications:

A. General Design

1. Single, large building masses shall be avoided. Structures with walls of more than 1,500 square feet should incorporate fascias, canopies, arcades, building setbacks of three feet or more or other multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces shall be visually divided by such features into areas of 750 square feet or less.
2. All elevations of a structure shall be in harmony, one with another, in terms of scale, proportion, detail, material, color, and high design quality.
3. The side and rear elevations of buildings shall be as visually attractive as the front elevation, especially where those side or rear elevations are most often viewed by the public. Rooflines and architectural detailing shall present a consistency in quality design.
4. All structures within a proposed development, including gasoline canopies, shall utilize a uniform architectural theme and shall be designed to create a harmonious whole. It is not to be inferred that buildings must look alike to achieve a harmony of style. Harmony of style can be created through property considerations of scale, proportion, detail, materials, color, site planning, and landscaping.

5. The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features are strongly discouraged.
6. Long, monotonous facade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted.
7. The architectural design and material finish of buildings, signage, gasoline pump canopies, and other necessary structures shall be compatible with one another and with adjacent and surrounding structures where such structures are substantially in compliance with these requirements.
8. Structures which are of symbolic design for reasons of advertising shall not be permitted. A symbol or symbols attached to a building shall not be allowed unless it is secondary in appearance to the structure and landscape, and is an aesthetic asset to the building and surrounding area.
9. The location and dimension of wall signs shall be indicated upon the architectural elevations of proposed structures and shall maintain compatibility with the architectural features of the structure.

B. Building Materials

1. Concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating shall be prohibited as an exterior building material along any building elevation visible from public rights-of-way.
2. Unpainted or bare metal panels, regardless of depth or thickness, shall be prohibited as an exterior building material.
3. Corrugated or sheet metal, except stainless steel, copper, or galvanized metal shall be prohibited as an exterior building material along any building elevation visible from public rights-of-way.
4. Mirrored glass with a reflectance greater than 40 percent shall be prohibited from covering more than 40 percent of the exterior walls of any building.
5. Materials shall express their function clearly and honestly and shall not appear as materials which are foreign to the character of the rest of the building.
6. Any building exterior elevation shall consist of architectural materials which are equal in quality, appearance, and detail to all other exterior elevations of the same structure. Nothing in this Section shall preclude

the use of different materials on different exterior elevations of the same structure so long as those materials maintain the architectural unity and integrity of the entire structure.

7. Shingles, metal standing seam, tile, or other roofing materials with similar appropriate texture and appearance shall be utilized. Flat roofs will not be discouraged where they are appropriate to the design theme of a structure.

C. Building Color

1. Color shades shall be used to unify the development.
2. Color combinations of paints shall be complementary. In no case shall garish colors be permitted. In general, no more than three different colors per building shall be allowed.

D. Multiple-Building Developments

Each individual building within a development shall feature predominant characteristics including, but not limited to, consistent rooflines, use of compatible proportions in building mass and outdoor spaces, complementary relationships to the street, similar window and door patterns, and the use of complementary building materials in terms of color, shades, and textures. Monotony of identically designed multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. The use of different textures, shadow lines and contrasting shapes may also be used to provide visual interest.

E. Building Orientation

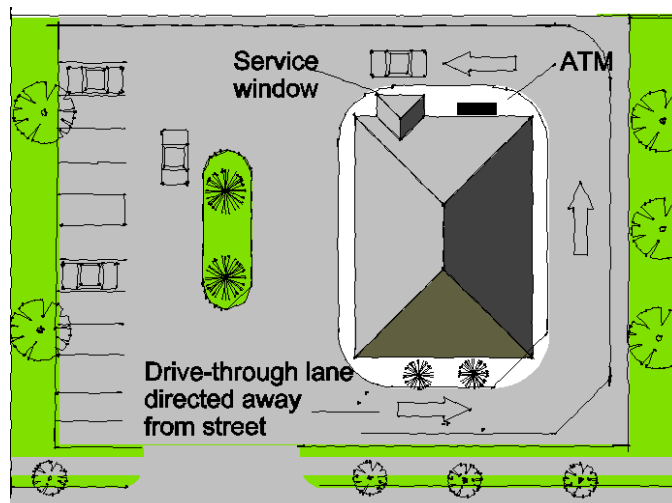
1. To the maximum extent feasible, primary facades and entries should face the adjacent street. Except in industrial districts, a main entrance shall face the adjacent street or a connecting walkway with a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.
2. Where it is reasonably practical, proposed structures shall not impede scenic rural views from the main road, from existing structures, or from natural settings.
3. Structures shall be oriented so that loading areas are in no manner visible from Residential districts, from existing rights-of-way or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of fencing which is compatible with the overall architectural scheme of the project and/or are appropriately landscaped.
4. All corner developments shall have buildings located close to the corner with majority of parking to the side and rear.

5. All buildings shall be sited so that a direct relationship with the primary street is established. The architecture, landscaping and building siting must work in concert to create a unified appearance.
6. Gas Stations.
Buildings shall be sited so that gasoline pump dispensers are located to the side of the building or located behind the buildings so that the building is between the pumps and the primary street frontage. If located on a corner lot, the building would have to be situated in the corner of the lot at the intersection.

F. Mechanical Equipment and Trash Receptacle Screening

Locations of all mechanical equipment and dumpsters shall be shown on all site plans. All mechanical equipment and trash receptacles shall be shielded and screened from public view. Mechanical equipment shall be shielded with walls, fencing or landscaping that screens the equipment entirely. Dumpsters shall be screened with a minimum 6-foot opaque fence or wall on all four sides and located toward the side or rear of the principle structure.

- G.** All order boxes, menu stands, pickup windows, service/teller windows, and required vehicle stacking associated with drive thru services shall be located to the side or rear of buildings. For the purpose of this Section, the side or rear shall mean the area behind a projected line running parallel from the front (street facing) side(s) of the structure to the side property lines. This concept is depicted in the graphic below:



§9.6.4 LANDSCAPING DESIGN GUIDELINES

The purpose and intent of Landscaping Design Guidelines is to reduce the visibility of paved areas from adjacent properties and streets, moderate climatic effects, minimize noise and glare, and enhance public safety by defining spaces to influence traffic movement. Landscaping will reduce the amount of stormwater runoff and provide transition between neighboring properties. The following criteria shall be used in evaluating applications:

A. General Design

1. Landscaping shall be required between buildings and sidewalks, and parking lots and driveways. The scale of the proposed landscaping shall be in proportion to the building.
2. Landscaping does not only include trees and plantings but also paving, benches, fountains, exterior lighting fixtures, fences, and any other item of exterior furniture. All items of the landscape are to be selected not only for their functional value but [also] for their aesthetic value and must compliment [complement] the whole.
3. All utility lines in the suburban areas such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters should be shown on the site plan. The necessity for utility connections, meter boxes, and the like, should be recognized and integrated with the architectural elements of the site plan. All properties shall comply with the County's Right-of-Way Management Ordinance where applicable.
4. Ease of pedestrian access between proposed developments and adjacent developments shall be a required consideration in the development of a proposed project's site and circulation plans.

B. Parking/Drives

1. Parking areas and driveways shall be paved with material which is appropriate to the comprehensive design scheme of the project and to the intensity of use to which parking areas and driveways will be subject.
2. Buildings shall be sited so that the majority of parking is located to the side and rear of the building. The placement of the major portion of a proposed development's parking area to the rear of a main structure's corridor facade, or within a courtyard surrounded on three sides by a proposed structure, is strongly encouraged. The rationale for this guideline is to promote good proportional spatial definition for the corridors to be accomplished through a reduction in the distance required for a building's setback.
3. Drive-through access shall be integrally designed with the building and not dominate the design. Only single lane drive-throughs are allowed. Multi-lane drive-throughs are only allowed for banks (or similar financial institutions), post offices or utilities.

C. Site Lighting

Site lighting shall be from a concealed light source fixture and shall not interfere with the vision of vehicular traffic. A lighting plan with photo-metrics shall be stamped and signed by a registered professional engineer and comply with the following criteria:

1. Maximum average foot-candles shall not exceed 5 foot candles as depicted on photometric plans with a maximum not to exceed 12 foot candles close to light sources. Maximum foot candles under gasoline canopies and outdoor sales lots shall not exceed 30 foot candles.
2. All exterior lights shall be arranged and installed so that the direct or reflected illumination does not exceed one-half foot candle above the background measured at the lot line of any adjoining residential or agricultural parcel and public right-of-way.
3. Lighting shall enhance the overall aesthetics of the site.
4. Security lighting shall be provided, particularly at pedestrian walkways.
5. Lighting shall be integrated with architectural design of the buildings.
6. Light sources (light bulbs) shall not be visible. They shall be shielded to reflect down onto the ground and not out onto the streets or neighboring property.

ARTICLE 9.7 WETLANDS, WATERWAYS AND OCRM CRITICAL LINE

§9.7.1 WETLAND BUFFERS AND SETBACKS

A. Intent

The buffer standards of this Article are intended to provide a natural vegetated area between the furthestmost projection of a structure, parking or driveway area, or any other building elements, and all saltwater wetlands, waterways and OCRM (saltwater) critical lines. The purpose of these required buffers is to provide a visual, spatial, and ecological transition zone between development and the County's saltwater wetlands and waterways, and to protect water quality and wildlife habitat.

B. Wetland, Waterway and OCRM Critical Line Buffer Depth and Setbacks

1. Standards

The following minimum wetland/waterway buffers/setbacks shall be required:

Minimum Buffers/Setbacks (feet)	RM	AG-15	AG-10	AG-8	AGR	RR-3	S-3	R-4	M-8	M-12
OCRM Critical Line Buffer	35	35	35	35	35	35	15	15	15	15
Setback from OCRM Critical Line	50	50	50	50	50	50	35	35	35	35

Minimum Buffers/Setbacks (feet)	MHS	MHP	OR	OG	CT	CN	CR	CC	I
OCRM Critical Line Buffer	15	15	35	35	35	35	35	35	35
Setback from OCRM Critical Line	35	35	50	50	50	50	50	50	50

2. Reduction of OCRM Critical Line Setbacks

The Planning Director shall be authorized to reduce OCRM Critical Line setbacks to a distance not less than the buffer depth, when deemed necessary by the Director to accommodate reasonable development of the parcel and when it is determined by the Director that the setback reduction will not have a significant adverse impact on public health or safety.

3. Reduction of Buffers and Setbacks on Parcels Created Prior to April 21, 1999

When the application of buffer/setback requirements contained within this Ordinance render a parcel that existed prior to April 21, 1999, unbuildable, the Planning Director shall be authorized to reduce front, side and rear yard buffers/setbacks as necessary to make a parcel buildable. The Planning Director cannot reduce any front and/or rear yard buffer in an amount which would result in the placement of a structure closer to either the front or rear property line than any structure on an adjacent property. Any further reduction in any required buffer shall be made by appeal to the Board of Zoning Appeals.

C. Measurement

Required OCRM critical line buffers and setbacks shall be measured from the OCRM critical line, whether the critical line or wetland/waterway is located on, adjacent to, or near the subject parcel.

D. Lot Width

The minimum lot width standards of the underlying zoning district shall apply at the required buffer or setback line.

§9.7.2 PROHIBITED ACTIVITIES

The following activities are specifically prohibited in a buffer area:

- A. Removal excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping;
- B. Grassed lawns requiring regular maintenance such as herbicides; pesticides, fertilizers and frequent mowing;
- C. Gardens, fences, or structures, except for permitted crossings;
- D. Paved or other impervious surfaces; and
- E. Destruction or addition of plant life which would alter the existing pattern of vegetation.

ARTICLE 9.8 HISTORIC PRESERVATION**§9.8.1 INTENT**

The standards of this Section are intended to safeguard the integrity of historic structures, sites, and their context, and to protect public views of these resources along public rights-of-way.

§9.8.2 APPLICABILITY

The standards of this Section shall apply to all sites (existing and future) listed on the National Register of Historic Places.

§9.8.3 DEMOLITION

No demolition of a historic structure or site may occur until a Special Exception has been approved in accordance with the provisions of this Ordinance.

§9.8.4 MOVING

No relocation of a historic structure or site may occur until a Special Exception has been approved in accordance with the provisions of this Ordinance. Relocation should not be considered, except as a final alternative to demolition.

§9.8.5 NEW CONSTRUCTION; EXTERIOR ALTERATIONS

No new construction located on a historic structure or site or significant exterior alteration of a historic structure or site may occur until a Special Exception has been approved in accordance with the provisions of this Ordinance. The applicant must demonstrate that all proposed renovations are consistent with the National Register of Historic Places (NRHP) such that the structure shall remain listed on the NRHP following the completion of the proposed new construction and exterior alterations.

§9.8.6 NEARBY DEVELOPMENT

Subdivision plats for multi-family, manufactured housing park, office, commercial, or industrial development or residential subdivisions proposed to be located within 300 feet of a historic structure or site should be reviewed to determine their impact on the historic site. The Planning Director shall require that potential negative impacts be minimized through the location of vehicular access points, screening/buffering and other site design tools.

ARTICLE 9.9 TRAFFIC IMPACT STUDIES**§9.9.1 APPLICABILITY**

A traffic impact study shall be required with applications for zoning map amendments, preliminary plats and planned developments that are projected to generate 100 or more peak hour vehicle trips, based on trip generation rates from the latest edition of the Institute of Transportation Engineers Trip Generation manual. The Planning or Public Works Director shall also be authorized to require traffic impact studies when it is determined that a proposed development is likely to have a significant impact on transportation capacity, transportation levels of service or traffic safety in the vicinity of the proposed development.

§9.9.2 STUDY SCOPE

When a traffic impact study is required, the type and scope of the study shall be determined during a scoping meeting with the Planning and Public Works Directors. The meeting may also involve representatives of or request assessments from other agencies and departments. The elements to be determined during the scoping session shall include:

- A. Type of Study**
The possible types of reports include: a letter report, full traffic impact analysis report or special report (e.g., sight distance survey).
- B. Definition of Impact Area**
The points of access and key streets and intersections that may be affected by development of the subject tract constitute the impact area. Traffic recorder and turning movement assessment locations shall be determined.
- C. Period of Analysis**
Periods of analysis may include: daily traffic, a.m., p.m. or weekend peak hour.
- D. Analysis Scenarios**
Scenarios for analysis include: existing conditions, opening year conditions with and without development, and 10 years after opening with and without development.
- E. Process**
Process for determining trip generation and distribution including: trip generation category, diversion assumptions and distribution assumptions.
- F. Growth Rate Assumption**
The rate of growth assumed in background traffic assumptions.
- G. Pipeline Development**
Developments in the area that have been approved or are under review.

§9.9.3 TRAFFIC STUDY ELEMENTS

A letter report or special report shall include those elements agreed upon in the scoping meeting. A full traffic impact study shall include the following elements:

- A. Existing Condition Survey**
 - 1. Street System Description**
The street system shall be described including geometric features, lane usage, traffic control, signage, sight distances and adjacent uses and curb cuts.
 - 2. Traffic Volumes**
Existing traffic volumes shall be provided for the impact area including both AADT (Average Annual Daily Traffic) and "Design" peak hour volumes. AADT may be derived from current counts of the South Carolina Department of Transportation (if available) and peak hour volumes shall be done from field counts. Data shall be adjusted for daily and seasonal variations. Turning movement counts for the peak hour shall be provided for critical intersections. Peak hour periods shall be as determined at the scoping meeting.
 - 3. Capacity Analysis**
Existing capacity of signalized and unsignalized intersections.

4. **Other**

Other items may be required at the discretion of the Public Works Director depending upon the type and scale of the project. These may include but are not limited to: queue length analysis, pedestrian counts, accident data, traffic speeds (both 50th and 85th percentile), and stopping sight distances.

B. Future without Development

Capacity analysis is to be provided for opening year and plus ten-year for key intersections (and roadway segments where appropriate) without the development but including any planned developments. The analysis shall be based upon the Highway Capacity Manual or other methodologies approved in advance by the Public Works Director.

C. Future with Development

1. Projections of the daily and peak hour traffic generation of the project shall be made using the latest edition of the Institute of Transportation Engineers Trip Generation manual unless the Public Works Director determines that locally derived data will provide more accurate forecasts. Data from similar facilities may be used where the information is not available from the Institute of Transportation Engineers.
2. The projected trips shall be distributed onto the road network as agreed in the scoping meeting.
3. Capacity analysis for opening year and plus ten-year for key intersections (and roadway segments where appropriate).
4. Special analysis as may be required to determine warrants for signalization, minimum safe sight distances, gap analysis, turning radius requirements, queue length analysis, turning lane length analysis, curb cut locations or similar requirements.

D. Mitigation Plan

Where the analysis indicates that the project will create deficiencies in the impact area, improvements shall be recommended which shall include projected cost estimates. The design of improvements shall be in accordance with specifications of the Public Works Director and, where appropriate, the South Carolina Department of Transportation. Where a Decision-Making Body determines that a mitigation plan is not adequate to address the traffic impacts of the project, it may serve as a basis for denial of the rezoning, preliminary plat or planned development request.

E. Consultants

The Public Works Director may require that a mutually agreed upon independent consultant be hired by the County to perform required traffic impact studies or to review all or part of a study prepared by the applicant's consultants. The Public Works Director is authorized to administer the contracts for such consultants.

1. The Public Works Director shall determine the scope of services to be performed by the independent consultant and receive a cost estimate of such services.
2. The applicant shall provide an amount equal to the estimate to the Public Works Director, who will deposit the amount in an escrow or special account set up for this purpose. Any funds not used for the independent consultant shall be returned to the applicant in a timely manner without interest.
3. The Public Works Director may require additional fees for the independent review if: the Decision-Making Body expands the scope of the required review; the applicant substantially amends the application; additional meetings involving the consultants are requested by the applicant; the consultant's appearance is requested at Planning Commission or County Council meetings beyond what was initially anticipated; or the consultant's attendance is required at meetings with regional, state, or federal agencies or boards which were not anticipated in the earlier scope of services.

ARTICLE 9.10 VISION CLEARANCE

§9.10.1 MAJOR ROADWAYS

Corner lots on major roadways shall have no structure or obstruction that obscures travel vision from 30 inches to ten feet above ground level in a triangular area formed by measuring from the point of intersection of the front and side lot lines a distance of 40 feet along the lot lines and connecting the points to form a triangle.

§9.10.2 COLLECTOR STREETS

On Collector Streets, the triangular area formed by measuring from the point of intersection of the front and side lot lines is 30 feet.

§9.10.3 SUB-COLLECTOR STREETS

On Sub-Collector Streets, the triangular area formed by measuring from the point of intersection of the front and side lot lines is 20 feet.

§9.10.4 PRIVATE DRIVES AND PRIVATE LANES

On private driveways of commercial or industrial activities, the triangular area formed by measuring from the point of intersection of the drive edge is 15 feet.

ARTICLE 9.11 SIGNS

§9.11.1 GENERAL PROVISIONS

A. Purpose and Intent

This Article provides comprehensive regulations for signage in Charleston County designed to promote public safety and welfare by reducing visual clutter along highways, facilitating the efficient transfer of information, and thus enhancing traffic flow and the ability to locate needed goods and services.

B. Administration and Enforcement**1. Building and Electrical Code Standards**

All permanent signs must meet the structural and installation standards of the Standard Building Code and electrical standards of the National Electrical Code as enforced by the Charleston County Building Inspection Services.

2. Permit Required

No signs, shall be erected unless a zoning permit has been issued by the Planning Director in accordance with the procedures of this Ordinance, except real estate signs, political signs, and campaign signs 32 square feet or less in size.

3. Fees

An applicant for a zoning permit shall pay such fees as determined necessary for application processing. These fees are due upon submission of an application and shall be determined by County Council.

4. Documentation of Signs

Upon request, the owner of any existing sign shall provide the Charleston County Planning Director with evidence that documents the size, location and date of construction of all existing signs on the premises.

C. Prohibited Signs

Except as otherwise permitted by this Ordinance, the following sign types shall be prohibited:

1. Flashing Sign;
2. Animated Sign;
3. Sign Imitating Traffic Devices (Signal);
4. Sign Imitating Traffic Sign;
5. Sign in Marshes;
6. Sign in Right-of-Way;
7. Snipe Sign;
8. Vehicle Sign;
9. Roof Sign;
10. Off-Premises Sign (except Billboards, Shared Signs and Bona Fide Agricultural Use Signs as defined by this Ordinance).

D. Address Numbers

All permanent, free-standing, on-premises signs shall contain address numbers of at least four inches in height. The area devoted to required address numbers shall not be included in the calculation of maximum sign area.

E. Illumination

All lighted On-Premises signs shall comply with all dimensional standards set forth in this Ordinance. Additionally, all non-LED internally illuminated signs on property not adjacent to commercial or industrial uses shall have an opaque background on the sign face with a maximum of 80 watts per bulb and no more than one bulb per foot in height of the sign face. See section 9.11.2.I for

illumination requirements for LED message board signs.

F. Signs in Disrepair

Signs in disrepair shall be repaired, renovated, or removed from the premises within 60 days following notice by Planning Director.

G. Abandoned Signs

Signs advertising a person, business, service, event or other activity that is no longer available or other signs that contain inaccurate or outdated information shall be considered abandoned. Remedial action shall be taken within 30 days after a sign becomes abandoned. If no remedial action is taken, the Planning Director shall give notice to the owner of record who shall have 30 days to remove the sign prior to any further enforcement action being pursued. This provision shall apply to all abandoned signs, including those abandoned before April 21, 1999.

H. Signs Interfering with Vehicular Vision

1. In the area near the entrance of a driveway, no sign shall obscure the travel vision from 30 inches to ten feet above ground level in triangular areas formed by measuring from the point of intersection of any front lot line and driveway, a distance of 15 feet along the front lot line and driveway and connecting the points to form a triangle.
2. No sign or structure shall be erected so as to interfere with the vision of vehicles operated along any highway, street, road or driveway, or at any intersection of any street, highway or road with a railroad track. Signs determined by the Planning Director to be in violation shall be removed or relocated immediately upon notice.
3. Signs shall also comply with the site triangle standards, as illustrated in Chapter 9.

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

ZONING DISTRICT			
Requirement [1] [2]	Agricultural	Residential	Non-Residential
Maximum Area	10 (32 with Special Exception) sq. ft.	10 sq. ft.	Bldg. Size (sq. ft.) 0 sq. ft. to 2,500 sq. ft. 2,500 sq. ft. to 25,000 sq. ft. 25,000 sq. ft. to 100,000 sq. ft. 100,000 sq. ft. + Sign Size = 50 sq. ft. = 100 sq. ft. = 150 sq. ft. = 200 sq. ft.
Maximum Height	12 ft.	6 ft.	20 ft. OR Districts: 6 ft.
Minimum Height	None	None	None
Maximum Width (height of sign with face)	N/A	5 ft.	Ratio—Longest side: Shortest side 5:1 (ft.)
Maximum Length	N/A	5 ft.	Ratio—Longest side: Shortest side 5:1 (ft.)
Setbacks (Front/Int)	5/5 (ft.)	5/5 (ft.)	5/5 (ft.)
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 4.18.4.

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

- A. Maximum size, height, width, length, number of sign faces, number of signs per establishment and required minimum height and setbacks are based upon establishment size and shall conform with Table 9.11.2.
- B. A maximum of one reader board shall be allowed per zoning lot for single or multi-tenant structures containing office, commercial, or industrial uses if attached to permanent free-standing signs. The area of the reader board shall be included in the site's total sign area allowance.
- C. All new free-standing signs are to be designed as monument signs, pedestal style signs, or pole mounted signs.
- D. All pedestal style signs shall have a pole skirt.
- E. The predominate exterior sign materials used for free-standing signs shall complement those found on the principal structure as reviewed and approved through the site plan review process. Materials, design and color of the sign do

not need to be the same as those found on the principle structure to be considered complementary.

- F. Signs that are located in parking lots (such as directional signs) may be internally lit when constructed with routed letters or an opaque background.
- G. The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.
- H. When calculating the sign area of a “monument sign”, “pedestal sign”, or “pole sign”, the internal structural framework supporting the sign or other solid structural features (not containing copy or any graphic, word, symbol, insignia, text sample, model, device, or combination thereof which is primarily intended to advertise, identify or notify, exclusive of a frame or border) shall not be used in the calculation of the maximum area of the sign. Signs may be mounted on a base or foundation that will not be included in the square footage; however, the base for monument signs must be as wide as the sign.

I. **Light Emitting Diode (LED) Message Board Signs**

An LED Message Board may be permitted as part of a free standing sign provided that documentation has been submitted demonstrating that it complies with all applicable sections of this ordinance and the following standards:

1. The sign is within the Urban/Suburban Area of the County, as defined by the Urban Growth Boundary (UGB), and is located on a parcel that:
 - a. Is zoned Community Commercial (CC) or Industrial (I) and is adjacent to (shares side property boundaries) one or more parcels in the Community Commercial (CC) or Industrial (I) Zoning District; or
 - b. Contains a legally established Civic/Institutional Use as its principal use, provided that if the parcel shares one or more side property boundaries with parcels that are zoned Single-Family Residential (R-4) or Special Management 3 (S-3) or that contain single family detached residential uses, the proposed LED sign shall comply with the Special Exception procedures contained in this Ordinance and all other requirements of this Ordinance.
2. The sign is not located within any of the Overlay or Special Purpose Districts as described in Chapter Five of this Ordinance.
3. The sign is monument style, maximum ten (10) feet in height and the electronic message board constitutes no more than twenty-five percent (25%) of the overall allowable sign area as defined by Table 9.11.2.
4. The electronic message board will exhibit low intensity lighting and low intensity, night dimming red or amber text (no graphics) on a black background associated only with the business of the subject parcel and the text will not scroll, fade, or move except on and off.

5. The copy will not change at intervals less than eight (8) seconds on LED signs that front on roads with a speed limit of forty-five (45) mph or greater and fifteen (15) seconds on roads with a speed limit less than forty-five (45) mph. On corner or double frontage lots, the required time interval will be based upon the speed limit of the road which the parcel is addressed.

§9.11.3 SPECIAL SIGNS

TABLE 9.11.3.A SPECIAL SIGNS

Type	Maximum Size	Maximum Number	Maximum Height	Minimum Setback
Subdivision/Multi-Family I.D. Signs	32 sq. ft.	2 per entrance	12 ft.	5 ft.
Directional	3 sq. ft.	Unlimited	4 ft.	N/A
Flags	60 sq. ft.	3 per zoning lot	35 ft. or 15 ft. above highest point of roof	N/A
Civic/Institutional	100 sq. ft. 32 sq. ft. in Residential or Agricultural uses	1 per zoning lot	12 ft. Sign must have opaque background except the marquee. Marquee cannot exceed 25% of total sign size	5 ft.
Home Occupations	3 sq. ft.	1 per zoning lot (free standing or wall mounted)	3 ft.	5 ft.

Maximum size, number, location and height of special signs shall conform with Table 9.11.3.A and the following standards:

A. Flags Used As Signs

1. A permit shall be required for the installation of all flag poles or flag display devices erected on lots zoned for multi-family, office, commercial, or industrial use or occupied by a multi-family, office, commercial, or industrial use.
2. Applicants must submit with the permit application a scaled site plan giving the location of all flag poles and complete dimensional and installation engineering data.
3. Applicants must provide documentation of minimum clearance from electric, telephone or cable TV lines as certified by the proper utility prior to issuance of permit, or installation.
4. Maximum size and number of flags used as signs, and height of flag poles shall conform with Table 9.11.3.A of this Chapter.

5. The American flag and the flag of the State of South Carolina are exempt from the provisions for maximum size of flags and maximum size of flagpoles in Table 9.11.3.A of this Chapter.

B. Sandwich Board/Sidewalk Sign

A permit may be issued for a maximum of two sandwich board signs per lot or business provided the signs comply with the following criteria:

1. The sign is located within the Commercial zoning districts on the subject parcel or in front of the business being advertised.
2. It is a maximum of three (3) feet in height with a maximum of nine (9) square feet per sign face.
3. The sign is erected only during the hours of operation of the subject business and must be removed daily after close of business.
4. The sign is not located within any right of ways or within any pedestrian ways which would impede or interfere with vehicular or pedestrian use of roads, sidewalks or seating areas.

C. Shared Free Standing Signs

1. Off-premises shared free standing signs are allowed in the Commercial and Industrial zoning districts for the advertisement and identification of two or more businesses or residential developments located on separate parcels.
2. One shared sign is allowed at the location of a jointly shared curb cut/entry drive.
3. Multiple businesses may participate on multiple shared signs; however, a business that participates on a shared free standing sign shall not be allowed to erect a single tenant on-premise free-standing sign.
4. Participating businesses must either share a property boundary on at least one (1) side or be part of an approved multi parcel development.
5. The size of a shared sign face may be one and one half (1.5) times the size allowed by the accumulated building square footages of the subject businesses advertised as defined in Table 9.11.2. Shared free standing signs must meet all other setback and dimensional standards for Non-Residential Free Standing Signs including all architectural standards and overlay district requirements of this Ordinance.

D. Off-Premises Bona Fide Agricultural Use Signs

Off-premises signs advertising products from Bona Fide Agricultural uses, related activities and farm identification may be permitted on properties located in Agricultural or Commercial zoning districts, subject to the following requirements:

1. A maximum of one (1) off-premises sign is permitted per Bona Fide Agricultural use;
2. The applicant shall submit a plan drawn to scale showing the proposed location of the sign on the property on which the sign is to be placed;
3. The sign shall comply with the setback and dimensional requirements of Table 9.11.2. Free-Standing On-Premises Signs, of this Ordinance. The applicable requirements of Table 9.11.2. shall be determined based on the Zoning District of the property where the sign is to be located;
4. The sign shall be located outside of any right-of-ways and easements, shall comply with the requirements of Article 9.10, Vision Clearance, of this Ordinance, and shall not be internally or externally illuminated;
5. The applicant shall submit a signed letter of intent and supporting documentation indicating that the primary use of the property being advertised is a Bona Fide Agricultural use as defined in this Ordinance and that the products and events advertised are grown, produced, and/or will occur on the Bona Fide Agricultural use property; and
6. The applicant shall submit a signed letter of agreement from the property owner of the parcel on which the sign is to be located stating that the property owner will allow the sign to be erected at the location indicated on the site plan;
7. The sign shall comply with all other applicable sections of this Ordinance; and
8. Off-Premises Bona Fide Agricultural use sign permits shall be assigned to the property on which the sign is to be located.

E. Home Occupation Signs

One (1) sign per property on which a legally established Home Occupation use exists may be permitted provided that the sign complies with the requirements contained in Section 6.5.11.J, Home Occupations. —

F. TEMPORARY SIGNS

TABLE 9.11.3.B TEMPORARY SIGNS

Type	Maximum Size	Maximum Number	Maximum Height	Minimum Setback
Real Estate Signs	48 sq. ft.	1 per 1500 ft. frontage Maximum: 3 per lot	12 ft. 6 ft. height in residential zoning districts	5 ft.
Grand Opening and Special Sales Event Signs	50 sq. ft.	2 per zoning lot including banners, balloons (max. 2 square ft.), pennants, streamers allowed	20 ft.	5 ft.
Permitted Temporary Special Event Signs	100 sq. ft., 50 sq. ft. in Residential and Agricultural districts and no internal illumination	1 per zoning lot	12 ft. 6 ft. height in residential zoning districts	5 ft.

All Temporary signs, unless expressly exempt, require a Zoning Permit and shall comply with all other regulations of this Ordinance. Maximum size, number, duration, location and height of temporary signs shall conform with Table 9.11.3.B and the following standards:

1. Portable signs are permitted in accordance with standards of the National Electrical Code and anchoring provisions of the International Building Code where applicable.
2. A site plan and letter of intent indicating the type, amount and location of balloons, pennants, streamers, banners and portable signs must be submitted for review. The application will be reviewed to insure that all proposed signage will not pose any pedestrian or vehicular danger as determined by the Planning Director.

a. Special Sales Event Signs

- i. A legally established business may submit an application for temporary signs for the advertisement of one Grand Opening and five Special Sales Events per calendar year.
- ii. Permitted Signs for Grand Openings or Special Sales Events shall be removed no later than ten consecutive days after being installed.

b. Permitted Temporary Special Events

- i. A permitted Special Event is allowed one Special Event sign per event.
- ii. Signs for permitted Special Events shall be removed no later than ten consecutive days after being installed.

c. Real Estate Signs

- i. Signs 32 square feet or less do not require a Zoning Permit.
- ii. All signs shall be removed no later than 15 days after the property is sold.
- iii. Signs shall face a maximum of two directions, and may be mounted back-to-back or V'ed.
- iv. Where signs are V'ed, the space between panels shall not exceed 3 feet at the point at which panels are closest, and the interior angle formed by signs shall not exceed 60 degrees. For purposes of these requirements, V'ed signs shall be counted as one sign.
- v. Where signs face two directions, whether back-to-back or V'ed, both signs must be the same standard size.

d. Political Signs

- i. A Zoning Permit shall be required for temporary political signs greater than 32 square feet in size. Signs greater than 32 square feet shall be treated as permanent free standing signs, subject to §9.11.2, along with applicable County Building Code regulations to ensure that the signs are adequately designed to be safe and meet current wind load standards to mitigate potential danger to the public.
- ii. All signs shall: comply with the §9.11.1.H (Signs Interfering with Vehicular Vision); not interfere with the effectiveness of an official traffic sign, signal, or device; not obstruct or interfere with drivers' views of approaching, merging, or intersecting traffic; and not create any other public safety hazards.
- iii. Political signs that are not in compliance with this Section will be subject to enforcement measures, as stated in Chapter 11 of this Ordinance and as allowed by Section 7-25-210 of the S.C. Code of Laws. Additionally, the land owner, along with the candidate, political party, and/or political organization explicitly listed on a sign, will be designated as the sign owners or the responsible parties for the purpose of enforcement action.

e. Campaign Signs

- i. A Zoning Permit shall not be required for campaign signs 32 square feet or less in size. Signs greater than 32 square feet shall be treated as permanent free standing signs, subject to §9.11.2, along with applicable County Building Code regulations to ensure that the signs are adequately designed to be safe and meet current wind load standards to mitigate potential danger to the public.
- ii. Campaign signs shall only be posted during the period of 45 calendar days prior to a legally scheduled election and shall be removed within 15 calendar days after a legally scheduled election.
- iii. All signs shall: comply with the §9.11.1.H (Signs Interfering with Vehicular Vision); not interfere with the effectiveness of an official traffic sign, signal, or device; not obstruct or interfere with drivers' views of approaching, merging, or intersecting traffic; and not create any other public safety hazards.
- iv. Campaign signs that are not in compliance with this Section will be subject to enforcement measures, as stated in Chapter 11 of this Ordinance and as allowed by Section 7-25-210 of the S.C. Code of Laws. Additionally, the land owner, along with the candidate, political party, and/or political organization explicitly listed on a sign, will be designated as the sign owners or the responsible parties for the purpose of enforcement action.

f. Nonconforming Signs

Refer to Chapter 10, Nonconformities, of this Ordinance.

§9.11.4 WALL/FACADE SIGNS

TABLE 9.11.4 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

- A. A maximum of two signs shall be allowed per wall/facade, with a maximum of four per building. Total area of all signs shall not exceed square footage of Table 9.11.4.
- B. Maximum size of wall/facade signs is dependent upon building frontage and setback, in accordance with Table 9.11.4.
- C. The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.
- D. Awning Signs
1. The use of awnings for the purpose of providing signage will be considered a wall sign. The awning signage must meet all dimensional and intensity standards applicable to wall signs in this Article.
 2. For purposes of the subsection, an awning sign is a sign used for the purpose of providing signage and must be located above a display window or entryway.
 3. Text or graphic shall be limited to the face of an awning.

§9.11.5 BILLBOARDS (Outdoor Advertising Structures)

- A. **Outdoor Advertising of America Standards**
All Billboards shall be constructed in compliance with Outdoor Advertising of America Standards.
- B. **Location and Setbacks**
Billboards shall be allowed in those zoning districts indicated in Chapter 6.

TABLE 9.11.5-D BILLBOARDS

Maximum Length	48 ft.
Maximum Width	14 ft.
Maximum Area	672 sq. ft.

Maximum Height	40 ft.
Minimum Setback (<i>from property boundary and above ground utility</i>)	25/20 ft.
Location Criteria	
Minimum distance to nearest billboard	1,000 ft.
Minimum distance to nearest on-premises sign (<i>excluding signs located on the subject parcel</i>)	500 ft.

C. Orientation

1. Signs shall face a maximum of two directions, and may be mounted back to back or V'ed.
2. Where signs are V'ed, the space between panels shall not exceed three feet at the point at which panels are closest, and the interior angle formed by signs shall not exceed 90 degrees.

D. Compatible Size Signs

Where signs face two directions, whether back to back or V'ed, both signs must be the same standard size.

E. Nonconforming Signs

Refer to Chapter 10, Nonconformities.

F. Digital or Electronic Billboards

Digital or Electronic Billboards may be permitted in the Industrial Zoning Districts, provided that documentation of compliance with all applicable sections of this Ordinance and documentation that the billboard meets the following standards have been submitted:

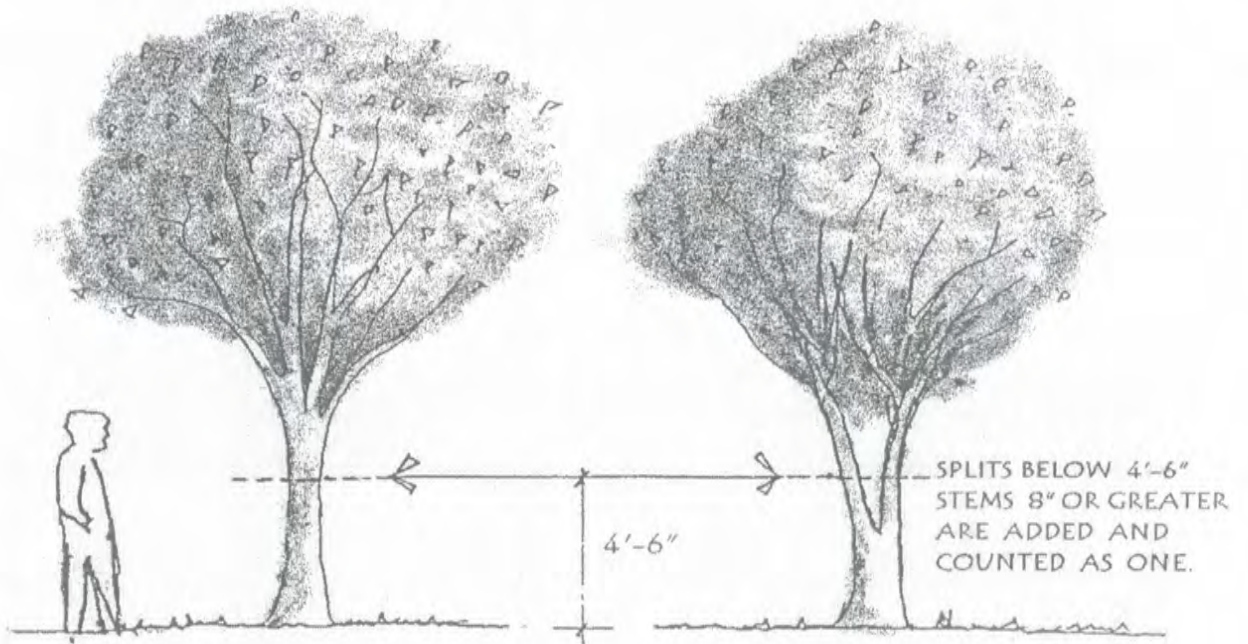
1. All messages, images or displays on a digital or electronically changing billboard shall remain unchanged for a minimum of (8) eight seconds;
2. There shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, scrolling, movement of flow of the message, image or display;
3. The digital or electronic billboard shall automatically provide day and night dimming to reduce the illumination intensity of the sign from one hour after sunset, to one hour prior to sunrise; and
4. Proof of approval of the digital or electronic billboard by the South Carolina Department of Transportation.

ARTICLE 9.12 DRAINAGE DESIGN

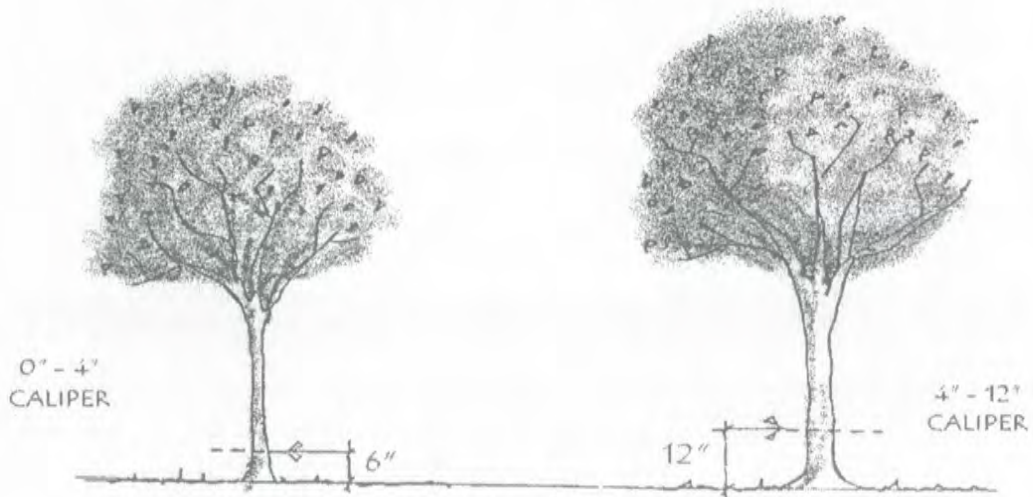
Refer to the Charleston County Stormwater Management Ordinance #1518 approved on August 14, 2007 and found in Appendix B of this Ordinance.

CHAPTER 9 EXHIBITS

Note: The following exhibits are for illustration purposes only. In case of any difference of meaning or implication between the text of this Ordinance and any heading, drawing, table, figure, or illustration, the text shall control.



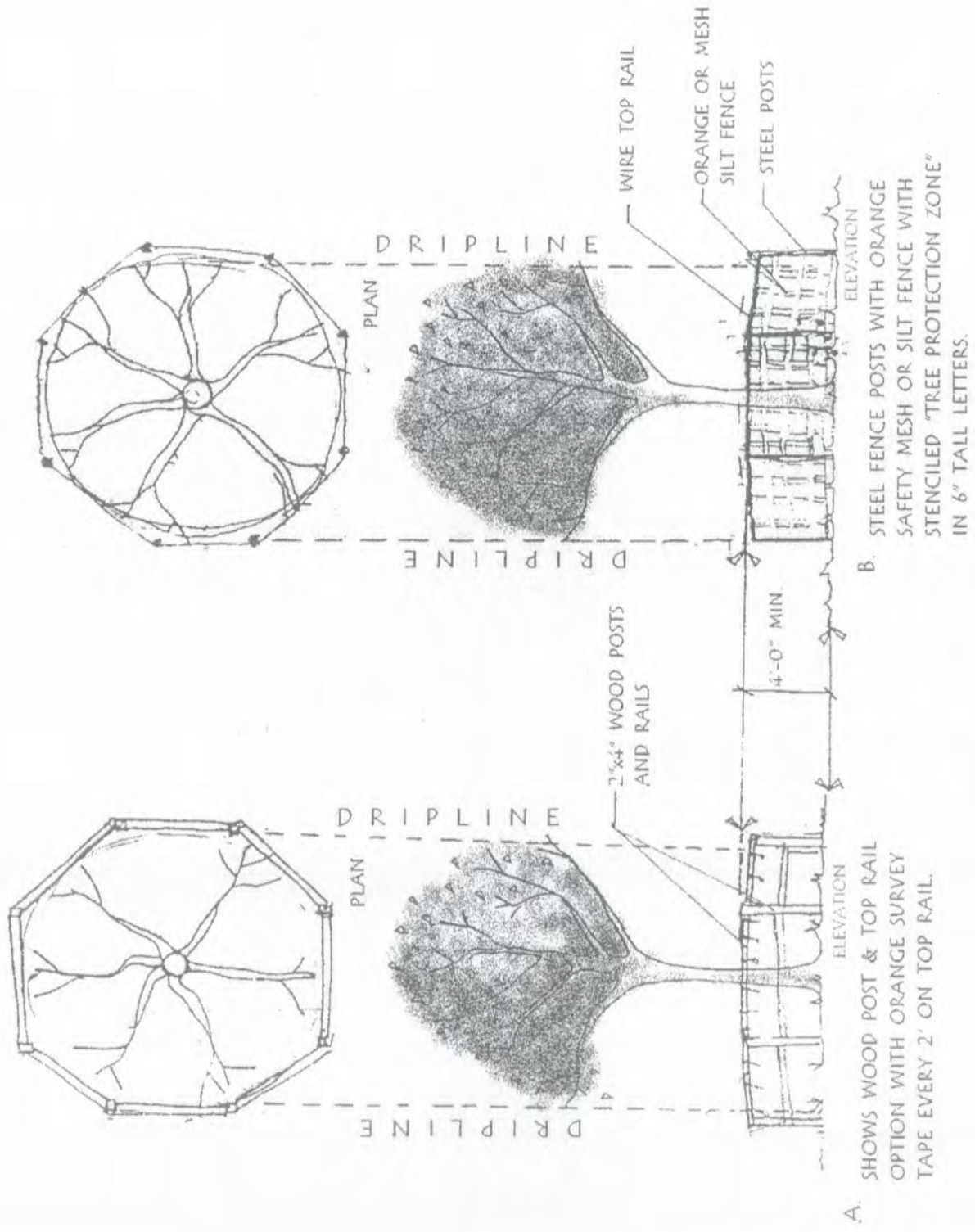
DBH DIAMETER BREAST HEIGHT FOR TREES
GREATER THAN 12" CALIPER.



CALIPER MEASUREMENT FOR TREES LESS
THAN 12" IN CALIPER.

TREE MEASUREMENT METHODS

ILLUSTRATION FOR 9.4.1. D

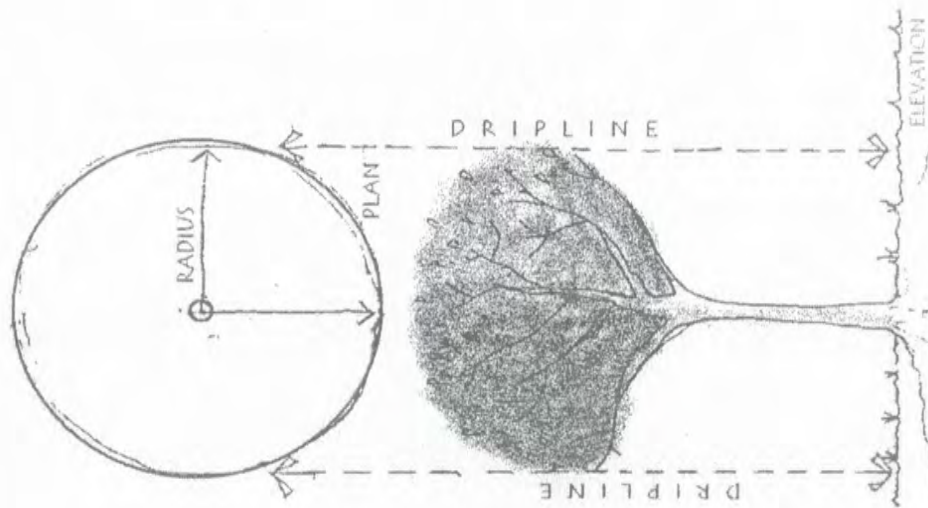


A. SHOWS WOOD POST & TOP RAIL OPTION WITH ORANGE SURVEY TAPE EVERY 2' ON TOP RAIL.

B. STEEL FENCE POSTS WITH ORANGE SAFETY MESH OR SILT FENCE WITH STENCILED "TREE PROTECTION ZONE" IN 6" TALL LETTERS.

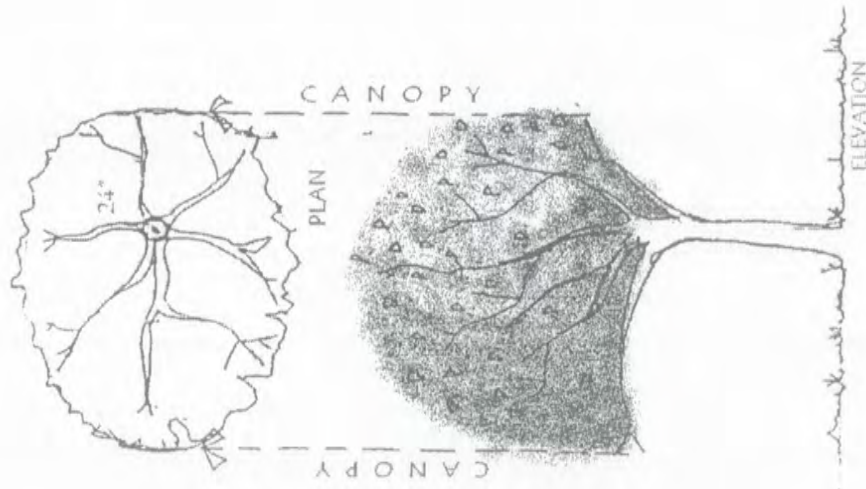
TREE PROTECTION OPTIONS

ILLUSTRATION FOR 9.4.4 B



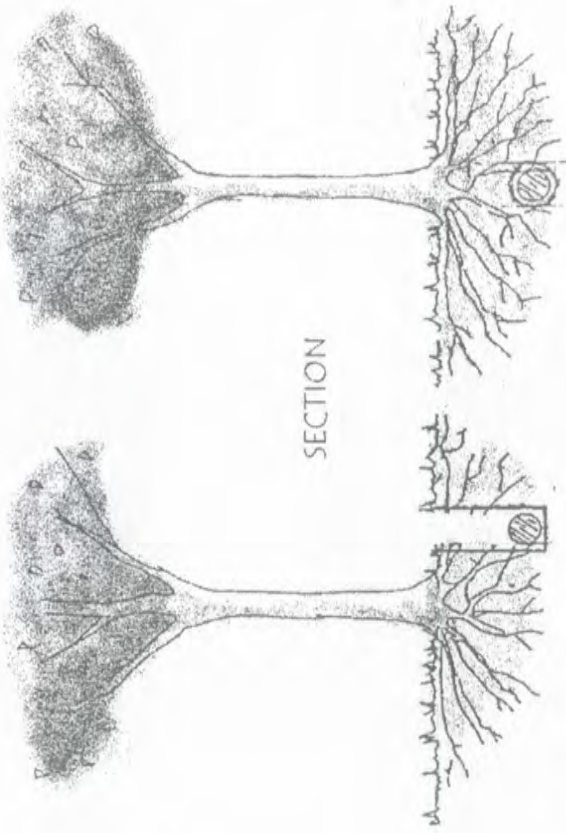
DRIPLINE OF A TREE
RADIUS LINE FROM THE TRUNK TO
THE OUTER EDGE OF THE CANOPY.

ILLUSTRATION FOR 9.4.4 B

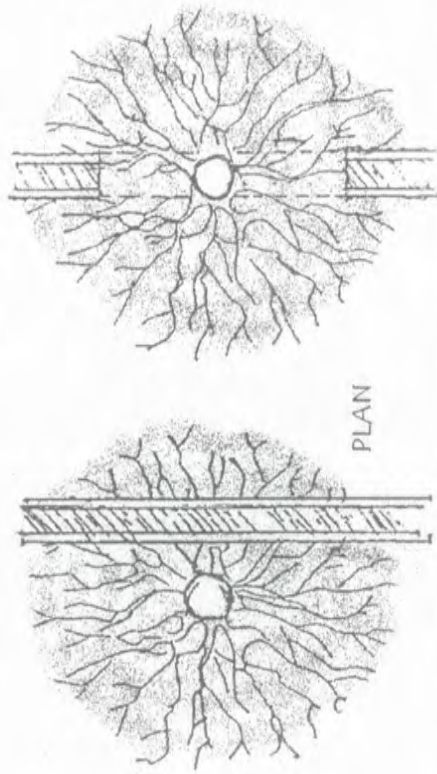


ACCURATE SCALED GRAPHIC
REPRESENTATION OF TREE CANOPY
AND TREE TRUNK FOR SURVEYS.

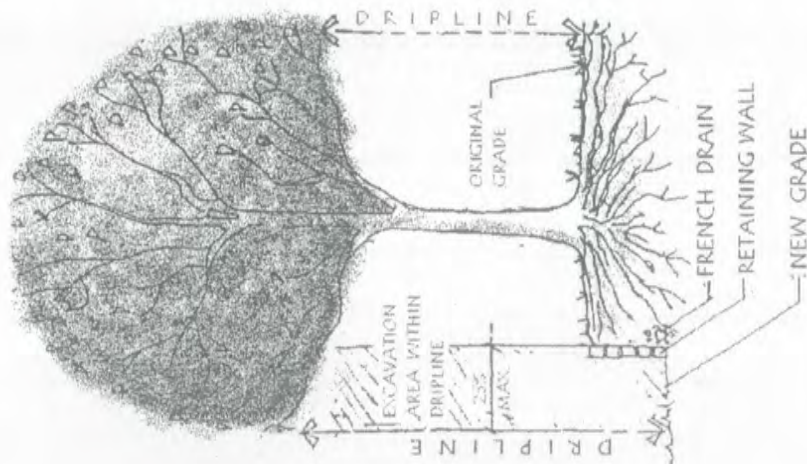
ILLUSTRATION FOR 9.4.3 A



A. NOT ACCEPTABLE B. ACCEPTABLE

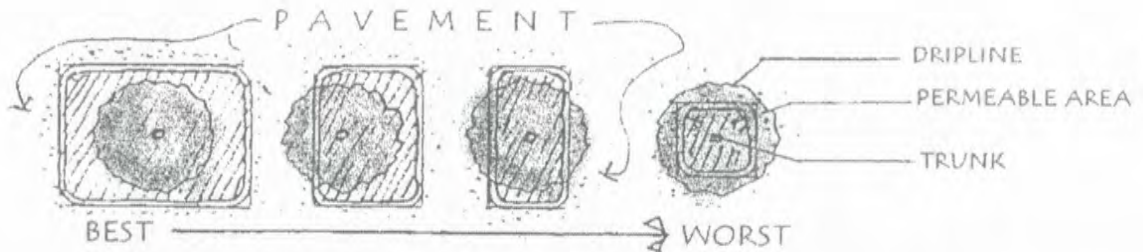


TRENCHING METHODS FOR UTILITY LINES
 A. THIS TYPE OF TRENCHING WILL KILL THE TREE.
 B. TUNNELING UNDER THE TREE WILL PRESERVE THE IMPORTANT FEEDER ROOTS.

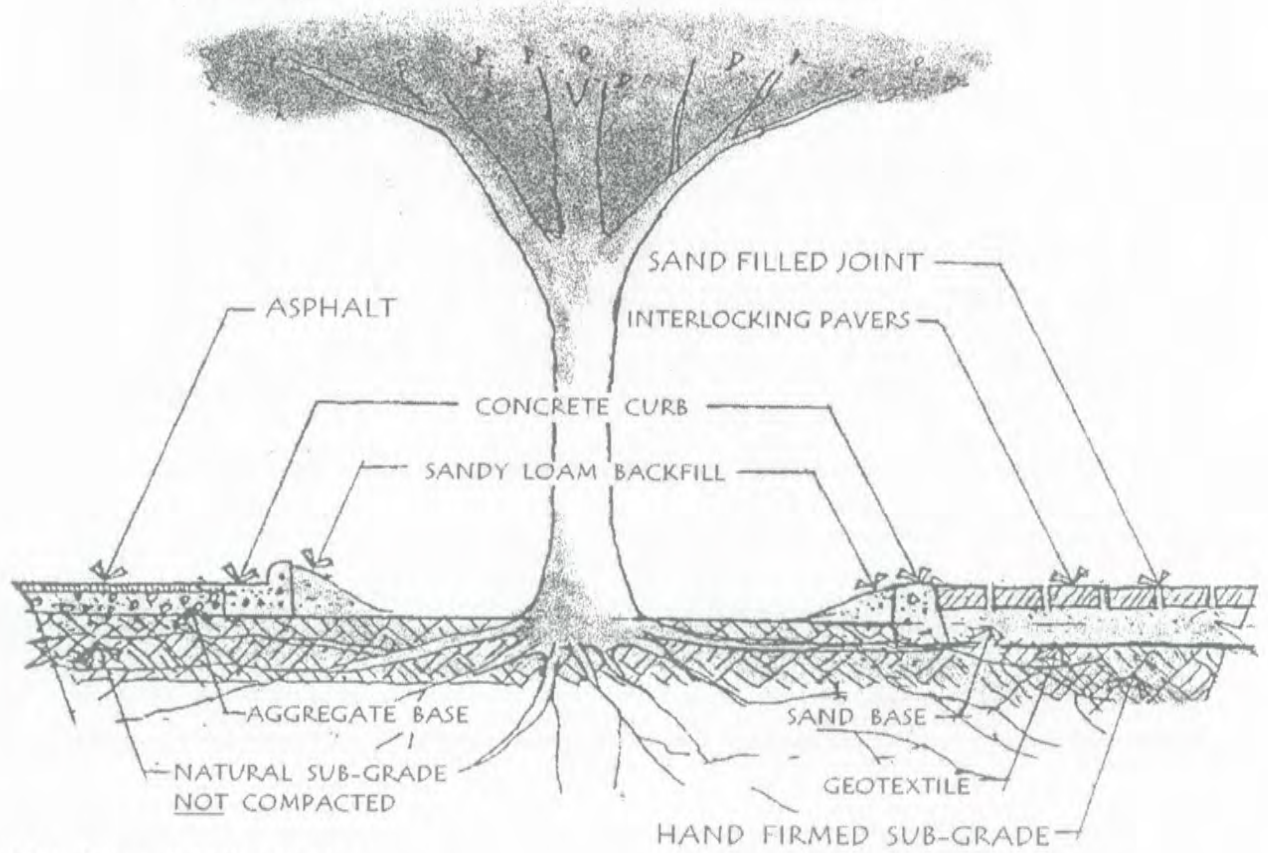


EXCAVATION WITHIN DRIPLINE

ILLUSTRATION FOR 9.4.4 D



THE MORE PERMEABLE SURFACE OUTSIDE THE DRIPLINE, THE LESS IMPACT THERE IS TO THE TREE.

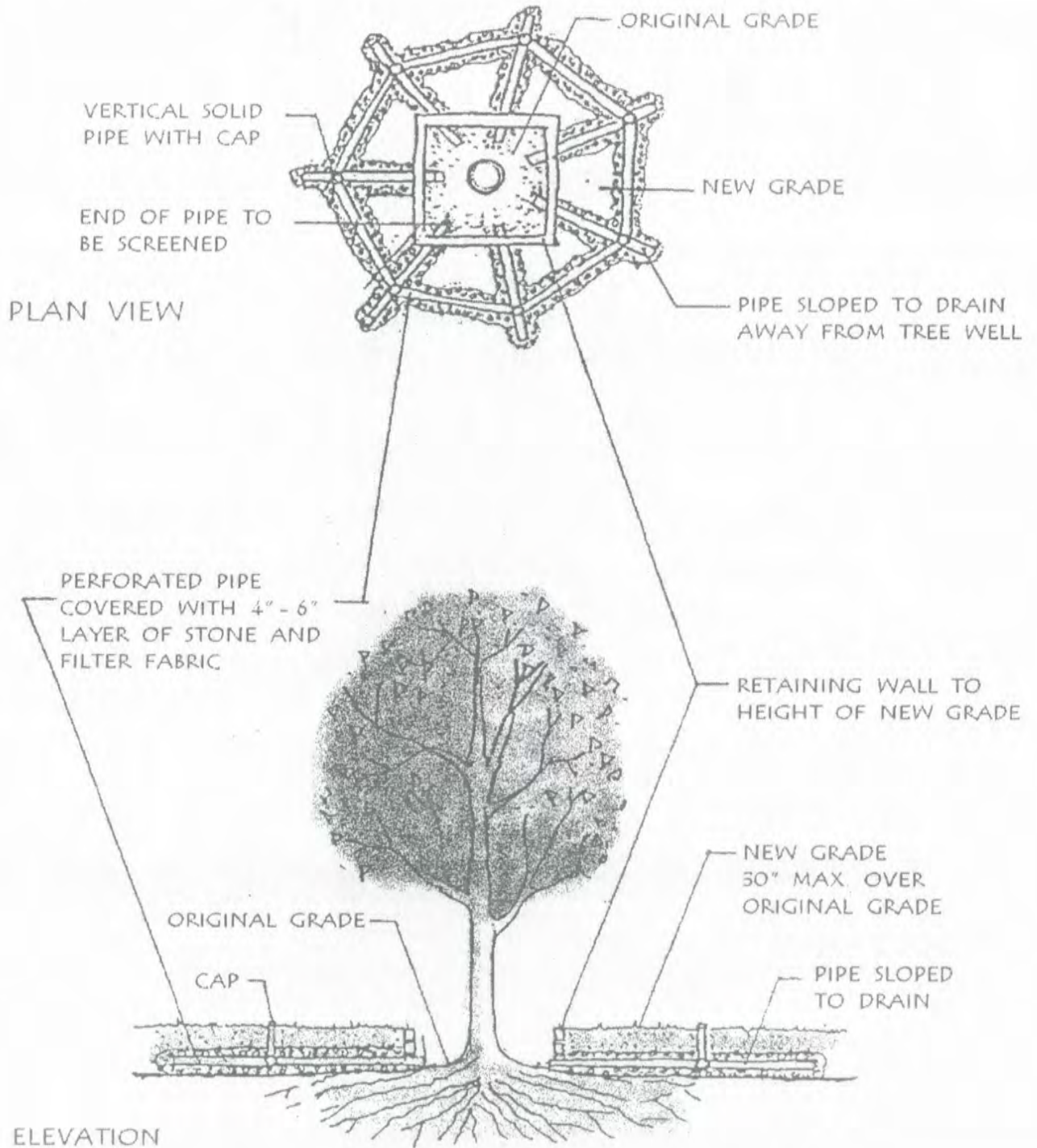


"NO DIG" PAVEMENT METHOD

BRICK OR INTERLOCKING PAVERS FOR PERVIOUS PAVING

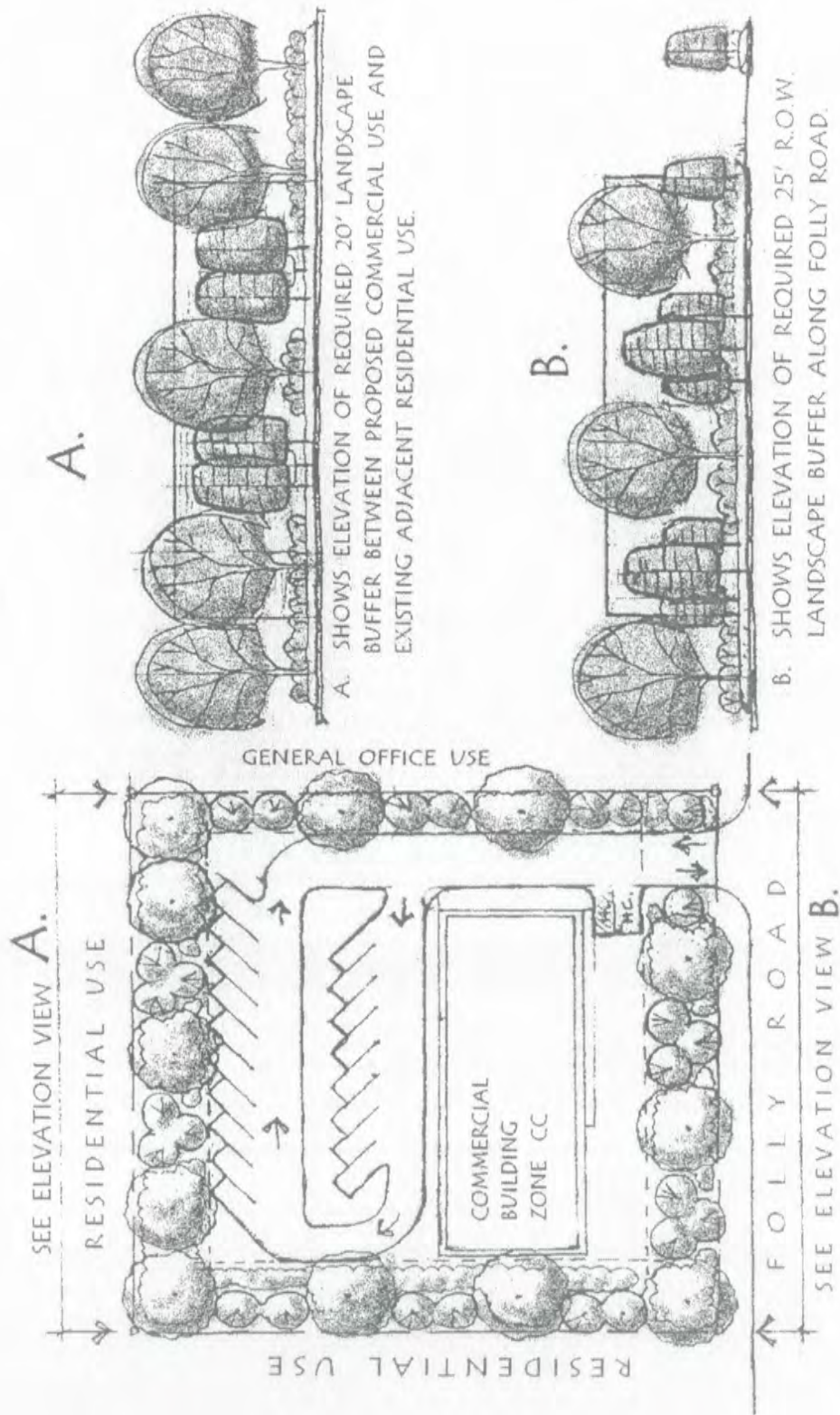
PAVEMENT METHODS UNDER DRIPLINE

ILLUSTRATION FOR 9.4.4 D



TREE PROTECTION FROM FILL

ILLUSTRATION FOR 9.4.4 D



A.

A. SHOWS ELEVATION OF REQUIRED 20' LANDSCAPE BUFFER BETWEEN PROPOSED COMMERCIAL USE AND EXISTING ADJACENT RESIDENTIAL USE.

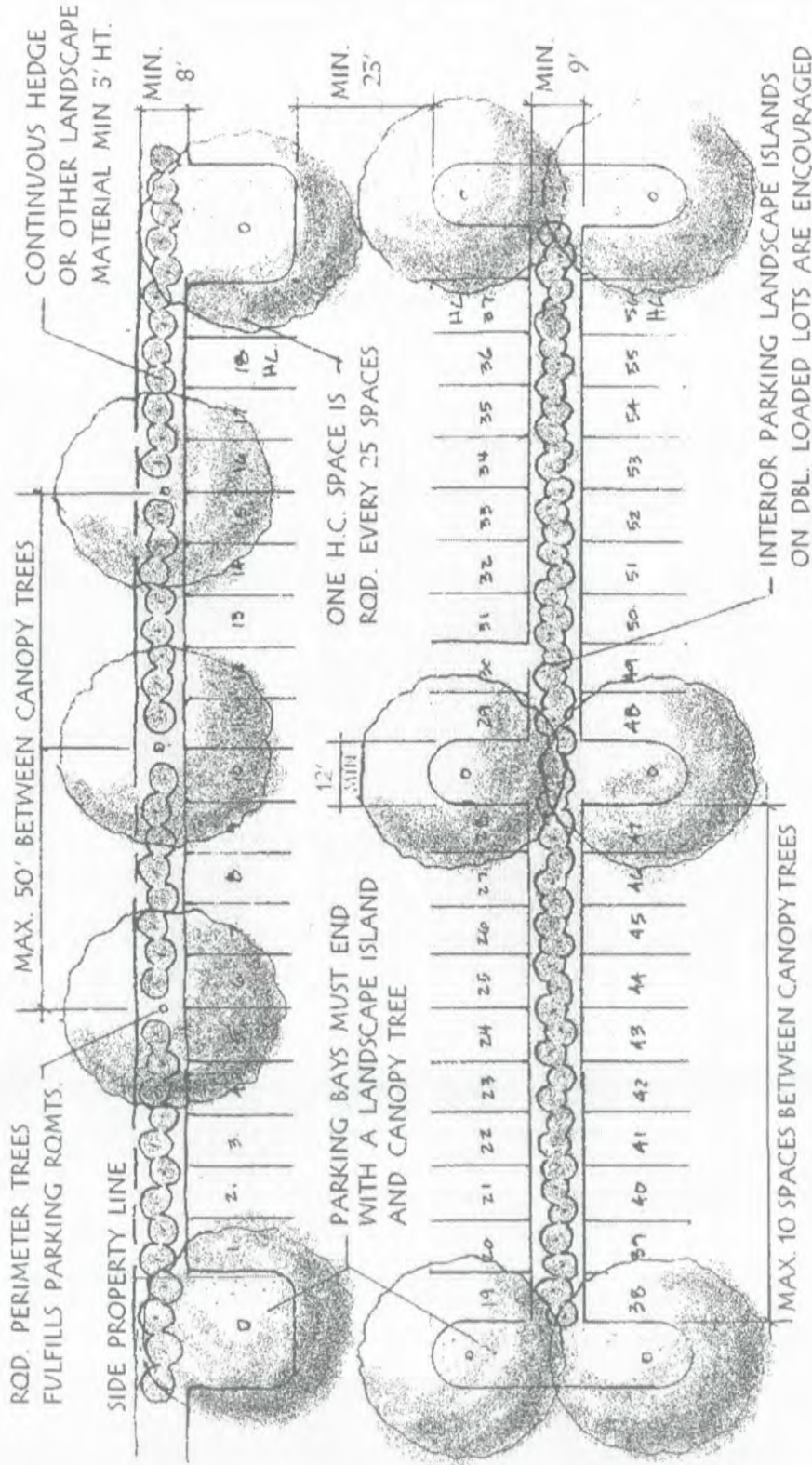
B.

B. SHOWS ELEVATION OF REQUIRED 25' R.O.W. LANDSCAPE BUFFER ALONG FOLLY ROAD.

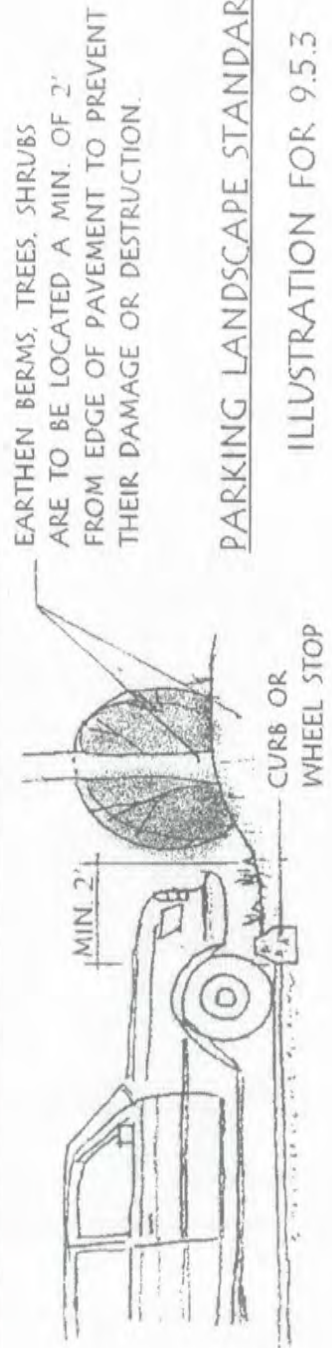
- NOTES
1. THIS EXAMPLE SHOWS THE REQUIRED PARKING IN "SIDE OR REAR" OF BUILDING WHEN THERE ARE 10 OR MORE SPACES.
 2. DIFFERENT ADJACENT USE REQUIRE DIFFERENT SIZE LANDSCAPE BUFFERS RANGING FROM 0 TO 100. SEE THE LAND USE BUFFER TABLE AND LANDSCAPE STANDARDS FOR BUFFER DEPTH AND PLANT MATERIAL REQUIREMENTS.

LANDSCAPE BUFFERS

PERIMETER PARKING/VEHICULAR USE LANDSCAPE REQUIREMENTS

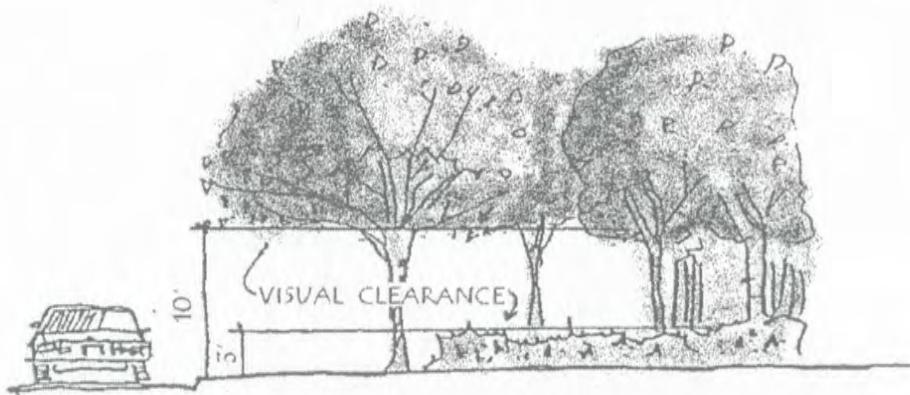


INTERIOR PARKING LANDSCAPE REQUIREMENTS

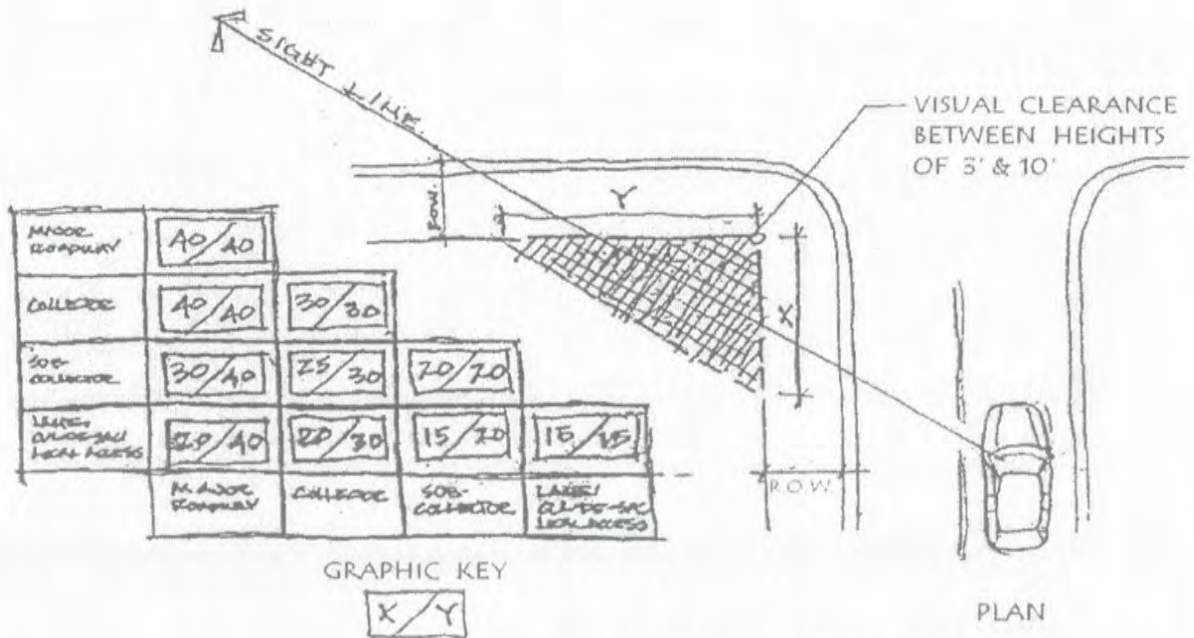


PARKING LANDSCAPE STANDARDS

ILLUSTRATION FOR 9.5.3



ELEVATION



NOTE: SITE TRIANGLES ARE SUBJECT TO SCDOT APPROVAL AND MAY NEED ADJUSTMENTS FOR ROAD HORIZONTAL AND VERTICAL CURVATURE

SITE TRIANGLE STANDARDS

ILLUSTRATION FOR ARTICLE 9.10