

Spring Grove Development Applications: Case History
Second Public Hearing – September 29, 2015
Planning and Public Works Committee Meeting – October 8, 2015
First Reading – October 13, 2015
Second Reading – October 27, 2015
Third Reading – November 10, 2015

Case Information

Applicant/Owner: MWV-East Edisto Spring Grove, LLC

Applications:

- Development of County Significance (Case Number DCS-7-13-16669);
- Comprehensive Plan Amendment (Case Number ACP-7-13-16648);
- Zoning Map Amendment (Case Number FBZD-7-13-16652); and
- Development Agreement* (Case Number ZDA-12-10-10106).

**Being handled by the County Legal Department and County Council.*

Council District: 8

Total project size: 14,508 acres (approximately 3,600 acres can be developed above current zoning densities*)

- 8,849 acres highland
- 5,569 acres freshwater wetlands

**The remaining acreage cannot be developed above current zoning densities.*

Parcel Identification Numbers, Addresses, Acreage, & Zoning*:

- PID 050-00-00-017, 5613 New Road, 2.22 acres, zoned Resource Management (RM);
- PID 099-00-00-012, 5610 Highway 174, 20.00 acres, zoned Agricultural Residential (AGR);
- PID 099-00-00-033, 7926 Old Jacksonboro Road, 5.41 acres, zoned AGR;
- PID 099-00-00-089, 5670 Highway 174, 4.08 acres, zoned AGR;
- PID 121-00-00-033, 7925 Old Jacksonboro Road, 43.20 acres, zoned RM;
- PID 121-00-00-035, 5640 Old Jacksonboro Road, 250.00 acres, zoned RM;
- PID 168-00-00-023, 6731 Old Jacksonboro Road, 0.69 acres, zoned AGR;
- PID 175-00-00-009, 7117 Highway 165, 13,933.90 acres, zoned RM;
- PID 175-00-00-017, 7900 Savannah Highway, 245.00 acres, zoned RM; and
- PID 186-00-00-062, 6209 New Road, 3.50 acres, zoned AGR.

**Based on current zoning densities for the subject properties (33.68 acres zoned AGR and 14,474.32 acres zoned RM), a maximum of 611 lots could be subdivided today.*

Project History

2007-2012: County staff worked to draft and amend County ordinances to allow application processes for projects like Spring Grove to be reviewed and considered for approval.

2012-present:

- Reviewed 5 sets of draft applications submitted by MWV and worked with the applicant to ensure compliance with County ordinances.
- Hosted 5 community meetings to gather public input on needs and the proposed Spring Grove development (MWV hosted 2 additional meetings). See the August 28 memo regarding the Parkers Ferry Community Needs/Spring Grove Development contained in Exhibit D.
- Worked with County departments and public service providers to determine potential project impacts and mitigation.

- The applicant decreased the proposed project size from approximately 31,000 acres to approximately 14,500 acres in 2013.

Notifications for all Planning Commission Meetings and Public Hearings

- July 19: Notices published in the *Post & Courier* for the first time.
- July 20: Notifications sent to owners of property located within 2,500 feet (1/2 mile) of the project boundaries, applicable interested parties lists (East Edisto, Parker Ferry, District 8 Churches, Meggett, Edisto Island, and St. Paul's), and Towns of Meggett, Hollywood, and Ravenel.
 - 1,845 citizens notified (1,153 citizens via mail; 692 citizens via email).
- July 22: 40 signs were posted where the property touches public rights-of-way, in compliance with SC state law.
- August 14: Staff checked the signs posted on the property and found that 14 of the 40 signs were missing. All 14 missing signs were re-posted on Aug. 14.
- August 21: Staff checked the signs posted on the property and found that 2 additional signs were missing. Both missing signs were re-posted on Aug. 21.
- August 23: Notices published in the *Post & Courier* for the second time.

**See additional notifications for the Sept. 16 Special Planning Commission Meeting/Workshop described as part of that meeting.*

Schedule

- August 20: Planning & Public Works Committee Meeting.
- August 24: Special Planning Commission Meeting.
- August 25: First Public Hearing.
- September 16: Special Planning Commission Meeting.
- September 28: Special Planning Commission Meeting.
- September 29: Second Public Hearing.
- October 8: Planning & Public Works Committee Meeting.
- October 13: First Reading.
- October 27: Second Reading.
- November 10: Third Reading.

Special Planning Commission Meeting: August 24, 2015

Meeting Summary: Staff gave an overview of the proposed project, which was followed by a presentation by MWV-East Edisto Spring Grove, LLC representatives. Following the presentations, Planning Commission members asked a few questions and then the Chair recognized the members of the public who wished to speak.

Public Comment Summary: A total of eight (8) people spoke. The majority of the questions and comments were about ensuring that public facilities and services to support the development are in place at the time of development. Several people voiced concerns over the impacts the development could have on the rural character of the area, including existing roads such as Old Jacksonboro Road. All Commission member and public comments are included in the attached Public Meeting Comment Summary (Exhibit C).

First Public Hearing: August 25, 2015

Public Hearing Summary: Staff gave an overview of the proposed project, which was followed by a presentation by MWV-East Edisto Spring Grove, LLC representatives. Following the presentations, County Council members asked a few questions and then Chair Summey recognized the members of the public who wished to speak.

Public Comment Summary: Fourteen (14) members of the public spoke. Ten (10) had concerns

or were opposed to the project; four (4) stated they were supportive of the project. The public's concerns were focused on the impacts of the development on Old Jacksonboro Road and Hyde Park Road as well as on the rural character of the area, the potential for increased land values resulting in increasing property taxes, and general impacts on existing residents. Council requested the Clerk create a sign in sheet to which all those interested in the project could add their names and contact information (27 people signed the sheet). Council also directed staff to hold the September 14 Planning Commission meeting in the Ravenel area. All Council member and public comments are included in the attached Public Meeting Comment Summary (Exhibit C).

Public Hearing follow-up to action requested of staff:

- Special Planning Commission Meeting/Workshop held at EB Ellington Elementary School (Ravenel) on Sept. 16. All interested parties and applicable property owners were notified (see the description of notifications for the September 16 meeting below).
- August 28 memo regarding the Parkers Ferry Community Needs/Spring Grove Development (see Exhibit D).

Special Planning Commission Meeting/Workshop: September 16, 2015 (6:30 PM – 8:30 PM)

EB Ellington Elementary School

5540 Old Jacksonboro Road, Ravenel, SC 29470

Attendance Summary:

- 159 people attended the meeting. 29 people signed in to speak; however, only 22 people spoke (a few waived their speaking times).
- All Planning Commission members with the exception of Warwick Jones and Amy Fabri were in attendance.
- County Council Members Anna Johnson and Herb Sass were in attendance.
- County staff representatives included: Jennifer Miller, Dan Pennick, Joel Evans, Andrea Harris-Long, Jamie Winston, Sally Brooks, Lisa McCray, Andrea Pietras, Matt Fountain, Frank Pandullo, Jen Matto, Shawn Smetana, and Kim Matthews.
- MWV/WestRock representatives included Ken Seeger, George Bullwinkel, Nicole Ewing, Mac Baughman, Susan Watts, and Tom Wallington.

Meeting Summary: Staff gave a detailed presentation regarding the proposed project including, but not limited to, the project history, the County Ordinances affected, the details of the project, and the community input gathered to date. MWV-East Edisto Spring Grove, LLC representatives then gave a short presentation regarding the project that focused on the Form District Master Plan. Following the presentations, Chair Meyer recognized the members of the public who signed in to speak.

Public Comment Summary: 22 members of the public spoke. Many had concerns regarding the potential negative impacts the project could have on existing residents' taxes, existing roads and other public services, the rural character of the area, and the fact that very little detail regarding exactly where and what type of development can occur is required at this point in the application process. All public comments are included in the attached Public Meeting Comment Summary (Exhibit C). The meeting was also recorded (video and audio). Exhibit E contains responses from MWV/WestRock to the questions asked by the public at the meeting/workshop.

Notifications:

- August 28: 1,866 notifications sent to owners of property located within 2,500 feet (1/2 mile) of the project boundaries, applicable interested parties lists (East Edisto, Parker Ferry, District 8 Churches, Meggett, Edisto Island, and St. Paul's), and Towns of Meggett, Hollywood, and Ravenel. All those that signed in at the Aug. 25 First Public Hearing were also included in the notification.
- August 31: Sent fliers to area churches to distribute to their membership.
- September 1: Distributed fliers to area businesses to post and took copies of fliers to the

- Towns of Hollywood, Meggett, and Ravenel to distribute.
- September 2: Press release was sent to all media outlets.

Special Planning Commission Meeting: September 28, 2015

Meeting Summary: Staff gave an overview of the proposed project, which was followed by a presentation by MWV-East Edisto Spring Grove, LLC representatives. Following the presentations, the Planning Commission members asked a few questions and then the Chair recognized the members of the public who wished to speak. The Planning Commission Spring Grove Development Review Committee reported that they recommend approval of the Development of County Significance, Comprehensive Plan Amendment, and Zoning Map Amendment/Form-Based Zoning District applications.

Public Comment Summary: One person besides the applicant spoke in support of the project. No one spoke in opposition. All public comments are included in the attached Public Meeting Comment Summary (Exhibit C).

Planning Commission recommends approval with conditions

Vote: 8 to 0; 1 absent

See recommended conditions of approval on pages 5 – 6.

The Development of County Significance application complies with the criteria of Sec. 3.1.7.E, Developments of County Significance, of the *Charleston County Comprehensive Plan* (“Plan”), and with the requirements of Art. 3.17, Developments of County Significance, of the Charleston County Zoning and Land Development Regulations Ordinance (“ZLDR”); and

The Comprehensive Plan Amendment application is consistent complies with the requirements of ZLDR Art. 3.2, *Comprehensive Plan* Amendments, and with the approval criterion listed in ZLDR Sec. 3.2.6.E (“The proposed *Comprehensive Plan* Amendment is requested pursuant to and complies with Article 3.17, Developments of County Significance”); and

The Zoning Map Amendment/Form-Based Zoning District application complies with the criteria of ZLDR Sec. 7.2.2.D.5.d, Approval Criteria, Form-Based Zoning District:

- (1) The proposed amendment is in accordance with the purpose and intent of the *Comprehensive Plan*, its goals and policies, and the Rural Guidelines;
- (2) The proposed amendment complies with the stated purposes and requirements of ZLDR Chapter 7, Form-Based Zoning District;
- (3) The proposed amendment complies with Article 3.17, Developments of County Significance;
- (4) The proposed amendment complies with the County and BCDCOG 208 Water Quality Management Plans and facilitates established levels of service for water and sewer supply, stormwater facilities, waste disposal and other public facilities and services and ensures such public facilities and services will be available to serve development on the property concurrent with its impacts of such services and facilities;
- (5) The applicant has provided documentation that the development proposed will not result in significant adverse impacts on other property in the vicinity of the property subject to the amendment;
- (6) The applicant has provided documentation that the proposed amendment will not have an adverse impact on the environment, including air, water, noise, stormwater management, wildlife, and natural resources; and
- (7) The proposed amendment is suitable for the FBZD considering such things as parcel size, parcel configuration, road access, and the presence of cultural, historical, archaeological, and natural resources and amenities.

Recommended Conditions of Approval:

- Comprehensive Plan Amendment Application:
 - Include “Rural Cultural Community Protection” in the list of Future Land Use designations currently in effect for the subject properties.
 - Provide one updated paper copy and digital version of this application incorporating the change noted above.

- Form-Based Zoning District Zoning Map Amendment Application – Zoning Change Application and Checklist Documentation:
 - Tab XI: Revise the Phasing Map to include a note stating that all areas not assigned a timeframe for development will develop pursuant to the applicable section of the development agreement.
 - Provide one updated paper copy and one digital version of this application incorporating the changes noted above.

- Form-Based Zoning District Application – Form District Master Plan:
 - Page VIII: Remove the reference to the “Illustration 6.5.4: Frontage Buildout in T5-R District” from the Table of Contents.
 - Page 8, Map 1.1.6, Circulation Map, and other applicable sections: Revise as follows:
 - Incorporate the revised Circulation Map (Exhibit A) and correct the legend to state “Proposed Primary Thoroughfare.”
 - Include notes on Map 1.1.6 and text in FDMP Sec. 3.2.1 and in the Development Agreement stating:
 - The right-of-way(s) for the above referenced Primary Thoroughfares will be platted and dedicated to an appropriate entity prior to the issuance of any zoning permits for development contained in applicable Community or Special District Plans for the portion of the project located north of Savannah Highway.
 - The right-of-way width(s) and location(s) will be coordinated with the Charleston County Public Works Department and Zoning and Planning Department prior to plat submittal.
 - All proposed dedications of such right-of-ways to the public shall follow County approval and acceptance requirements and processes in effect at the time of submittal.
 - Adjust the proposed evacuation traffic flow accordingly and provide an updated letter from Charleston County Emergency Management regarding the new configuration of the evacuation route.
 - Amend Map 1.1.5, 75% Acreage and Trails Map accordingly.
 - Make the same changes to all other application documents, as applicable, including, but not limited to, Tab IX (Trails Map), Tab X (Phasing Map), and Tab XVI (Transportation Report) of the Zoning Change Application and Checklist Documentation).
 - Include language in FDMP Sec. 3.4.2 stating that updated traffic studies submitted with land development applications must address compliance with the Circulation Map including anticipated impacts of future developments within the project boundaries on existing and proposed infrastructure.
 - Include language in FDMP Sec. 3.4.2 stating that updated traffic studies submitted with land development applications shall demonstrate proposed infrastructure meets all requirements; and, in addition, the traffic circulation plan is designed to minimize traffic impacts and maintain the rural character for Old Jacksonboro Road, Hyde Park Road, and Greenwood Road.
 - Page 70, Table 5.6.3.B.9: Submit a letter from the applicable utility company stating that the streetlights listed in the table have been approved by the utility company pursuant to ZLDR Table 7.4.P requirements.
 - Provide three updated paper copies and one digital version of this application incorporating the changes noted above.

- Development Agreement Application: Strongly encourage inclusion of the following:
 - Incorporate the “Administrative Manual: Application of Charleston County Tree Protection and Preservation Requirements to Form-Based Zoning District Development” as written and shown in Exhibit B as an exhibit to the Development Agreement.
 - Include the following language regarding Proposed Primary Thoroughfares shown on the revised Circulation Map:
 - The right-of-way(s) for the above referenced Primary Thoroughfares will be platted and dedicated to an appropriate entity prior to the issuance of any zoning permits for development contained in applicable Community or Special District Plans for the portion of the project located north of Savannah Highway.
 - The right-of-way width(s) and location(s) will be coordinated with the Charleston County Public Works Department and Zoning and Planning Department prior to plat submittal.
 - All proposed dedications of such right-of-ways to the public shall follow County approval and acceptance requirements and processes in effect at the time of submittal.
 - The revised proposed Circulation Map (Exhibit A) and traffic study language included both above and within the Form District Master Plan.
 - Ensure the Phasing Schedule/Map matches the Phasing Map included in the FDMP, including a note stating that that all areas not assigned a timeframe for development will develop pursuant to the applicable section of the development agreement.
 - Include a statement that a Master Plan Review Board will be established for at least all areas outside the 75% Acreage at the time of initial rezoning application as required by ZLDR Sec. 7.2.7.A.1.
 - Revise to reflect the conversion of the T5-R Transect Zone to the Special District 2, Regional Retail Special District.
 - Ensure the transportation study requirements included in the Development Agreement match those included in the FDMP.
 - Ensure the following are addressed pursuant to ZLDR Sec. 3.17.4.A.3.a-f:
 - Inclusion of a variety of housing ownership types and affordability;
 - Documentation demonstrating strategy for preservation, mitigation, and/or management of significant cultural, historic, and archaeological sites, resources, and landscapes;
 - Information regarding the location, density, and intensity of proposed land uses for the first five (5) years of the proposed project and projections for each subsequent five (5) year time period until buildout;
 - Economic development information such as an economic analysis (e.g., estimates of average annual ad valorem tax yields, economic development analysis) of the impact of the proposed development on the local economy and employment market;
 - A fiscal impact analysis of the infrastructure needs; and
 - A list of needed and/or required public improvements including but not limited to transportation improvements, educational facilities, public safety services, and government facilities.
 - Address applicable community needs gathered from community meetings beginning in 2012.
 - Address needs of public service and facility providers as stated in the 2014 “MeadWestvaco Needs Assessment – MeadWestvaco Spring Grove Project.”

Table of Contents for Exhibits

- **Exhibit A**: Revised Circulation Map.
- **Exhibit B**: Administrative Manual: Application of Charleston County Tree Protection and Preservation Requirements to Form-Based Zoning District Development.
- **Exhibit C**: Spring Grove Development - Public Meeting Comment Summary.
- **Exhibit D**: August 28 Memo regarding Parkers Ferry Community Needs/Spring Grove Development.
- **Exhibit E**: MWV/WestRock Responses to Questions from the Public at the Sept. 16 Special Planning Commission Meeting/Workshop.

Exhibit A
Revised Circulation Map

CIRCULATION MAP



- | | | |
|---|--|--|
|  Existing US Highway |  Proposed Primary Thoroughfare along Existing Road |  (O-2) 75% Acreage |
|  Existing Road |  Connecting Proposed Secondary Thoroughfare |  (G-2) Controlled Growth Sector |
|  Railroad (CSX) |  Evacuation Route <small>(pursuant to SC Department of Emergency Management Division's evacuation routes)</small> |  (G-3) Intended Growth Sector |
| |  Evacuation Traffic Flow | |
| |  East Coast Greenway Trail | |

Note: Local access streets will be located within each Community and Special District Plan and will connect to arterials and collectors.

* The portion of the New Proposed Primary Thoroughfare that crosses the area included in the Greenbelt Bank Application for a proposed park may be re-aligned. Should the area be purchased by the County, the Property Owner will work with the County to re-align and re-configure the Thoroughfare as necessary.

** This proposed Secondary Thoroughfare will be evaluated pursuant to Section 13(b) of the Development Agreement.

Exhibit B

Administrative Manual: Application of Charleston County Tree Protection and Preservation Requirements to Form-Based Zoning District Development

Pursuant to Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) Chapter 7, Form-Based Zoning Districts, Form Based Zoning District developments must comply with the Tree Protection and Preservation requirements of ZLDR Chapter 8, Subdivision Regulations, and ZLDR Chapter 9, Land Development Regulations, including but not limited to: Section 8.3.5, Required Tree protection for Minor and Major Subdivisions; Article 8.8, Tree Preservation; and Article 9.4, Tree Protection & Preservation. This document describes how Form-Based Zoning District development applications shall comply with the ZLDR Tree Protection and Preservation requirements.

It is the responsibility of the applicant to demonstrate that the proposed application complies with the Charleston County Tree Protection and Preservation requirements of the ZLDR. In order to assure compliance with the Charleston County Tree Protection and Preservation requirements, the following information, in addition to all other requirements of applicable County Ordinances, shall be required at the time of submittal of the application types indicated below. Required tree surveys shall be less than five years old from the time the survey is certified to the time a zoning permit application is submitted.

- **Community Plan Applications:**

Pursuant to ZLDR Section 7.2.3.B.2.n, Community Plan applications must include Tree Plans and Surveys in accordance with ZLDR Section 9.4.3, Tree Plans and Surveys. It is the responsibility of the applicant to demonstrate compliance with ZLDR Article 9.4.4.E, Quantity and Location of Trees to be Protected, and all other applicable Tree Protection and Preservation requirements. To comply with these requirements, tree surveys showing all Grand Trees located within the proposed Community Unit must be submitted as part of the Community Plan application package. Additional surveys of Grand Trees and/or other trees that do not qualify as Grand Trees but that are intended to be protected may be required to fulfill this requirement.

- **Special District Plan Applications:**

It is the responsibility of the applicant to demonstrate compliance with ZLDR Art. 9.4.4.E, Quantity and Location of Trees to be Protected, and all other applicable Tree Protection and Preservation requirements. Special District Plan applications shall follow the procedures for Community Plans and, in addition, shall include surveys of all trees 8" DBH or greater.

- **Subdivision Plat Applications:**

Pursuant to ZLDR Section 7.2.3.B, "Community Plans must be approved prior to issuance of any other land development permits except Preliminary, Conditional or Final Plats Subdividing the Community Unit tract boundary, and/or Infrastructure Plans to provide access to the tract. Community Plans may be submitted and reviewed concurrently with Preliminary Plats as described in Article 8.4, Preliminary Plats, of this Ordinance." Listed below are the Tree Preservation and Protection requirements that apply to Form-Based Zoning District related subdivision applications, in addition to all other applicable requirements of the ZLDR.

- Subdivision Plat Applications Submitted Prior to Community Plan/Special District Plan Application Submittals/Approvals (with the exception of Preliminary, Conditional or Final Plats subdividing the Community Unit/Special District Plan tract boundary, and/or Infrastructure Plans):
 - Such applications for properties located in the 75% Acreage must create properties greater than 5 acres in size (RLD Community Unit minimum size is 5 acres);

- Such applications for properties located in the intended growth areas (“25% Areas”) must create properties greater than 320 acres in size (the largest Community Unit is 320 acres in size);
 - Aerial photography indicating the general location of existing vegetative cover shall be submitted (tree surveys are not required except as described below); and
 - Surveys of all Grand Trees located within rights-of-way and easements shall be submitted.
- Preliminary, Conditional or Final Plats subdividing the Community Unit tract boundary, Special District tract boundary, and/or Infrastructure Plans:
 - Aerial photography indicating the general location of existing vegetative cover shall be submitted (tree surveys are not required except as described below); and
 - Surveys of all Grand Trees located within rights-of-way and easements shall be submitted.
- Subdivision Plat Applications Submitted Concurrent With or After Community Plan/Special District Plan Application Submittal/Approval:
 - Documentation of compliance with all Tree Protection and Preservation standards approved for the applicable Community Plan/Special District Plan applications/approvals (Required tree surveys shall be less than five years old from the time the survey is certified to the time a zoning permit application is submitted);
 - Aerial photography indicating the general location of existing vegetative cover; and
 - Surveys of all Grand Trees located within rights-of-way and easements.
- **Lot, Block, and Building Plan Applications:**

Lot, Block, and Building Plan applications must demonstrate compliance with the Tree Protection and Preservation standards approved for the applicable Community Plan/Special District Plan. Required tree surveys shall be less than five years old from the time the survey is certified to the time a zoning permit application is submitted. In addition, Lot, Block, and Building Plan applications shall include surveys of all trees 8” DBH or greater, provided, however, that such applications for single family detached residential development are only required to include surveys of Grand Trees.
- **Zoning Permit Applications:**

Zoning Permit applications for individual properties shall include documentation of compliance with the applicable approved Community Plan/Special District Plan and/or applicable approved Lot, Block, and Building Plan.
- **Tree Protection During Development and Construction:**

Tree protection during development and construction for all protected trees shall comply with the requirements of ZLDR Article 9.4 and all other applicable County ordinances.
- **Note:**

The method of application of the ZLDR requirements described above may vary over time.

Exhibit C
Spring Grove Development Applications: Public Meeting Comment Summary

Name	Summary of Comments/Questions
August 20, 2015 Planning & Public Works Committee Meeting	
Council Member Vic Rawl	<ul style="list-style-type: none"> • Council Member Rawl asked when WestRock will start on the industrial park. George Bullwinkel responded that MWV will be required to submit the special district plan to the County within six months of the date of the development agreement approval. He clarified that the business park special district plan has to be submitted prior to any other development submittals.
August 24, 2015 Planning Commission Meeting	
Carrie Johnson	<ul style="list-style-type: none"> • Ms. Johnson asked if a school will be included in the development since Baptist Hill High School is the only school in the area. George Bullwinkel stated there have been discussions between the applicant and County Council to have WestRock donate land to the school district within 5 years or whenever the School District requests it.
Jonathan Whiting	<ul style="list-style-type: none"> • Mr. Whiting said he has a small farm that borders the property located at 5610 Highway 174 and asked for clarification on the densities near his property. Staff clarified that the 75% Acreage could not be developed at more than current density levels. He also asked about the wetlands restrictions in the area. George Bullwinkel stated that a jurisdictional delineation of wetlands will need to be done as part of the development permitting process and comply with all federal, state, and local regulations, including stormwater regulations.
Darrell McMillan	<ul style="list-style-type: none"> • Mr. McMillan asked what the yellow area on the map represents. Dan Pennick responded that is one of the growth areas and explained what that means. He stated that is where the core of the development is planned to occur. George Bullwinkel followed up by stating that the town center type development would only be allowed below Highway 17. Mr. McMillan then pointed out that Old Jacksonboro Rd is dirt and/or needs to be repaved. He wanted to know if the roads will be paved since the Spring Grove documents show Old Jacksonboro Rd as primary access points. He asked how the development will occur if there is no water or sewer in the area. He said there is a site in the area where Charleston County currently explodes ordinances and that he has complained about this in the past. He ended by asking if there will be a middle school included in the development. He said he is not against the development of the property, but wants to make sure public facilities and services are in place to support the development.
Jerry Jackson	<ul style="list-style-type: none"> • Mr. Jackson said he lives on Old Jacksonboro Rd near where the development is expected to occur in 0 – 5 years. He said there are seven homes near him sitting on about 3 acres and that they have all bought their property because they wanted to live in a rural area. He would like the area near him to stay rural. Mr. Jackson then said that Old Jacksonboro Rd is currently a race track, even the dirt portion, and that if paved, it would become even more of a race track. He said he doesn't have a problem with the proposed development, but wants the area near him to remain rural. Mr. Jackson stated he wants to make sure some of the concerns the existing residents can be addressed up front.
George Freeman	<ul style="list-style-type: none"> • Mr. Freeman said his main concern is the traffic that could be

Name	Summary of Comments/Questions
	<p>generated, especially from the business special district. He said he would like to see some form of commuter rail be included to allow access from the project up to Summerville. He said he'd like to see in the plans where commuter rail could be located.</p>
<p>Planning Commission Member Kip Bowman</p>	<ul style="list-style-type: none"> Mr. Bowman stated he would like to see a feeder road to move traffic up towards Highway 165 and the Summerville area possibly addressed as part of the development agreement.
<p>Patty Smire</p>	<ul style="list-style-type: none"> Ms. Smire said she lives on Edisto Beach and is concerned about the impact the project could have on Edisto Beach. She said their winter population is 415. She said they don't have the facilities to handle the traffic or the population increase.
<p>Willie D. Johnson</p>	<ul style="list-style-type: none"> Mr. Johnson said he lives on Old Jacksonboro Rd. He spoke about the fatal accident that occurred on Highway 17 South at Parkers Ferry Rd recently and the way it tied up traffic for 5 to 6 hours. He asked what types of commercial services would be included in the development and pointed out that the development will draw traffic from the surrounding community, so transportation planning and alternative routes are very important.
<p>Paul Whetsell</p>	<ul style="list-style-type: none"> Mr. Whetsell said he lives on Old Jacksonboro Rd. He asked what traffic impact studies had been done for the project and talked about the issues with the Main Rd/Hwy 17 intersection. Mr. Pennick stated the County Public Works Dept. and Transportation Development Dept. could answer his questions regarding transportation improvements at Main Rd. and Hwy 17. Mr. Whetsell asked about the public forums for the project. Mr. Pennick stated the first formal public hearing will be on Aug. 25 and that the Planning Commission meetings and public hearings and Council meetings are the public's opportunity to make their concerns known. Mr. Bullwinkel discussed the mitigation and how it is contained in the development agreement, which is a document negotiated between the County (Council) and the developer. He recommended posing questions to legal regarding the development agreement.
<p>Emily Whiting</p>	<ul style="list-style-type: none"> Mrs. Whiting said she is all for the development and the services it will bring. She would like to see the rail become a commuter line like it used to be.
<p>August 25, 2015 First Public Hearing</p>	
<p>Council Member Henry Darby</p>	<ul style="list-style-type: none"> Council Member Darby asked where we are with addressing the community's needs. Mr. Pennick responded that the Legal Department has been working on that through the development agreement. Mr. Dawson stated that he is not prepared to discuss the specific requests from the community and it is the first he is hearing that he is responsible for that. Mr. Bullwinkel stated that the commitments to the community are contained in the development agreement (school site, park sites, fire station site, bomb detonation site for the Sheriff's Office, etc.). Mr. Bullwinkel also said the applicant is working on a way to create a funding mechanism through this project for community projects. He said the current draft development agreement does not contain many of the items to address community needs as it is still in draft format. Mr. Darby said he would like to see a "tax coffer" of \$7 – \$10 million to help the existing residents pay taxes if/when they increase because of the project. Mr. Summey explained that those items will be fleshed out

Name	Summary of Comments/Questions
	over the coming months as the development agreement negotiations move forward.
Council Member Anna Johnson	<ul style="list-style-type: none"> • Council Member Johnson asked if the list of community needs had been conveyed to the Legal Dept. Mr. Pennick responded that they have been. Mr. Dawson said he has the list of community needs that the Planning Dept. provided to him.
Council Member Vic Rawl	<ul style="list-style-type: none"> • Council Member Rawl stated he knows what the community needs list looks like since he has attended most of the meetings. He clarified that tonight's public hearing is not to go through line items in the development agreement, but to hear from the public regarding their concerns.
Anthony Bryant	<ul style="list-style-type: none"> • Mr. Bryant discussed fair housing laws and impacts. He said a claim will be filed under the SEC for WestRock's impacts on housing values and taxes and other impacts on existing residents. He said he does not agree with the plan.
Mike McShane	<ul style="list-style-type: none"> • Mr. McShane said he is the current vice chairman of an ACE Basin organization. He said WestRock has been good to work with on the project and they value their commitments.
Miles Mayland	<ul style="list-style-type: none"> • Mr. Mayland said he is a project manager for the SCCCL and has been working with WestRock on making sure the 75% Acreage remains rural. He said they are encouraged and confident in the project. He also said they are interested in the development agreement and how impacts will be mitigated (traffic, emergency services, impacts on existing residents, etc.).
Nathan Dias	<ul style="list-style-type: none"> • Mr. Dias stated he is the Executive Director of Dupree Bird Conservatory. He said he supports the project, but has a few concerns such as light pollution, etc. He said he thinks the plan as a whole is a good plan.
Jonathan Whiting	<ul style="list-style-type: none"> • Mr. Whiting stated his farm borders the project along Highway 174. He said he has spoken with other community members about the plan and its phasing and that all have been encouraged by the plan and having the more intense development around Highway 17. He also said the business district will help the community by bringing in jobs and the retail and municipal areas will bring in more jobs.
Paul Seyle	<ul style="list-style-type: none"> • Mr. Seyle stated he has not been addressed about the community concerns regarding the project. He said he is concerned about how Old Jacksonboro Road will be the main thoroughfare.
Jerry Jackson	<ul style="list-style-type: none"> • Mr. Jackson spoke about the density and his concerns about intense development occurring near where he lives on Highway 165. He said he has a lot of concerns including what happens to Old Jacksonboro Road when construction traffic begins using it for the project. He said the community needs more input in the process and that they haven't had enough time to digest the plan. He said if the community can work with the applicant, they may be able to come to something that is acceptable to all. Mr. Jackson also showed a map from the FDMP that shows Old Jacksonboro Rd as a main thoroughfare in the future.
Council Member Henry Darby	<ul style="list-style-type: none"> • Council Member Darby asked how many meetings WestRock had held with the community. Mr. Seeger stated there had been 27 meetings. Mr. Darby said there has been a lack of communication between WestRock and the community and asked that they meet with the community in the community.
Council Member Anna	<ul style="list-style-type: none"> • Council Member Johnson asked how many meetings WestRock held

Name	Summary of Comments/Questions
Johnson	after they cut the property size in half. Mr. Pennick stated there had been one meeting about 1.5 years ago that was not well attended. She suggested that the County should hold at least one more community meeting regarding the project and the meeting should take place in the community. Mr. Summey suggested that the Sept. 14 Planning Commission meeting take place at the Ravenel Town Hall or Community Hall.
Joe Hahn	<ul style="list-style-type: none"> Mr. Hahn said he represents about 20 people that have interests in the project area and asked about the phasing plan. Mr. Bullwinkel showed the phasing plan and explained it.
Theresa Owens	<ul style="list-style-type: none"> Ms. Owens said she lives on Old Jacksonboro Road near where the more intense development is shown to occur. She said she is concerned about the impacts on her community and didn't realize the phasing plan shows the intense development coming so soon. She said she has a lot of questions and concerns.
Cheryl Hendry	<ul style="list-style-type: none"> Ms. Hendry said she lives off the dirt portion of Hyde Park Road. She said she was notified of the project by mail and saw the yellow signs posted on the side of the road. She said she is concerned about the impacts on property taxes. She also said Hyde Park Road is a dirt road and does not have ditches.
Council Member Teddie Pryor	<ul style="list-style-type: none"> Council Member Pryor asked if an impact fee could be included in the development agreement. Mr. Dawson said he will look into it.
Sandy Mango	<ul style="list-style-type: none"> Ms. Mango said she lives on Hyde Park Road and asked about the development that will occur near her. She is concerned about the fact that the time table is not set in stone, so there are no guarantees on exactly when development will occur. Mr. Pennick stated the development agreement will lock in the time frames for development.
William Bowman	<ul style="list-style-type: none"> Mr. Bowman asked where he can go to find up to date information on the plans for the project. Mr. Summey directed him to contact planning staff for this information.
Willie D. Johnson	<ul style="list-style-type: none"> Mr. Johnson said he lives along Old Jacksonboro Road. He said he is pleased with the project, but stated he would like to see and hear from WestRock regarding what they can do for the existing residents. He said he would like residents to be able to send their children to schools in the community. Mr. Johnson asked if there is anything the County can do with WestRock to stimulate some funds for the existing residents.
George Bullwinkel	<ul style="list-style-type: none"> Mr. Bullwinkel stated WestRock will have another community meeting and that the plan has not changed over the last 9 months, but has become more refined.
Gary Schreiber	<ul style="list-style-type: none"> Mr. Schreiber said he lives on Old Jacksonboro Road and asked if that portion of Old Jacksonboro Road would become a main thoroughfare. Mr. Pennick stated where the improvements will occur will be evaluated based on when/where the development is proposed and that the developer will have to provide the infrastructure prior to development occurring.
Amanda Adams	<ul style="list-style-type: none"> Ms. Adams said she purchased 5 acres on Spring Grove Road the day the notification signs were posted on the property. She asked if the 75% Acreage will be available for purchase by people to create larger buffers around their properties. Mr. Seeger said that is possible. She then asked for clarification on the different growth sectors and what they mean.

Name	Summary of Comments/Questions
September 16, 2015 Special Planning Commission Meeting/Workshop	
Mayor Jacquelyn Heyward, Town of Hollywood	<ul style="list-style-type: none"> • Mayor Heyward noted that she likes the preservation of green space; however, she would like to bring a few things to the attention of PC and MWV: (1) As you look at the indigenous people of the area, there is not much in the plan to address their needs. One of things that she would like see added to the plan is to conduct a traffic study for Hwy 162, including the portion in the Town of Hollywood. Mayor Heyward mentioned that she read the draft applications online, and she was concerned that the development agreement was not available for viewing. She also stated concerns about the need to connect the existing communities to this new proposed community. She stated that it seems like a new town or city is being added in an existing community. She asked how the applicant proposes to connect the new community to the existing towns and unincorporated communities. She said the applicant needs to think about paths and walking paths to enhance connectivity among communities. She was also concerned about schools, stating that it is important to address this now and not wait until after 1,500 homes are built (as proposed in the applications). She stated that she would also like to see facilities added to the existing CCSD schools.
Gail Farrier, St. Paul's Fire District Commissioner	<ul style="list-style-type: none"> • Ms. Farrier stated that she is concerned about the impact that the development will have on the St. Paul's Fire District, which currently serves over 300 square miles. She wants to make sure that St. Paul's Fire District is included in approval processes, specifically when reviewing and approving development plans. She wants to ensure safety when getting in and out of the community. She stated that the fire district is struggling financially, and the County needs to take this into consideration when reviewing this development and increasing the service area.
Richmond Truesdale	<ul style="list-style-type: none"> • Mr. Truesdale noted that he is concerned about traffic along Hwy 17. He stated that even if traffic lights are added, then it will be problematic. He is concerned about the following: elderly citizens; water and sewer becoming available; and increasing taxes costing the current residents a lot of money; schools; and the lack of details available with the development. He stated that some of the development is not specific and may allow things that the community does not want. He stated that he is opposed to the development.
Chris Dubose	<ul style="list-style-type: none"> • Mr. DuBose stated that he likes the idea of protecting and preserving land but does not like the idea that a high density town is being placed next to existing rural communities on Old Jacksonboro Rd and Hwy 165. He stated that this will change the setting of Ravenel and what community members want. Mr. DuBose compared the development to what has occurred in Mount Pleasant. • He asked the following questions: <ul style="list-style-type: none"> • How will Old Jacksonboro Rd be affected? • Will Old Jacksonboro Rd be widened? • How will surrounding properties be affected with traffic, water/sewer provisions, etc.? • What could occur in the purple areas that are proposed for 0-5 years? • Will apartments be allowed in the purple areas or other parts of the development?

Name	Summary of Comments/Questions
	<ul style="list-style-type: none"> • What types of businesses will be allowed in the purple area? Chemical facilities? Industrial facilities? Etc.
Curtis Inabinett	<ul style="list-style-type: none"> • Mr. Inabinett stated that he appreciates the comments regarding roads made by Mayor Heyward and Richmond Truesdale. Mr. Inabinett stated that he serves on the BCDCOG Rural Transportation Committee and rural transportation is important to him. He stated concern over what provisions, if any, will be made for the residents that do not fit into the plans (those that already live in the area). He also asked what type of engineering and construction opportunities will be available for minorities (including women and Hispanics).
Marsha Inabinett	<ul style="list-style-type: none"> • Ms. Inabinett stated that when she looks at the project map and the G-2 area that will be developed in 0-5 years, she has concerns because she knows what types of development MWV has in Legend Oaks and in Summerville. She stated that she has seen them create small lots (1/3 acre or smaller) and pack houses in neighborhoods. She stated that her husband worked for MWV for 40 years and retired 12 years ago, and they love MWV and what they have done between 165 and Cottageville Rd. However, she is concerned about the traffic and the impact on city water that is currently already available but has low pressure. She asked if public sewer is going to be put in and stated that she does not see how on-site septic systems will work for the development. She stated that Highway 165 is a heavily traveled road that will be tremendously affected by the proposed G-2 development. She was concerned with how are people going to get out of the new proposed subdivisions that may come.
Nick Lindsay, Edisto Island Community Association	<ul style="list-style-type: none"> • Mr. Lindsay stated that the Edisto Island Community Association Board has looked at the MWV materials, and they have two questions: (1) why is MWV requesting that the 2001 ZLDR be in affect rather than the 2015? and (2) Can MWV analyze the effect on land values by looking at comparable developments that have occurred because current property owners in the nearby communities need to know this information to help future planning for personal lands.
Teresa Hill	<ul style="list-style-type: none"> • Ms. Hill stated concerns with infrastructure and asked if existing infrastructure is adequate or if it will be adequate with improvements. Ms. Hill stated that at this time, the community's needs have already been outlined: jobs are needed now; recreational facilities are needed now; and road improvements are needed now. She stated that the current needs should be addressed prior to bringing in new development.
John Davidson	<ul style="list-style-type: none"> • Mr. Davidson had the following questions: <ul style="list-style-type: none"> • How is the infrastructure going to be paid for? Will tax payers have to pay for this? • When will the answers to all of these questions posed at this hearing be available? • Dan Pennick responded that staff will work with MWV to have answers to questions available on our website and will notify everyone when they are available.
David Webster	<ul style="list-style-type: none"> • Mr. Webster stated that he has noticed that there are a lot of loopholes in the plan and that he is concerned that the public does not know exactly what could occur, which is concerning. He stated that he has low-lying land near the proposed development, and he is concerned about flooding that may occur throughout the

Name	Summary of Comments/Questions
	<p>development process. He would prefer that MWV develop the land outright rather than in phases. He stated that people do not want their yards dug up for drainage pipes. He also mentioned that he does not want the development to begin but then become stagnant part way through and then be abandoned. He also stated that he does not want MWV to “mess with Old Jacksonboro Rd, Hwy 165, etc. Stick to Hwy 17 - stick on your own property.”</p>
<p>Nathan Dias, Executive Director, Cape Romain Bird Observatory</p>	<ul style="list-style-type: none"> • Mr. Dias mentioned that he would like to address the ecological effects of the project. He talked about a rare bird species that has habitat near the proposed G-2 development near Hyde Park Road and Spring Grove Road. He stated that MWV (Ken Seeger) said they were going to use special lights to prevent light pollution from affecting the existing wildlife, but Mr. Dias feels this is not enough. He stated that light pollution can really harm wildlife like the special species that breed near G-2. He would like to see legally binding requirements that would prohibit certain types of lights such as spotlights, floodlights, etc. He also mentioned the use of conservation easements or private covenants and restrictions could help protect wildlife in the area.
<p>Gary Schreiber</p>	<ul style="list-style-type: none"> • Mr. Schreiber stated that he would like MWV to “leave Old Jacksonboro Rd alone.” He does not want the traffic, and he wants to protect it somehow to ensure that it does not become a main thoroughfare in addition to Hwy 17. He also stated that he would like MWV and the County to take care of the outer areas that have been here for years rather than introducing a new community.
<p>Marvin Bowens</p>	<ul style="list-style-type: none"> • Mr. Bowens stated that he has lived in a rural area all of his life he is opposed to this project. He would like the project to be annexed into the Town of Ravenel to have adequate control of the project. He had the following questions: <ul style="list-style-type: none"> • How many affordable homes will there be? • Where is water/sewer coming from? The water/sewer projects are going to be expensive. • How many jobs are going to be created? • What is the infrastructure plan? • What are the existing citizens gaining from the development? The rural character is going to go away and rural residents are going to be displaced.
<p>Jonathan Whiting</p>	<ul style="list-style-type: none"> • Mr. Whiting stated that one of the things that he has noticed is that MWV intends to develop the economic development area first, which will bring in jobs. This is important because it will drive the development of homes. He is concerned about roads. He was interested in how the development will affect the property taxes, and he stated that he did a statistical analysis of the numbers and suggested that there will be little impact on existing property owners and their taxes. He reiterated that jobs created by the development will allow more people to work in the area and provide retail services to local residents. He stated that community support will make a big difference in the process.
<p>Jenks Mikell</p>	<ul style="list-style-type: none"> • Mr. Mikell stated that there appear to be more questions than answers. He said that the project is bigger than he can get his arms around, and he wants to make sure the agreements between MWV and Charleston County are airtight, including the conservation easements.

Name	Summary of Comments/Questions
Paul Seyle	<ul style="list-style-type: none"> Mr. Seyle stated that he lives right where the new “downtown” is located in the proposed new development. He stated concerns over Old Jacksonboro Road, noting that people tend to speed down the road already. If the road has increased traffic, he would like to see roundabouts or speed humps to divide the road up to slow down the traffic. Mr. Seyle noted that he is not against the project; he just wants to ensure it is done correctly.
Wilbur Jones	<ul style="list-style-type: none"> Mr. Jones noted that he is in favor of the project. He stated that he has been following the project since 2007, and he thinks that this is one of the well-planned projects. He stated that the community needs an industrial park because they need jobs. He noted that the development will bring more public services like police protection because the tax base will be larger. He emphasized that this development is a good opportunity for St. Paul’s Parish.
Jaquetta Jones	<ul style="list-style-type: none"> Ms. Jones had the following questions: <ul style="list-style-type: none"> Is all of the proposed development planned to remain in Charleston County? Is there any anticipation of future annexation? In the G-2 sector, Ms. Jones noted that New Road is identified as Hwy 162; however, this is not correct. Can this be fixed? Where is the proposed park? Andrea Pietras clarified that it is in G-2 sector. Are there any plans to redevelop the old Stoller Plant superfund site? Ms. Jones noted that on the map, it appears that this area is not intended for any kind of development. Eric Meyer stated that the Stoller site is contaminated and the applicant does not want to develop near it. Ms. Jones stated that she is concerned about the runoff from this area and its proximity to the G-2 sector.
Reverend Charles Glover	<ul style="list-style-type: none"> Rev. Glover stated that he believes residents in the community will be affected by tax increases. He stated that something should be provided for the residents already in the community before introducing new residents to the area. He asked what MWV and the County will do to ensure the existing residents are not burdened by increasing taxes. He suggested that residents could be tax exempt or have their taxes paid by MWV. He stated that he has no problems with the development plan; however, he would like to see the tax issues addressed.
Mike McShane, Vice Chair, Ace Basin Task Force	<ul style="list-style-type: none"> Mr. McShane acknowledged that MWV has worked with the Ace Basic Task Force as the plan has been developed, and the Task Force supports the development plans.
Elaine Freeman	<ul style="list-style-type: none"> Ms. Freeman stated that she would like clarification on the units allowed under current zoning and the proposed densities, as it seems it is a ten-fold increase over what is allowed today. She also mentioned that she would like clarification on the developable parts of the property.
Gary Schreiber	<ul style="list-style-type: none"> Mr. Schreiber asked why Hollywood and Ravenel Planning Commission members are not included with the Charleston County Planning Commission. Eric Meyer clarified that it is because Charleston County has jurisdiction of the subject properties.
September 28, 2015 Special Planning Commission Meeting	
Jerry Jackson	<ul style="list-style-type: none"> Mr. Jackson stated that as a resident of Old Jacksonboro Rd, he is in support of the project based on all of the presentations, public

Name	Summary of Comments/Questions
	meetings, and conversations with MWV. He stated that MWV and the Planning Commission have addressed concerns of the citizens satisfactorily. The additional maps and materials helped him envision what the development could look like in the future.

Exhibit D

August 28 Memo: Parkers Ferry Community Needs/Spring Grove Development



JENNIFER J. MILLER
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MEMORANDUM

TO: Members of Council

FROM: *JJM*
Jennifer J. Miller, Deputy County Administrator for Human Services

SUBJECT: Parkers Ferry Community Needs/Spring Grove Development

DATE: August 28, 2015

Members of Council, in regards to the August 25, 2015 Public Hearing, questions were raised concerning meetings and notifications for the proposed Spring Grove development.

Below you will find a listing of Community Meetings, Citizen Notifications and attached the Parkers Ferry Area Community Needs and the Needs Assessment Summary for Government Entities.

Community Meetings:

Seven community meetings held in the Parkers Ferry area. Five (5) community meetings hosted by Charleston County Council and two (2) community meetings hosted by WestRock (formerly known as MeadWestvaco).

- Community meetings hosted by MeadWestvaco regarding their proposed project:
 - July 9, 2014
 - June 16, 2013
- Community meetings hosted by County Council Member Anna Johnson to gather input regarding community needs:
 - October 1, 2013
 - April 14, 2013
 - February 17, 2013
- Community meetings hosted by Charleston County Council to gather input regarding the proposed MeadWestvaco project:
 - December 14, 2012
 - November 14, 2012

Citizen Notifications:

Notifications for the Aug. 24, Sept. 14, and Sept. 18 Planning Commission meetings and Aug. 25 and Sept. 29 Council Public Hearings:

- August 23, 2015: Ads ran in the *Post & Courier* for the 2nd time
- August 14, 2015: Staff checked signs, found that 14 of the 40 signs were missing. All 14 missing signs were replaced.
- July 22, 2015: 40 signs posted in compliance with SC state law.
- July 20, 2015: Notifications sent to owners within 2,500 feet of the project boundaries and applicable interested parties lists (East Edisto, Parker Ferry, District 8 Churches, Meggett, Edisto Island, and St. Paul's)
 - 1,845 citizens notified (1,153 citizens via mail; 692 citizens via email)
- July 19, 2015: Ads ran in the *Post & Courier*

Discussion at the meeting also included moving the Planning Commission meeting scheduled for September 14 to the community. All venues are booked for the 14th. We are now scheduling a Planning Commission workshop to specifically address the Spring Grove Development on September 16th, at 6:30 pm at E.B. Ellington Elementary School 5540 Old Jacksonboro Road Ravenel, SC.

The process to date has been a joint effort by the Planning Department, Public Works staff, the Legal Department and the Planning Commission to bring us this far in the process. Our intent has been to create transparency and include the public. We will continue to work together and keep you updated.

CC: Keith Bustraan, Charleston County Administrator
Joe Dawson, County Attorney
Dan Pennick, Planning Director
Eric Meyer, Planning Commission Chairman
Cindy Floyd, Planning Commission Committee Chairperson

Parkers Ferry Area Community Needs

September 4, 2014

Below is a list of the needs identified by members of the Parkers Ferry Area Community at five (5) community meetings hosted by Charleston County Council and two (2) community meetings hosted by MeadWestvaco. The community meetings, which occurred between November 2012 and July 2014, are described in more detail after the list of community needs.

- **Program Needs:**
 - Senior Citizen's Center with Transportation Service and Feeding Program with Annual Funding (Operational throughout the entire year: 5 days per week)*;
 - After School Tutorial Program for our children with Annual Funding and Certified Staff (Operational throughout the entire school calendar year)*;
 - Summer Enrichment Program/Camp for children of all ages with a feeding program, transportation service and staff (5 days per week)*; and
 - Available paid training for Wiltown Community members (working age and qualified) to receive certified training to work in every capacity concerning the Senior Citizen's , After School Tutorial Program, Recreational Center and Summer Camp, etc.*

- **Facility Needs:**
 - Fully Equipped Recreational Center, Park and Playground with Swimming Pool, Basketball and Tennis Courts with Annual Funding and Daily Operating Staff Members (7 days per week)*;
 - Sidewalks: Hwy 174 and Wiltown Road; 164 and 174 Crossing(Stop Light also); Dawhoo and Sugarhill Road; Dr. Taylor Rd to Slance Rd.; Ernestine Rd to Minnie Hughes Elementary School*; and
 - Public facilities and services such as schools, police/fire/EMS stations, libraries, post offices, public water and sewer, etc.

- **Public Service Needs:**
 - Increased police patrols to reduce crime;
 - Improved roads and drainage, including maintenance; and
 - More street lights; and
 - Improved technology (cell, internet, power, natural gas, etc.).

- **Employment and Other Related Needs:**
 - More local employment opportunities;
 - Retail services such as general stores, gas stations, restaurants, banks, pharmacies, farmers' markets, social lounges, special events, etc.;
 - Medical and hospital services; and
 - Improved public transportation.

- **Planning and Zoning Needs:**
 - Preservation of cultural heritage;
 - Increased flexibility to subdivide and develop property;
 - Continued agriculture and forestry uses; and
 - Protection of natural resources.

- **Other Needs:**
 - Homes that are affordable to community residents;
 - Protection for local businesses from potential negative impacts of big box/chain stores;

- Resolutions for land ownership and heirs' property issues;
- Tax Cap/assurance that property taxes will not increase*; and
- Protection against potential impacts of the proposed MeadWestvaco project such as increasing property taxes and traffic.

*Note: Comments submitted by Wiltown Community Organization, Rev. Charles Glover.

Provided by the Charleston County Planning Department

MeadWestvaco Needs Assessment – MeadWestvaco Spring Grove Project

I. Overview of the MWW Needs Assessment

The following information was gathered in a Service Provider Needs Assessment conducted during November and December 2014.

II. Methods Used

Methods used to collect the data included MWW Providers Form, MWW Project Location Map, Letter to Service Providers and Charleston County Staff Assumptions based on information provided by MWW and industry standards.

III. Strengths and Limitations of Needs Assessment

The strengths of the Needs Assessment include the knowledge of the total project area to include 14,508 acres with the estimated residential, commercial units, and population of *14,460 – 18,075 or more. The limitations of the Needs Assessment would be the ability to phase in needs based on estimates provided by MWW.

Development	Commence Year*	Build out Year*
Retail Space	2026	2044
Residential Units	2017	2051
Office Space	2026	2047
Industrial Space	2015	2061

* Numbers are estimates based on information provided by MWW and industry standards

IV. Needs Assessment

Personnel*	Personnel* Costs	Operating*	New* Facilities	New Facility* Costs	New* Equipment Costs
146	\$7,669,748	\$7,170,086	3	\$17,191,250	\$9,613,930

*Numbers are initial rough estimates based on figures provided by service providers/staff

V. Needs Assessment Breakdown

a. Personnel:

Department	Number of Personnel	Personnel Costs
Assessor	1	\$70,000
Auditor	1	\$44,000
Consolidated Dispatch	12	\$603,850
EMS	14	\$802,000
Environmental Management	2	\$126,000
Planning	1	\$100,000
Public Works	20	\$953,309
Sheriff	84	\$4,450,589
Treasurer	2	\$70,000
St. Pauls Fire	9	\$450,000

i. Phased/Methodology Personnel Information

- a. Assessor – 1 FTE will be needed at build out.
- b. Auditor – 1 FTE will be needed at approximately 1/3 (6,000 residential Units) way into build out. Upgrade for existing FTE.
- c. Consolidated Dispatch – The NENA Fire/Rescue/EMS Formula indicates that .96 of an FTE is needed per shift. This rounds out to 1 FTE per shift. The CDC utilizes four squads to staff 24 hours per day, seven days per week. To accomplish 1 FTE per shift I will need 4 FTEs (4 X 3 =12).
- d. EMS – Based on 911 calls.
- e. Environmental Management- Based on 3,900 single family homes with curbside recycling.
- f. Planning- Sr. planner position to administer the Form District Master Plan.
- g. Public Works – 1.5 FTE’s needed at initial plan review, 9.0 FTE’s needed at continuing plan

review/initiating maintenance, 9.50 needed for maintenance at final build out.

- h. Sheriff- 1 FTE would be needed for every 215 residents. (Very rough estimate solely based on information provided).
- i. Treasurer - 2 FTE's needed for every 6,000 residents.
- j. St. Pauls Fire – Rough estimate based on increasing personnel to properly staff specialized apparatus, and to meet ISO & NFPA requirements.

b. Operating:

Department	Operating	Annual Operating Costs
Assessor	Continuing Ed, ISF, Fuel	\$3,050
Environmental Management	Fuel, Maintenance	\$120,000
Library	Various Costs	\$1,300,000
Public Works	Equipment O&M	\$159,600
Post Office	Contract Delivery	\$2,909,930
CARTA	Express & Fixed Route	\$1,048,306
Sheriff	Uniform, Training, Fuel	\$1,629,200

ii. Phased/Methodology Operating Information

- a. Assessor- annual operating costs to include fuel, continuing education, licensing fee, telephone ISF needed at built out.
- b. Environmental Management- industry averages put the cost of fuel and maintenance at 10% of vehicle cost per year. Cost - \$40,000 per truck x 3 = \$120,000 annually.

- c. Library- annual operating costs are due to the operation of a 23,000 sq. ft. facility per state guidelines of 1.25 sq. ft. per capita.
- d. Public Works- operating costs of \$5,100 needed at initial plan review, operating costs of \$80,700 needed with continuing plan review/initiating maintenance, \$73,800 needed for operating at final build out.
- e. Post Office- \$2,909,930 figure is based on Contract Delivery Service which is more cost effective. Rural Delivery Service is projected to be \$4,409,906. Additional information included on Builder/Developer Info Packet. Based on full build out.
- f. CARTA- operating costs include an extension of CARTA Express Service to provide service during peak hours, and the implementation of new Fixed Route. Based on full build out.
- g. Sheriff- operating costs above include items such as uniforms, training, and fuel/maintenance. \$23,000 approximately for 1 FTE would be needed for each 215 residents. (Very rough estimate solely based on information provided).

c. Facilities:

Department	Facility	Facility Costs
Library	1 Library	\$13,000,000
St. Pauls Fire	1 Station	\$2,000,000
Consolidated Dispatch	Center Expansion	\$191,250
EMS	1 Station	\$2,000,000

iii. Additional Facilities Information

- a. Library- 23,000 sq. ft. facility per state guidelines of 1.25 sq. ft. per capita.
- b. St. Pauls Fire- station costs based on previous builds

- c. Consolidated Dispatch- the addition of this development will further exacerbate the projected need to expand the Consolidated 9-1-1 Center within the next few years.
- d. EMS – station based on previous builds.

d. Equipment:

Department	Equipment	Equipment Costs
Assessor	Computer	\$3,000
CARTA	2 Transit Vehicles	\$950,000
Consolidated Dispatch	Furniture etc.	\$477,000
EMS	1 QRV, Personnel	\$177,600
Environmental Management	3 Stream Collection Vehicles, Recycling	\$1,450,000
Public Works	Various Equipment	\$1,733,500
Sheriff	Various Equipment	\$4,322,830
St Pauls Fire	1 Fire Engine	\$500,000

iv. Phased/Methodology Equipment Information

- a. Assessor- 1 computer needed for FTE
- b. CARTA- 2 transit vehicles to service the Spring Grove Community – one-time costs for start-up route.
- c. Consolidated Dispatch- Various furniture needed to additional FTE’s. See personnel phase in.
- d. Environmental Management- 3 single stream collection vehicles - cost \$400,000/unit total \$1.2 million, 1 4500 95-gallon recycling carts \$250,000, based on service to 3,900 single family homes with curbside recycling
- e. Public Works- Equipment costs above are a periodic replacement cost. We will need to assume a 7 year average replacement period. \$28,000 equipment needed at initial plan review, \$902,500 equipment needed at continuing plan review/Initiating

maintenance, \$803,000 equipment needed for by final build out.

- f. Sheriff- equipment to include Mobile Data Terminal Package, Vehicle, In Car Camera, Mobile Radio, Vehicle Equipment. \$57,000 approximately for 1 FTE (based on 76 FTE's, equipment not needed for 8 Law Enforcement Specialist).

VI. Countywide Infrastructure Service Providers:

Charleston County PRC (Below is intended to be a MOA between PRC & MWV)

- a. MWV will donate lands which we own adjacent to public roads, in its entirety or in increments, at the discretion of CCPRC by December 31, 2018, for use as a public trail system. MWV will connect its Spring Grove trail system into this system at appropriate and mutually agreeable locations and timeframes.
- b. Assuming the proposed Caw Caw Mitigation Bank is approved by the Army Corps of Engineers, within one year of bank closure, MWV will donate the property to the CCPRC for passive use and nature education. The property will have a traditional ACOE conservation easement in place.
- c. MWV & CCPRC acknowledge that the property on the Edisto River has the potential for public use. The parties agree to work in good faith to determine if said property would be appropriate for some level of public use and acceptable to the Charleston County Parks and Recreation Commission. The parties will have until December 31, 2020 to identify a mutually agreeable plan.
- d. MWV & CCPRC will work together to determine if there is a mutually agreeable public education opportunity for a cultural resource located within land owned by MWV, Charleston County.

- e. MWV & CCPRC will work together to determine if there are any workable opportunities to create water trails utilizing existing canals.
- f. MWV/CDLM will provide \$75,000 within one month of final approval of the Spring Grove Development Agreement to be used for planning purposes to benefit items a-e above. The parties can determine who will administer the funds.
- g. Extensions of one year may be granted by MWV for item a-d and a single one year extension may be granted by MWV for item e.

Charleston Water Systems

- a. The developer will provide Charleston Water System with a 2-3 acre site for an elevated water storage tank near intersection of US17 and New Road.
- b. The developer will provide Charleston Water System with a site of approximately 80 acres for aquifer storage and recovery wells near intersection of US17 and New Road (discussions to date have centered on a portion of the Jericho Tract).
- c. Public water service will be provided by Charleston Water System in accordance with the latest version of its Water Rules and Regulations, and Water Wastewater Policies, Procedures and Standards Manual in effect at the time service is requested.
- d. The developer will dedicate any easements necessary for water utility extensions needed to serve the development in accordance with Charleston Water System's Minimum Standards.
- e. Wastewater transportation and treatment services are provided by Charleston Water System through contracts with the Towns of Hollywood and Ravenel. Charleston Water System will provide public wastewater transportation and treatment services up to the volume allocated for the development by the Towns of Hollywood and Ravenel from their respective contracted capacities. The developer will provide for on-site treatment and disposal of any amount of wastewater volume

required for the development that is in excess of the contracted capacity allocated by the respective municipality from whom wastewater service is obtained.

- f. Public wastewater collection service must be coordinated through Charleston County as the Designated Management Agency for this area. The developer will comply with policies, regulations and procedures of the agency that provides wastewater collection service.

Berkeley Electric Coop

- a. Berkeley Electric Coop will service the assigned territory per their Rules and Regulations at the time of the Service Extension. BEC is requesting Civil Plans from the developer.

St. Pauls Fire District

- a. Adequate water supply system designed to meet consumption and fire flow requirements for the built environment as outlined in the IBC & IFC Codes.
- b. Could assist future build with recommendations for materials to mitigate potential wild land fire impacts due to rural setting.
- c. Possible need for a special tax district.
- d. St. Pauls has requested to construct an emergency services building that would house a full crew of firefighter/EMT's and fire officers that would staff two engines, aerial device, HD rescue unit, and a special Haz-Mat Response unit for the industrial area, and other special types of equipment that will be needed for this development (we have included a fire station and one fire truck in this initial assessment). St. Pauls is also requesting a separate emergency services training facility.

Post Office

- a. The \$2,909,930 figure used in the above Operating cost is based on Contract Centralized Delivery Service which is more cost effective. Rural Delivery Service is projected to be \$4,409,906. Additional information on Centralized

Builder/Developer Information was included with their Assessment form.

- VII. Departments with no needs assessment at this time
 - a. Building Services - provide existing personnel to staff the St. Paul's Service Center to provide service to the Spring Grove area.
 - b. Magistrates – existing Ravenel Magistrates Office would be adequate to fulfill the judicial needs of the vicinity of Spring Grove.
 - c. BCD Council of Governments- Although this agency does not directly provide facilities or services for developments, BCDCOG has requested that we keep their agency updated as this project progresses. Spring Grove will have relevance and interfaces with many regional functions provided by the BCDCOG.

Exhibit E

**MWV/WestRock Responses to Questions from the Public at the Sept. 16 Special Planning
Commission Meeting/Workshop**

TRAFFIC

1. How will the development affect Highway 17?

The traffic analysis conducted and submitted to the County indicates that only minor intersection improvements will be required. As development continues to occur, updated traffic studies will be conducted as required by the Master Plan, and the property owner will pay its pro rata share of any required mitigation required to maintain a Level of Service "B" per the Development Agreement.

2. What are the plans for Old Jacksonboro Road? Will speed-limiting measures be put in place to ensure that traffic speed will remain low?

Old Jacksonboro Road is planned as a two lane road. Based on the traffic analysis conducted and submitted to the County, widening will not appear to be necessary; however, the road will need to be paved. At this time, there are no plans to implement speed-limiting measures such as roundabouts or speed bumps/humps; however, the County could elect to implement speed-limiting measures in the future. The property owner has committed to additional land to create up to 75' of right-of-way upon request by the County along Highway 165 and New Road, as Highway 165 and portions of New Road will serve as primary Thoroughfares for the development, while Old Jacksonboro Road will not be utilized as a primary Thoroughfare.

The current residential nature of the road will continue as residential land uses are planned along the Old Jacksonboro Road, and parcels along New Road between Highway 165 and US 17 will be a minimum of three acres, preserving the rural character of the intersection of New Road and Old Jacksonboro Road. The primary access to commercial uses will be from Highway 17.

3. Will a traffic study be on done on Highway 162?

Yes, the traffic analysis included Highway 162 and indicated that there will be no impact on Highway 162. The property bordering Highway 162 is in the 75% acreage, which is the lowest density (1 unit per 25 acres) of the proposed development. Additional traffic studies must be conducted at each Community Plan or Special District plan, and the property owner must maintain a Level of Service "B".

4. How will the new communities within Spring Grove be connected to the already existing surrounding communities and the Towns of Hollywood and Ravenel? Will there be bike paths and walking trails?

The Charleston County Zoning and Land Development Regulations, as well as the Master Plan and Development Agreement, require interconnectivity between the Towns, Corners, and Villages within Spring Grove, as well as with areas outside Spring Grove. As Community Plans and Special District Plans are developed for submission to the County for approval, the specific routes of roads, bike paths, and walking trails will be established. The 75% Acreage and Trails Map (Map No. 1.1.5 in the Master Plan) and the Circulation Map (Map No. 1.1.6) show the general locations of the trails and thoroughfares within Spring Grove and as they connect to other areas outside Spring Grove. These maps will be updated at the time a Community or Special District Plan is submitted, and WestRock is working with Charleston County Parks and Recreation to establish trails and bike paths.

INFRASTRUCTURE AND SERVICES

5. What is the plan for water? Sewer? Will properties be served by wells and/or septic tanks? My water pressure is already low—how is WestRock going to ensure that it does not get worse?

WestRock has provided Charleston Water Systems with a site for its aquifer recharge system which will serve the greater Charleston area including West Ashley. In addition to the aquifer recharge site, WestRock has provided CWS with an easement for a 16" waterline as well as an elevated water tank location. The waterline and elevated tank will help provide a loop system and needed water pressure for this area. The increased water pressure is designed to meet fire flows which will improve the ISO rating for the area resulting in lower fire insurance rates for the residents of Ravenel and Hollywood.

The areas of clustered development will be served by sewer, and WestRock contributed a pump site location and funding for the Town of Ravenel's sewer system. The 75% Acreage will utilize septic tank systems.

6. Who is going to pay for the necessary infrastructure outside of the Spring Grove community?

The requirements within the Spring Grove Form Based zoning and the Development Agreement require the property owner to install their own infrastructure within Spring Grove. The property owner must pay its share of any required improvements to infrastructure outside of Spring Grove.

7. What types of businesses will be allowed in the Economic Development/Business Special District?

There will be no residential uses within the special districts. Examples of the types of industry allowed in the special district include Aircraft and Motor Vehicle Manufacturing, Warehouse and Distribution Facilities, and Pharmaceutical Wholesalers. A complete list of permitted uses for the Economic Development/Business Special District, as well as the remainder of the Spring Grove community, can be found in Table 6.3.1 of the proposed Master Plan.

8. What are the plans for the schools prior to the donation of land by WestRock?

There is currently capacity available at the schools within the Spring Grove attendance area. WestRock has committed to donating land for a school within Spring Grove should Charleston County School District elect to construct one in the area.

9. What impact will Spring Grove have on the St. Paul's Fire District?

In addition to providing adequate fire flow from a public water system, the clustered development of Spring Grove will provide sufficient tax revenue to cover the associated increased costs and create a positive impact through additional tax revenue estimated at \$11,652,337 for operating expenses and approximately \$18 million for debt service to the fire district. Additionally, WestRock is providing land for the construction of a new fire station and a \$250,000 contribution to the St Paul's Fire District.

PROPERTY VALUES AND TAXES

10. Will property taxes increase?

Whether property taxes will increase is a function of the assessed value of the land and the millage rate adopted by the county, both of which are established by Charleston County, and for specific properties, whether any allowed exemptions or caps apply to the property (see answer to question number 11 below). As the combined assessed values of properties throughout the County increase, all things being equal, the millage rate should decrease, pursuant to South Carolina state law.

The fiscal analysis submitted to the County indicates that Spring Grove will generate a surplus of \$71 million after taking into account both the incremental increase in tax revenue and expenditures, as well as providing an additional \$136,632,353 as set forth below:

*Debt service millage: \$30,292,868
Charleston County Parks and Recreation: \$26,816,638
Trident Technical College: \$11,918,506
Stormwater revenue: \$6,383,937
Solid waste revenue: \$58,828,163
Accommodations tax revenue: \$2,389,242*

In addition, Spring Grove will generate sufficient tax revenue to cover the associated increased costs to the St. Paul's Fire District and create a positive impact through additional tax revenue estimated at \$11,652,337 for operating expenses and approximately \$18 million for debt service to the fire district.

Approximately 27,000 acres surrounding the property will remain low-density, rural development, at a ratio of no more than one density unit per 25 acres.

11. Will the current residents be subject to a tax cap or be designated tax exempt in order to ensure that their property taxes will not increase as a result of the development?

All exemptions, such as the exemption for school operating costs and the Homestead Exemption, currently available for residents within Charleston County will continue to be available.

Under current South Carolina law, increases in assessed values are capped at 15% every five years. In addition, properties that are five acres or more may qualify for a reduced assessment ratio if they are timberland tracts; properties of ten acres or more that are used for crops may also qualify for a reduced assessment ratio.

OTHER QUESTIONS

12. Why are you using the zoning rules of 2001 and not the zoning rules of 2015?

Spring Grove will be developed under the zoning rules currently in effect.

13. What is WestRock doing to mitigate light pollution not only on the commercial and industrial properties, but also on properties that will be developed for residential use?

WestRock will encourage the utilization of dark sky lighting principles in all phases of the development.

14. How do I know the agreements and zoning will not be changed over time?

The Development Agreement and Master Plan are approved by the Charleston County Council through an ordinance. An ordinance can only be amended or repealed by the adoption of another ordinance, which requires public notice and public hearings. In addition, because the Development Agreement is a contract between WestRock and the County, both WestRock and the County will have to agree to amend the Development Agreement; it cannot be changed without the consent of both parties. If both parties do agree to amend the Development Agreement, there will be public notice and a public process to change it.

15. Are the parcels that are currently “for sale” part of the development?

*WestRock has properties in the area for sale that are both in and out of the Spring Grove development. The **industrial/commercial property** within the Spring Grove Special District is being actively marketed, and is the only property within Spring Grove that is currently for sale. However, no sale will be completed until the requested applications, including the Master Plan and the Development Agreement, are approved by County Council.*

16. Will Spring Grove remain in Charleston County, or will all or parts of it be annexed into either the Town of Hollywood or the Town of Ravenel?

The property will remain in Charleston County.

17. Where is the proposed park and what are the plans for it?

The proposed park property, consisting of approximately 638 acres, is located in the G-2, Controlled Growth Sector, fronting Old Jacksonboro Road. An application to the Greenbelt Bank has been submitted and, if approved, would provide funding for Charleston County Parks and Recreation to purchase the property.

18. Will the superfund site be developed?

The Stoller site is not a part of the development, and WestRock does not own it.

19. Why doesn't the County apply the 75%-25% ratio to just the highlands instead of allowing it be applied to both the highlands and wetlands?

WestRock and the County are following the provisions of the County's Developments of County Significance Ordinance, and the calculation as provided therein. In addition to the 75% acreage that is required to be restricted to low density under the ordinance, WestRock is restricting the density on an additional 16,800 acres that surround Spring Grove. The total density restricted area is 27,681 acres.

20. How will Spring Grove affect the current residents of the area?

The Spring Grove Master Plan provides for a mix of land uses including office, industrial, retail, residential, recreational, civic and open space. The residents of this region will benefit by having more convenient services available to them, job creation, public recreational sites and a broader, improved tax base for the County Government to enhance public services.

In addition, WestRock is working with the County to establish a program to benefit the residents surrounding Spring Grove. The program will be funded by a fee on all residential improvements. More information will become available as details of the program are developed.

21. Will Spring Grove include affordable housing?

Spring Grove will offer a variety of homes at different price levels.