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Director

**ZONING/PLANNING
DEPARTMENT**

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Fax: 843.202.7218
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

MEMORANDUM

TO: Zoning/Planning Staff

DATE: April 21, 2015

SUBJECT: PD-135 Gullah Cuisine Scanned Guidelines

This PDF contains only the approved guidelines for PD-135, Gullah Cuisine. To reference the exhibits (which were too extensive to digitize), please see the paper file.



June 17, 2008

Case 3437-c
PD-135
Final w/ conditions

GULLAH CUISINE PD ZONING AMENDMENT

APPLICANTS: FRANK AND CHARLOTTE JENKINS

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NAME OF PD: Gullah Cuisine

STATEMENT OF INTENT

The proposed Gullah Cuisine Planned Development will be developed to compliment the surrounding character of the North Hwy 17 District (see Current Zoning exhibit). The intent of the planned development district is to create a Gullah/Geechie Restaurant. The area is currently undergoing a transition from single family residential to community and neighborhood commercial. The applicant shall complete this plan according to PD guidelines set forth in this document in order to provide a sustainable development that fits well with the current and future planning initiatives for the surrounding community. The current Mount Pleasant Overlay District ends just south of the subject property, (see Aerial Location Map exhibit). Charleston County is looking at expanding this overlay district to include said subject property. The Planned Development will adhere to the Mount Pleasant Overlay District as well as all other current Charleston County Zoning and Land Development regulations.

The front portion of the tract will contain a Gullah/Southern style restaurant with a maximum size of 5,000 square feet with 2,500 square ft detached banquet hall. These structures will be designed with low country architecture (see example at left) in order to compliment the existing neighboring communities and future developments surrounding the site. The development shall provide gathering spaces at the front of the site for an outdoor classroom, areas to explore the history of Gullah Geechie culture as well as to provide space for sweet grass basket making demonstrations.



The site will be walkable and well connected with the pedestrian in mind. Sidewalks, nature trails and boardwalks over wetlands will connect the site with other existing residential developments (see See Master Circulation Plan and Open Space exhibit). The site has also been designed to allow for vehicular access to future developments on adjacent properties as well as access to a future frontage road along US Hwy 17 North (See Master Circulation Plan and Open Space exhibit).

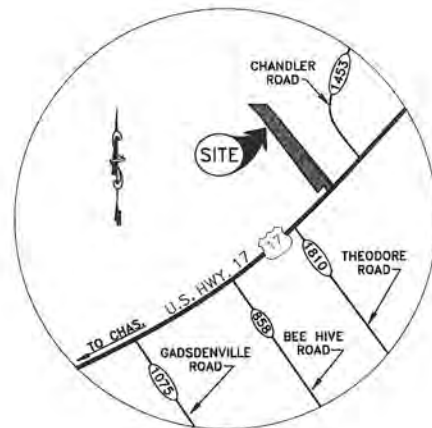
The development will take advantage of special site characteristics and will create preservation of common open space. The site has been designed to efficiently use the land and incorporates adequate public safety and transportation-related measures.



OVERVIEW:

1. Project Location: (see attached plat)

The proposed PD is located on US HWY 17 NORTH just south of Chandler Road and North of Tommy Ln, in the East Cooper River District of Charleston County (TMS 615-00-00-072 & 615-00-00-071) and is owned by Frank and Charlotte Jenkins (see Current Zoning Map exhibit.)



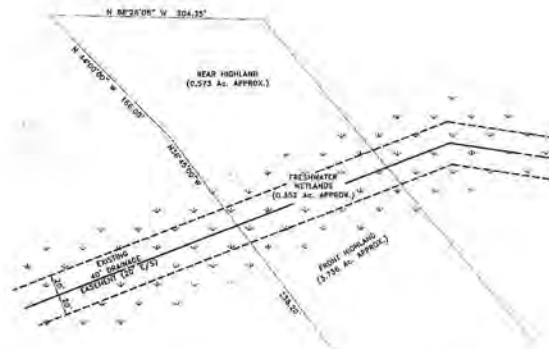
LOCATION MAP
N.T.S.

2. Tract Data: (see attached plat)

Total Tract: 4.661 AC.
Total Highland: 4.309 AC.
Freshwater Wetland: 0.352 AC.
Critical Area: 0 AC.
Current Zoning: RR-3 Rural Residential

3. Tract History

The land of the proposed PD is comprised mainly of highlands with minimal freshwater wetlands. No critical areas are present on the property. Current zoning is RR-3 and the land has been in the Jenkins Family for over three generations and has been vacant. The site is heavily wooded with many indigenous species of trees, few of which are over 24" in diameter. The majority of the larger trees exist in the freshwater wetland area toward the rear of the site. (see attached tree survey)



If during construction any significant or historical artifacts are uncovered, the development will temporarily halt to follow necessary procedures as outlined in the South Carolina Archives and History guidelines.

4. Land Use Information

GULLAH CUISINE INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM SETBACKS	
Front/Street Side	130 feet*
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
Freshwater Wetland Setback	35 feet
Buffers Setbacks	

Street	50 feet
Side/Rear	20 feet
Wetland	35 feet
Open Space Minimum	25%
MAXIMUM BUILDING COVER/ FAR**	3.5% of lot
MAXIMUM HEIGHT	32 feet

(*front/street side setbacks do not include sweet grass basket stands and signage)

(**FAR – Floor Area Ratio)

(Restaurant not to exceed 5,000 s.f./ Banquet Hall not to exceed 2,500 s.f.)

Building height refers to the vertical distance between the base flood elevation and: (1) the average height level between the eaves and ridge line of a gable, hip or gambrel roof; (2) the highest point of a mansard roof; or (3) the highest point of the coping of a flat roof.



LAND USE REGULATIONS

1. List of Allowed Uses

The uses in this section will be allow as by right uses. The following uses are meant to facilitate flexibility in the realization of this development, both from a basis of need and functionality, and from that of future possibility:

UTILITIES AND WASTE-RELATED USES

- all utilities that are necessary and associated with the development of this property shall be allowed by right.

FOOD SERVICES AND DRINKING PLACES

- Catering Services
- Restaurant, General (to include a Bar and Lounge)
- Outdoor Dining
- Sweet grass Basket Stands
- Banquet Hall (to be used in conjunction with Restaurant)

OUTDOOR CLASSROOM

- Gullah Geechie History Outdoor Classroom

2. Common Open Space and Management

The total site is 4.66 acres with 4.309 acres of highlands; the development will have a minimum of 25% or 1.16 acres designated as open space (not including buffers or proposed detention ponds). All common space shall be privately owned and maintained by "Gullah Cuisine." This common space is to be used by those patronizing the Gullah Cuisine Restaurant. Included within the common space will be a series of sidewalks and trails to maximize pedestrian connectivity. Potential pedestrian connections to future developments have been left open on the North, East, and West boundaries of the site. The central green will act as an outdoor leisure space for events, while the wooded wetland area in the back of the site will remain virtually untouched with the only use to be for a possible pedestrian connection to the adjacent Pepper Planned Development. The overall intent for the open space is to promote pedestrian interaction and use of the site, as well as to maximize pedestrian connectivity.



3. Impact Analysis

The Gullah/Geechie Development will have a minimum impact on the surrounding existing infrastructure and community. Mount Pleasant Waterworks has issued a letter of coordination stating that there is sufficient capacity for both Water and Sewer for the project. The South Carolina Department of Transportation after review of the site will not allow a new median crossing on Hwy 17 North for service of this project. Therefore, a right in/ right out at the entrance shall be constructed at hwy 17 north. Access to the site will be alleviated by proposed pedestrian and vehicular connectivity to adjacent parcels and by the future frontage road along hwy 17 north. (see circulation plan) The site is designed to have a minimum impact on existing natural features. Through preservation of existing trees, wetlands, minimizing the development footprint and maximizing the open space, the site will have a minimal impact on the surrounding community.

4. Traffic Report Summary

The chart below defines trips generated as a result of this development at certain time intervals during the day. Traffic will be most concentrated during the PM hours due to the nature of the restaurant, more specifically, due to dinner hours. Overall the site will generate just over 760 trips per day, with most trips being made during dinner time hours of the restaurant.

Time Period	6,000 SF Restaurant (a)	Total Development Trips (a+b)
Weekday Daily	760	760
AM Peak Hour		
Enter	-	-
Exit	-	-
Total	-	-
PM Peak Hour		
Enter	40	40
Exit	26	26
Total	66	66

Note: 6,000 s.f. is the seating area of the restaurant and banquet hall.

5. Ownership and Maintenance of Roads and Alleys

All roads and alleys will be privately owned and maintained by Gullah Cuisine. Vehicular connections to possible future development will be provided on the East and West boundaries of the site. In the event that any state local or federal agencies make infrastructure improvements, the Gullah Cuisine Development will be flexible in order to support the plans of Charleston County, Mount Pleasant and the South Carolina Department of Transportation. More specifically, this plan has been designed to incorporate flexibility should widening of Hwy 17 occur, or should a frontage road be added to the front of the property.

6. Development Schedule and Phasing

The restaurant building and banquet hall along with associated site work will be the first phase of the development. Phase two would include construction of trails and pedestrian space in the rear of the site. However, the timing of said phases (namely phase 2) is not intended to be regulated, and build out of all phases may be simultaneous.

7. Statement of Inclusion

The Gullah Cuisine Development shall comply with processes included in the Charleston County Zoning and Land Development Regulations that may not be mentioned in the planned development stipulations. Unless otherwise listed, all development standards shall adhere to the Charleston County Zoning and Land Development Regulations as well as the current RR-3 and Mount Pleasant Overlay District guidelines (as described at the end of this section) (see appendix A).

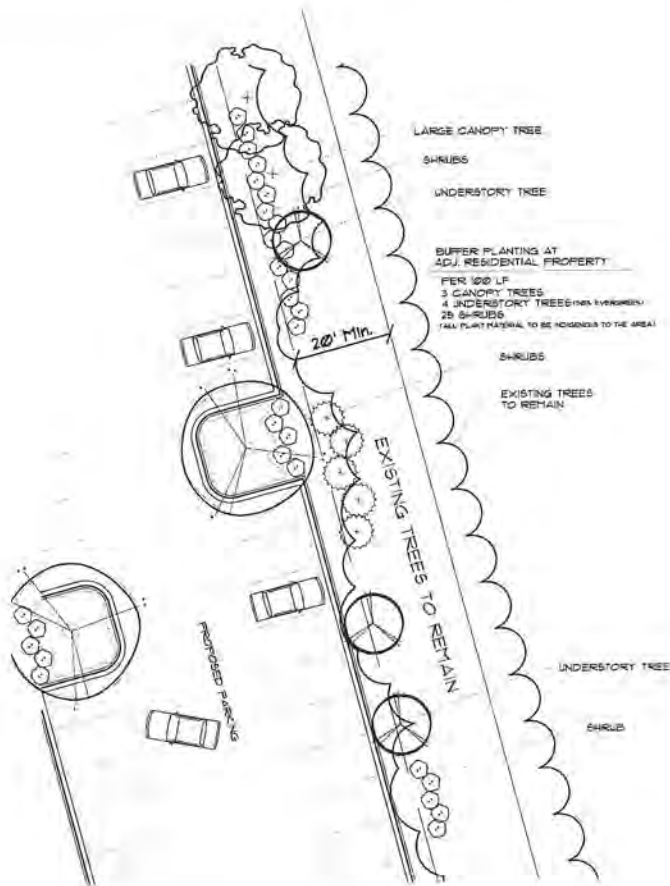
8. Statement of Agreement

Gullah Cuisine agrees to proceed with proposed development in accordance with the provisions of these zoning regulations, applicable provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the applicable PD district; and that the provisions of Article 3.10, Variances, of the Charleston County Zoning and Land Development Regulations shall not apply to the planned development and that all major changes to the planned development must be approved by County Council. Tree variances may be granted in accordance with this Article and all other sections of this Ordinance Commercial areas and adjacent residential, office, and industrial areas shall be directly connected through paved sidewalks, trails, or other pedestrian infrastructure. The Development has been planned in groups having common parking areas and common ingress and egress points. All areas designed for future expansion or not intended for immediate improvement or development shall remain in a natural state until such time as development permits are approved.

SITE DEVELOPMENT REGULATIONS

1. Buffer Requirements

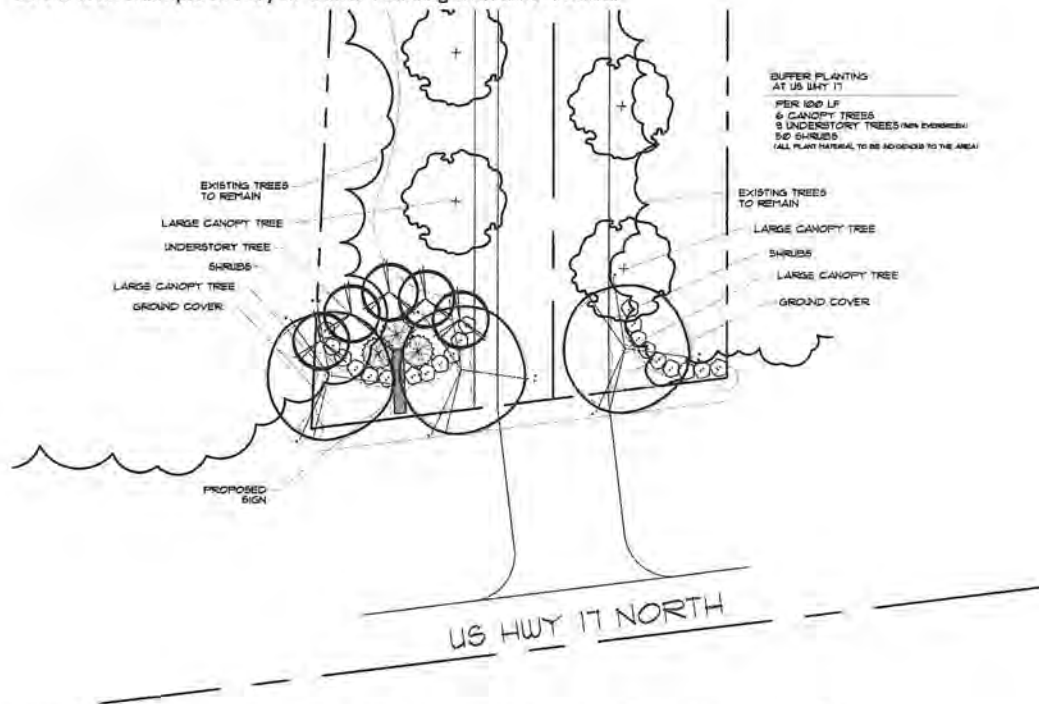
Buffers to adjacent property shall be a minimum of 20' wide with (3) Canopy Trees, (4) Understory Trees, and (25) shrubs for every 100 linear feet. All plant material used should be indigenous to the area. Refer to below example for planting:



2. Right of Way Buffers

"Buffer Plantings" will comply with the regulations set forth in the Charleston County Zoning and Land Development Regulations as well as the Mount Pleasant Overlay District (as described at the end of this section) (see appendix A). *in the event that a future frontage road is installed along the front of this development, the owner agrees to work with local, state, or federal agencies to relocate, replant, and supplement the plantings (that will be installed in the current bufferyard) to the new proposed (frontage road) right of way buffer. The owner shall make every effort to maximize the amount of bufferyard to remain if a new frontage road right of way is established.

Below is an example of Hwy 17 Buffer Planting with an S-4 Buffer



Buffer Plantings shall comply with the regulations set forth in appendix A.

4. Buildings

The restaurant shall be approximately 1½ stories in height. All buildings shall meet building and fire code regulations. Areas between structures shall be covered by easements for access to provide for maintenance and utility service. All buildings on site shall comply with the regulations set forth the Charleston County zoning and Land Development Regulations as well as the Mt. Pleasant Overlay District (see appendix A).

5. Trails and Walkways

Trails and Walkways shall comply with the regulations set forth in the Charleston County Zoning and Land Development Regulations as well as the Mount Pleasant Overlay District (as described at the end of this section) (see appendix A).



6. Parking and Loading Requirements

Parking shall be set at 1 space for every 113 S.F. of seating area.

For all other parking and loading requirements, the development will comply with the regulations set in the Charleston County Zoning and Land Development Regulations as well as the Mount Pleasant Overlay District (as described at the end of this section) (see appendix A).

7. Tree Protection and Preservation (see tree survey)

The Site is covered with a mix of indigenous trees varying in size and cultivar; there are Grand Trees (over 24" in DBH) on the property. Some Grand Trees reside in the rear of the property located near the wetland area and will remain undisturbed. The remainder of the Grand Trees, are located in the front of the property and near the proposed building sites. The site will be designed to focus on the preservation of the largest live oak trees on site. There are three grand live oak trees which sit along the western property line near the front of the site. We have designed the site to take advantage of these natural resources, and will preserve and incorporate these trees into the overall experience of the development. Unfortunately to save these trees, two grand trees (water oaks) will be removed (see tree survey), one falls within the proposed building footprint and the other has the majority of its drip line within the proposed building footprint. The development will make every effort to save as many of the Grand Trees as possible and will satisfy the Charleston County requirements of saving 20 protected trees per acre. The development shall comply with the regulations set in the Charleston County Zoning and Land Development Regulations as well as the Mount Pleasant Overlay District (as described at the end of this section) (see appendix A).

8. Lighting

Lighting shall be from concealed source fixtures and will not spill over into adjoining properties, roadways, or in any way interfere with the vision of oncoming motorists. Lighting fixtures shall be limited to 18 feet. Lighting will be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public right of way. Security lighting will be provided, particularly at pedestrian walkways. All site lighting shall meet the requirements of Chapter 9 of the Charleston County Land Development Ordinance as well as the Mt. Pleasant Overlay District Chapter 5 (see appendix A)

9. Signage

The Development shall have one free standing sign and be no more than 50 square feet and will be two sided. The sign shall be no more than 10' in height and be either a monument or pedestal type. Illumination and placement shall comply with the regulations set forth in the Charleston County Zoning and Land Development Regulations, as well as the Mount Pleasant Overlay District (as described at the end of this section) (see appendix A).

Note:

Unless otherwise listed, all development standards shall adhere to the Charleston Co. Zoning and Land Development Regulations as well as the Mt. Pleasant Overlay District that are current when this zoning map amendment receives its third reading. The following chapters will be attached:

Chapter 4

Chapter 5.5

Chapter 8

Chapter 9

Chapter 12

Gullah Cuisine PD

COORDINATION LETTERS

Water and Sewer: See attached letter

Phone:

AT&T (bellsouth) currently serves the site, and have been contacted about the proposed development.

Fire Marshall:

See attached letter

SCDOT:

We have contacted Mark Nesbitt of SCDOT (District Traffic Engineer- District 6) and have discussed the project; he has reviewed the site plan and existing site conditions has given us preliminary comments and should be providing us a letter of coordination any day.

Cable:

Comcast Cable is surveying the site this week to review service options to the property.

Town of Mount Pleasant Planning and Development:

We have given a copy of the draft PD Document to Christiane Farrell (Town of Mount Pleasant Planning and Engineering Director) for their review.

Charleston County Public Works

See attached letter

Gullah Cuisine PD

12/03/2007 11:49 FAX 8438482227

MT PLEASANT WW

001/001

Elected
William L. Golightly, Jr., Ph.D., Chairman
Rick M. Crosby, Vice Chairman
H. Chapman McKay, Secretary-Treasurer
Diane D. Lauritsen, Ph.D.
Susan I. Mellichamp



Ex-Officio
Harry M. Hallman, Jr., Mayor
Billy Swails, Chairman
Water Supply Committee, Town Council
Clay Duffie, General Manager

December 3, 2007

Mrs. Charlotte Jenkins
PO Box 1321
Mount Pleasant, SC 29465

RE: Project Name: 615-00-00-071 and 615-00-00-072 (Gullah Cuisine)
Project No.: CD1472

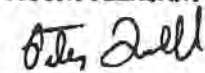
Dear Mrs. Jenkins:

Please be advised that water service is available to parcels 615-00-00-071 and 615-00-00-072. A 3-inch water main is accessible on Highway 17. Gravity wastewater is not available. An 8-inch pressurized force main fronts the property. The owner has the option of connecting to wastewater by installing a grinder pump station and force main. This will require an engineering design and construction permit from SCDHEC.

This availability information is considered valid for 12-months from the date of this letter. This does not constitute a reservation of capacity in MPW's system. Capacity is not considered reserved until the impact fee(s) has been paid. Should you have any questions, please do not hesitate to contact me at 971-7505 or by email at peterfennell@mpwonline.com.

Sincerely,

MOUNT PLEASANT WATERWORKS


Peter Fennell
Engineer

krs

COMMISSIONERS OF PUBLIC WORKS OF THE TOWN OF MOUNT PLEASANT

1619 Rife Range Road • Post Office Box 330 • Mount Pleasant, South Carolina 29465-0330 • Phone 843-884-9625 • FAX 843-849-2227 • www.MountPleasantWaterworks.com



South Carolina
Department of Transportation

Beaufort County
Berkley County
Charleston County
Columbia County
Dorchester County
Florence County

February 4, 2008

Mr. Herb Gilliam
The Land Plan Group South, Inc.
854 Lowcountry Boulevard, Suite 101
Mount Pleasant, South Carolina 29464

Re: US-17 – Gullah Site – Request for Additional Median Crossover

Dear Mr. Gilliam:

I have reviewed the email you sent giving brief detail of your proposed site location. Your request was for a new median crossing (median break) in front of the proposed Gullah Site.

The proposed crossing is approximately 820 feet from the nearest southern crossing and 590 feet from the Chandler Road (northern) crossing. As guided by the chapter 15.7 of the SCDOT Highway Design Manual, spacing for median crossings on divided highways should be between 1000 and 1500 feet. As proposed, there is not sufficient distance from the existing median crossings to allow a new one.

We look forward to working with you further on this project. If you have any questions, please contact Nick Rebovich at 740-1667 ext 148.

Sincerely,

D. Mark Nesbit, P.E.
District Traffic Engineer

DMN:nsr

CC: Richard Turner, Resident Maintenance Engineer
J.D. Wilcox, Assistant District Maintenance Engineer
File: D6/Charleston/NSR

District Six Engineering
2955 East Boulevard
North Charleston, SC 29405-4289


Phone: (843) 240-1982
Fax: (843) 240-1983

SAFETY
MAINTENANCE
CONSTRUCTION

Gullah Cuisine PD



Daniel C. Pennick, AICP
Director

PLANNING DEPARTMENT

February 8, 2008

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

Mr. Charles Howell, Jr., ASLA RLA
The Landplan Group South, Inc.
1621 Pickens Street
Columbia, South Carolina 29201

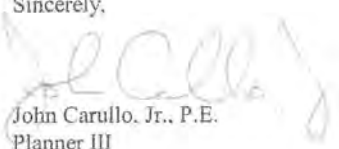
RE: PROPOSED GULLAH CUISINE PLANNED UNIT DEVELOPMENT -
TMS # 615-00-00-071 and 071

Dear Mr. Howell:

I have reviewed the conceptual plan for the proposed Gullah Cuisine Planned Development. If approved as presented, the infrastructure as proposed for this development will have to comply with all standards of the County's *Zoning and Land Development Regulations Ordinance* site plan review procedures. Also, the storm water drainage design for this proposed development will have to comply with all applicable Federal, State, and County regulations. It should be noted that any proposed activity within the existing drainage easement, as referenced on the recorded plat, on the parcels must be reviewed and approved by the easement holder, State of South Carolina Department of Transportation.

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

Sincerely,


John Carullo, Jr., P.E.
Planner III

c: Andrea Pietras, Planner II