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CHARLESTON COUNTY COUNCIL
LONNIE HAMILTON, III PUBLIC SERVICES BUILDING
4045 BRIDGE VIEW DRIVE
CHARLESTON, SOUTH CAROLINA
29405-7464

Pepper Plantation
Planned Development (PD-84)


Case #3127-C

The following items, when combined with the Development Guidelines, will govern the zoning requirements for the Pepper Plantation Planned Development designated as PD-84.

1. Land uses permitted with the Planned Development are designated on the Site Plan and are as follows:
 - a) Residential area: 111 single dwellings in the single family and mixed residential area, and 55 apartments in the Commercial/Institutional area, with accessory uses as designated in the Development Guidelines, for an overall density of one (1) unit per two (2) acres
 - b) Open space: to include horseback riding trails, biking and recreational trails, and accessory uses as designated in the Development Guidelines
 - c) Mixed use residential area: to include institutional and residential uses as designated in the Development Guidelines
 - d) Rural Commercial/Institutional area (Zoning Classification: RC/I) with uses as designated in the Development Guidelines (Attachment F)
2. Setback, buffer, and landscaping requirements are determined in the Development Guidelines.
3. If the granting of permits by other governmental agencies requires changes to the Development Guidelines, an amendment to this Planned Development will be required.
4. Utilities and Services will be provided in accordance with the Development Guidelines.
5. The Charleston County Zoning and Land Development Regulations will apply to all areas of this Planned Development not covered by these Development Guidelines.
6. This agreement will become effective May 22, 2002.


TIMOTHY E. SCOTT, CHAIRMAN
CHARLESTON COUNTY COUNCIL


BEVERLY T. CRAVEN, CLERK
CHARLESTON COUNTY COUNCIL


DATE ADOPTED

Final Submittal
84

PLANNED DEVELOPMENT GUIDELINES



Pepper Plantation

Charleston County, South Carolina

**December 19, 2001
(Revised January 7, 2002)
(Revised March 1, 2002)**

Developer:
TDS of Charleston, LLC
PO Box 248
Mt. Pleasant, SC 29465

Engineer:
Windmill Engineering Solutions, Inc.
1442 Chandler Road
Awendaw, SC 29429



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 - 1. Town of Mt. Pleasant Letter Dated October 1, 2001
 - 2. MPWSC Coordination Letter Dated October 2 2001
 - 3. SCDOT Coordination Letter Dated November 27, 2001
 - 4. Awendaw Fire District Coordination Letter Dated December 3, 2001
 - 5. Charleston County Public Works Coordination Letter Dated Dec. 19, 2001
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- H. Petitions from Adjacent Property Owners in Support of Project
- I. Town of Mt. Pleasant Memo Dated February 25, 2002



I. Statement of Purpose, Intent, Objectives

The Pepper Tract is located on the west side of Highway 17 between Darrell Creek Trail and Chandler Road and is bordered by the Wando River on the west. With an overall acreage of 415.9 Acres, there are 298.2 Acres of highland, 87.9 Acres of Freshwater Wetlands and 29.8 Acres of Marsh. The gross acreage for calculation purposes will be based on 386 acres and excludes the 29.8 acres of marsh.

Currently zoned RR-3 under the Charleston County Zoning & Land Development Regulations, TDS of Charleston, LLC proposes to develop the property in Phases with guidance by the recommendations from the Charleston County Comprehensive Plan and documentation contained within these Planned Development Guidelines.

A specific goal of development is concentrated on the creation of a truly unique equestrian community over approximately 274 acres of the 386 acre project (71.0%) and planned in accordance with the Charleston County Zoning & Land Development Regulations and these Planned Development Guidelines. These Pepper Plantation Guidelines also address the remaining 112 acres (29.0%) allowing for open space, institutional, mixed residential use and various rural commercial type uses based on guidance from the Charleston County Comprehensive Plan and Zoning Ordinance.

Development of the property shall be concentrated on maintaining the property's rural integrity, providing unique housing opportunities and to utilize the property's proximity to enhance access for future property owners to retail and community services. Internalization of the project will enable future resident's easy access to necessary retail and community services not currently available in the immediate area. The proposed rural commercial shall be made available to residents adjacent to and north of the project site. Area residents currently are required to travel farther into Mt. Pleasant for most commercial services.

II. Project Density

The Charleston County Comprehensive Plan allows for the referenced property to be developed for a maximum density of 1 unit/acre. Under the Comprehensive Plans guidance and in addition to creating a naturally pleasing development, extensive efforts have been made to provide Open/Recreational and Community Space representing approximately half of the overall development.

These Development Guidelines address residential, mixed use residential and commercial re-zonings under a Planned Development concept. Determination of the residential density has been based on a total area of 386 acres less the commercially allocated property or 333 acres. Density for the overall development will be at 1 unit per 2 acres or a maximum residential cap of 166 homes. Distribution of the residential will generally be allocated as follows:

SF and MR Zoning	111 Units
CR/I Zoning	55 Units



III. Land Use Classifications

Pepper Plantation will have several varying land uses throughout its 386 acres of property. These uses include single-family, open space & recreational uses, mixed use residential, institutional uses and commercial uses.

A. Single Family Residential – 274 Acres Zoning Classification – SF

Approximately 274 acres of the overall 386 Acres is planned to be developed into an Equestrian Theme Community. The fee simple parcels represent 122 acres of the 274 acres. The total open/recreational space use & HOA easements to be located within this zoning classification is approximately 167 acres. The individual parcels are designed for 1 to 5 acres in area. The minimum acreage permitted will be 1 acre. Roads are to be natural and the development will have several amenities for the residents to enjoy. Some of the amenities include horse and hiking trails, a rustic clubhouse, crabbing dock, community pasture, community lake, gazebo's and several picnic areas throughout the community property. The development will have an Architectural Review Board, buffering requirements, standardized fencing design and clearing restrictions. The community will probably be gated and have the main entrance along Chandler Road, an accessory entrance on Chandler Road and a rear secondary entrance with access to the commercially designated areas.

Permitted Uses: One-Family detached dwellings

Non-Permitted Uses: Mobile homes and trailers.

Accessory Uses: Servants' quarters, guest cottages limited to 850 SF and garage apartments, private stables, pasture, lakes, ponds, non-commercial garages, fences, swimming pools, private storage buildings, barbecue pits, workshops, playhouses and tree houses, boat docks, crabbing docks, trailer storage, gazebo, horse run-ins, clubhouse, picnic sites, playgrounds, riding trails, recreational fields, event fields and signs.

Open Space/Recreational Use

The primary goal of development of Pepper Plantation is to provide homeowners with the opportunity to enjoy approximately 167 acres of natural and recreational settings. The presence of recreation/open space for Pepper Plantation is the main focal point of the development. The Open Space/Recreational Use Areas are to be maintained by the Pepper Plantation Home Owners Association (PPHOA) or a conservation organization. The recreational areas are for the use of Pepper Plantation Home Owners and guests and not for the enjoyment of the general public



except where special events are planned for the general public. The total acreage allocated for Open/Recreational Space within this portion of the community represents over 60% of the equestrian theme community.

Permitted Uses: Hiking, Biking, Horse back riding, golf carts (electric), walking, jogging, picnicking, equestrian events and social functions.

Non-Permitted Vehicles on Community Trails: Gas powered recreational vehicles including, but not limited to motorcycles, All Terrain Vehicles (ATV), cars and jeeps

**B. Mixed Use Residential – 59 Acres
Zoning Classification – MR**

Approximately 59 acres located along the western boundary of the property and adjacent to Darrell Creek Trail are allocated for Mixed Use Residential. This zoning classification will allow residential uses as listed below in addition to institutional uses. Access will be provided by the construction of a new road from the Beehive Road crossover as indicated in Attachment "C".

There is a distinct possibility that this portion of the property will be developed by a non-profit organization with the intention to build worship facilities, school, retirement facilities, social halls, recreational fields, cemeteries and playgrounds. These uses are specified as a guide to the Planning Department for permitting purposes as all specific uses may not be listed in this document.

Permitted Uses: Public Parks, Playgrounds, Schools, Churches, Cemeteries, Retirement Facilities, Convalescent Homes and Single Family Residential (Maximum of 50 homes).

Accessory Uses: Non-commercial garages and carports, fences, swimming pools, outdoor barbecue structures, storage building, workshops, playhouses, parking areas, clubhouses, recreational fields, management offices and uses customary for schools, churches and retirement & convalescent homes.

Special Stipulation:

If in the event that an institutional use is placed on a portion of the property, the allowable residential density shall be reduced by 1 unit per 2 acres utilized by institutional development. An overall density of 1 unit per 2 acres will be maintained over the entire Pepper Plantation Planned Development.



**C. Rural Commercial / Institutional – 53 Acres
Zoning Classification – RC/I**

A portion of the Pepper Tract is located along Highway 17 and is planned for rural commercial / institutional usage and comprises approximately 53 acres. The commercial/institutional usage will follow the guidelines of the Charleston County Zoning & Land Development Regulations and as specifically permitted by this document.

The zoning classification is intended to provide commercial, retail facilities and institutional uses for rural areas while maintaining the rural integrity of the immediate area.

This portion of the property stretches approximately 2,500 feet along Highway 17 and two entrances are proposed along Highway 17 at the two existing crossovers, Beehive Road and Theodore Road. Access to the proposed commercial properties will be from a new internal road system. The internal road design will eliminate multiple access points along the frontage and is consistent with current design standards in Charleston County, the Mt. Pleasant and Awendaw areas and in accordance with the SCDOT desire for access to the property. At the time of construction, approved SCDOT permits will be required and may necessitate the construction of turning lanes.

Special Buffering will be implemented along the perimeter of the property and will essentially reduce the developable portion of the property. This buffering is being implemented to protect adjacent property owners from the impacts of development and to help maintain the rural character of their property.

Residential areas will be permitted above retail and office facilities. This residential classification includes apartments, townhouses and/or condominiums. The maximum number of units to be located within this zoning district is 55.

Attachment "C" illustrates the conceptual plan for the commercial and institutional areas and indicates anticipated roadways, lakes and perimeter buffering.

The developable areas are further approximated below:

Rights-of-way	4.5 Acres	8.51%
Buffers/Open Space and Parks	14.3 Acres	27.03%
Ponds and Lakes	3.5 Acres	6.62%
General Retail/Office	8.7 Acres	16.44%
Retail/Office/Residential	11.5 Acres	21.74%
Institutional	7.5 Acres	14.18%



<u>Medical/Office/Residential</u>	<u>2.9 Acres</u>	<u>5.48%</u>
Total Acreage	52.9 Acres	100%

Permitted Uses: See Attachment "F".

General Retail and Office Space will be limited to 195,000 SF over the approximately usable 23.1 acre portion of the site. Note that internal buffers are not considered. Distribution of the building space will be in general compliance with Attachment "D".

Non-Permitted Uses: No Strip Malls or Centers

Alcohol Sales: Alcohol Sales and on-site consumption are permitted in accordance with appropriate State Licensees and are permitted no closer than 500' from any school, church or residential primary building.

Site plan review and subdivision shall meet the requirements of the Charleston County Zoning & Land Development Regulations.

IV. Hydrography

Pepper Plantation is located in close proximity to the Wando River and has one major drainage basin bisecting the property. Wetland delineations and surveys have been performed on the property to determine wetland areas and drainage patterns. The wetland surveys have been verified by the US Army Corps of Engineers for accuracy and have received a project reference number of SAC-81-2001-0771(S).

Design of on-site drainage and retention/detention facilities will be designed in accordance with all local, state and federal regulations. Buffering of wetlands will be performed in accordance with all permits received by regulating agencies to work in and around federally regulated wetlands.

The location of the existing contiguous wetlands will permit for proposed drainage features to utilize their natural cleansing and conveyance capabilities. Wetland delineations are provided as Attachments "B1" & "B2" located in the Appendix.



V. Lot Area and Building Setback Criteria

Lot Areas and Building Setbacks shall be enforced in accordance with the Table provided below at a minimum.

Description	SF 274 Acres	MR 59 Acres	CR/I 53 Acres
Minimum Lot Area	1 Acre	30,000 SF	1/2 Acre
Minimum Width	100 Feet	75 Feet	125 Feet
Minimum Building Setbacks			
Front/Side Street	50 Feet	50 Feet	15 Feet
Highway 17	NA	NA	75 Feet
Interior Side	25 Feet	15 Feet	10 Feet
Rear	50 Feet	30 Feet	15 Feet
Freshwater Wetlands	25 Feet	25 Feet	25 Feet
OCRM Critical Line	35 Feet	50 Feet	50 Feet
Maximum Building Cover	25%	25%	25%
Maximum Height - Above Flood Elevation	45 Feet	45 Feet	45 Feet

The minimum lot areas indicated above are subject to the approval of the South Carolina Health Departments for individual septic tank permits and individual wells for the three zoning classifications. Public water and sewer may not be available to portions of the property as detailed in Section XIII of these Development Guidelines.

VI. Lighting Plan

Adequate street lighting shall be provided for all new travelways and have sufficient illumination to provide safe passage for vehicles and pedestrians. Public access areas shall provide lighting in accordance with Berkeley Electric Cooperative (BEC) Standards and all lighting plans shall be coordinated through and approved by the Charleston County Planning Department.

Lighting placed in all commercial areas shall face away from adjoining property not included in the Pepper Plantation Development and shall have maximum residual intensity 0.5 Foot-candles at the adjoining property line. Interior property lines may have higher foot-candle values where parking areas require additional lighting for the safety of



employees and visitors. Residual foot-candles at the right-of-way line shall be at acceptable levels to ensure safe visibility for motorist.

VII. Tree Surveys

Owners of parcels are required to perform tree surveys prior to clearing activities for inclusion in all plans to be submitted to the Charleston County Planning Department as part of all construction documents and as required by the Charleston County Plan Review Process. Tree Survey Standards shall be in accordance with all Charleston County standards and shall be regulated by the ordinances and regulations of Charleston County. Grand trees shall be located and protected at all times during clearing, demolition and construction activities in accordance with all Charleston County Standards.

VIII. Landscaping/Screening and Buffers

All landscaping plans shall meet the requirements of the Charleston County Zoning & Land Development Regulations. Submittal of plans shall be in accordance with the site plan review process for the specific zoning type. This section shall only address the required planting areas and screening areas. Landscape plans for the SF zoning classification are not required. Screening and buffers are required in accordance with the Table provided below at a minimum.

Description	SF 274 Acres	MR 59 Acres	CR/I 53 Acres
Minimum Planted and/ or Natural Buffers			
Highway 17	NA	NA	75 Feet**
Adjoining Private Property	NA	25 Feet	100 Feet**
Front/Side Street	25 Feet	25 Feet	15 Feet
Interior Side	15 Feet	25 Feet	10 Feet
Rear	15 Feet	25 Feet	15 Feet
Freshwater Wetlands	*See Note	*See Note	*See Note

*Freshwater Wetlands will be buffered in accordance with mitigation plans as approved by the US Army Corps of Engineers, the SCDHEC-OCRM and Charleston County Planning Staff.

**Planting requirements for these buffers shall be in accordance with the Charleston County Zoning & Land Development Regulations. The number of plantings shall be equivalent to that required within a 50 foot planted buffer. Clearing and selected clearing is permitted as approved by the Charleston County Planning Staff and the Developer.

Existing Buildings located within the CR/I zoning classification will be required to increase landscaping and screens/buffers if re-development occurs. The minimum



landscaped width along the front and side property lines shall be 25' on the side and 25' in the front. Existing access points may remain as approved by the SCDOT. A 6' high fence shall be required between residential and commercial zonings to be constructed of brick or wood materials or a combination of both. If demolition of the building occurs, all new construction must meet the standards specified within this document.

IX. Off Street Parking and Circulation

Off Street Parking and Circulation shall meet the requirements provided in the Table below at a minimum.

Description	SF 274 Acres	MR 59 Acres	CR/I 53 Acres
Parking Spaces (Min)	2	*1.5 per Unit*	*1 per 400 SF of Gross Building Area*
Parking Space Size (Min)	9' x 18'	9' x 18'	9' x 18'
Driveway Width (Min)	12 Feet	24 Feet	24 Feet

If a specific use can demonstrate that less parking will suitably serve the project, a reduction of parking can be approved by the Charleston County Planning Staff.

In the event any property is developed for Institutional purposes, Parking and circulation standards shall be based on the Charleston County Zoning & Land Development Regulations

X. Roads and Drainage

A. Single Family Residential Zoning Classification – SF – 274 Acres

The roads to be located in this zoning district are planned to be privately maintained roads. Plans are to be submitted to the Charleston County Public Works Department for informational purposes only in accordance with current standards. Drainage features are to be designed in accordance with all Local, State and Federal Stormwater regulation programs. If it is determined to dedicate the road system to Charleston County, the design shall meet the minimum design standards of Charleston County.



B. Mixed Use Residential – 59 Acres
Zoning Classification – MR

All roads and drainage features within this zoning district are to be designed in accordance with acceptable standards in the construction industry and are subject to the approval of the Charleston County Planning Department. All roads and drainage features must comply with the standards of Charleston County if they are to be dedicated to the Charleston County Public Works Department. All sites within this zoning district must comply with all Local, State and Federal Stormwater regulation programs.

C. Rural Commercial – 53 Acres
Zoning Classification – CR/I

All roads and drainage features within this zoning district are to be designed in accordance with acceptable standards in the construction industry and are subject to the approval of the Charleston County Planning Department. All roads and drainage features must comply with the standards of Charleston County if they are to be dedicated to the Charleston County Public Works Department. All sites within this zoning district must comply with all Local, State and Federal Stormwater regulation programs.

XI. Signs

A. Single Family Residential – 274 Acres
Zoning Classification – SF

One monument sign approximately 12 feet in length and 4 feet in height is planned at the entrance of Pepper Plantation. The entrance is to be located off of Chandler Road and the entrance sign shall be located no closer than 25 feet from Chandler Road. Outside dimensions of sign structures may be larger than the minimum area of the sign face. The sign is to be ground lit and constructed of brick, mortar and wood materials. Placards are permitted on any brick pillars located at the entrance of Pepper Plantation. Signage located within the Equestrian Community shall not have any regulated standards. If additional entrances are constructed, the same signage allowances shall be permitted.

B. Mixed Use Residential – 59 Acres
Zoning Classification – MR

Signage for this zoning classification shall be permitted at one off-site location as defined below in addition to an entrance sign at the public access point to the property. The entrance sign shall be submitted to the Charleston County Planning Department for approval and shall not exceed 35 SF for each face where 2 faces are permitted. Outside dimensions of sign structures may be larger than the minimum area of the sign face. If in the event there is more



than one public access point to the property, additional signage shall be permitted in accordance with the same standards. Signs shall be monument type and not to exceed 8 feet in height. Ground lit signs are recommended.

C. Rural Commercial – 53 Acres
Zoning Classification – CR/I

One Project Sign is permitted at the Beehive Road Crossover advertising the Pepper Village Development and the end user of the MR zoned property. The sign shall have a maximum height of 10 feet and a maximum sign face not to exceed 100 SF per side. Outside dimensions of sign structures may be larger than the minimum area of the sign face.

The Theodore Road entrance shall be permitted a monument sign 8' in height and 60 SF each face.

Individual Site Signage for this zoning classification shall be in accordance with Charleston County Standards at the time of individual site submittal.

XII. Phasing

A. Single Family Residential – 274 Acres
Zoning Classification – SF

Construction of Pepper Plantation is to begin in 2002 with completion of the infrastructure for 30 lots and amenities anticipated during 2004. Buildout for the project is estimated to occur by 2010.

B. Mixed Use Residential – 59 Acres
Zoning Classification – MR

No specific start date is currently anticipated for this portion of the property.

C. Rural Commercial – 53 Acres
Zoning Classification – CR/I

No specific start date is currently anticipated for this portion of the property.

XIII. Utilities and Public Services

A. Water and Wastewater Service

Single Family Residential – 281 Acres
Zoning Classification – SF

Coordination has been provided with MPW to serve the equestrian community with water and MPW will permit an alternative wastewater



collection system to be submitted for consideration. The developers of Pepper Plantation will provide the alternative sewer collection system if MPW will serve the project without mandating the developer to annex into the Town of Mt. Pleasant as a requirement for wastewater service.

If wastewater service is contingent as stipulated above, wastewater service will be provided by individual septic tanks as approved by SCDHEC and the Charleston County Health Department. All parcels within this zoning district meet the minimum size requirements for septic tank approvals.

Site soil investigations indicate that the soil types located on the site will accommodate septic tanks. Final subdivision plat approvals will be contingent upon meeting the requirements Charleston County Subdivision Regulations.

The developer reserves the right to provide private wastewater service by use of a permitted package wastewater treatment plant. Exact location and capacity shall be determined in the future.

Mixed Use Residential – 59 Acres
Zoning Classification – MR

Public water and wastewater facilities are located in close proximity to the project site. The developer is willing and able to construct the required infrastructure to serve this portion of the project if MPW will serve the project without mandating the developer to annex into the Town of Mt. Pleasant as a requirement for wastewater service.

If wastewater service is contingent as stipulated above and MPW is not permitted to serve this site due to limitations in the MPW Service Ordinance, this portion of the property will not be permitted to be developed in accordance with the zoning classification until an alternative wastewater service plan is approved. However, the property may be developed if the use can be served by conventional methods (i.e. – developed for phased institutional use or single family residential with approved septic tank permits).

If water service is available to the sites located within this zoning classification, the developer will construct water facilities in accordance with the MPW Guidelines for Development.

The developer reserves the right to provide private wastewater service by use of a permitted package wastewater treatment plant. Exact location and capacity shall be determined in the future.



**Rural Commercial – 53 Acres
Zoning Classification – CR/I**

Public water and wastewater facilities are located along the Highway 17 frontage of the property. The developer is willing and able to construct the required infrastructure to serve this portion of the project if MPW will serve the project without mandating the developer to annex into the Town of Mt. Pleasant as a requirement for wastewater service.

If wastewater service is contingent as stipulated above and MPW is not permitted to serve this site due to limitations in the MPW Service Ordinance, sites located within this zoning classification will utilize individual septic tanks and individual water wells as approved by SCDHEC and the Charleston County Health Department. All parcels within this zoning district shall meet the minimum size requirements for septic tank and well approvals.

If water service is available to the sites located within this zoning classification, the developer will construct water facilities in accordance with the MPW Guidelines for Development.

Site soil investigations indicate that the soil types located on the site will accommodate septic tanks. Final subdivision plat approvals will be contingent upon meeting the requirements Charleston County Subdivision Regulations.

The developer reserves the right to provide private wastewater service by use of a permitted package wastewater treatment plant. Exact location and capacity shall be determined in the future.

B. South Carolina Department of Transportation Access

The SCDOT has been consulted regarding access to SCDOT maintained roadways and has provided documentation of their support of the project concept. Permanent access can not be provided until actual encroachment permits are issued to the developer. Permits may be contingent upon the construction of turning lanes.

C. Fire Protection

The property is located within the Awendaw Fire District and coordination between the developer and the Awendaw Fire Chief is provided in the Appendix. The Fire department has expressed their willingness and ability to serve the project and indicates their support of the project.



D. Charleston County Public Works

Charleston County Public Works has provided documentation of their willingness to work with the developers of the project to provide suitable roadway and drainage facilities in accordance with all local, state and federal regulations.

E. Electric Service

The property is located within the service area of the Berkeley Electric Cooperative. A coordination letter has been provided by the BEC representative indicating their ability and willingness to provide service to the project.

XIV. Commercial Architectural Standards

The developers of Pepper Village have a vision of creating a rural village concept. All commercial development shall receive the approval of the Pepper Village Architectural Committee prior to construction. It is the responsibility of the end user to receive all other building permits required for construction.

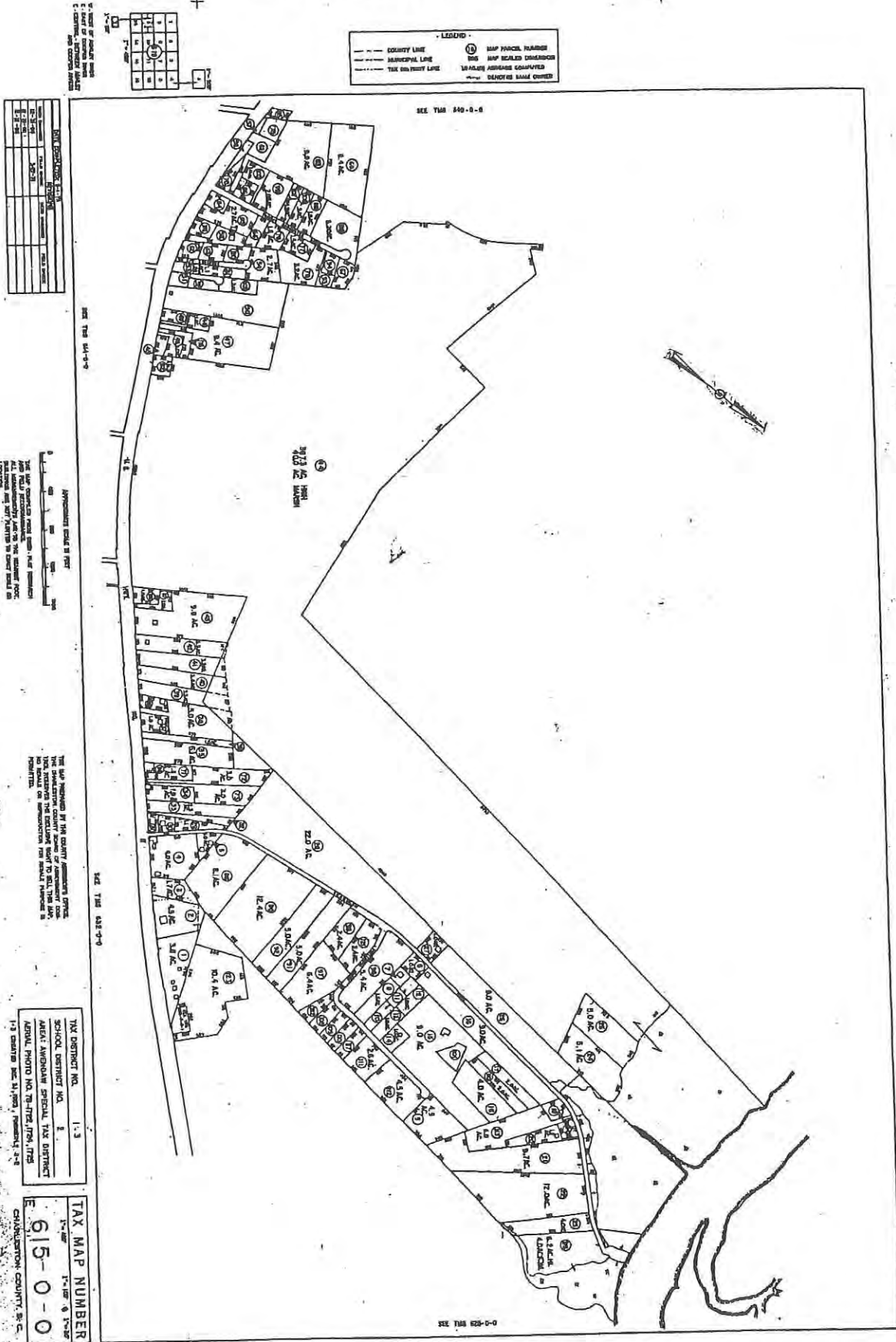
The architectural standards shall follow a rustic rural character with the implementation of porches, wood or hardi-plank siding and v-crimp metal roofs. Bahama shutters may be used to enhance window treatments. Other materials may be utilized, however, the visual appearance of the building shall retain the rural character vision. The architecture shall referenced vernacular styles of low country.



Appendices

- A. Attachment "A" - Tax Map
- B. Attachments "B1" & "B2" - Plat and Wetland Delineations of the Property
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 - I. Town of Mt. Pleasant Memo Dated February 25, 2002

Attachment "A"



LEGEND

- COUNTY LINE
- MUNICIPAL LINE
- TAX DISTRICT LINE
- UTILITY LINE
- ① MAP PARCEL NUMBER
- 100 MAP SCALED DIMENSION
- 10 PARCELS ADJACENT TO PARCELS
- UNDEVELOPED LAND OWNED

LOT	ACREAGE	OWNER
1	1.2	...
2	0.8	...
3	1.5	...
4	0.5	...
5	1.0	...
6	0.7	...
7	1.1	...
8	0.9	...
9	1.3	...
10	0.6	...
11	1.4	...
12	0.4	...
13	1.6	...
14	0.3	...
15	1.7	...
16	0.2	...
17	1.8	...
18	0.1	...
19	1.9	...
20	0.0	...

APPROXIMATE SCALE IN FEET

1" = 100'

0 100 200 300 400 500

THE MAP PREPARED BY THE COUNTY ASSessor'S OFFICE IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE COUNTY ASSessor'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR HEREON.

TAX DISTRICT NO. 1-3
 SCHOOL DISTRICT NO. 3
 AGENY: ANSONIA SPECIAL TAX DISTRICT
 AGENY: PHOENIX NO. 78-1728 (774, 1728)
 1-3 SQUARE SEC. 34, 1993, PARCELS 1-4

TAX MAP NUMBER
 615-0-0
 CHARLESTON COUNTY, S.C.

SEE TMB 540-0-6

SEE TMB 541-0-9

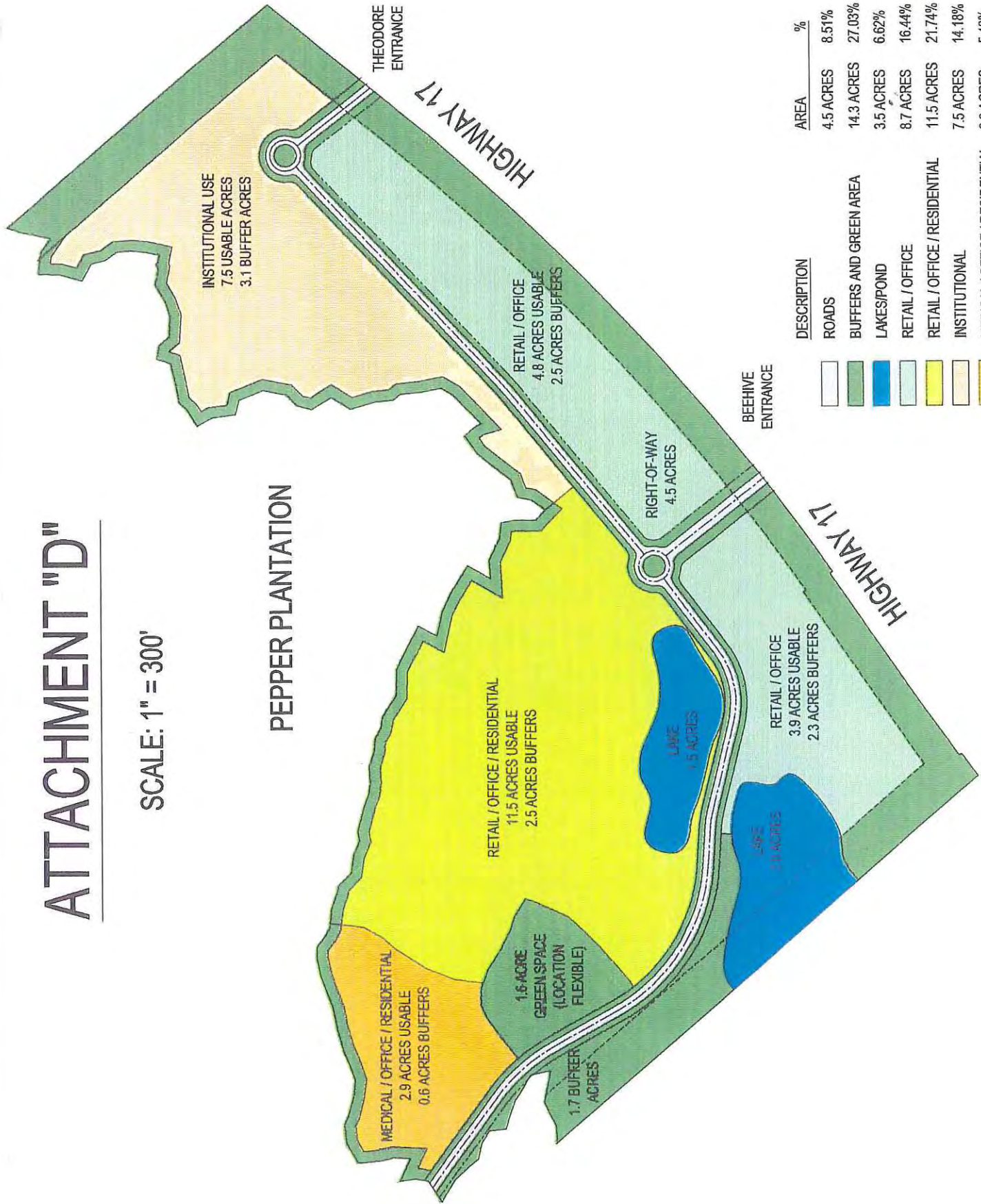
SEE TMB 543-0-9

SEE TMB 523-0-0

ATTACHMENT "D"

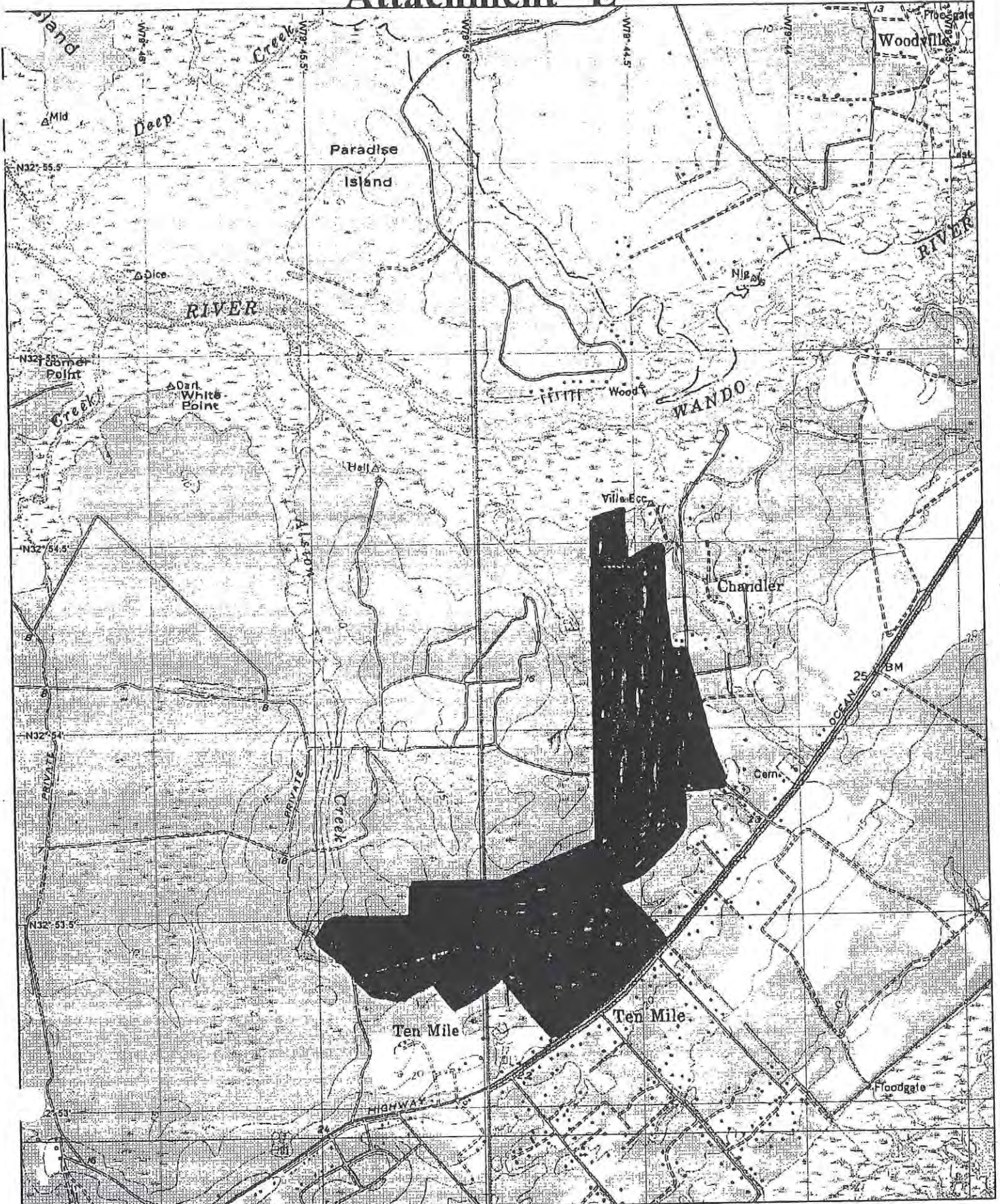
SCALE: 1" = 300'

PEPPER PLANTATION



DESCRIPTION	AREA	%
ROADS	4.5 ACRES	8.51%
BUFFERS AND GREEN AREA	14.3 ACRES	27.03%
LAKES/POND	3.5 ACRES	6.62%
RETAIL / OFFICE	8.7 ACRES	16.44%
RETAIL / OFFICE / RESIDENTIAL	11.5 ACRES	21.74%
INSTITUTIONAL	7.5 ACRES	14.18%
MEDICAL / OFFICE / RESIDENTIAL	2.9 ACRES	5.48%

Attachment "E"





Attachment "F"

PERMITTED USES		GRU	CONDITIONS / BUILDING SIZE
AGRICULTURAL USES			
ANIMAL PRODUCTION			
Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)			
Apiculture (Bee Keeping)			
Horse or Other Animal Production			
Concentrated Animal Feeding Operations			
CROP PRODUCTION			
Greenhouse Production or Food Crops Grown Under Cover			
Horticultural Production of Commercial Nursery Operations			
Hydroponics			
Crop Production			
FORESTRY AND LOGGING			
Commercial Timber Operations			
Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching			
STABLE			
Stable		A	
SUPPORT ACTIVITIES FOR AGRICULTURAL USES			
Agricultural Processing			
Agricultural Sales and Services			
Roadside Stands, including the sale of sweetgrass baskets		A	
RESIDENTIAL			
Congregate Living for the elderly (up to 15 Residents)		A	
Duplex			
Dwelling Group			
Farm Labor Housing (up to 10 residents)			
Farm Labor Housing (Dormitory) (more than 10 residents)			
Child Caring Institution (more than 20 children)			
Group Care Home, Residential (up to 20 children)			
Group Residential including Fraternity or Sorority Houses, Dormitories, or Residence Halls			
Manufactured Housing Unit			
Manufactured Housing Unit, Replacement			
Manufactured Housing Park			
Multi-Family, including Condominiums or Apartments		C	Only permitted above retail/office/restaurant locations
Retirement Housing		A	
Retirement Housing, Limited (up to 10 residents)		A	
Single-Family Attached, also known as Townhouses or Rowhouses			
Single-Family Detached			
Single-Family Detached (affordable)			
Single-Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)			
Traditional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway houses			
CIVIC/INSTITUTIONAL			
COURTS AND PUBLIC SAFETY			
Court of Law		A	
Correctional Institutes			
Parole Offices or Probation Offices			
Safety Services, including Emergency or Ambulance Service, Fire Protection, or Police Protection		A	10,000 SF
DAY CARE SERVICES			
Adult Day Care Facilities		A	4000 SF
Child Day Care Facilities, including Group Day Care Home or Child Care Center		A	4000 SF
Family Day Care Home			
DEATH CARE SERVICES			
Cemeteries or Crematories		A	
Funeral Services, including Funeral Homes or Mortuaries		A	13,000 SF
EDUCATIONAL SERVICES			
Pre-school or Educational Nursery		A	4,000 SF
School, Primary		A	
School, Secondary		A	
College or University Facility			
Business or Trade School			
Personal Improvement Education, including Fine Arts Schools or Automotive Driving Schools		A	

PERMITTED USES (CONTINUED)		CR/I	CONDITIONS/BUILDING SIZE
CIVIC/INSTITUTIONAL			
HEALTH CARE SERVICES			
Medical Office or Outpatient Clinic, Including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, Ambulatory Surgical Facilities	A	4,000 SF	
Community Residential Care Facilities	A	4,000 SF	
Convalescent Services, Including Nursing Homes	C	120 Bed Maximum	
Counseling Services, Including Job Training or Placement Services	A	4,000 SF	
Intermediate Care Facility for the Mentally Retarded	A	4,000 SF	
Public or Community Health Care Facilities	A	4,000 SF	
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories	A	4,000 SF	
Home Health Agencies	A	4,000 SF	
Hospitals, Including General hospitals, Specialized hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices			
Outpatient Facilities for Chemically Dependent or Addicted Persons			
Rehabilitation Facilities			
Residential Treatment Facility for Children or Adolescents (mental health treatment)			
MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS			
Historical Sites (Open to the Public)	A		
Libraries or Archives	A		
Museums	A		
Nature Exhibition	A		
Botanical Gardens	A		
Zoos			
POSTAL SERVICE			
Postal Service, United States	A		
CIVIC/INSTITUTIONAL			
RECREATION AND ENTERTAINMENT			
Community Recreation, including Recreation Centers	A		
Fishing or Hunting Guide Service (Commercial)			
Fishing or Hunting Lodge (Commercial)			
Golf Courses or County Clubs			
Parks and Recreation	A		
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades	A		
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Go-Cart Tracks, or Sports Arenas			
Drive-In Theaters			
Golf Driving Ranges			
Outdoor Shooting Ranges			
Recreation or Vacation Camps			
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS			
Business, Professional, Labor, or Political Organizations	A	4,000 SF	
Social or Civic Organizations, including Youth Organizations, Sororities or Fraternities	A	4,000 SF	
Religious Assembly	A		
Social Club or Lodge	A	4,000 SF	
UTILITIES AND WASTE-RELATED USES			
Utility Service, Major	S		
Electric or Gas Power Generation Facilities	S		
Utility Substation	S		
Electrical or Telephone Switching Facility	S		
Sewage Collector or Trunk Lines	S		
Sewage Disposal Facilities	C	Permitted to service Pepper Tract Only	
Utility Pumping Station	A		
Water mains	S		
Water or Sewer Treatment Facilities	A		
Water Storage Tank	S		
Utility, Minor	A		
Electric Power or Gas Distribution	A		
Sewage Collection Service Line	A		
Water Service Line	A		
Waste Related Uses			
Hazardous Waste Treatment or Disposal			
Non-Hazardous Waste Treatment or Disposal			
Septic Tank Installation, Cleaning, or Related Services			
Solid Waste Combustors or Incinerators, Including Cogeneration Plants			
Solid Waste Landfill (Public)			
Waste Collection Services			
Waste Transfer Facilities			

PERMITTED USES (CONTINUED)		CR/I	CONDITIONS / BUILDING SIZE
COMMERCIAL			
ACCOMMODATIONS			
Bed and Breakfast Inns	C	10 Bedroom Room Maximum	
Hotels or Motels			
Rooming or Boarding Houses			
RV (Recreational Vehicle) Parks or Campgrounds			
ANIMAL SERVICES			
Kennel			
Pet Stores or Grooming Salons	A	4,000 SF	
Small Animal Boarding (enclosed building)	A	4,000 SF	
Pet Cemetery and Funeral Facilities	A	4,000 SF	
Veterinary Services	A	4,000 SF	
FINANCIAL SERVICES			
Banks	A	4,000 SF	
Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers	A	4,000 SF	
FOOD SERVICES AND DRINKING PLACES			
Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bars or Lounges	C	Alcohol sales not permitted within 500 LF of the Primary Structures of Schools or Churches - 4,000 SF	
Catering Service	A	4,000 SF	
Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars	C	Alcohol sales not permitted within 500 LF of the Primary Structures of Schools or Churches - 4,000 SF	
Restaurant, General, including Cafeterias, Diners, Delicatessens or Full-Service Restaurants	C	Alcohol sales not permitted within 500 LF of the Primary Structures of Schools or Churches - 4,000 SF	
Sexually Oriented Business			
INFORMATION INDUSTRIES			
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices	C	Dishes must be screened from view Radio or Communication Towers not permitted 4,000 SF	
Communication Towers			
Data Processing Services	A	4,000 SF	
Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers	A	4,000 SF	
OFFICES			
Administrative or Business Office, including Bookkeeping Services Couriers, Insurance Offices, Personnel Offices, Real Estate Services Secretarial Services or Travel Arrangement Services	A	4,000 SF	
Government Offices	A	4,000 SF	
Professional Office, including Accounting, Tax Preparation Architectural, Engineering, or Legal Services	A	4,000 SF	
OTHER NONRESIDENTIAL DEVELOPMENT			
Convention Center or Visitor Bureaus	A	4,000 SF	
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction			
Offices Warehouse Complex			
Off-Premises Sign (e.g. Billboard)			
Special Trade Contractors (Office/Storage)	C	All outside storage must be screened from view - 4,000 SF	
Building Equipment or Other Machinery Installation Contractors	C	All outside storage must be screened from view - 4,000 SF	
Carpentry Contractors	C	All outside storage must be screened from view - 4,000 SF	
Concrete Contractors	C	All outside storage must be screened from view - 4,000 SF	
Drywall, Plastering, Acoustical or Insulation Contractors	C	All outside storage must be screened from view - 4,000 SF	
Electrical Contractors	C	All outside storage must be screened from view - 4,000 SF	
Excavation Contractors	C	All outside storage must be screened from view - 4,000 SF	
Masonry or Stone Contractors	C	All outside storage must be screened from view - 4,000 SF	
Painting or Wall Contractors	C	All outside storage must be screened from view - 4,000 SF	
Plumbing, heating or Air-Conditioning Contractors	C	All outside storage must be screened from view - 4,000 SF	
Roofing, Siding or Sheet Metal Contractors	C	All outside storage must be screened from view - 4,000 SF	
Tile, Marble, Terazzo or Mosaic Contractors	C	All outside storage must be screened from view - 4,000 SF	
PARKING, COMERCIAL			
Parking Lots			
Parking Garages			
RENTAL AND LEASING SERVICES			
Charter Boat or other Recreational Watercraft Rental Services			
Commercial or Industrial Machinery or Equipment Rental Leasing			
Construction Tools or Equipment Rental	C	All outside storage must be screened from view - 10,000 SF	
Consumer Goods Rental Centers	C	All outside storage must be screened from view - 4,000 SF	
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items	C	All outside storage must be screened from view - 4,000 SF	
Heavy Duty Truck or Commercial Vehicle Rental or Leasing			
Self Service Storage / Mini Warehouses	C	Must meet requirements of §6.4.16 of the CCLDG 30,000 SF Maximum	
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles	A	4,000 SF	

PERMITTED USES (CONTINUED)			
COMMERCIAL		CR/I	CONDITIONS / BUILDING SIZE
REPAIR AND MAINTENANCE SERVICES			
Boat Yard			
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops	A		4,000 SF
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops			
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops	C		No outdoor storage of equipment of cars w/o adequate screening - 4,000 sf
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes	C		No outdoor storage of equipment of cars w/o adequate screening - 4,000 sf
RETAIL SALES			
Nonstore Retailers			
Direct Selling Establishments			
Electronic Shopping or mail Order Houses			
Fuel (except liquified petroleum gas) Dealers, including Heating Oil Dealers			
Liquified Petroleum Gas (Bottled Gas) Dealers			
Vending Machine Operators	A		4,000 SF
Building Materials or Garden Equipment and Supplied Retailers	A		20,000 SF
Hardware Stores	A		20,000 SF
Home Improvement Centers	A		20,000 SF
Garden Supplies Centers	A		20,000 SF
Outdoor Power Equipment Stores	C		20,000 SF
Paint, Varnish, or Wallpaper Stores	A		20,000 SF
Food Sales, including Grocery Stores, Meat Markets or Butchers Retail Bakeries, or Candy Stores	A		Grocery Store limited to 40,000 SF
Liquor, Beer, or Wine Sales	A		4,000 SF
Retail Sales or Services, General	A		4,000 SF
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store	A		4,000 SF
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store	A		4,000 SF
Convenience Store	A		4,000 SF
Drug Stores or Pharmacies	A		4,000 SF
Duplicating or Quick Printing Services	A		4,000 SF
Electronics, Appliance, or Related Products Store	A		4,000 SF
Florist	A		4,000 SF
Furniture, Cabinet, Home Furnishings, or Related Products Store	A		10,000 SF
Pawn Shop	S		
Private Postal or Mailing Service	A		4,000 SF
Tobacconist	A		4,000 SF
Warehouse Clubs or Superstores			
Service Stations, Gasoline (with or without convenience stores)	A		4,000 SF
Truck Stop			
Vehicle Sales (new or used)			
Automobile, or Light or Medium Duty Truck Dealers			
Heavy Duty Truck or Commercial Vehicle Dealers			
Manufactured (Mobile) Home Dealers			
Motorcycle, Watercraft, or Recreational Vehicle Dealers	S		
Vehicle Parts, Accessories or Tire Stores	A		4,000 SF
RETAIL OR PERSONAL SERVICE			
Consumer Convenience Service	A		4,000 SF
Automated Bank / Teller Machines	A		4,000 SF
Drycleaners or Coin-Operated Laundries	A		4,000 SF
Drycleaning or laundry Pick-up Service Stations	A		4,000 SF
Locksmith	A		4,000 SF
One-hour Photo Finishing	A		4,000 SF
Tailors or Seamstresses	A		4,000 SF
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	A		4,000 SF
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios	A		4,000 SF
Services to Building or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, Janitorial, or Landscaping Services	A		4,000 SF
VEHICLE STORAGE			
Vehicle Storage, including Bus Barns, Boat or RV Storage, or Impound Yards			
WHOLESALE SALES			
Aircraft Wholesalers, including Related Products			
Beverage or Related Products Wholesalers, including Alcoholic Beverages	S		4,000 SF
Book, Periodicals, or Newspaper Wholesalers	S		4,000 SF
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers or Pesticides)			
Clay or Related Products Wholesalers			

PERMITTED USES (CONTINUED)			
OTHER USES		CR/I	CONDITIONS
RECYCLING SERVICES			
	Recycling Center		
	Recycling Collection, Drop-Off		
RESOURCE EXTRACTION			
	Resource Extraction, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	C	Must meet all local, state and federal laws
TRANSPORTATION			
	Aviation, including Private Air Strips		
	Railroad Facilities		
	Sightseeing Transportation, Land or Water	A	4,000 SF
	Taxi or Limousine Service	A	4,000 SF
	Urban Transit Systems		
	Water Transportation, including Coastal or Inland Water		
	Passenger Transportation		



Coordination Letters

TOWN OF MOUNT PLEASANT



Department of Planning & Development
P.O. Box 745
Mount Pleasant, S.C. 29465
(843) 884-1229

October 1, 2001

-2

Mr. Angelo J. Hassig, P.E.
Director of Engineering
Mount Pleasant Waterworks
1619 Rifle Range Road
Mount Pleasant, SC 29464

Re: ~~Bulls Bay Golf Club~~ Pepper Farm

Dear Mr. Hassig:

This is to confirm that Town staff has reviewed tax maps and plats and has determined that an approximately 336 acre tract of land known as "Pepper Farm" is not contiguous to the Town of Mount Pleasant. Furthermore, the layout presented with 46 residences (lots 3 to 7 acres in size) is in conformance with the Town of Mount Pleasant Comprehensive Land Use Plan.

Based on current information the Town does not object to Mount Pleasant Waterworks providing services to the described property.

Sincerely,

Joel P. Ford
Director, Planning & Development

MOUNT PLEASANT WATERWORKS

Commissioners of Public Works of the Town of Mount Pleasant

Elected

William L. Golightly, Jr., Ph.D., Chairman
B. McKay, Vice Chairman
Heroie Wilcox, Treasurer
Warren T. Player
Rick Crosby

Ex-Officio

Harry M. Hallman, Jr., Mayor
Robert Utsey, Chairman
Water Supply Committee, Town Council
Clay Duffie, MPW General Manager

October 2, 2001

Mr. Tim Cook, P.E.
Windmill Engineering Solutions, Inc.
142 Chandler Road
Awendaw, SC 29429

RE: Pepper Plantation Equestrian Community
Chandler Road

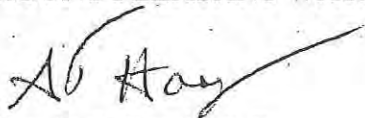
Dear Mr. Cook:

MPW offers this response to your "Letter of Intent to Develop" for the above referenced project. The Town of Mount Pleasant has determined that the proposed project is not contiguous. MPW has both water and wastewater infrastructure on Chandler Road, which can be utilized to serve this project. Due to the nature of this development, MPW will consider the use of an alternative wastewater collection system as outlined in Section 5.3 of our "Guidelines for Development." This of course would be contingent on SCDHEC also approving this type of system. You may want to meet with MPW staff to receive our input prior to starting your infrastructure design.

Should you have any questions, please contact me at (843) 971-7506.

Sincerely,

MOUNT PLEASANT WATERWORKS



Angelo J. Hassig, P.E.
Director of Engineering
Utilities Division

AJH:rlb

Cc: Project Developer
Joel Ford, Town of Mount Pleasant



South Carolina
Department of Transportation
2401 Maintenance Way
North Charleston, SC 29401

November 27, 2001

Attn: Mr. Tim Cook
Windmill Engineering Solution
1442 Chandler Road
Awendaw, SC 29429

Ref: "The Pepper Track" a Commercial Development for 440 commercial Acre on US-17
North and Chandler Road.

Hi Tim,

In reply to your request for the Department to review your site plan, I reviewed your site plan with the Traffic Engineer and the project appears feasible in concept with specific details to be worked out in an encroachment permit.

Your site plan shows that you are requesting to install two entrances where medians crossovers are located on US-17 North and one entrance on Chandler Road. The two proposed entrance on US-17 might require a right and left turn lane for each entrance. The Department is requesting a traffic pattern (a study of the amount of traffic that will be entering and exiting each entrance) to be submitted with a full set of construction plans and an encroachment permit. This study will determine if a right and left turn lane is required for each entrance. If you have any questions please call me at (843) 740-1655 ext. 510.

Sincerely,

A handwritten signature in cursive script that reads "Joey Harris".

Joey Harris (Engineer Geo Tech III)

Cc: Mr. C. O. Skipper (Resident Maintenance Engineer)

File: D6CH/JH



Charles L. Millican III
Fire Chief

843.412.6372
Fax: 843.928.3155
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston SC 29405-7464

EMERGENCY SERVICES

December 3, 2001

Timothy J. Cook, PE, Project Manager
Windmill Engineering Solutions, Inc.
1442 Chandler Road
Awendaw, SC 29429

RE: Letter of Coordination

Dear Mr. Cook:

I have reviewed the Lockwood/Pepper Plantation Tract Project (TMS#615-00-00-44, 082, and 028). The Charleston County Awendaw Fire District is pleased to submit to you our willingness and ability to provide fire protect for the overall project.

We truly look forward to working with you during the development of such a splendid project in order to ensure the highest level of fire and life safety services.

If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Charles L. Millican III, Executive Fire Officer
Fire Chief



PLANNING DEPARTMENT

Jennifer Miller
Director

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

December 19, 2001

Mr. Timothy J. Cook, P.E.
Windmill Engineering Solutions, Inc.
1442 Chandler Road
Awendaw, South Carolina 29429

RE: PROPOSED PEPPER TRACT PLANNED UNIT DEVELOPMENT -
TMS # 615-00-00-044, 082, AND 028

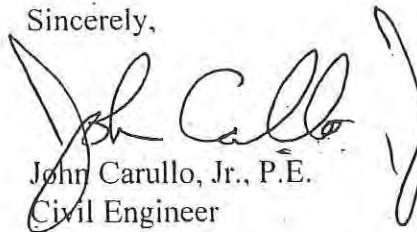
Dear Mr. Cook:

I have reviewed the conceptual plan for the Pepper Tract Planned Unit Development. The site storm water runoff must be restricted to the pre-developed conditions. The post-developed site drainage design must meet all applicable County or State storm water regulations. The proposed roadway construction must comply with the *Zoning and Land Development Regulations*.

The Planned Unit Development official submittal must contain the verbiage needed to describe the above item.

If you have any questions regarding this matter, please call me at 202-7200.

Sincerely,




John Carullo, Jr., P.E.
Civil Engineer

c: Brana S. Rerig, Project Officer II



BERKELEY
ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy* Partner 

December 3, 2001

Mr. Tim Cook
Windmill Engineering Solutions, Inc.
1442 Chandler Road
Awendaw, SC 29429

**RE: Power Availability Pepper Tract,
TMS #615-00-00-44, 082 and 028
Charleston County**

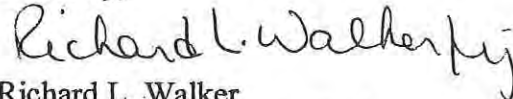
Dear Tim:

I have reviewed the plat for the above mentioned project and Berkeley Electric Cooperative, Inc. has the capacity to supply your electrical needs.

Underground electric service can be extended under our Service Rules and Regulations at the date in which service is to be rendered. As the development progresses, I will need you to provide the site plans in order to go over the electrical layout and routing of the electric power lines.

If you have any questions, please do not hesitate to give me a call.

Sincerely,



Richard L. Walker
Superintendent of Field Engineering

Enclosure

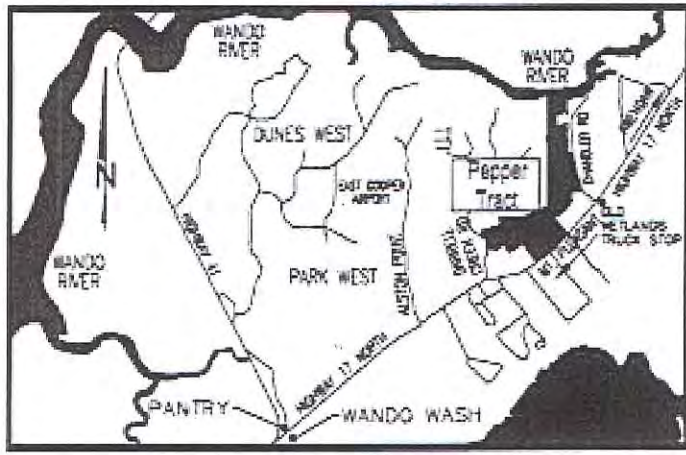
C: Tom Myers
Jack Villeponteaux

Post Office Box 1234
Moncks Corner, SC 29461
(843) 761-8200
(843) 825-3383
Fax (843) 572-1280

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

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

3745 N. Highway 17
Awendaw, SC 29429
(843) 884-7525
Fax (843) 884-3044



LOCATION MAP

PEPPER PLANTATION PLANNED DEVELOPMENT

EXISTING CONDITIONS

298.2 ACRES HIGHLAND
 87.9 ACRES FRESHWATER WETLANDS
 29.8 ACRES MARSH
 415.9 ACRES OF TOTAL AREA

PROPOSED USES

SINGLE FAMILY

122 ACRES - FEE SIMPLE
 152 ACRES OF DEDICATED OPEN SPACE
 13.8 ACRES OF HOA RECREATIONAL EASEMENTS
 60.5% OPEN/RECREATIONAL SPACE
 274 ACRES ALLOCATED FOR SINGLE FAMILY

MIXED USE RESIDENTIAL

52 ACRES - MIXED USE

RURAL COMMERCIAL INSTITUTIONAL USES

53 ACRES CR / I COMMERCIAL ZONING

LEGEND

SYMBOL	DESCRIPTION
	SF - WOODED AREAS
	SF - OPEN AREAS & TRAILS
	SF - LAKE OR RIVER
	SF - WETLANDS OR MARSH
	SF - OPEN RECREATIONAL SPACE
	MR - MIXED USE RESIDENTIAL
	CR2 - RURAL COMMERCIAL USE
	ADJACENT PROPERTY

