PD-167 (Final Version Approved by County Council April 23, 2019) (Conditions Incorporated)

PLANNED DEVELOPMENT
GUIDELINES FOR

"WOODFORD"
RESTAURANT AND BAR

3320 MAYBANK HIGHWAY
CHARLESTON COUNTY
SOUTH CAROLINA

May 21, 2019

PREPARED FOR:

1108 St. Gregory St., LLC
169 MAPLE STREET
CHARLESTON, SOUTH CAROLINA 29403
PHONE: (513) 313-9520

PREPARED BY:

KOONTZ MLYNARCZYK, LLC
1058 EAST MONTAGUE AVENUE
NORTH CHARLESTON, SOUTH CAROLINA 29405
PHONE: (843) 225-4252 FAX: (843) 277-9120

1. Planned Development Name

"Woodford"
Restaurant and Bar

2. Statement of Objectives

The subject property is located at 3320 Maybank Highway in Charleston County, South Carolina and currently contains one undivided lot containing 2.28 acres, including wetlands. The lot is currently zoned as Commercial Transitional in the Maybank Highway Corridor Overlay Zoning District.

Current Condition:

2.28 acres (Zoned CT) TMS: 279-00-00-029

The objectives of this Planned Development are: 1) to provide additional environments to the public that would not be possible under the strict application of the standards of the current CT zoning; 2) to provide quality design and environmentally sensitive development by allowing the development to take advantage of the existing natural areas of the development site; 3) to provide a development pattern in harmony with the applicable goals of the Comprehensive Plan; and 4) to provide a creative approach to the use of land and related physical facilities that results in better development and design of amenities.

3. Intent and Results of Proposed PD

The intent of Applicant is to develop a restaurant and sports-viewing destination for the residents of John's Island, James Island, West Ashley and beyond, where patrons can enjoy high-quality food and drinks as well as watch their favorite sports teams in a cozy, rustic environment. It is the intention of the Applicant to bring new business to the area while maintaining the rustic feel and relaxed attitude of the area on John's Island.

This Planned Development intends to achieve the objectives of Charleston County Zoning and Land Development Regulations Section 4.23.4 by amending the hours of operation allowed for the development, which will open up new environments for Charleston County residents that would not currently be allowed under the CT Zoning standards. (Objective A).

This Planned Development intends to achieve the objectives of Charleston County Zoning and Land Development Regulations Section 4.23.4 by requiring the preservation of natural spaces, which will provide for quality design and environmentally sensitive development above and beyond what is required under the CT Zoning standards. (Objective C).

This Planned Development intends to achieve the objectives of Charleston County Zoning and Land Development Regulations Section 4.23.4 by ensuring that the vision of the Charleston

County *Comprehensive Plan* is obtained through preservation of the natural beauty of the proposed site and the diversification of a rural area to encompass more commercial enterprise. (Objective D).

This Planned Development intends to achieve the objectives of Charleston County Zoning and Land Development Regulations Section 4.23.4 by requiring the preservation of natural open space on the currently undeveloped lot, which would not necessarily be required under the CT Zoning standards. (Objective E).

This Planned Development intends to achieve the objectives of Charleston County Zoning and Land Development Regulations Section 4.23.4 by requiring a limited application for the Planned Development site, therefore providing an efficient use of the land. (Objective F).

This Planned Development intends to achieve the objectives of Charleston County Zoning and Land Development Regulations Section 4.23.4 by incorporating design aesthetics for the physical structures that incorporates rustic and modern elements, providing a more creative approach to the use of the land, which would not necessarily be required under the CT Zoning standards. (Objective G).

This Planned Development intends to achieve the objectives of Charleston County Zoning and Land Development Regulations Section 4.23.4 by providing for a single use location, which will limit the need for heightened public safety and transportation measures, and will complement the rustic and natural features of the surrounding properties. (Objective H).

Live music will be permitted inside the Restaurant/Bar as well as outside on the patio. Indoor live performances, acoustic and amplified, are allowed during all business hours. Applicant will utilize staging and the features of the structure to help control the noise. Outdoor live performances shall be limited to acoustic instruments and all music and loud noise that is above 70db(A) shall cease by 11:00 p.m. in compliance with ZLDR Sec. 6.7.5, Outdoor Special Events.

This application will meet the applicable criteria of Section 4.23.2 by preserving as much of the forest, wetlands and natural areas as possible, and by keeping many of the trees on the property, and adding trees to supplement in developed areas. (Objective C).

This application will meet the applicable criteria of Section 4.23.2 by retaining landscaping buffers along Maybank Highway as well as the wetlands located at the rear of the property, and will attempt to use pervious materials as often as possible. (Objective D).

4. Site Information

TOTAL ACREAGE = 2.28 ACRES

Upland Acreage = 1.65 Acres

Freshwater Wetlands Acreage = 0.63 Acres

5. Table of Proposed Land Uses

The following **PRINCIPAL** uses will be allowed by right within the Planned Development:

Restaurant and Bar: Applicant intends to create a full-service, sit down restaurant, as well as a full-service bar providing beer, wine and liquor. The sale of beer, wine and liquor will not require any special exceptions. Beer, wine and liquor sales are for on-site consumption only. The restaurant and bar will also provide a premium viewing experience for sports fans of all types, all year long. Applicant proposes to have an outdoor patio attached to the restaurant and bar, providing outdoor seating for dining and bar patrons. The restaurant and bar shall be allowed to be open from 8:00 A.M. until 2:00 A.M., seven days a week. All outdoor music and noise that is above 70db(A) shall cease by 11:00 p.m. in compliance with ZLDR Sec. 6.7.5, Outdoor Special Events. It is understood that staff may be present before or after this period of time, for preparation and cleanup. Occupancy of the restaurant and bar shall be determined by the Charleston County Fire Marshall and shall comply with all limitations placed by the Fire Marshall. Accessory uses or structures are prohibited under this Planned Development, except temporary Special Event uses in compliance with this PD and ZLDR Article 6.7.

Applicant is seeking a building size larger than allowed under the current CT Zoning regulations. CT Zoning regulations currently provide for a maximum building size of 3000 sq. ft., while Applicant is proposing a maximum building size of 5000 sq. ft. The Landscaped Area/Green Space may be used for lawn games, such as corn hole and ladders. No permanent structures shall be allowed in the Landscaped/Green space area.

The patio area shall have a small portion covered by an awning, but shall be primarily an uncovered, unenclosed patio constructed with the intent of preserving the root system of the grand oak that is incorporated therein, using either raised decking, a 3-4" top dressing of mulch, or a rubber mulch-bonded artificial turf in the area above the root system of the incorporated oak, with a maximum square footage of 2500 sq. ft. Ambient music may be played through electronic speakers located on or around the patio, controlled by restaurant employees, at a maximum decibel level of 80 db. Outdoor live performances shall be limited to acoustic instruments and all music and loud noise that is above 70db(A) shall cease by 11:00 p.m. in compliance with ZLDR Sec. 6.7.5, Outdoor Special Events. The patio shall be in operation during the same business hours as the proposed Restaurant/Bar.

If the property is not developed pursuant to this PD, it shall be developed in compliance with the Maybank Highway Corridor Overlay Zoning District zoning designation and regulations in effect at the time of application submittal, and the requirements of this PD shall not apply.

Temporary Special events, as defined by Article 6.7 of the Charleston County Zoning and Land Development Regulations, shall be permitted, and the requirements set forth in Article 6.7 shall apply.

All development in the PD District shall be subject to the following density, intensity and dimensional standards:

Restaurant and Sports Bar PD Density/Intensity and Dimensional Standards	
Maximum Residential Density	No Residence Allowed
Minimum Lot Area	1 acre
Minimum Lot Width	50 feet
Minimum Building Setbacks	
Maybank Highway Frontage	100 feet
Wetlands	100 feet
Sides	8 feet
Rear	100 feet
Landscape Buffers	
Maybank Highway Frontage*	75 feet
Wetlands**	10 feet
Sides***	2.5 feet/8 feet
Rear	10 feet
Maximum Building Cover	30% of Lot
Maximum Height	35 feet
Max. Principal Building Size	5000 sq. ft. (excluding patio)
Maximum Patio Size	2500 sq. ft.

*The landscape buffer along Maybank Highway shall be a 75' S5 Type buffer, with vegetation consistent with the requirements of Section 9.5.4 of the Charleston County Zoning and Land Development Regulations Ordinances.
**Applicant intends to maintain the natural vegetation currently on site for the planting proposed in the 10' wetlands landscape buffer.
***A minimum 2.5' landscape buffer shall be provided for the northeast side of the property, while a minimum 8' landscape buffer along the southwest side of the property. Where permitted by size, the side yard buffers shall be Type A buffers.

The above Minimum Building Setbacks and Landscape Buffers for the Sides of the property are proposed based upon the size and nature of the lot, namely the lack of width and frontage along Maybank Highway. These smaller setbacks and buffers are necessary to preserve certain grand oak trees while still being able to develop the lot.

6. Impact Assessment/Analysis

The impact of this development on existing public facilities and services will be minimal. There will be tie-ins to public water and sewer, which will cause a minimal additional demand on these utilities.

Water will be provided by St. John's Water Company and sewage will be provided by Charleston Water System. Electricity will be provided by Berkeley Electric Co-Op and shall be serviced by existing power lines along Maybank Highway.

The existing roads should be adequately sized for this development, which is estimated to generate the same amount of traffic as similarly sized restaurants located along Maybank Highway. Based upon the size and type of establishment, and the ITE Trip Generation Manual, 8th Edition, the proposed Restaurant is estimated to generate 130 trips per day (based upon a high-turnover sit down restaurant).

Applicant will coordinate with SCDOT and Charleston County Transportation Development regarding any transportation matters and will comply with the requirements of these agencies.

7. Compliance with ZLDR

A. Items not specifically addressed with this Planned Development shall comply with the Maybank Highway Corridor Overlay Zoning District zoning designations and requirements of the Charleston County Zoning and Land Development Regulations Ordinance in effect at the time of subsequent development application submittal. If the property is not developed pursuant to this PD, it shall be developed in compliance with the Maybank Highway Corridor Overlay Zoning District zoning designation and regulations in effect at the time of application submittal, and the requirements of this PD shall not apply.

B. Applicant shall proceed with the 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.

C. The provisions of Articles 3.10 of the ZLDR, Variances, 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 Article 3.10 and all other sections of the ZLDR.

D. The proposed development complies with the approval criteria contained in Section 4.23.9(E)(9) as explained herein:

1. This Planned Development complies with the standards contained in Article 4 of the ZLDR.

2. The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents since the property will preserve the natural resources, such as large trees and wetlands, while providing for the expansion and growth of Charleston County.

3. The County and other agencies will be able to provide necessary public services, facilities and programs to serve this development at the time it is developed. Please see Exhibit "I" for Letters of Coordination from the various public service providers in support of this development.

E. The proposed development complies with ZLDR Section 5.4.5, Curb Cuts.

F. If the Maybank Highway Corridor Overlay Zoning District update that is currently underway is adopted or in the adoption process prior to submittal of the Site Plan Review application for development of this site, the development shall comply with the requirements of the updated Overlay Zoning District to the extent feasible as determined by the Planning Director.

8. Historic and Archeological Information

A Historic and Archeological Assessment was conducted on this site by Elizabeth M. Johnson with the South Carolina Department of Archives & History. According to her letter, there are no known significant historic or archeological sites at this location. See Exhibit "J" for the attached letter.

9. Letters of Coordination

SCDOT-	The South Carolina Department of Transportation has reviewed the proposed site plan and its letter of coordination is attached as Exhibit "I".
FIRE DEPT.-	St. John's Fire Department has been contacted about the proposed development and its letter of coordination is attached as Exhibit "I".
BERKELY ELECTRIC-CO-OP	Berkeley Electric Cooperative has been contacted about the proposed development and its letter of coordination is attached as Exhibit "I".
ST. JOHN'S WATER-	St. John's Water has been contacted about the proposed development and its letter of coordination is attached as Exhibit "I".
CHAS. WATER SYSTEM-	Charleston Water System has been contacted about the proposed development and its letter of coordination is attached as Exhibit "I".
CHAS. CTY. SHERIFF-	Charleston County Sheriff's Department has been contacted about the proposed development and its letter of coordination is attached as Exhibit "I".
CHAS. CTY. EMS-	Charleston County EMS has been contacted about the proposed development and its letter of coordination is attached as Exhibit "I".
CHAS. CTY. PUBLIC-WORKS	The Charleston County Public Works Department has been contacted about the proposed development and its letter of coordination is attached as Exhibit "I".
CHAS. CTY. TRANSP.-DEVELOP.	Charleston County Transportation Development has been contacted about the proposed development and its letter of coordination is attached as Exhibit "I".

CARTA	Charleston Area Regional Transportation Authority has been contacted the proposed development and its letter of coordination is attached as Exhibit "I".

10. Architectural Guidelines

The Architectural Guidelines of Article 9.6.3 of the ZLDR shall apply to this proposed Planned Development.

11. Lighting

Lighting in this PD will comply with Section 9.6.4.C of the ZLDR. Applicant anticipates bollard type lighting along the driveway and pedestrian path, along with mixed low level flood lighting. Maximum height of bollard lighting is to be 3'-6". Exterior lighting shall have a maximum average foot candles not to exceed 5 foot candles, with a maximum not to exceed 12 foot candles close to light sources. Applicant intends to use flood lights to provide up lighting for select trees in the green spaces on the property. The structures on the property will be lit using ground level flood lighting around the perimeter of the building. The patio is anticipated to incorporate some low level flood lighting along with string lighting above head height. The parking lot area will be lit with a mixture of ground level flood lighting and overhead, downward facing, lamp lighting.

12. Access

Located along Maybank Highway, there is good access for this project. There currently exists one curb cut from Maybank Highway. Applicant proposes to utilize the existing curb cut for the sole entrance and exit onto the development. Both the South Carolina Department of Transportation and Charleston County Transportation Development have been notified of this project, and neither object to the proposed Planned Development. The project will require an approved SCDOT Encroachment Permit for any work in the Maybank Highway right-of-way and will comply with all SCDOT requirements.

Pursuant to Section 5.4.10 of the ZLDR, Applicant has requested shared access from a neighboring location. Attached as Exhibit "N", the owner of the neighboring property has declined Applicant's request for shared access based upon his concern for his own clients' access to his office. Based upon this result, Applicant is requesting access from Maybank Highway onto the subject property through the existing curb cut and access road. Shared access shall be allowed to the properties to the north and south if/when these properties are developed or redeveloped.

Applicant shall to install a sidewalk running parallel to Maybank Highway, pursuant to Section 9.3.10 of the ZLDR.

The development shall comply with the connector road right-of-way requirements of the Maybank Highway Corridor Overlay Zoning District if the Site Plan Review application for the development is not submitted prior to the adoption of the Maybank Highway Corridor Overlay Zoning District update.

13. Commercial Areas

The Planned Development is in a fairly rural part of Charleston County, with minimal surrounding commercial properties. Paved sidewalks will be provided as required by Articles 4.23, 5.4 and 9.3.10 of the ZLDR, and in coordination with Charleston County Transportation Development. Applicant shall install a pedestrian path running from the sideway to the front entrance of the proposed Restaurant/Bar.

14. Areas Designated for Future Use

All areas designated 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.

15. Signs

Applicant proposes a two-sided, monument type sign with possible marquee style insert, allowing for messages to be placed below the sign, and spotlight illumination, located near the front of the property along Maybank Highway. The signage of this Planned Development shall meet the size requirements located in Articles 5.4 and 9.11 of the Charleston County ZLDR. Temporary signage for special events and food and drink specials is allowed and must comply with Section 9.11 of the ZLDR. Temporary signs shall be allowed to range in size from approximately 8.5" x 11" or smaller, up to but not exceeding 24" x 36". Temporary signs shall be located at or near the structures, and shall be removed from the site within ten days of the event/special advertised. No temporary sign shall be placed off-premise or in the right-of-way. This Application shall allow all types of temporary signs, including without limitation banners, flags, snipes and sandwich signs. No more than ten temporary signs shall be allowed at any one time. A design concept for the permanent restaurant sign is attached as Exhibit "L".

16. Parking

Parking shall be provided in accordance with Section 9.3 of the Charleston County ZLDR. Pursuant to Section 9.3.2 of the Charleston County ZLDR, off-street parking has been calculated as "Restaurant, General: 1 space per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area." Specifically, the parking has been calculated as follows:

Indoor Seating: (2500 sq. ft/75 = 33.33) + Outdoor Seating: (2200 sq. ft/200 = 10) = 43.33 required.

Applicant proposes a total of approximately 49 standard parking spaces, to include 2 handicap accessible spaces, paved with concrete. A recorded agreement for overflow parking shall be submitted prior to Site Plan Review approval.

17. Tree Protection

This Planned Development will be in compliance with all of the provisions of Article 9.4 in the Charleston County ZLDR and any future modifications to the plan shall also be in compliance

with this section. Currently, there are approximately 6 Grand Trees (24" DBH and greater) and approximately 25 Significant Trees (6" DBH and larger) located on the 2.28-acre tract. Applicant intends to apply for the removal of one Grand Tree, which is partially dead, and is required for development of the lot. Any tree removal in the PD shall only be done in compliance with ZLDR Article 9.4. Applicant also intends to remove several Significant Trees in the rear of the property along the wetlands buffer. Applicant plans to replant approximately 7 live oaks in and around the proposed parking lot.

If the grand tree that is surrounded by the outdoor patio dies within three years of construction, the applicant shall mitigate the DBH of the Grand tree, by either (a) submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than two and one-half (2.5) inches in caliper equaling inch per inch replacement, (b) by depositing funds into the Charleston County Tree Fund as described in § 9.4.6 of the *Charleston County Zoning and Land Development Regulations*, or (c) a combination of both (a) and (b).

18. Resource Areas

The Planned Development property contains approximately 0.63 acres of freshwater wetlands as well as several mature Grand Trees. The wetlands have been delineated, and are being reviewed by the Army Corps of Engineers, with its letter attached as Exhibit "I". Both the wetlands and the Grand Trees, with the exception of one Grand Tree that Applicant intends to remove, will be protected from development and remain undisturbed to the greatest extent possible. The wetlands will serve as a natural storm water detention area for the improvements shown on the site plan.

19. Storm Water

The Planned Development shall comply with all Charleston County Stormwater Ordianances 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 (BPM'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 will 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.

20. Americans with Disabilities Act Compliance

This Planned Development will comply with the requirements of the Americans with Disabilities Act, and shall provide for accessible parking and entrance to the building.

21. Letters of Support

Applicant has spent numerous hours meeting with neighbors and several local group to explain the proposed development. The community as a whole is overwhelmingly supportive of this Planned Development. Applicant has obtained a petition of support, with numerous signatures from its neighbors. Summary of community meetings and Petition of Support attached as Exhibit "K".

22. Design Concept

See Exhibit "M" for photos of design concepts. The restaurant and bar building will be similar in design to a large, open barn. The design will incorporate rough-hewn lumber and field stone aesthetics. The outdoor patio will be constructed of around and above the root system of a grand oak, and will be constructed to preserve the root system. Applicant shall incorporate either raised decking, a 3-4" top dressing of mulch, or a rubber mulch-bonded artificial turf in the area above the root system of the grand oak to accomplish the preservation.

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landscape architecture

430 north hanover st.
charleston, sc 29403
P843.952.7817
M843.303.6798
E jr@remarkstudiollc.com
W remarkstudiollc.com

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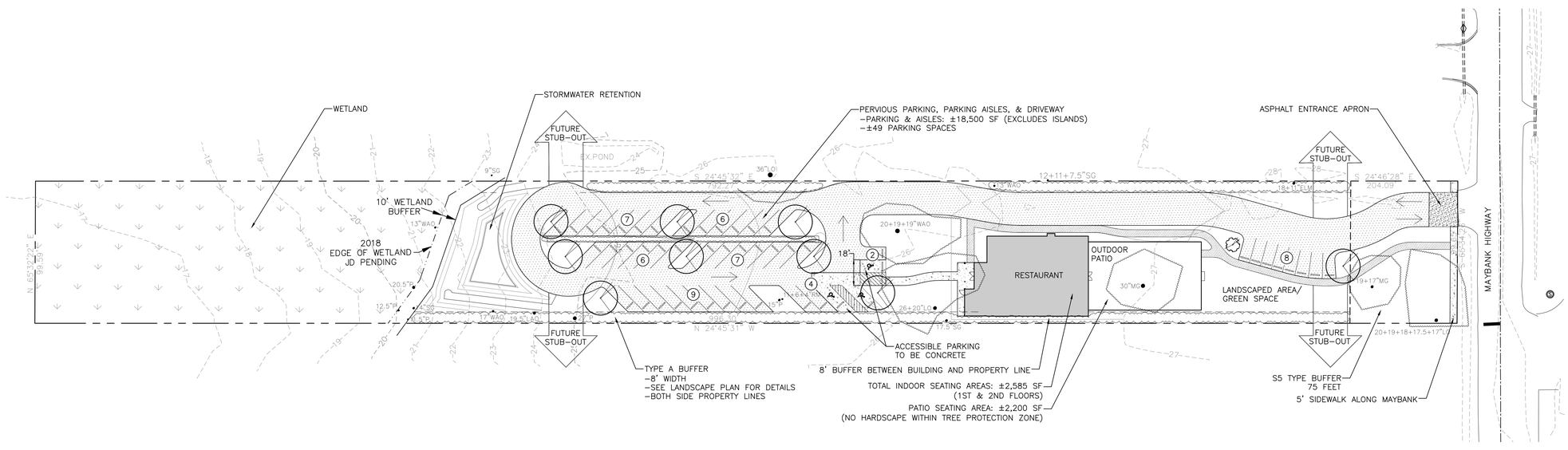
STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
JAMES R. KRAMER
No. 822
05.14.2019

STATE OF SOUTH CAROLINA
REMARK STUDIO, LLC
No. 217
CERTIFICATE OF AUTHORIZATION



WOODFORD

3320 MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

PROJECT #: 18013
DATE: 01.22.19
DRAWN BY: LDR
CHECKED BY: JRK
REVISIONS:
DATE: 05.14.19

SITE PLAN AND LAND USE AREAS

SCALE 1"=40'-0"
0 40' 80' 120'

STATUS:
PD SUBMITTAL

L100

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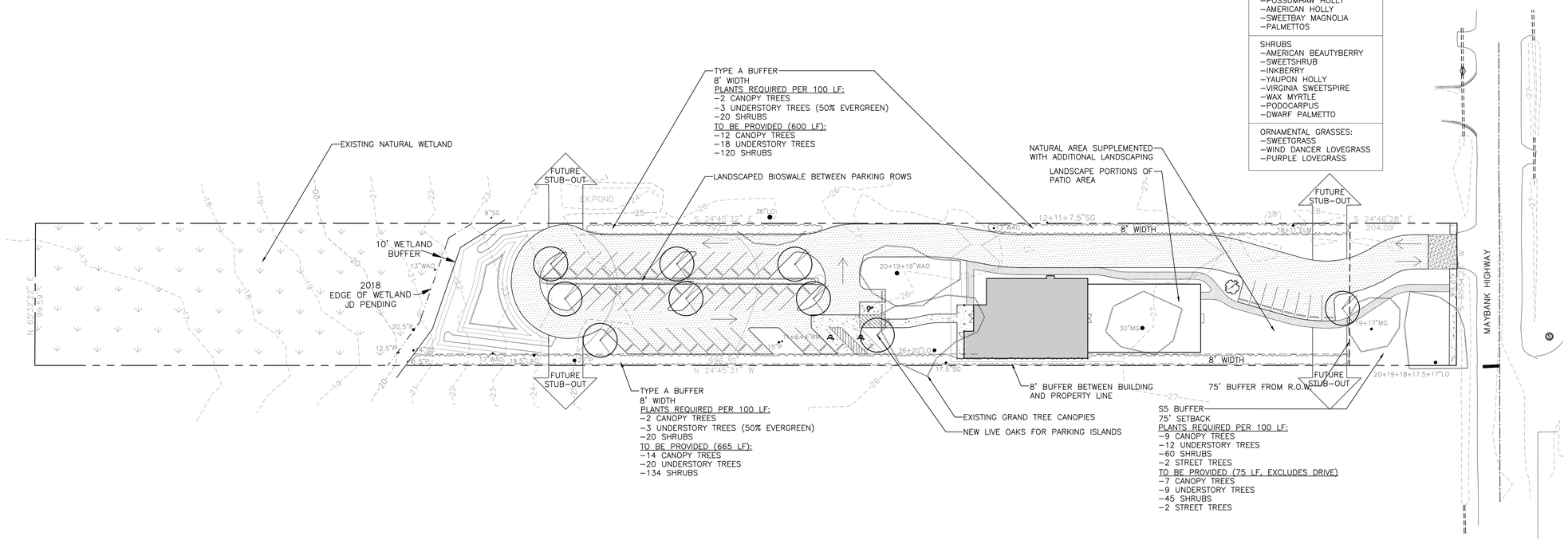

PLANT PALETTE:
CANOPY TREES -LIVE OAK -SHUMARD OAK -NUTTALL OAK -POND CYPRESS
UNDERSTORY TREES -FRINGE TREE -POSSUMHAW HOLLY -AMERICAN HOLLY -SWEETBAY MAGNOLIA -PALMETTOS
SHRUBS -AMERICAN BEAUTYBERRY -SWEETSHRUB -INKBERRY -YAUPON HOLLY -VIRGINIA SWEETSPIRE -WAX MYRTLE -PODOCARPUS -DWARF PALMETTO
ORNAMENTAL GRASSES: -SWEETGRASS -WIND DANCER LOVEGRASS -PURPLE LOVEGRASS

LANDSCAPE SKETCH PLAN

SCALE 1"=40'-0"

0 40' 80' 120'

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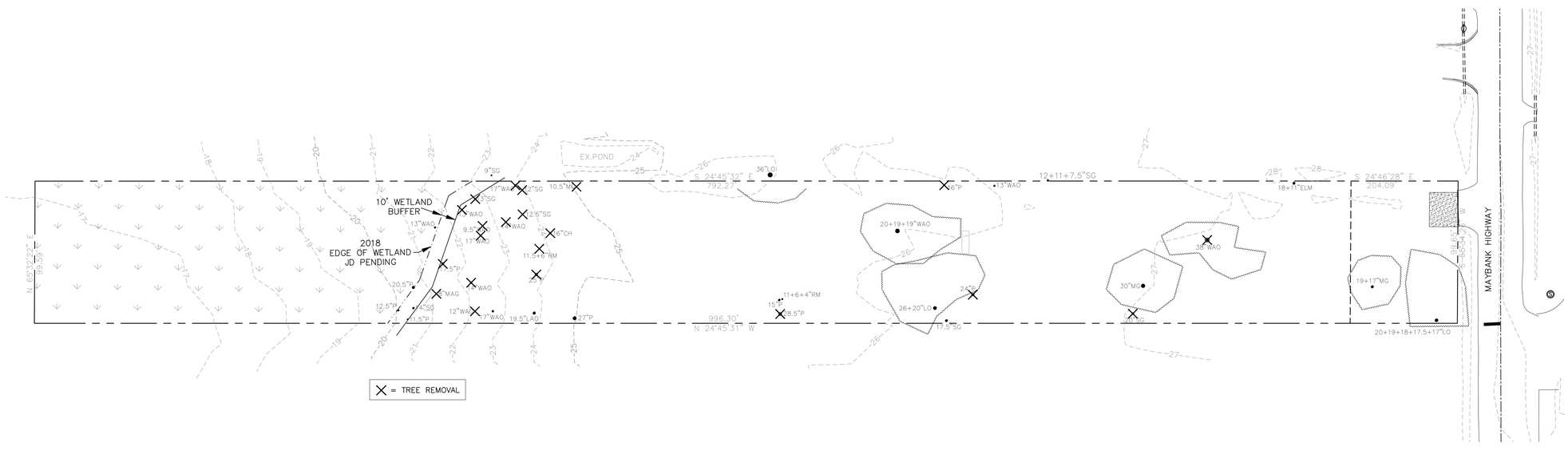

TREE SURVEY & TREE REMOVAL

SCALE 1"=40'-0"

0 40' 80' 120'

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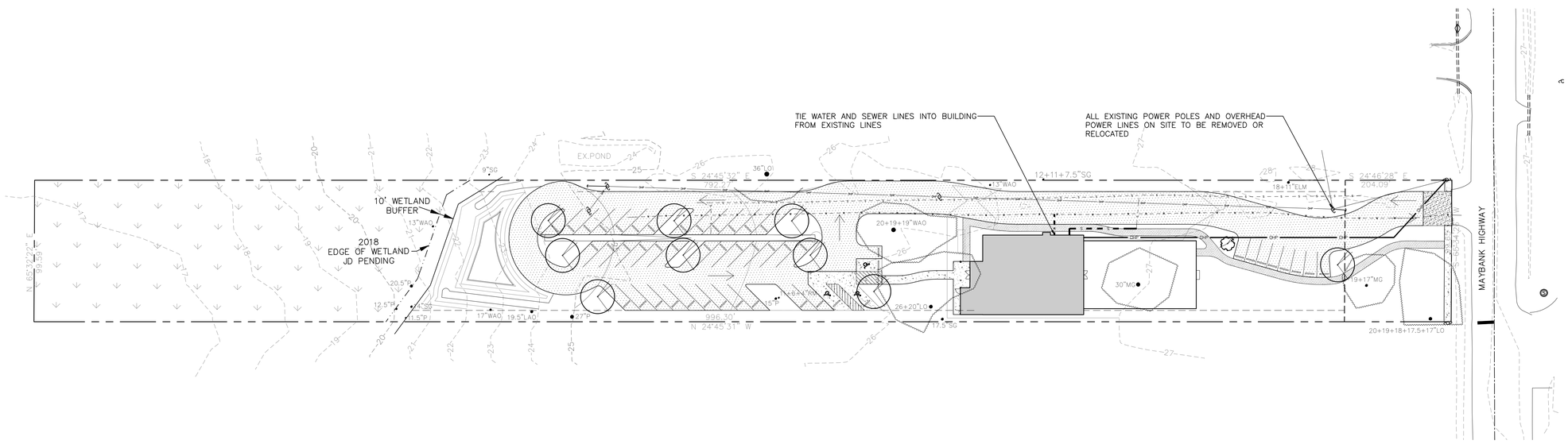

UTILITY LEGEND:

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD POWER
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED OVERHEAD POWER

NOTE: FINAL UTILITIES LAYOUT TO BE DESIGNED BY CIVIL ENGINEER DURING SITE DESIGN PHASE.

UTILITY SKETCH PLAN

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0 40' 80' 120'

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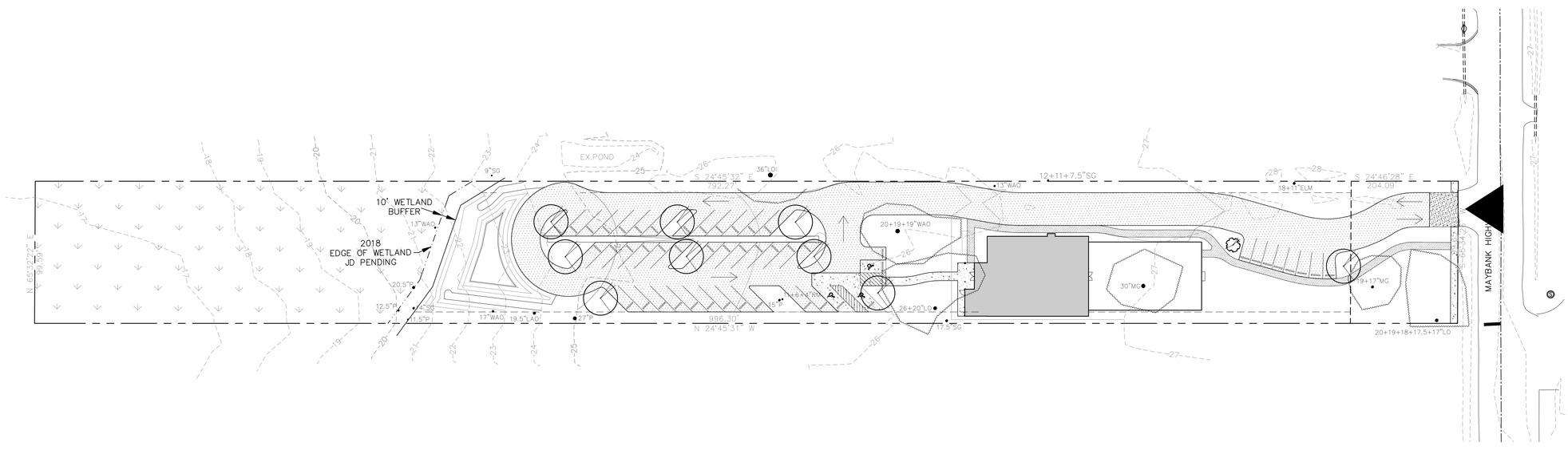

CONSTRUCTION ENTRANCE

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0 40' 80' 120'

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L103

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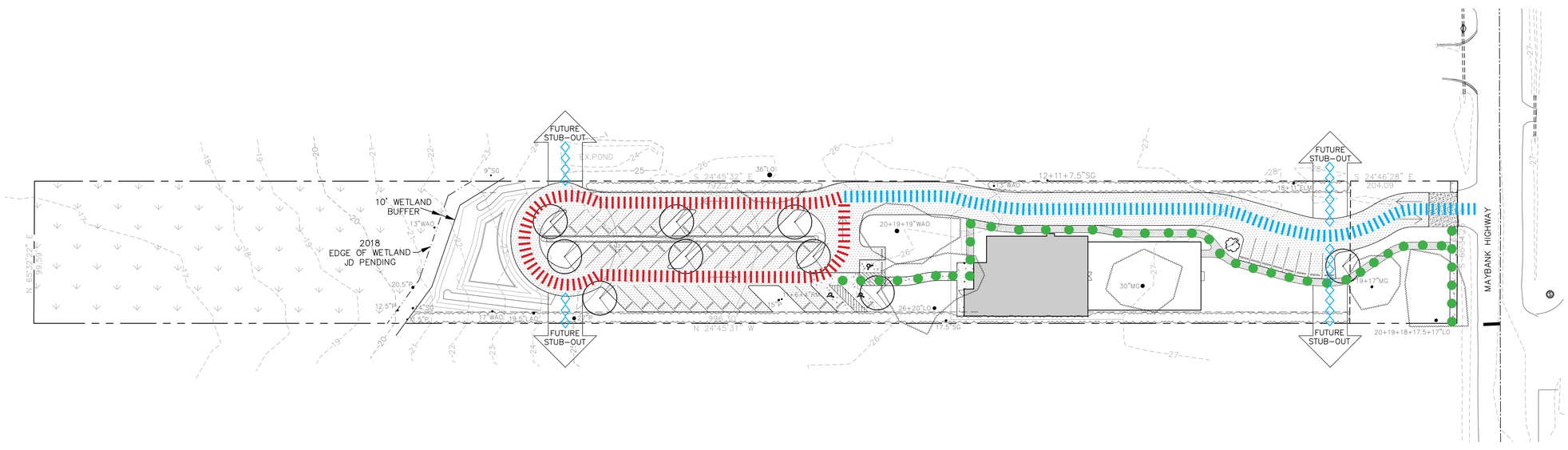

2 WAY MOTOR TRAFFIC

1 WAY MOTOR TRAFFIC

PEDESTRIAN CIRCULATION

FUTURE STUB-OUTS

PEDESTRIAN AND MOTOR TRAFFIC CIRCULATION

SCALE 1"=40'-0"

0 40' 80' 120'

REMARK
landscape architecture

430 north hanover st.
charleston, sc 29403
P843.952.7817
M843.303.6798
E jr@remarkstudiollc.com
W remarkstudiollc.com

innovation
collaboration
stewardship

STATE OF SOUTH CAROLINA REGISTERED ARCHITECT JAMES B. KRAMER No. 822

05.14.2019

SOUTH CAROLINA REMARK STUDIO, LLC No. 217 CERTIFICATE OF AUTHORIZATION

WOODFORD

3320 MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

PROJECT #: 18013
DATE: 01.22.19
DRAWN BY: LDR
CHECKED BY: JRK
REVISIONS:
DATE: 05.14.19

STATUS:
PD SUBMITTAL

L102

These drawings are the property of REMARK STUDIO, llc and are not to be used for making any reproductions thereof or for any construction without first obtaining written authorization from the owner, remark STUDIO, llc.

AERIAL OVERLAY
(not to scale)

N

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landscape architecture

430 north hanover st.
charleston, sc 29403
P843.952.7817
M843.303.6798
E jr@remarkstudiollc.com
W remarkstudiollc.com

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STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 822
JAMES R. KRAMER
01.22.2019

SOUTH CAROLINA
REMARK STUDIO, LLC
No. 217
CERTIFICATE OF AUTHORIZATION

WOODFORD

3320 MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

PROJECT #: 18013
DATE: 01.22.19
DRAWN BY: LDR
CHECKED BY: JRK
REVISIONS:

STATUS:
PD SUBMITTAL

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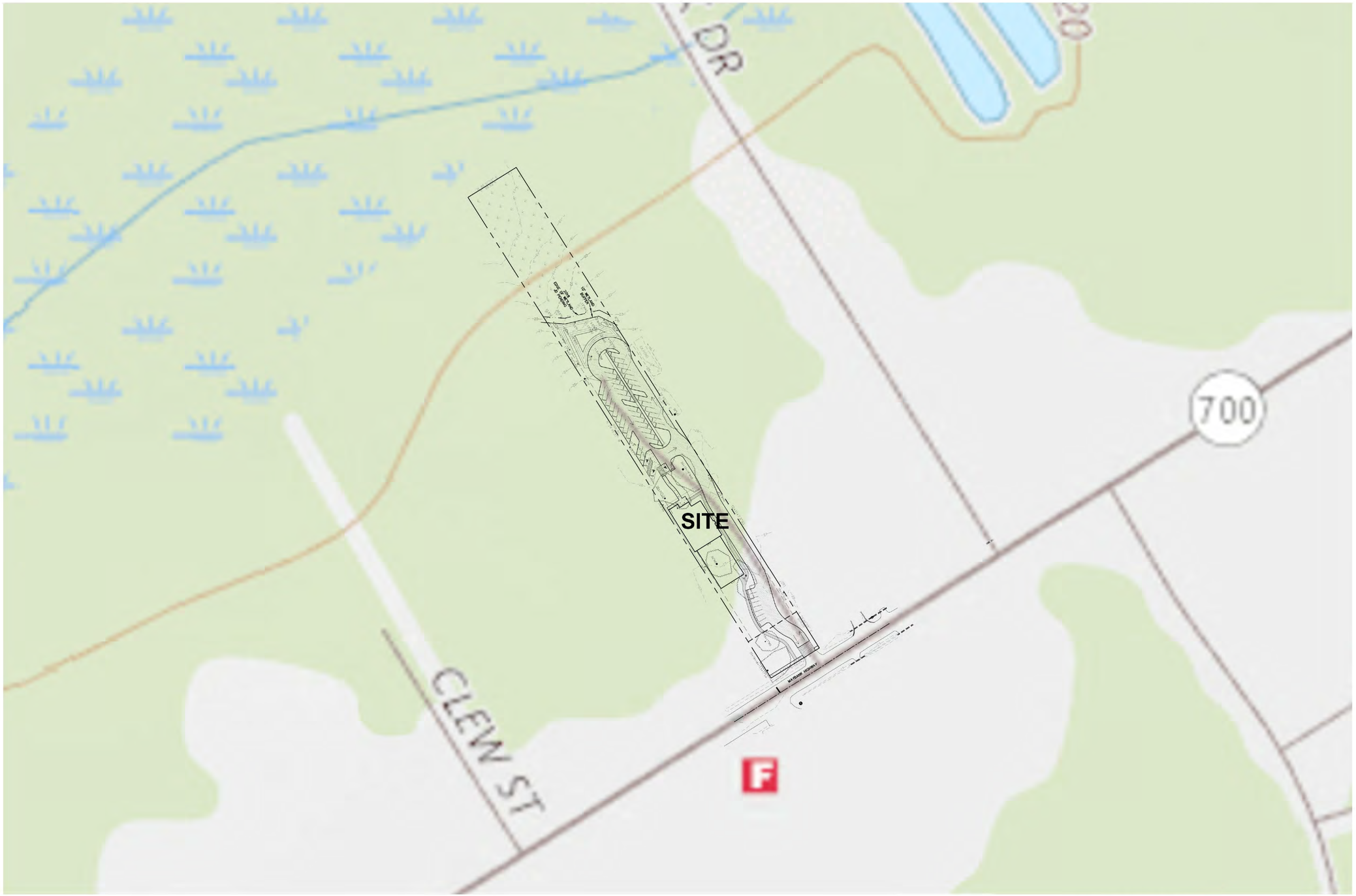

USGS OVERLAY
(not to scale)

N

REMARK
landscape architecture

430 north hanover st.
charleston, sc 29403
P843.952.7817
M843.303.6798
E jr@remarkstudiollc.com
W remarkstudiollc.com

innovation
collaboration
stewardship

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
JAMES R. KRAMER
No. 822

01.22.2019

STATE OF SOUTH CAROLINA
REMARK
STUDIO, LLC
No. 217
CERTIFICATE OF AUTHORIZATION

WOODFORD

3320 MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

PROJECT #: 18013
DATE: 01.22.19
DRAWN BY: LDR
CHECKED BY: JRK
REVISIONS:

STATUS:
PD SUBMITTAL

L107

From:	Steve L. Thigpen
To:	Janine Saab; Gary D. McClellan; Chris L. Wannamaker; Matthew J. Fountain
Cc:	Andrea Pietras; Niki R. Grimball
Subject:	RE: Draft Planned Development-Woody"s Sports Barn
Date:	Monday, August 06, 2018 10:54:20 AM

Janine,

TD does not have an active project in the area of this PD.

Steve

From: Janine Saab
Sent: Monday, August 06, 2018 10:41 AM
To: Gary D. McClellan <GMcClellan@charlestoncounty.org>; Chris L. Wannamaker <CWannamaker@charlestoncounty.org>; Matthew J. Fountain <MFountain@charlestoncounty.org>; Steve L. Thigpen <SThigpen@charlestoncounty.org>
Cc: Andrea Pietras <APietras@charlestoncounty.org>; Niki R. Grimball <NGrimball@charlestoncounty.org>
Subject: Draft Planned Development-Woody's Sports Barn

Good Morning,

We have received a Draft PD for review. It is for a bar/restaurant on Maybank Highway. The PD document can be found here: K:\PLANNING\Janine\Woodys Sports Barn

Please undertake a review of the PD guidelines and provide any comments you have to me, Andrea Pietras and Niki Grimball by **August 20, 2018.**

Thanks

Janine Saab – Planner I
Charleston County Zoning & Planning Department
4045 Bridge View Drive, North Charleston, SC, 29405
PH: 843-202-7217

Berkeley Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

August 6, 2018

Koontz & Mlynarczyk
C/o: Cindy Coates
1058 East Montague Avenue
North Charleston, SC 29405

Re: Power Availability for a Restaurant Site at 3320 Maybank Highway
Charleston County, SC
TMS 279-00-00-029

Dear Cindy:

Berkeley Electric Cooperative will supply the electrical distribution requirements for the above referenced location and we look forward to extending our facilities to meet the needs of this property.

All services that are rendered will be under our service rules and regulations at the time of service. If you have any questions, please don't hesitate to give me a call.

Sincerely,

Kevin Mims
Supervisor of Distribution Design

KM/ts

Cc: Thomas Barnette, Manager of Construction and Maintenance
Scott Bennett, Johns Island District Line Superintendent
Charles Tyrrell, Johns Island District Planning Supervisor
William Howe, Johns Island District Service Planner
Cindy Bohn Coats (emailed copy)
File

Berkeley Electric Cooperative, Inc. is an equal opportunity provider and employer.

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

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

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

Post Office Box 340
Awendaw, SC 29429
(843) 884-7525
Fax (843) 884-3044

www.berkeleyelectric.coop

Print | Close Window

Subject: CARTA Letter of Coordination for 3320 Maybank Highway
From: Jeff Burns <jburns@ridecarta.com>
Date: Fri, Sep 07, 2018 5:50 pm
To: "cindy@kmlawsc.com" <cindy@kmlawsc.com>
Attach: image001.jpg

Ms. Coats,
Thank you for contacting us regarding your client's project located at 3320 Maybank Hwy, Johns Island, SC 29455, also known as Charleston County TMS #279-00-00-029. Currently, there are no bus stops located on this parcel, although it is an on-demand transit stop for the rural system, TriCounty Link. Route C205 serves this location. The site plans show that sidewalk will be installed along property frontage of Maybank Highway. As long as this sidewalk remains a feature of the new construction, there are no further approvals are required by CARTA.

Thank you again,
Jeff

Jeffrey Burns, AICP
Senior Planner
Berkeley-Charleston-Dorchester Council of Governments (BCDCOG)
Charleston Area Regional Transportation Authority (CARTA)
TriCounty Link Transit System
1362 McMillan Ave., Suite 100
North Charleston, SC 29405
843.529.2128
www.bcdcog.com
www.rideCARTA.com
www.rideTriContyLink.com

From: Janine Saab <JSaab@charlestoncounty.org>(Add as Preferred Sender)
Date: Mon, Sep 17, 2018 9:56 am
To: "cindy@kmlawsc.com" <cindy@kmlawsc.com>
Cc: Brandon Belger <brandon@kmlawsc.com>

Yes the email from Carta meets the requirements. Please submit that as the letter of coordination

Janine Saab – Planner I
Charleston County Zoning & Planning Department
4045 Bridge View Drive, North Charleston, SC, 29405
PH: 843-202-7217

Charleston Water System

PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners
Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor John J. Tecklenburg (Ex-Officio)
Councilmember Perry K. Waring (Ex-Officio)

Officers
Kin Hill, P.E., Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

3/29/2018

Cindy Coats
Koontz Mlynarczyk, LLC
cindy@kmlawsc.com

Wastewater Availability to TMS 2790000029 – 5 commercial lots including 1 commercial restaurant building.

This letter is to certify our willingness and ability to provide wastewater collection service to the above referenced site in Charleston County, South Carolina. Wastewater collection service to this site may be obtained via the existing 8 inch gravity main that exists within a dedicated CWS easement into the property. Any subdividing of the property subsequent to this correspondence will require a review process of the civil engineering plans to ensure compliance with the Charleston Water System minimum standards. It will of course be the developer's responsibility to determine if there is adequate capacity for proposed flow and not negatively impact the existing development. Any extensions and/or modifications to the infrastructure to serve this site will be a developer expense. Please be advised that wastewater impact fees, wastewater tap fees, change-in-use fees, and/or cost to extend fees will be due prior to connection of any Charleston Water System's sewer system. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing sewer main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

Please contact St Johns Water Company for water availability.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6869.

Sincerely,

Lydia H. Owens

Lydia H. Owens

Charleston Water System

cc: file

This is an "uncontrolled" copy of a controlled document.

DAVID ABRAMS, JD
Director

CHARLESTON COUNTY
SOUTH CAROLINA

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

May 21, 2018

Cindy Bohn Coats
Koontz Mlynarcyzk, LLC
1058 East Montague Avenue
North Charleston, SC 29405

Dear Ms. Bohn Coats,

A review of the site plan has been completed for the proposed new development of Woody's Sports Barn located at 3320 Maybank Highway, Johns Island, SC 29455.

The Charleston County Emergency Medical Services (EMS) Department acknowledges your intention to develop the above referenced property. Charleston County EMS is the advanced life support paramedic first response and transport agency for this location – and all medical and trauma related incidents will need to be reported to this agency. This can be accomplished through contacting the Charleston County Consolidated Dispatch Center by dialing 911.

EMS staff will be available upon request to attend your scheduled site plan review with Charleston County Planning Staff should our input be needed.

Sincerely,

James Ciali
Assistant Chief

South Carolina
Department of Transportation

June 7, 2018

1108 St. Gregory Street, LLC
169 Maple Street
Charleston, S.C. 29403

Re: Existing Driveway Access Use for TMS No. 279-00-00-029 located at 3320 Maybank Highway (SC 700)

To whom it may concern:

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 279-00-00-029, an approximately 0.99 Acre site, contains one existing driveway that will be required to meet new ARMS manual requirements due to the change in use of the property. All pertinent personnel at SCDOT have reviewed the use of the existing driveway and have determined that it does not meet current SCDOT standards; however, a replacement driveway at this location is feasible in concept, contingent on meeting all requirements of the SCDOT Access and Roadside Management Standards (ARMS) Manual.

Our knowledge of this property is that future use will consist of a small commercial business with no change to access point. This letter does not allow for construction activity to be performed in the SCDOT right of way. To commence construction of an approved driveway the owner will be required to submit an encroachment permit to the SCDOT for review.

This proposed change in use by the owner(s) will require the driveway be improved prior to approval for access to the SCDOT right of way. Also, any future subdivision of any parcel will necessitate an encroachment permit and Department review. All encroachment permits must meet the requirements set forth in the current 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 L. Canaday
Assistant Resident Maintenance Engineer
SCDOT – District 6
(843) 745-7454

cc: File/Charleston Maintenance

Office of the Sheriff

County of Charleston

Sheriff J. Al Cannon, Jr.

March 27, 2018

Mr. Brandon Belger
Koontz Mlynarczyk Law Firm
1058 East Montague Avenue
North Charleston SC 29405

Dear Mr. Belger,

This correspondence is to confirm that the Charleston County Sheriff's Office provides, and will continue to provide, law enforcement services for the property located at 3320 Maybank Highway, Johns Island, South Carolina.

Please feel free to contact me for any further information.

Sincerely,

Todd Smoak
Major
Charleston County Sheriff's Office
3691 Leeds Avenue
843-554-2448
North Charleston, SC 29405
tsmoak@charlestoncounty.org

ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:
ERIC P. BRITTON, Chair
DEBRA LEHMAN , Vice-Chair
LEROY BLAKE
JOHN CONNOLLY
SAMUEL BROWNLEE
MARY JONES
WILLIAM THOMAE
FRANK J. BROCCOLO
STEPHEN ROLANDO

P.O. BOX 56
1148 Main Road
JOHNS ISLAND, S.C. 29455
PHONE: (843) 559-9194
FAX: (843) 737-0058

COLLEEN WALZ, Fire Chief

August 24, 2018

Cindy Coates
Koontz, Mlynarczyc Law Firm
1058 E. Montague Avenue
North Charleston, SC 29405

Re: Letter of Coordination

Ms. Coates,

The St. Johns Fire District is in receipt of your request and acknowledges your organization is involved in the planning and design of a commercial restaurant located at, or near, 3320 Maybank Highway, Johns Island SC, which is located within our service area. Any emergency needs at the site shall be addressed by calling 911.

The St. John's Fire District utilizes the 2015 International Fire Code (IFC) and applicable National Fire Protection Association codes as indicated by laws and standards recognized by the Office of the State Fire Marshal and Charleston County to ensure the safety of businesses and events located in the St. Johns Fire District.

While this letter serves as an acknowledgment of the proposed commercial restaurant only, further site plan review will be required as plans are further developed. Additionally, applicable code compliance will be based on the type and use of the structure, including the location of fire hydrants and fire department access points. Inspections of the facility area will be required during construction and annually after the certificate of occupancy is approved. A final report will be provided for your reference after each inspection.

Please contact me by telephone at 843-559-9194 X216 or email at r.anewalt@stjfd.org with any questions.

Respectfully,

Rick Anewalt
Captain, Deputy Fire Marshal
St. Johns Fire District
Fire Prevention Division

ST. JOHN'S WATER COMPANY, INC.
"This institution is an equal opportunity employer and provider"
Post Office Box 629
John's Island, South Carolina 29457-0629
Phone (843) 559-0186
Fax (843) 559-0371

Board Members
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Cindy Floyd, Vice Chair
Robert M. Lee, Sec/Treas
Cheryl Glover
Isaac Robinson
Becky J. Dennis
Glenda Miller
Tommy West
Richard Thomas

August 9, 2018

Koontz Mlyncarczyk Law Firm
1058 East Montague Avenue
North Charleston, SC 29405

Re: TMS number 279-00-00-029
Water Availability and Willingness to Serve

Dear Koontz Mlyncarczyk Law Firm:

This letter is to confirm that TMS number 279-00-00-029 on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 6-inch water line located on Maybank Highway for water service to TMS number 279-00-00-029. Our system is SC DHEC approved and we have the capacity and willingness to provide potable water service to TMS number 279-00-00-029.

The current ¾-inch water service is $2,485 plus a $200 user fee. The current 1-inch water service is $4,420 plus a $200 user fee. The current 1 ½-inch water service is $8,080 plus a $200 user fee.

If you have any questions, please feel free to give me a call at 843-514-5570.

Sincerely,

Colleen Schild

Colleen Schild
Assistant Manager/Engineer

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
69A HAGOOD AVENUE
CHARLESTON, SC 29403-5107

MAR 3 0 2018

Regulatory Division

Mr. John Scott
Red Bay Environmental
720 Hawksbill Court
Mount Pleasant, South Carolina 29464

Dear Mr. Scott:

This is to acknowledge receipt of your project submittal to the Charleston District Regulatory Division for review.

SAC Number: SAC-2018-00476

Applicant: Joe McIntyre

Project: 3320 Maybank Highway Tract

Project Manager: Chelsea B. Fannin

All future inquiries regarding this matter should be directed to the Project Manager at (843) 329-8038. Additional information about the Charleston District Regulatory Program and Public Notice postings can be found at our web site located at http://www.sac.usace.army.mil/.

U.S. Army Corps of Engineers
Regulatory Division
Charleston District

James R. Neal
Director

CHARLESTON COUNTY
SOUTH CAROLINA
Public Works Department

843.202.7600
Fax 843.202.7601
jneal@charlestoncounty.org
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive, Suite A301
North Charleston, SC 29405-7464

December 18, 2018

1108 St. Gregory St., LLC
169 Maple Street
Charleston, SC 29403

RE: Woodford Restaurant and Bar Planned Development
Letter of Coordination Request

To Whom It May Concern:

This letter acknowledges that you have notified Charleston County Public Works regarding your intent to develop a bar and restaurant on Maybank Highway. The Public Works Department has reviewed the proposed Planned Development Document and is prepared to review your site plans. Please continue to submit directly to the Charleston County Zoning and Planning Department other than specific encroachment permit applications for County Right-of-Way and Drainage Easements. Applications for encroachment permits should be provided directly to the Public Works Department at the address above.

Sincerely,

Matthew J. Fountain, P.E., P.G.
Technical Programs Manager

MJF:tdv

James R. Neal
Director

CHARLESTON COUNTY
SOUTH CAROLINA
Public Works Department

843.202.7600
Fax 843.202.7601
jneal@charlestoncounty.org
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive, Suite A301
North Charleston, SC 29405-7464

November 6, 2018

Ms. Cindy Bohn Coats
Koontz Mlynarczyk, LLC
1058 East Montague Avenue
North Charleston, SC 29405

RE: WOODFORD RESTAURANT AND BAR PUD
TMS # 279-00-00-029

Dear Ms. Bohn Coats:

We have reviewed the draft Woodford Restaurant and Bar Planned Development Guidelines, dated October 31, 2018, for a restaurant and bar located on Maybank Highway. At present, this letter represents sufficient coordination with the Public Works Stormwater Division in order to continue the revised planned development rezoning process for the property.

As long as the proposed operations development is in compliance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual you should be able to obtain a permit. Additional review, coordination, and approval by the Public Works Department will be required during the County Stormwater permitting review and process.

Sincerely,

Frank Pandullo

Frank Pandullo, P.E., PWLF
Stormwater Utility Manager & Deputy Director

cc: Janine Saab - Charleston County Planning Department

SOUTH CAROLINA DEPARTMENT OF
ARCHIVES & HISTORY

June 28, 2018

Brandon Belger
Koontz Mlynarczyk LLC
1058 East Montague Avenue
North Charleston, SC 29405

Re: Woody's Sports Barn, 3320 Maybank Highway
John's Island, Charleston County
SHPO Project No. 18-EJ0089

Dear Brandon Belger:

Our Office has reviewed the Project Review Form for the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management (SCDHEC – OCRM), received on June 15, 2018 for the project referenced above. Our comments are provided in accordance with the South Carolina Coastal Zone Management Act of 1976, as amended (South Carolina Code Title 48, Chapter 39), the "Policies and Procedures of the South Carolina Coastal Zone Management Program," and the 1996 Memorandum of Agreement between our Offices concerning implementation of the South Carolina Coastal Management Program.

Based on the information provided, no historic or archaeological resources included in or eligible for inclusion in the National Register of Historic Places are known for the project site. Portions of the area were previously surveyed by a cultural resources survey of the Maybank Highway Improvements Project and Charleston County Historic Resources Surveys.

The area has a moderate potential to contain unknown cultural resources, so we request that our Office be notified immediately if archaeological materials or human skeletal remains are encountered prior to or during construction on the project site. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, brick scatters, worked wood, bone and stone, along with metal and glass objects.

Sincerely,

Elizabeth M. Johnson

Elizabeth M. Johnson
Director, Historical Services, D-SHPO
State Historic Preservation Office

Eric Meyer
Chairman

CHARLESTON COUNTY
SOUTH CAROLINA

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

MEMORANDUM

TO: Planned Development Applicants

FROM: Eric Meyer, Chairman, Charleston County Planning Commission

DATE: March 14, 2011

SUBJECT: Community Outreach and Planned Development Applications

---

We highly recommend that applicants for zoning change requests to the Planned Development (PD) Zoning District work with the community to inform them of the request, in order to potentially gain their support for such projects.

Your signature below indicates that you have read and understood this recommendation.

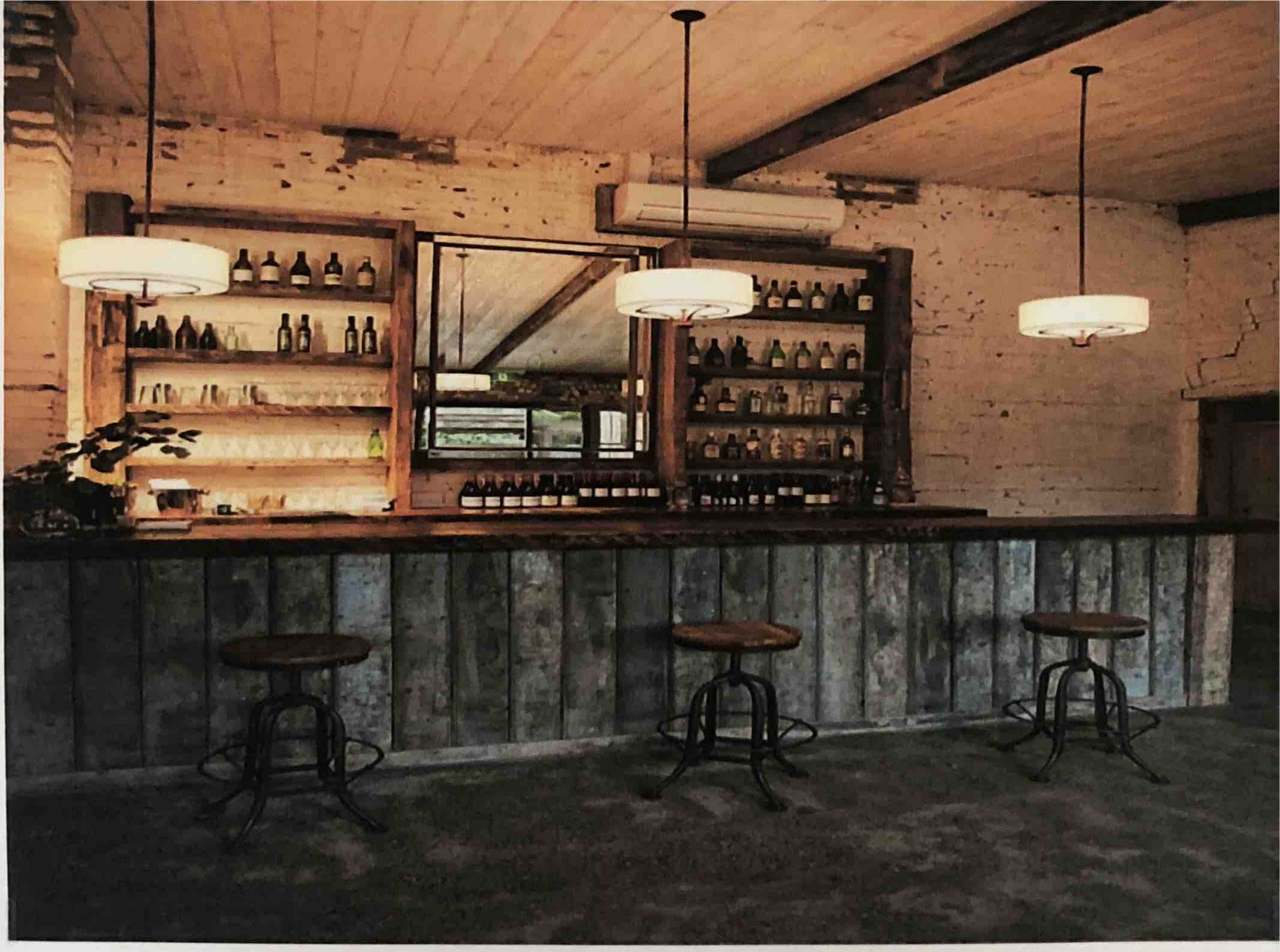
9-7-18

Owner Signature Date

Applicant Signature Date
(If other than the owner)

Reference Zoning Change Request PD

DP/jjw

Woodford
3320

408
YANKEE BARN HOMES
1969