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

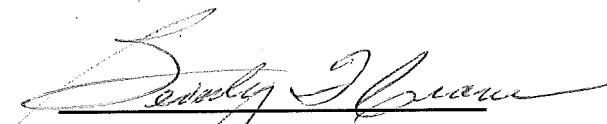
**Highway 17 North Retail Center
Planned Development (PD-100)**

Case 3227-C

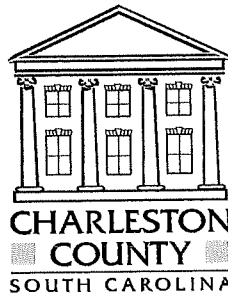
The following items, when combined with the Development Guidelines, will govern the zoning requirements for the Highway 17 North Retail Center Planned Development designated as PD-100.

1. Land uses permitted with the Planned Development are limited to food sales (maximum of 49,265 square feet) and general retail (maximum of 10,300 square feet) as listed in the Development Guidelines.
2. Setback, buffer, and landscaping requirements are stipulated 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 the Development Guidelines.
6. This agreement will become effective immediately after third reading.


Barrett S. Lawrimore
Chairman


Beverly T. Craven
Clerk

Date Adopted



Jennifer J. Miller
Director

PLANNING DEPARTMENT

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Lonnie Hamilton, III Public Services
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4045 Bridge View Drive
North Charleston, SC 29405-7464

MEMORANDUM

To: County Council Members
From: Jennifer J. Miller *JJM*
Through: Keith Bustraan, Deputy County Administrator *KB*
Date: December 16, 2003
Subject: Zoning Change Case 3227-C, PD-100

As requested by the Planning and Public Works Committee, Planning staff has been working with the applicant on this proposed planned development to address Committee's concerns discussed at their December 11th meeting. Documentation is attached addressing their three specific areas of concern: adequate buffering behind the grocery store, placement of the sweet grass basket huts, and U-turns on Highway 17 North.

The following documents are submitted for your consideration:

- ▶ Conditions to be added to the Planned Development Guidelines requiring increased plantings and fencing to the buffer at the rear of the store, on-site and off-site signage to direct traffic and prevent U-turns on Highway 17, and a statement that there will be no charge imposed for use of the sweet grass basket huts.
- ▶ Letter from Ms. Ulanda Smalls Scott, adjacent property owner (TMS# 578-00-00-044), whose property is located directly behind the proposed delivery area and dumpster location, expressing knowledge of the development, as well as her support for the proposed project.
- ▶ Site plan illustrating placement of the sweet grass basket huts, to remain on Highway 17 frontage, with additional parking and access provided within the development.

Conditions to be Included
in PD-100 Guidelines
Case 3227-C
December 16, 2003

ITEMS OF NOTE FOR PROPOSED RETAIL PROJECT ON HIGHWAY 17 NORTH:

1. BUFFER BETWEEN LOADING AREA OF STORE AND ADJACENT RESIDENTIAL PROPERTY LINE IS 25'. OWNER WILL INCREASE DENSITY OF PLANTINGS AND INSTALL 8 FOOT STOCKADE FENCE TO DIMINISH POSSIBLE DISTURBANCE TO RESIDENCE.
2. SIGNAGE WILL BE INSTALLED DIRECTING SOUTHBOUND MOTORIST TO EAST EXIT TO USE EXISTING TRAFFIC LIGHT AT HIGHWAY 17 AND HAMLIN ROAD. SCDOT HAS BEEN CONTACTED REGARDING INSTALLATION OF NO U TURN SIGN AT SAME INTERSECTION FOR HIGHWAY 17 NORTH AND SOUTH BOUND TRAFFIC.
3. SWEETGRASS BASKET HUTS WILL BE LOCATED FOR MAXIMUM VISIBILITY FROM THE HIGHWAY ON THE RIGHT OF WAY AT NO CHARGES FOR SPACE USED IF LOCATED ON PROPERTY.
4. DESIGN TEAM WILL COORDINATE CLOSELY WITH CHARLESTON COUNTY STAFF.

Ulanda Smalls Scott
1119 Hamlin Road
Mount Pleasant
SC 29466

December 12, 2003

Planning Commission
Charleston County Council
4045 Bridge View Road
North Charleston
SC 29405

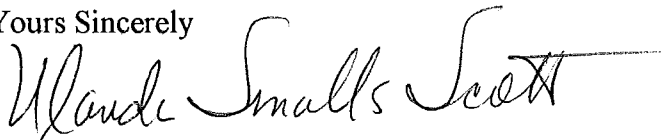
Dear Sirs,

I am the owner of a parcel of land in Mount Pleasant (578 00 00 044) that adjoins the lot (578 00 00 042) owned by Henry Palmer and Andrew Manigault.

I have spoken with Henry Palmer and he has told me as to what is being proposed to the County Council for future development. He has also shown me a conceptual drawing relating to the development. I am also aware that the access to Hamlin Road will run by my property but that my property will be protected by buffer space.

I am writing to let you know that I support this development.

Yours Sincerely

A handwritten signature in cursive script that reads "Ulanda Smalls Scott". The signature is written in dark ink and has a long, horizontal flourish extending to the right.

Ulanda Smalls Scott



CONCEPTUAL SITE PLAN



NOT TO SCALE

CRC
ENGINEERING
CREATING RICH, CREATING FUTURE
7301 Rivers Ave. TEL: 843.766.0700
Suite 200 FAX: 843.766.0701
R. CLARKSON, SC 29505 COUNCIL@CRCENGINEERING.COM

RETAIL CENTER
HIGHWAY 17 NORTH

CHARLESTON COUNTY, SC
PROPOSED SITE PLAN



Gerber
Janaskie
Severs
Architects

(P) 843.722.4134
(F) 843.722.4132
64 CHARLOTTE STREET
CHARLESTON, SC 29408

DESIGNED BY	RJD
CHECKED BY	RJD
DATE	12/16/23
REV.	

**PLANNED DEVELOPMENT
RETAIL CENTER BY ROUTE 17 AND HAMLIN ROAD, MOUNT PLEASANT**

GUIDELINES

Dated October 17, 2003

Owners: Henry Palmer and Andrew Manigault

I. PURPOSE AND INTENT

The purpose and intent is to describe a Planned Development district encompassing a tract of land amounting to 5.95 acres located on the east side of Highway 17. The development would have access to Hamlin Road.

The TMS number of the tract is 578-00-00-042.

A right of way to Hamlin Road has been negotiated with the owners of the adjacent tract, TMS 578-00-00-044.

The lot is presently zoned Rural Residential (RR1). Under the Comprehensive Plan (1999) of the County of Charleston, a plan for the future of the County, this land falls under the Residential/Special Management category.

It is our intent, subject to approvals from council and other authorities, to develop the site with the construction of major retail facilities to be used by the Piggly Wiggly Corporation. Accompanying this development would be the construction of parking facilities, and smaller retail facilities to be leased to other retailers. The site will also contain area for Sweetgrass basket sales.

As well, the proposed development encompasses generous provision for parking and with easy access from Highway 17 and Hamlin Road. The plan development also entails sizable buffer zones to mitigate the effects of any incompatible adjacent uses, to provide transition between neighboring properties and streets, to moderate climatic effects and to minimize noise and glare.

The building project will implement high architectural standards, right-of-way buffer standards and sign standards that will promote attractive, well designed development, foster balanced streetscapes, and reduce visual clutter along Highway 17, thus enhancing safe traffic flow.

We believe that the Planned Development will benefit the community, specifically the expanding residential community NE of the 526 Connector and along Highway 41

We seek permission to develop the site by construction of facilities for general and food retailing. We believe our proposal is in the best interest of the community and would better serve the community than many of the activities listed above, or many of those which are not listed. It will serve the day- by- day grocery needs of nearby residents, and from a development that will be tastefully designed and enhancing the appearance of the community along Highway 17. Residents will also benefit from the general-retailing stores that will also be constructed. The development should not add significantly to highway traffic congestion, particularly with the center's access to Hamlin Road.

Below is a list that highlights the type of retailing and service that may be offered in the general retailing structures

POTENTIAL GENERAL RETAIL USES

Use

Barber and Beauty shop
Communication Services
Consumer Convenience Store
Financial Services
Repair Service-Consumer
Restaurant - Fast Food
Restaurant – General
Retail Sales and Service - Convenience
Retail Sales and Service – General
Veterinary Service

We have also met with a number of community leaders and all have endorsed the project.

We expect that our proposed planned development will exceed the requirements of the County. Regulations are intended to promote traffic safety, improved visual appearance, and higher quality non residential development. We anticipate that our development will entail high quality building structures, both in design and construction, enclosed by a substantial proportion of green space. It is our intention to have generous buffers between the developed area and surrounding properties. We also expect to exceed the minimum standards of lighting and pedestrian access. All signs will meet county and city regulations and will be in "good taste". We plan to cooperate fully with the County in shaping the development.

II. LAND USE CRITERIA

The Retail development that we envisage can be described under two categories – Food Sales and General. There would a large store constructed for the former and two small stores for the latter. A parking lot would abut these stores and there would be vehicular access to both Highway 17 and Hamlin Road.

Food sales are the most important envisaged in this development. A free standing structure is proposed amounting to **35,100** square feet and will be the anchor of the

development. The Piggly Wiggly Corporation will be the tenant and the final shape will be determined by its requirements. The corporation, one of the largest retailers in South Carolina, is well known in the community. It has high standards in relation to its retailing facilities, both in the nature and appearance. We are also making provision for enlarging the free standing store by another **14,165** square feet. Should the store be enlarged, the size of the free standing store would be **49,265** square feet.

The **General Retail** developments encompass 2 stores, one attached to the main structure amounting to **2,400** square feet. The other being a free-standing, is a two-story amounting to **3,950** square feet, on the eastern side of the lot. These total **10,300** square feet.

Summary		
Buildings	Food – Planned	35,100 sq. feet
	- Optional	14,165
	Total	49,165
	General	10,300
	Total	59,465
Parking	201 spaces, 4 per 1000 sq.ft.	53,750
TOTAL	Buildings and parking	113,215
LOT SIZE		259,182

III. BUILDING CRITERIA

A. **The Buildings.** The building height will be no more than 35 feet. All buildings will meet the Architectural and Landscape Guidelines of the County as contained in the County of Charleston Zoning and Land Development Regulations Co, November 20, 2001. Art 9.6. No building elevation will be constructed of unadorned concrete masonry units or corrugated and/or sheet metal fronting upon any existing public right-of-way. Structures will display a high degree of architectural integrity to promote appearance, character and economic value of the property.

B. **Parking areas.** Provision will be made to construct 201 parking spaces for the development. This amounts to a total of approximately 53,750 square feet of paved areas. The parking spaces would be located on the southern side of the tract. Parking lot areas will be clearly designated by the use of borders around the perimeter. Parking areas will provide pedestrian linkages to the buildings being served.

IV. STORM DRAINAGE AND WETLANDS

Approximately 1.88 acres of the site are designated wetland. The development proposed would require mitigation of about half of the wetland area. The approximate 1.5 acres mitigated would be either filled for construction purposes.

	ACRES	SQUARE FEET
Upland Area	4.07	177,115
Wetland Area	1.88	82,067
Total	5.95	259,182
Wetland to be filled	1.50	65,340
% of wetland	80%	

All permits and approval will be obtained from the necessary authorities before committing to development. These authorities include The Army Corp of Engineers, the Office of Coastal Resource Management, and Charleston County. All appropriate mitigation will be handled off-site.

V. LANDSCAPING AND BUFFERING

All landscaping and buffering will meet the Architectural and Landscape Guidelines of the County as contained in the County of Charleston Zoning and Land Development Regulations Co, November 20, 2001. Article 9.5. Twenty-five foot minimum buffers will be provided around the perimeter of the property. Landscaping will also be provided around the buildings and in the parking areas.

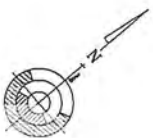
VI. SIGNAGE

All signage will be in compliance with the County Regulations as contained in the County of Charleston Zoning and Land Development Regulations Co, November 20, 2001. Article 9.11.

The signage will also be in compliance with those regulations of the MP-O. In particular only one monument or pedestal style type free standing sign shall be displayed on each street frontage. Wall signs for individual stores will be no larger than 100 square feet, or that amount calculated by multiplying 1 square foot by the linear feet of shop frontage. All freestanding signs shall be landscaped. The location, size, and character of the signs shall be compatible with the buildings.

VII. SERVICES

Utility lines such as electric, telephone, CATV etc, serving individual sites as well as all utility lines necessary within the property will be placed underground. All junction and access boxes will be screened with appropriate landscaping. All utility pad fixtures and meters will be shown on the site plan.



NOT TO SCALE

CONCEPTUAL SITE PLAN

CRG
ENGINEERING
Consulting - Planning - Design - Engineering, Inc.
7201 Rivers Ave., Suite 200
N. Charleston, SC 29405
TEL: 843-266-0700
FAX: 843-266-0701
www.crg-engineering.com

RETAIL CENTER
HIGHWAY 17 NORTH

CHARLESTON COUNTY, SC
PROPOSED SITE PLAN



Gerber
Janaskie
Severs
Architects

6A CHARLOTTE STREET
CHARLESTON, SC 29403
TEL: 843.722.4334
FAX: 843.722.4332

DRAWN BY:	RWB
CHECKED BY:	RMG
DATE:	10/21/03
REV:	