

PD-161 (Final Version
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24, 2018) (conditions
incorporated)

The Stokes Tract Parking Planned Development Guidelines

Charleston County, South Carolina

Date: May 29, 2018

Prepared for:

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- Zoning Change Application
- Community Workshop Memorandum

Development Guidelines for The Stokes Tract Parking Planned Development

Charleston County, South Carolina

May 29, 2018

No person shall erect or alter any building, structure, or sign within the Stokes Tract Parking except in conformance with the Zoning Ordinance and these Development Guidelines.

I. Statement of Objectives:

It is the purpose and intent of these guidelines to set forth the objectives and minimum design standards for the Stokes Tract Parking to allow for a pervious parking lot for the adjacent site, TMS 475-04-00-006, with no more than 40 parking spaces. If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance in effect at the time of development application.

The site currently contains an existing curb cut and driveway with an access easement that runs across the site to the property behind it. This existing drive allows employees of the adjacent property (TMS 475 04 00 006) to access the site and park their vehicles for the work day. The existing parking situation within the adjacent tract can be unsafe and unorganized and the goal of the Stokes Tract Parking rezoning is to allow the employees of the adjacent property (TMS 475-04-00-006) to use the designated and safe parking area.

The current parking area utilizes the existing curb cut and concrete apron on Stokes Avenue, so there will be no changes or improvements within the public right-of-way. We will designate 40 or less employee parking spaces within the gravel lot and no new paving or impervious surfaces are being proposed, except where required for ADA compliance, therefore there will be no change in the stormwater runoff, or land disturbance activity other than the planting of new landscaping. A sidewalk on Stokes Avenue exists. Since there is an existing access easement from Stokes Avenue, across the property to the adjacent parcel (TMS 475 04 00 006), there will be no change in traffic patterns within the area.

A County Type S2, 20' wide vegetative buffer will be planted along Stokes Avenue and 15' Type "B" buffer will be installed on two sides of the property, not including the East side that borders the salvage yard as shown on the landscape plan. Parking lot trees will also be added within the designated parking area. The planted buffers will help to screen the existing parking area from the adjacent properties and along Stokes Avenue. All existing trees on site will remain. There will be no site lighting installed as the parking lot is for daytime use. As for utilities there will be no requirements for water and sewer improvements since there are no new facilities or buildings to be constructed.

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II. Intent and Results:

The proposed development standards are intended for a single use that will result in an improved design to create a parking lot and to limit the development's use. The proposed standards meet or exceed the goals of the PD standards as outlined in the Zoning and Land Development Regulations (ZLDR) Section 4.14.3.

The proposed standards are intended to define the properties use and define design limitations so as to guarantee the developments use. The following is a summary listing how they are met within the proposed Stokes Tract Parking Master Plan:

A. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots;

The proposed planned development guidelines are specifically written to limit the use to allow for a parking area. By allowing the zoning of this parcel to be modified from R-4 to PD the overall outcome will be more beneficial to the neighbors by creating an aesthetically pleasing parking area and preventing other less desirable uses to occur on this property.

B. A greater freedom in selecting the means to provide access, light, open space and design amenities;

Rezoning the property to a Planned Development zoning will guarantee the development's use is limited to the pervious surface parking area with enhanced landscaped buffers along Stokes Avenue and the adjacent neighbors, excluding the southeast boundary adjacent to the salvage yard on TMS 475-04-00-006. The existing curb cut on Stokes Avenue will continue to utilize the existing ingress/egress easement as the connection to the adjacent parcel to the southeast and the parking spaces will be defined and limited in their location. This will define the connectivity and designate a more direct flow through the site, while the addition of parking lot trees and planted buffers will make this site more attractive for the community.

The plat showing a new 30' ingress egress easement through Lot 2 of G for access to tract A, the McLaughlin tract, states "We hereby dedicate the 30' road ingress/egress easement to the use of the property owners forever. Owners of these lots and their heirs and assigns guarantee its maintenance until such time as it is accepted into a public maintenance system." The plat is dated March 25th, 2010/revised date on May 28th, 2010, and was created by George A.Z. Johnson, JR., Inc.

C. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;

The PD zoning will allow for the pervious surface parking area to remain and not create new land disturbances on the property or the surrounding area. The parking layout is defined to work around the existing trees on site and maintain an optimal amount of green space around the perimeter of the property. Existing trees combined with newly planted landscape buffers and parking lot trees will be incorporated into the requirement guidelines to create an

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aesthetically pleasing design and visual buffer that is environmentally sensitive to the site and the existing vegetation.

D. A development pattern in harmony with the applicable goals and strategies of the Comprehensive Plan;

The proposed development pattern is consistent with the goals and strategies of the Comprehensive Plan for Charleston County as it pertains to finding a necessary balance of Economic Development to ensure that communities continue to thrive. The intent of this PD is to allow for the continued evolution of a small business to safeguard and improve the environment for its employees.

E. The permanent preservation of common open space, recreation areas and facilities;

The proposed parking lot area will work around all existing trees on the site and will preserve green space around the perimeter of the property. Within the maintained natural areas, buffer plantings will be added along the Northeast and Southwest sides of the property and create a visual buffer from Stokes Avenue and the neighbors.

F. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;

The PD guideline will limit the use of the property to allow for a parking area which will result in a more economical network for the adjacent facility. There is no new development infrastructure being proposed within this PD, so there will no new requirements placed upon the utility agencies, streets or school district.

G. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities; and

Currently the property is a gravel covered lot adjacent to an existing scrapyard. This rezoning will allow for a better-quality design outcome for this site and the surrounding community, by providing visual landscape buffers along Stokes Avenue and the neighbor's property lines, while still fulfilling the programming needs for the owner.

H. A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.

Adding definition to the parking area, landscape buffer improvements, inclusive of vehicular/pedestrian circulation and preserved green space, responds directly to the natural features of the site and improves upon the industrial use of the adjacent property.

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III. Site Information:

The site is a total of 0.668 acres of land, identified as TMS 475-04-00-026 and located on Stokes Avenue approximately 1,518' northeast of Rivers Avenue/US Highway 52. There is a total of 0.668 highland acres and 0.00 Ac of freshwater wetlands on this property.

To the North and South, the property is bound by two (2) parcels that fall within the City of North Charleston and are zoned R-1, single family residential. On the East side, the adjacent parcel falls within Charleston County and is zoned light industrial. On the West side the property is bordered by Stokes Avenue.

IV. Development Standards:

A. Land Use:

The following land use types will be allowed:

- Parking for the adjacent property (TMS 475 04 00 006), must comply with the Density, Intensity and Dimensional Standards table below. Furthermore, no parking space shall be occupied by any vehicle, trailer or container for any period in excess of 24 hours at a time.
- If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance (ZLDR) in effect at the time of development application, and these PD requirements shall not apply.

Table of Density, Intensity and Dimensional Standards:

PD – The Stokes Tract Parking Density/intensity and Dimensional Standards	
MAXIMUM DENSITY	N/A
MINIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	N/A
MINIMUM SETBACKS	
Front/Street Side	25 feet
Interior Side	5 feet
Rear	5 feet
OCRM Critical Line	N/A
Accessory Structures	N/A
MAXIMUM BUILDING COVER	N/A
MAXIMUM HEIGHT	N/A

B. Maximum Density and Structures:

If developed as a parking lot, no density or structures are being proposed for this site.

C. Dimensional Standards:

The dimensional standards for the parking area shall comply with the development standards set forth in the ZLDR Section 9.3.

D. Architectural and Landscaping Design Standards:

If developed as a parking lot, no buildings or architecture are being proposed. The development is to comply with the Architectural Design Guidelines of ZLDR Section 9.6.

The landscape plan (exhibit 3 of 5) incorporates the existing framework of significant trees along the edges of the property into the buffer plantings and open space areas. If developed as a parking lot, a 20' S2 buffer will be provided along Stokes Avenue, per ZLDR Article 9.5.4 Landscape Buffers, and a Type "B" buffer will be installed along two sides of the property not including the East side that borders the salvage yard. Parking islands with canopy trees shall be provided per the standards set forth in the ZDLR Section 9.5.

E. Access:

Vehicular access to the property will be provided via an existing curb cut on Stokes Avenue to the west of the site. A paved driveway apron to access the property is required (one is existing), as well as the repair of any existing sidewalk damage from previous use.

Letter of coordination with SCDOT included, no encroachment permit needed at this time. The SCDOT letter of coordination states that as long as there is no work in the DOT right-of-way, no encroachment permit is needed, however, if one is required, the applicant shall be required to obtain such permit.

F. Areas Designated for Future Use:

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

G. Signs/Graphic Systems:

No signage associated with the parking area is proposed. However, if signage is required in the future, it shall be minimal and unobtrusive in scale, color and material, and will comply with the requirements of the ZLDR Article 9.11, Signs.

H. Parking:

The development will abide by the requirements of the ZLDR Article 9.3, Off-Street Parking and Loading. Furthermore, no parking space shall be occupied by any vehicle, trailer or container for any period in excess of 24 hours at a time.

I. Resource Areas:

The development shall protect as many natural resources such as mature trees and buffer areas as possible. The development will meet the standards and guidelines set forth in ZLDR Article 9.4, Tree Protection and Preservation.

J. Tree Protection and Preservation

The development will meet the standards and guidelines set forth in ZLDR Article 9.4, Tree Protection and Preservation for the preservation of all trees on site, including the three existing Grand Trees. We will ensure that the defined parking area will not impede on Grand Trees and that proper barricades are used.

K. Impact Assessment:

The proposed development plan for this parcel is for a parking area with 40 spaces or less. There will be no structures, so no water or sewer improvements or access will be needed on site. The parking area will be for daytime use, so no sight lighting is needed, but any future site lighting provided will comply with lighting guidelines set forth in the ZLDR, Article 9.6. The development will have minimal to no impact on existing public facilities and services. See Traffic Summary, below, for information on trip generation approximation.

L. Traffic Summary:

The owner of the noted tract (TMS # 475-04-00-026) has commissioned the preparation of a traffic summary to establish the impact of the use of 30 parking spaces on Stokes Avenue. This 0.667 acre site has access from Stokes Avenue via an existing access easement that bisects the tract and provides access to the adjacent tract (TMS 475-04-00-006.) The existing access easement area is currently gravel with a concrete apron at the entrance on Stokes Avenue. Using the understanding that approximately 30 employees regularly utilize this cross circulation drive to park on the adjacent tract beyond the subject property and there are currently no existing traffic problems, helps us to understand the negligible impact of the traffic from the employees that would be utilizing the parking area.

These 30 employees produce no more than 4 ADT (average daily trips) per weekday as per ITE guidelines, this totals 120 ADT per weekday. Stokes Avenue is a low traffic local road functioning at a high level of service with only 2,000 ADT per weekday. The 120 ADT per weekday proposed from the employees using the parking lot cause an impact of 120 ADT/2,000 ADT or approximately 6%. This is a negligible amount of traffic on a low traffic road and does not cause any decrease of level of service especially since the same employees currently drive through this same access easement every day already.

M. Development Schedule:

The parking area definition and landscape improvements shall be installed in one phase.

N. Open Space:

The parking area definition preserves the existing natural resources surrounding the parking area. Uses within the open space areas will be limited to passive recreational activities.

O. Stormwater and Drainage

The planned development shall comply with all Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements. For site locations within sensitive drainage basins prone to flooding, additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction.

Applicant shall comply with Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater Permits. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan.

P. Signs/Graphic Systems

No signage is currently being proposed for this site. All signage shall comply with sign requirements and regulations of the ZLDR Article 9.11, Signs, at the time of application.

V. Compliance with the ZLDR:

If developed as a parking lot for the adjacent site, TMS 475-04-00-006, all development standards not addressed in this PD shall comply with the applicable requirements of the Charleston County ZLDR for the General Office (OG) Zoning District in effect at the time of development application submittal. If the site is not developed as a parking lot, it may be developed pursuant to the Single Family Residential 4 (R-4) Zoning District requirements of the Zoning and Land Development Regulations Ordinance (ZLDR) in effect at the time of development application, and these PD requirements shall not apply. Additionally, the developer agrees to proceed with development in accordance with the provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the applicable PD zoning district.

The provisions of the ZLDR Article 3.10, Variances, of the ZLDR, shall not apply to the planned development and all major changes to the planned development must be approved by County Council. Tree variances may be granted in accordance with the ZLDR.

In accordance with ZLDR Section 4.23.9(E)(9), Approval Criteria, the following is a response as to how the proposed plan and design standards comply with the three primary criteria.

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(a) The PD Development complied with the standard contained in the ZDLR Article 4.23.9(E)(9), PD, Planned Development District.

The PD rezoning complies with the County's zoning standards as the proposed parking area is being responsive to the natural characteristics of the land and is retaining natural open space and not increasing impervious surfaces on the property, except as otherwise required for ADA compliance. The limitation of the land use will not affect the standards of the underlying zoning district pertaining to density, lots size, location, arrangement of buildings and lot dimensions.

(b) The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents.

The definition of the parking area is consistent with the goals, objectives and intent of the Comprehensive Plan. These PD guidelines will limit the intensity of the land use to only allow for a parking area for the use of the adjacent property, also in Charleston County. The natural resources of the property are also being preserved as the existing trees will be worked around and minimal land disturbance activity will happen on the property with the exception of the installation of parking islands and landscape buffers along both Stokes Avenue and the adjacent neighbor's property, excluding the southeast boundary to TMS 475-04-00-006.

(c) The Town and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

The proposed parking area will be funded and maintained by the property owner. This PD rezoning will guarantee no additional provisions will be placed or required by any public facilities and services.

VI. Historic and Archaeological Survey:

According to the SC ArchSite (scarchsite.org), there are no eligible or significant resources apparent at the site that would require additional evaluation. See attached map of the site from SC ArchSite.

VII. Letters of Coordination:

There are no structures proposed, so there is no need for water or sewer coordination. Letters of coordination from SCDOT, CARTA, Charleston County Sheriff's Office and Charleston County EMS have been included.

VIII. Wetland Survey:

There are 0.00 Ac wetlands on this parcel of land. A letter from USACE has been received and is included in the PD.

THE STOKES TRACT PARKING LOT

*SITE HIGHLIGHTED IN YELLOW



SITE



REFERENCES

1. PLAT BY F.C. SCHULZ DATED JUNE 1958. RECORDED IN PLAT BOOK L, PAGE 127. CHARLESTON COUNTY RMC.
2. PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED MARCH 2, 1997. RECORDED IN PLAT BOOK AN, PAGE 017. CHARLESTON COUNTY RMC.
3. PLAT BY DAVIS & FLOYD, INC. DATED FEBRUARY 28, 1984. RECORDED IN PLAT BOOK AZ, PAGE 193. CHARLESTON COUNTY RMC.
4. PLAT BY W.L. GAILLARD DATED FEBRUARY 23, 1984. RECORDED IN PLAT BOOK BA, PAGE 029. CHARLESTON COUNTY RMC.
5. PLAT BY C.E. DROZE DATED JULY 3, 1984. RECORDED IN PLAT BOOK CB, PAGE 133. CHARLESTON COUNTY RMC.
6. PLAT BY ENGINEERING, SURVEYING & PLANNING, INC. DATED OCTOBER 29, 1985. RECORDED IN PLAT BOOK BK, PAGE 092. CHARLESTON COUNTY RMC.
7. PLAT BY TRC TRIANGLE DATED APRIL 28, 2003. RECORDED IN BOOK DD, PAGE 657. CHARLESTON COUNTY RMC.
8. PLAT BY A.Z. JOHNSON, JR., INC. DATED OCTOBER 10, 2008. RECORDED IN PLAT BOOK EL, PAGE 351. CHARLESTON COUNTY RMC.
9. PLAT BY A.Z. JOHNSON, JR., INC. DATED MARCH 20, 2010. RECORDED IN PLAT BOOK S10, PAGE 0181. CHARLESTON COUNTY RMC.

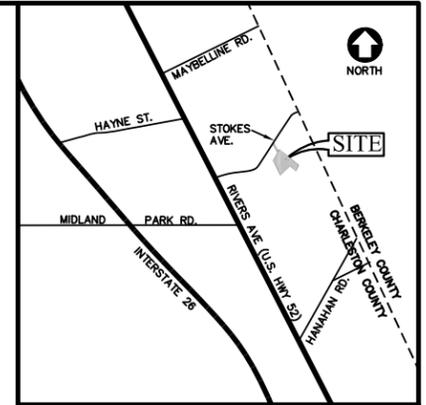
NOTES

1. TMS NO. 475-04-00-005.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
4. PROPERTY IS LOCATED IN FLOOD ZONE X AS PER FEMA MAP NUMBER 45019C0295J, COMMUNITY PANEL 450042 0295 J. EFFECTIVE DATE NOVEMBER 17, 2004.

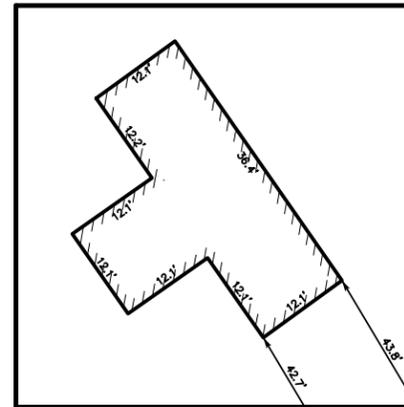
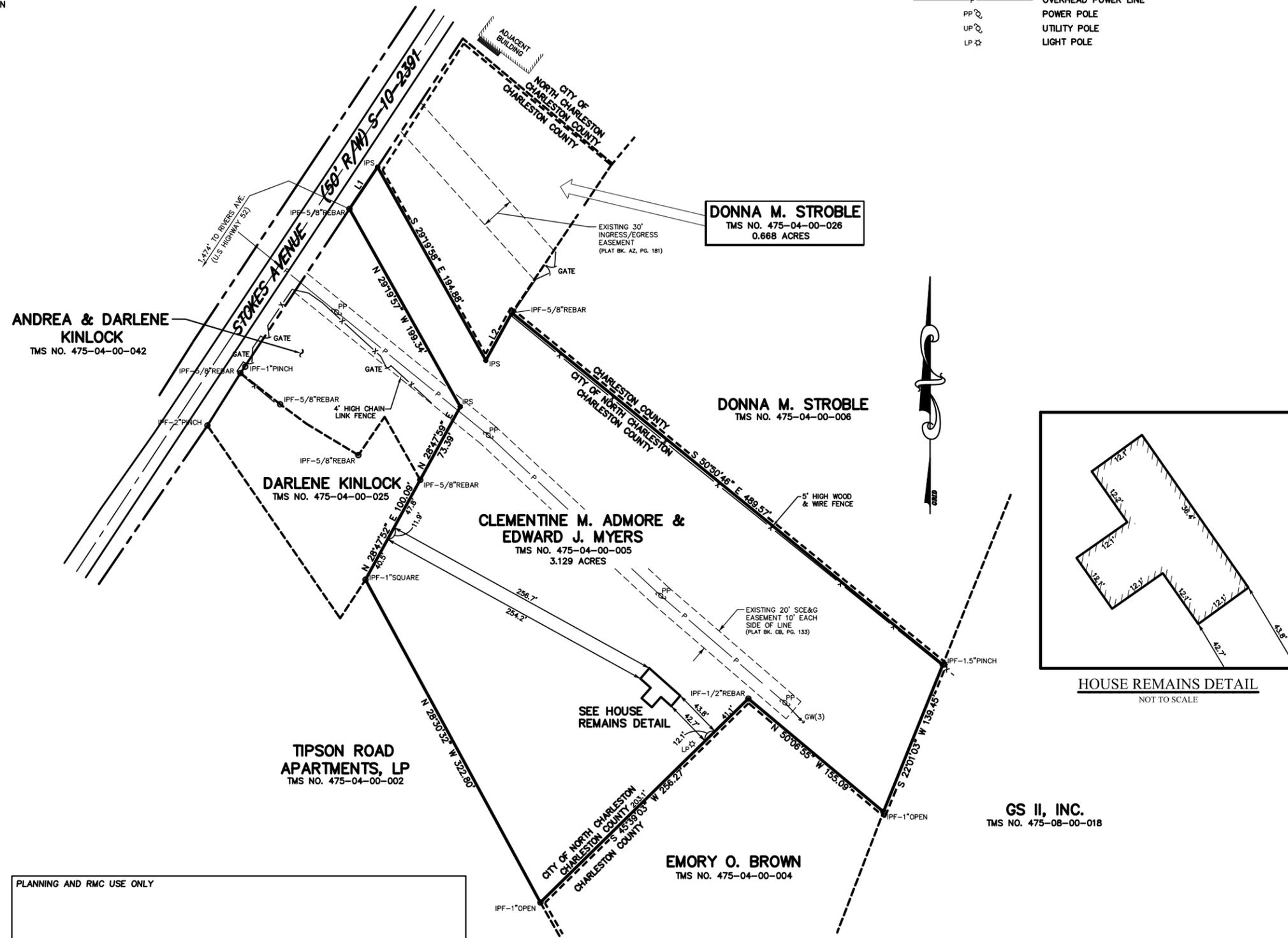
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 33°49'42" E	44.30
L2	N 28°47'59" E	47.59

LEGEND

- IPF BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- IRS BOUNDARY LINE & CORNER SET (5/8" REBAR)
- - - ADJACENT BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE (AS DESCRIBED)
- - - CENTERLINE
- P - OVERHEAD POWER LINE
- PP ○ POWER POLE
- UP ○ UTILITY POLE
- LP ○ LIGHT POLE



LOCATION MAP
NOT TO SCALE



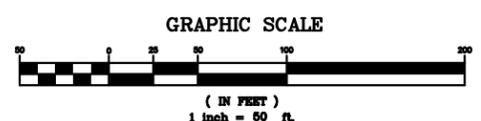
HOUSE REMAINS DETAIL
NOT TO SCALE

PLANNING AND RMC USE ONLY



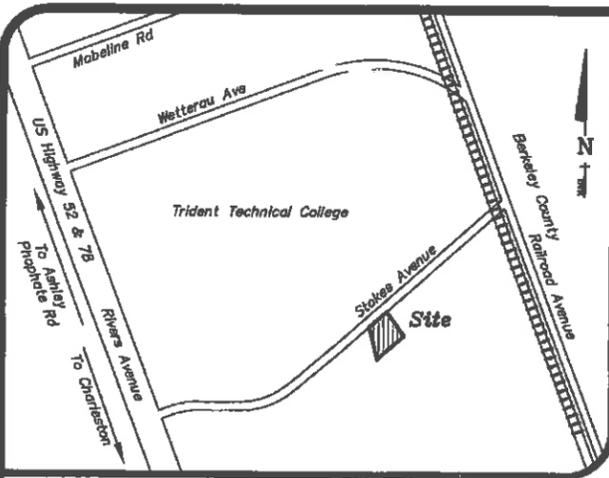
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RICHARD D. LACEY S.C.P.L.S. 16120



PLAT SHOWING
TMS NO. 475-04-00-005
CONTAINING 3.129 ACRES
PROPERTY OF
CLEMENTINE M. ADMORE
AND
EDWARD J. MYERS
LOCATED IN
THE CITY OF NORTH CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA
DATE: MARCH 30, 2017 SCALE: 1" = 50'

HLA INC LAND PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING SURVEYING
29 Leinbach Drive, A2. Charleston SC 29407-6988
tel: 843.763.1166 fax: 843.763.1909 web: www.hlainc.com



REFERENCES:

- 1.) T.M.S. 475-04-00-026
- 2.) PLAT BY GEORGE A.Z. JOHNSON, JR., INC. REVISED DATE JANUARY 10, 2008. PLAT BOOK EL, PAGE 351. CITY OF NORTH CHARLESTON APPROVED. RMC CHARLESTON COUNTY.
- 3.) PLAT BY CLEATWOOD E. DROZE. REVISED DATE DECEMBER 12, 1980. PLAT BOOK CB, PAGE 133. PLANNING BOARD No. 13679. RMC CHARLESTON COUNTY.
- 4.) PLAT BY DAVIS & FLOYD. DATED FEBRUARY 28, 1984. PLAT BOOK AZ, PAGE 182. PLANNING BOARD No. 10387. RMC CHARLESTON COUNTY.
- 5.) PLAT BY J. O'HEAR SANDERS. DATED JUNE 24, 1982. PLAT BOOK AZ, PAGE 181. PLANNING BOARD No. 03637. RMC CHARLESTON COUNTY.
- 6.) PLAT BY JAMES KELLY DAVIS. DATED OCTOBER 22, 2008. PLAT BOOK DF, PAGE 797. PLANNING BOARD No. 21148. RMC CHARLESTON COUNTY.
- 7.) DEED BOOK C432, PAGE 802. RMC CHARLESTON COUNTY.

LEGEND:

- I.O. IRON PIN OLD
- I.M. IRON PIN NEW (5/8 REBAR)
- CONCRETE MONUMENT FOUND
- △ C.P. CALCULATED POINT
- ⊙ POWER POLE
- PROPERTY LINE
- - - ADJOINER LINE
- X-X- FENCE
- CITY LIMIT LINES

I/We hereby dedicate the 30' road ingress/egress easement to the use of the property owners forever. Owners of these lots and their heirs and assigns guarantee its maintenance until such time as it is accepted into a public maintenance system.

Donna Marie Stroble
DONNA MARIE STROBLE

For Official Use Only

RECORDED
DATE: October 8, 2010 TIME: 11:26:43 AM
Book Page: S10 0181 DocType: Small Plat
Charlie Lybrand, Register, Charleston County, SC

Record Fee: \$ 10.00
Postage: \$ -
TOTAL: \$ 10.00
Drawer: 4
Clerk: LRR
Location: STOKES AVE

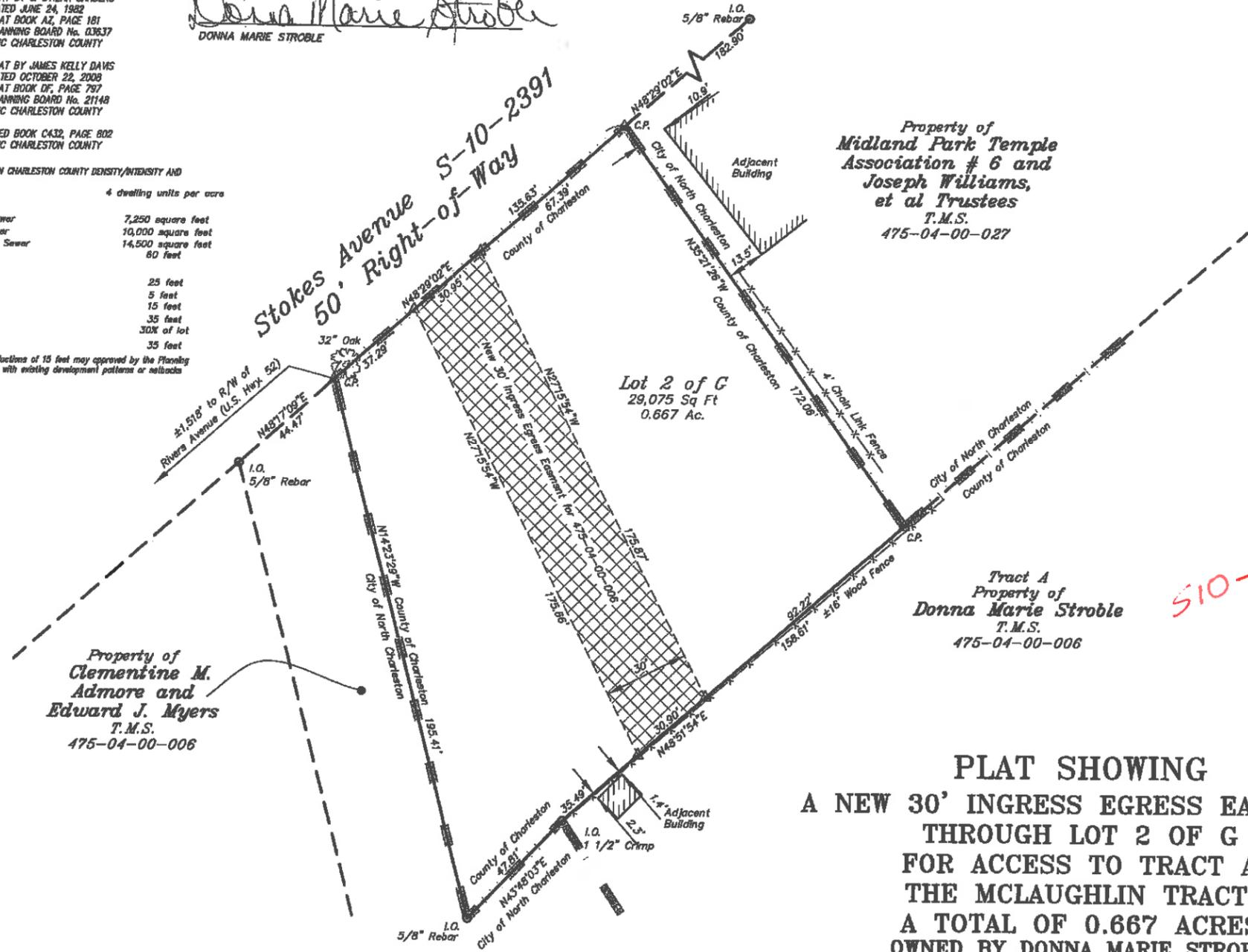
APPROVED PLAT
See attached
SBO 8137 10-8-10

NOTES:

- 1.) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- 2.) AREA DETERMINED BY COORDINATE METHOD.
- 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 4.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORP. OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) TREE SPECIES SHOWN HEREON ARE OUR OPINION ONLY AND HAVE NOT BEEN VERIFIED BY A CERTIFIED ARBORIST. PRIOR TO ANY DEVELOPMENT OR TREE REMOVAL TREE SPECIES SHALL BE VERIFIED.
- 7.) THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEMA MAP COMMUNITY-PANEL No. 455413 0283 4, DATED 17 NOVEMBER 2004. IT IS THE OWNERS/BUILDERS RESPONSIBILITY TO VERIFY THIS FLOOD ZONE WITH LOCAL AUTHORITIES PRIOR TO BUILDING.
- 8.) DECLARATION IS MADE TO THOSE PERSONS FOR WHOM THIS PLAT WAS PREPARED. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE A.Z. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, P.L.S., SC REG. NO. 10038. COPYRIGHT © 2010, F. Steven Johnson.
- 9.) USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS UNAUTHORIZED USE AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.
- 10.) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.
- 11.) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 12.) ANY FURTHER SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING & LAND DEVELOPMENT REGULATIONS. BEFORE THE COUNTY OF CHARLESTON ACCEPTS ANY DEDICATION OF THE ROAD(S) INTO THE COUNTY SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD(S) TO THE COUNTY OF CHARLESTON ROAD STANDARDS.
- 13.) IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER(S) OF ANY LOTS SHOWN ON THIS PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS, AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC WATER, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
- 14.) BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE PROBLEMS AND FLOODING PROBLEMS OR PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
- 15.) NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.
- 16.) THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT CONTINUED MAINTENANCE ANY OF THE ROADS AND /OR EASEMENTS SHOWN ON THIS PLAT.
- 17.) THERE ARE NO GRASS TREES LOCATED ON THIS LOT OR IN THE NEW INGRESS EGRESS EASEMENT.
- 18.) PUBLIC WATER AND SEWER ARE AVAILABLE TO THIS LOT VIA C.U.S.

THIS PROPERTY IS ZONED R-4 IN CHARLESTON COUNTY DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

MAXIMUM DENSITY	4 dwelling units per acre
MINIMUM LOT AREA	
With Public Water AND Sewer	7,250 square feet
With Public Water OR Sewer	10,000 square feet
Without Public Water AND Sewer	14,500 square feet
MINIMUM LOT WIDTH	80 feet
MINIMUM SETBACKS	
Front/Street Side [1]	25 feet
Rear	5 feet
Interior Side	15 feet
Corner	35 feet
OCRM Critical Line	30% of lot
MAXIMUM BUILDING COVER	35 feet
MAXIMUM HEIGHT	
[1] Front/Street Side Setback reductions of 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.	

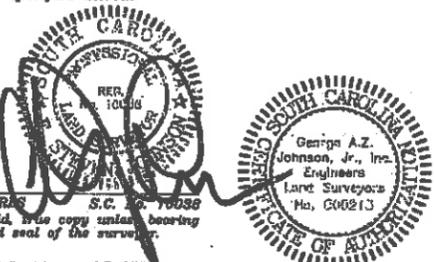


PLAT SHOWING
A NEW 30' INGRESS EGRESS EASEMENT
THROUGH LOT 2 OF G
FOR ACCESS TO TRACT A
THE MCLAUGHLIN TRACT.
A TOTAL OF 0.667 ACRES
OWNED BY DONNA MARIE STROBLE
LOCATED IN NORTH CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: MARCH 25, 2010 SCALE: 1" = 30'
REVISED DATE: MAY 28, 2010
30 15 0 30 60 90
SCALE IN FEET

General Property Survey

I, F. Steven Johnson, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.



GEORGE A.Z. JOHNSON, JR., INC.
ENGINEERS · PLANNERS · LAND SURVEYORS
6171 SAVANNAH HIGHWAY
RAVENEL, SOUTH CAROLINA 29470
(843) 889.1482 Charleston No. 722.5862 Edisto No. 889.1485
Fax No. (843) 889.1054

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LEGEND

PF	BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
PS	BOUNDARY LINE & CORNER SET (5/8" REBAR)
---	ADJACENT BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE (AS DESCRIBED)
---	CENTERLINE
---	OVERHEAD POWER LINE
PP	POWER POLE
UP	UTILITY POLE

TREE LEGEND

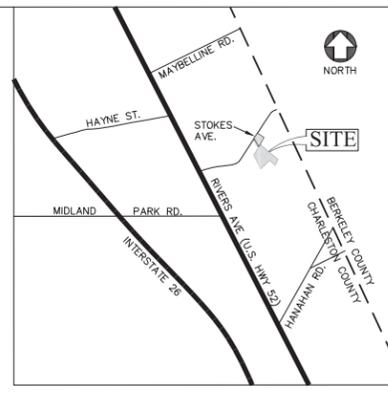
HA	HACKBERRY
LO	LIVE OAK
WO	WATER OAK
/	LEANING
*	DAMAGED

PLANT SYMBOL LEGEND

QV	Quercus virginiana 'High Rise' Live Oak
QA	Quercus acutissima Sawtooth Oak
CC	Cercis canadensis Eastern Redbud
JV	Juniperus virginiana Eastern Red Cedar
VS	Viburnum suspensum Sandankwa Viburnum
AI	Azalea indica Indica Azalea
CA	Callicarpa americana American Beautyberry

TYPE "B" LANDSCAPE BUFFER:
(15' DEPTH MINIMUM, REQUIREMENTS PER 100 LF)
3 CANOPY TREES
4 UNDERSTORY TREES
20 ORNAMENTAL SHRUBS

TYPE "S2" LANDSCAPE BUFFER:
(20' DEPTH MINIMUM, REQUIREMENTS PER 100 LF)
2 CANOPY TREES
4 UNDERSTORY TREES
30 ORNAMENTAL SHRUBS
2 STREET TREES



LOCATION MAP
NOT TO SCALE

HLA INC LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

29 Leinbach Drive, A2
Charleston, SC 29407-6988
tel 843.763.1166
fax 843.763.1909

www.hlainc.com



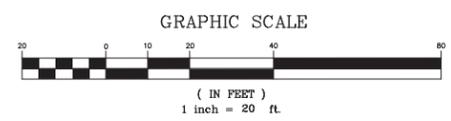
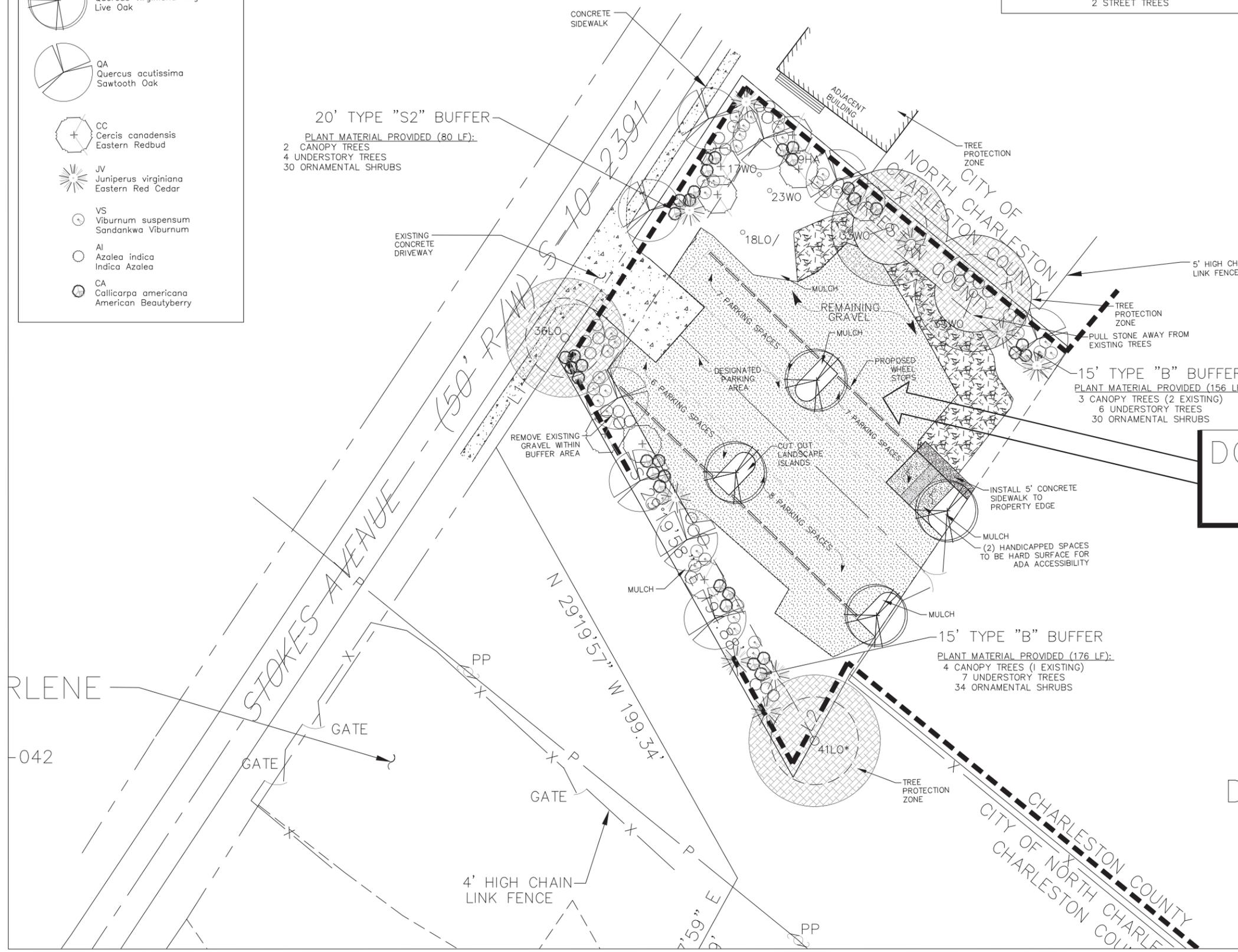
20' TYPE "S2" BUFFER
PLANT MATERIAL PROVIDED (80 LF):
2 CANOPY TREES
4 UNDERSTORY TREES
30 ORNAMENTAL SHRUBS

15' TYPE "B" BUFFER
PLANT MATERIAL PROVIDED (156 LF):
3 CANOPY TREES (2 EXISTING)
6 UNDERSTORY TREES
30 ORNAMENTAL SHRUBS

15' TYPE "B" BUFFER
PLANT MATERIAL PROVIDED (176 LF):
4 CANOPY TREES (1 EXISTING)
7 UNDERSTORY TREES
34 ORNAMENTAL SHRUBS

DONNA M. STROBLE
TMS NO. 475-04-00-026
0.668 ACRES

DONNA M. STROBLE
TMS NO. 475-04-00-006



LANDSCAPE PLAN
STOKES AVENUE
CITY OF NORTH CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

PROJECT #	16095.00
DATE:	5-16-18
SCALE:	1" = 20'
DESIGN:	
DRAWN:	NCA
CHECK:	
REVISIONS	
SHEET	3 of 5

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- - - ADJACENT BOUNDARY LINE
- +— RIGHT OF WAY LINE
- - - EASEMENT LINE (AS DESCRIBED)
- +— CENTERLINE
- +— OVERHEAD POWER LINE
- PP ○ POWER POLE
- UP ○ UTILITY POLE

TREE LEGEND

- HA - HACKBERRY
- LO - LIVE OAK
- WO - WATER OAK
- / - LEANING
- * - DAMAGED

REFERENCES

1. PLAT BY F.C. SCHULZ DATED JUNE 1958. RECORDED IN PLAT BOOK L, PAGE 127. CHARLESTON COUNTY RMC.
2. PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED MARCH 2, 1997. RECORDED IN PLAT BOOK AN, PAGE 017. CHARLESTON COUNTY RMC.
3. PLAT BY DAVIS & FLOYD, INC. DATED FEBRUARY 28, 1984. RECORDED IN PLAT BOOK AZ, PAGE 193. CHARLESTON COUNTY RMC.
4. PLAT BY W.L. GAILLARD DATED FEBRUARY 23, 1984. RECORDED IN PLAT BOOK BA, PAGE 029. CHARLESTON COUNTY RMC.
5. PLAT BY C.E. DROZE DATED JULY 3, 1984. RECORDED IN PLAT BOOK CB, PAGE 133. CHARLESTON COUNTY RMC.
6. PLAT BY ENGINEERING, SURVEYING & PLANNING, INC. DATED OCTOBER 29, 1985. RECORDED IN PLAT BOOK BK, PAGE 092. CHARLESTON COUNTY RMC.
7. PLAT BY TRC TRIANGLE DATED APRIL 28, 2003. RECORDED IN BOOK DD, PAGE 657. CHARLESTON COUNTY RMC.
8. PLAT BY A.Z. JOHNSON, JR., INC. DATED OCTOBER 10, 2008. RECORDED IN PLAT BOOK EL, PAGE 351. CHARLESTON COUNTY RMC.
9. PLAT BY A.Z. JOHNSON, JR., INC. DATED MARCH 20, 2010. RECORDED IN PLAT BOOK S10, PAGE 0181. CHARLESTON COUNTY RMC.

NOTES

1. TMS NO. 475-04-00-005 & 026.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
4. PROPERTY IS LOCATED IN FLOOD ZONE X AS PER FEMA MAP NUMBER 45019C0295J. COMMUNITY PANEL 450042 0295 J. EFFECTIVE DATE NOVEMBER 17, 2004.

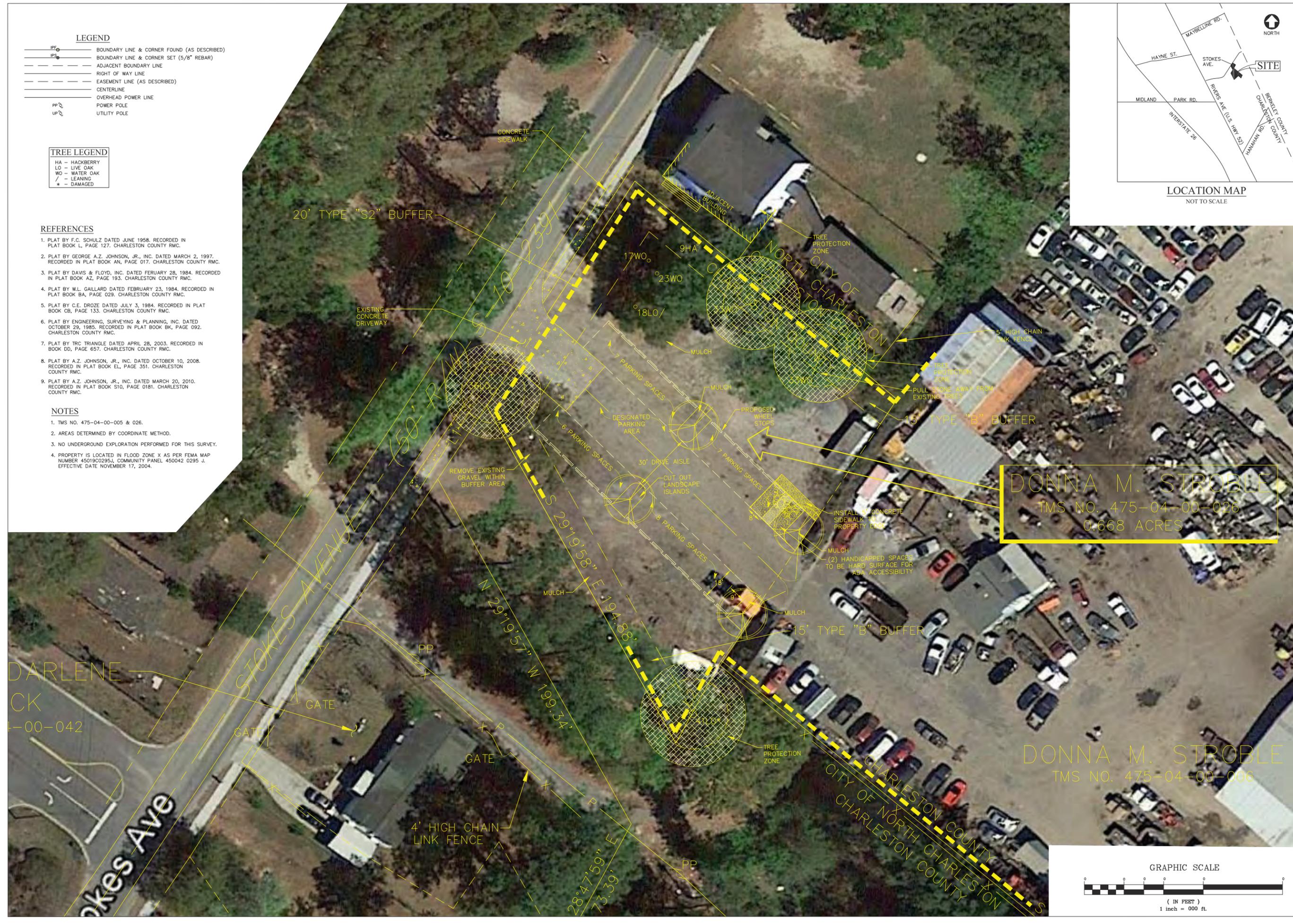


LOCATION MAP
NOT TO SCALE

HLA INC. LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

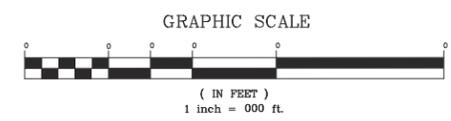
29 Leinbach Drive, A2
Charleston, SC 29407-6988
tel 843.763.1166
fax 843.763.1909

www.hlainc.com



DONNA M. STROBLE
TMS NO. 475-04-00-026
0.668 ACRES

DONNA M. STROBLE
TMS NO. 475-04-00-006



SITE PLAN W/ AERIAL
STOKES AVENUE
CITY OF NORTH CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

PROJECT #	16095.00
DATE:	5-16-18
SCALE:	1" = 20'
DESIGN:	
DRAWN:	NCA
CHECK:	
REVISIONS	
SHEET	5 of 5



Legend Search Layers

SC ArchSite Public Web Map

Zip Code, city, etc.

Legend

National Register Points



National Register Polygons



Historic Structures

● Not Eligible or Requires Evaluation

▲ Eligible

Historic Areas

□ Not Eligible or Requires Evaluation

□ Significant Resource/Requires Evaluation



Hybrid





Legend Search Layers

SC ArchSite Public Web Map

Legend

National Register Points

- National Register Points

National Register Polygons

- National Register Polygons

Historic Structures

- Not Eligible or Requires Evaluation
- Eligible

Historic Areas

- Not Eligible or Requires Evaluation
- Significant Resource/Requires Evaluation

COMMUNITY WORKSHOP NOTICE

You are invited to attend an informal community workshop regarding the Planned Unit Development rezoning of B&D Scrap Metal, Inc.'s front property.

(TMS #475-04-00-005)

The Community Workshop will be held on

Wednesday, July 26, 2017

at

B&D Scrap Metal, Inc.

1951 Stokes Ave.

Charleston, SC 29405

(behind Trident Technical off of Rivers Road)

from

6 pm to 7 pm

October 23, 2017

Donna Stroble
1951 Stokes Ave.
North Charleston, SC 29406

Re: Existing Driveway Access Use for TMS Nos. 475-04-00-026 located on Stokes Ave (S-10-2391)

Ms. Stroble,

This letter is to inform you that the Department has reviewed the request for driveway access use for coordination at the request of Charleston County. The property TMS number 475-04-00-026, an approximately 0.688 Acre site, contains one existing driveway that is being used to access a gravel parking area. All pertinent personnel at SCDOT have reviewed the use of the existing driveway and have determined that it meets current SCDOT standards. Please note that no material is to be allowed to collect on the roadway from vehicles leaving the parking area and that the shoulder of the road is to be graded and maintained.

Our knowledge of this property is that no changes in use of the property are being proposed, nor will any construction activity be performed in the SCDOT right of way. Therefore, an encroachment permit is not required at this time. However, know that at such a time when the property will be developed, upgraded driveways may be necessary and a permit package shall be submitted to the SCDOT for review.

If it is the intent of the owner(s) to improve, relocate, or modify any existing driveways now or in the future or to construct an additional driveway then an encroachment permit package must be submitted for review. Also, any future development of the property (buildings, paving, utilities, etc.) will necessitate an encroachment permit and Department review as well. All encroachment permits must meet the requirements set forth in the Access and Roadside Management Standards (ARMS) Manual. A copy of the ARMS Manual can be found at: www.scdot.org/doing/trafficengineering.shtml#accessRoadside

Thank you for your cooperation and if you have any questions concerning this issue, please feel free to contact me.

Sincerely,



Steven Canaday
Assistant Maintenance Engineer
SCDOT – District 6
(843) 745-7454

cc: File/Charleston Maintenance



DAVID ABRAMS, J.D., NREMT-P
Director



Emergency Medical Services

843.202.6700
Fax: 843.202.6712
dabrams@charlestoncounty.org
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite B309
North Charleston, SC 29405-7464

DATE: October 25, 2017
TO: Gret Mackintosh, ASLA, RLA, LEED AP
Landscape Architect/Project Manager
RE: Letter of Acknowledgement

Dear Gret:

This is a letter to acknowledge EMS is in receipt of your event request for your rezoning. Charleston County EMS makes no objection, and see no reason to have medical standby.

If you require anything further from this department, please feel free to contact me.

All the best,



David Abrams,
Director



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

Regulatory Division

NOV 14 2017

Mr. Barry Whalen
HLA, Inc.
29 A. Leinbach Drive
Charleston, South Carolina 29407

Dear Ms. Whalen:

This letter is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2017-01705) received in our office on October 24, 2017, for a 0.667-acre site located at 1951 Stokes Avenue, North Charleston, Charleston County, South Carolina (Latitude: 32.9250 °N, Longitude: -80.0274 °W). The site in question is shown on the enclosed map entitled "The Stokes Tract Parking Lot" and dated October 24, 2017. An AJD is used to indicate that this office has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344).

Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, and soil survey information this office has determined that the referenced site, as shown on the referenced map, does not contain any aquatic resources, including aquatic resources that would be subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA and, as such, Department of the Army (DA) authorization will not be required for mechanized land clearing, excavation, or the placement of dredged or fill material on this site.

Enclosed is a form describing the basis of jurisdiction for the area(s) in question. It should also be noted that some or all of these areas may be regulated by other state or local government entities. Specifically, you are encouraged to contact the South Carolina Department of Health and Environmental Control, Bureau of Water or the Department of Ocean and Coastal Management, to determine the limits of their jurisdiction.

Please be advised that this AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD has been conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence concerning this matter, please refer to file number SAC-2017-01705. A copy of this letter is being forwarded to certain State and/or Federal agencies for their information. If you have any questions concerning this matter, please contact Delmetria Taylor, at 843-329-8055.

Sincerely,



Tracy Sanders
Biologist

Enclosures:

Dry Land Approved Jurisdictional Determination Form
Notification of Appeal Options
"The Stokes Tract Parking Lot"

Copies Furnished:

Mr. Shaun Stroble
1532 Sterling Oaks Drive
Moncks Corner, South Carolina 29461

South Carolina Department of
Health and Environmental Control
Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201

South Carolina Department of Health
and Environmental Control
Office of Ocean and Coastal
Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405



CHARLESTON AREA REGIONAL TRANSPORTATION AUTHORITY

December 1, 2017

Ms. Gret Mackintosh, ASLA, RLA, LEED AP
29A Leinbach Drive
Charleston, SC 29407

Re: Letter of Coordination - 1951 Stokes Ave, North Charleston

Dear Ms. Mackintosh:

Thank you for contacting us regarding your client's project located at 1951 Stokes Ave, North Charleston, SC 29406, SC, also known as Charleston County TMS #475-04-00-026. Currently, there are no bus stops located on this parcel or transit service along this portion of Stokes Ave. Therefore, no further approvals are required by CARTA.

Thank you again,

A handwritten signature in blue ink that reads "Jeffrey Burns".

Jeffrey Burns, AICP
Senior Planner

Office of the Sheriff



County of Charleston

November 21, 2017

Sheriff J. Al Cannon, Jr.

Charleston County Planning and Zoning Department
4045 Bridgeview Drive
North Charleston, SC 29405

Re: Letter of Coordination

To whom it may concern:

This letter is to acknowledge that the Charleston County Sheriff's Office is aware that a gravel parking lot will be constructed off Stoke Avenue for the intended purpose of creating more parking for the employees of the salvage yard. If you have any additional questions about this project please contact Gret Mackintosh at 843.763.1166 ext. 31.

A handwritten signature in black ink, appearing to read "Eric Watson", is written over a horizontal line.

Major Eric Watson
Public Information Officer
Charleston County Sheriff's Office

Administrative Office

3691 Leeds Avenue
N. Charleston, SC 29405
~ Sheriff ~
Voice (843) 554-2230
Fax (843) 554-2243

Law Enforcement Division

3691 Leeds Avenue
N. Charleston, SC 29405
~ Patrol ~
Voice (843) 202-1700
Fax (843) 554-2234

Al Cannon Detention Center

3841 Leeds Avenue
N. Charleston, SC 29405
Voice (843) 529-7300
Fax (843) 529-7406

Judicial Center

100 Broad Street, Suite 381
Charleston, SC 29401
Voice (843) 958-2100
Fax (843) 958-2128