

## Bees Ferry Road Sign Planned Development

### **I. Statement of Objectives:**

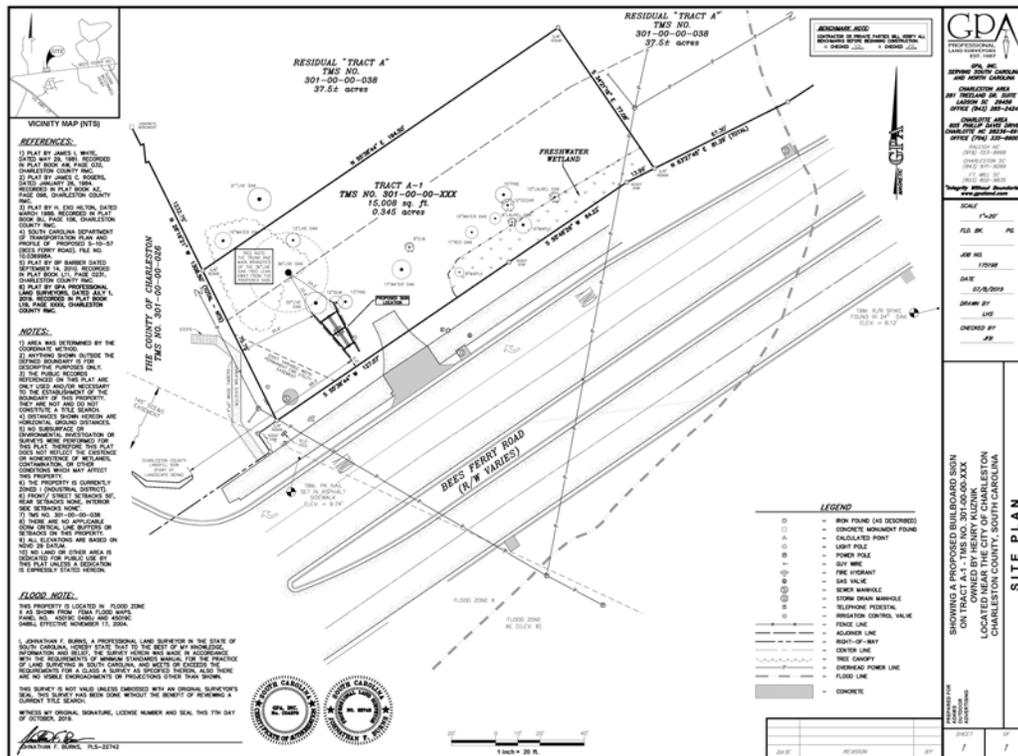
This Planned Development is being proposed in order to facilitate the provision for the construction of a Digital Electronic Billboard on a subdivided portion of Charleston County TMS # 301-00-00-038, adjacent to the Charleston County Landfill. This signage proposal will increase advertising opportunities for the businesses and non-profit agencies located in Charleston County and will provide increased commercial and public service messaging visibility to the traveling public.

### **II. Intent and Results:**

In accordance with Section 4.23.4 of the Charleston County Zoning and Development Regulations this Planned Development is designed to accomplish the following intent and will result in a well sited Digital Electronic Billboard that provides safe visibility to travelers along Bees Ferry Road. The sign will use the latest design practices and technology for the construction and long-term use of the sign faces. The southwest corner of the property, adjacent to the Charleston County Landfill, is an ideal location for this type of use due to the industrial and public uses located in the immediate vicinity. The proposed signage, while providing service to residents in the area, is separated far enough from any residential use that the sign will have absolutely no impact on those dwellings and/or dwellers. This proposal is in compliance and harmony with the character of the surrounding area and Charleston County's Comprehensive Plan which calls for a more intense land use pattern of commercial development in the area of the proposed sign site which is located within the Urban Growth Boundary. The sign will be in compliance with the Outdoor Advertising of America Association Standards.

### **III. Site Information:**

The proposed sign will be sited on a 15,008 sf or 0.345 acre parcel that is located along Bees Ferry Road frontage (southwest corner of TMS#: 301-00-00-038) with 0.315 acres of highland and 0.03 acres of freshwater wetland. The proposed Digital Electronic Billboard is well outside of any and all wetlands. All areas of the property that are not impacted by the Digital Electronic Billboard, as described in this Planned Development, will remain in a natural state. If any further development is purposed, additional permits will be required. The proposed parcel has not yet been created but the plat will be in an approval state prior to formal PD submittal.



Lot Dimension Exhibit

**IV. Land Uses and Development Standards**

**A. Uses:**

The proposed use is to permit the construction of one Digital Electronic Billboard that is in compliance with Section 9.11.5 of the Charleston County Zoning and Land Development Regulations with the exception of location criteria contained in Section 9.11.5 (B), specifically the minimum distance to nearest on-premise sign.

**B. Signage Dimensions:**

Maximum Length	25'
Maximum Width	12'
Maximum Area	300 sq. ft.
Maximum Height	35'

**C. Location Criteria:**

The proposed Digital Electronic Billboard will be located a minimum of 88 feet from all on premise signs (specifically the Charleston County Landfill sign) and outside of 1,000 ft. of any existing off premise signs.

**D. Setbacks:**

With the exception of the proximity to the Charleston County Landfill sign and the front setback of five (5) feet, this PD will comply with Section 9.11.5 (B) of the Charleston County Zoning and Land Development Regulations which require setbacks of twenty (20) feet from the side property boundary and twenty (20) from the above ground utilities.

**E. Lighting and/or Electronic Display:**

The proposed sign will contain an LED message board that will comply with the standards of Article 9.11.5 (F).

**F. Off-Street Parking & Access:**

The siting of a Digital Electronic Billboard on this property will comply with Article 9.3, Off Street Parking and Loading of the Charleston County Zoning and Land Development Regulations. Since this article contains no requirement for an off-street parking space for signage, the property owner will provide one compliant space, to be used for sign maintenance personnel, within the property. The sign will be accessed via the existing curb cut on the property and the vehicular impact will be less than one vehicle per week for sign maintenance.

**V. Development Schedule:**

The applicant in conjunction with the property owner will apply for all permits and construct the proposed sign after the PD is approved by the Charleston County Council.

**VI. Zoning and Land Development Regulation Compliance:**

- A. All requirements not addressed in the Planned Development will comply with the Zoning and Land Development Regulations for the Industrial Zoning District.
- B. The property owner agrees to proceed with the proposed development in accordance with the Charleston County Zoning and Land Development Regulations, the Charleston County Comprehensive Plan and to any conditions which may be attached to this rezoning.
- C. The property owner affirms its understanding that the provisions of Article 3.10, Variances of the Charleston County Zoning and Land Development Regulations do not apply and that all major changes to the planned development must be approved by the Charleston County Council.
- D. The property owner believes this proposal complies with the approval criteria of Section 4.23.9(E)(9) Charleston County Zoning and Land Development Regulations in the following ways:
  - a. This proposal is in compliance with the standards contained in this article by providing signage that is located in the most visible location, uses the latest design practices and technology for the construction and long-term use of the sign faces, and is situated in a commercial, industrial, and public use area.
  - b. This proposal is in compliance and harmony with the character of the surrounding area and Charleston County's Comprehensive Plan which calls for a more intense land use pattern of commercial development.
  - c. The siting of a Digital Electronic Billboard on this property will have little to no impact on the schools, utilities, the street network, or public grounds.

## VII. Historic and Archaeological Survey:

There are no historic or archaeological sites located on the property or affected by this proposal shown on Figure 1 provided by the SC Department of Archives and History State Historic Preservation Office ArchSite:

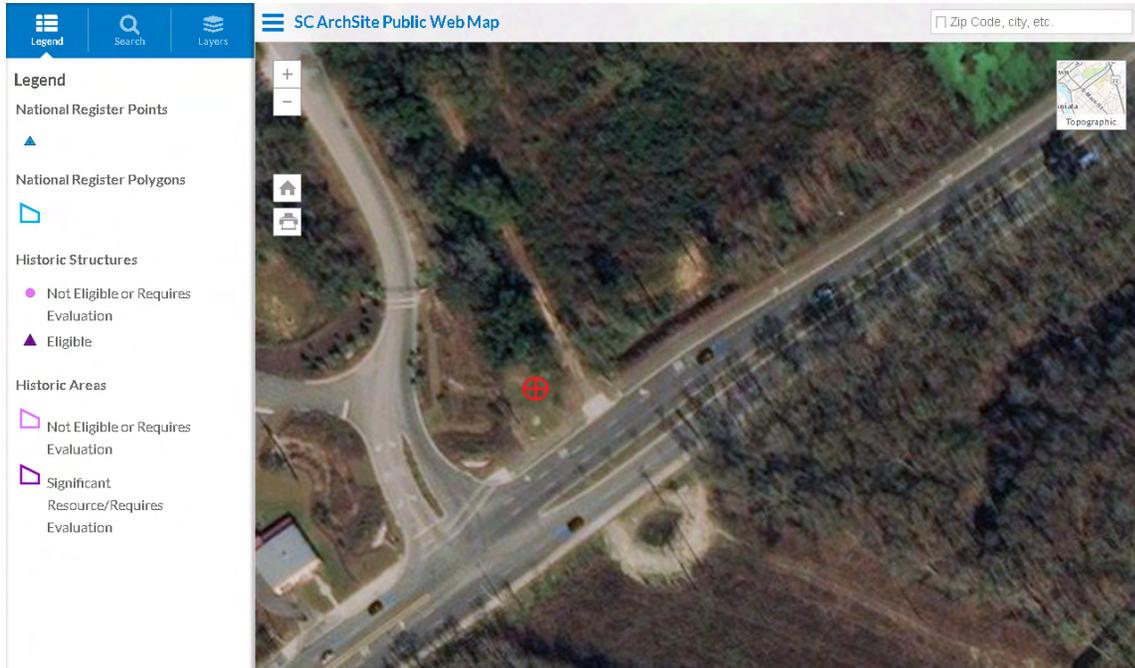


Figure 1

## VIII. Coordination with SCDOT:

Required permits, if applicable, from the South Carolina Department of Transportation for the Digital Electronic Billboard will be obtained once the PD is approved and construction permits are issued.

## IX. Future Use:

All areas not intended for immediate development shall remain in a natural state.

## X. Buffers and Tree Protection:

The proposed development will comply with all provisions of Article 9.4 Tree Protection and Preservation with the exception of the removal of 10 trees located within the visibility window. Within the 15,008 sq. ft. parcel approximately 9,300 sq. ft. are wooded. Only the trees and shrubs greater than 6 ft. in height within the narrow visibility window defined on the site plan will be removed or trimmed down to 6 ft. in order for the sign to be visible to the traveling public. As outlined in the attached tree survey found on Exhibit C, this includes 10 trees greater than 8 inches in diameter within the visibility window. The rest of the vegetation on the property will be maintained in its natural state which includes approximately 2,135 bushes and trees which will be untouched. A protection fence will be placed around the 36" Live Oak Tree so it will not be negatively impacted during the construction of the sign

## XI. Letters of Coordination:

Letters of coordination from Dominion Energy, Fire Department, SCDOT, Police, EMS and Army Core of Engineers are attached as Exhibit E

## **XII. Stormwater:**

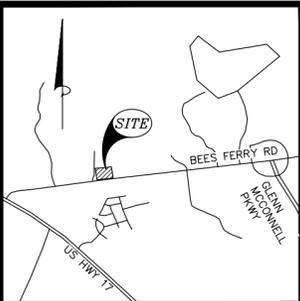
The planned development shall comply with all Charleston County Stormwater Ordinances and South Carolina Department of Health and Environmental Control (SCDHEC) Regulatory requirements. For site locations within sensitive drainage basins prone to flooding, additional stormwater design and construction 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.

## **XIII. Cell Phone Data**

The applicant will not add any device(s) on the outdoor advertising structure that directly or indirectly tracks or monitors driver or cell phone data.

EXHIBIT A - SITE PLAN



VICINITY MAP (NTS)

REFERENCES:

- 1) PLAT BY JAMES L. WHITE, DATED MAY 29, 1981. RECORDED IN PLAT BOOK AW, PAGE 032, CHARLESTON COUNTY RMC.
- 2) PLAT BY JAMES C. ROGERS, DATED JANUARY 26, 1984. RECORDED IN PLAT BOOK AZ, PAGE 096, CHARLESTON COUNTY RMC.
- 3) PLAT BY H. EXO HILTON, DATED MARCH 1988. RECORDED IN PLAT BOOK BU, PAGE 106, CHARLESTON COUNTY RMC.
- 4) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF PROPOSED S-10-57 (BEE'S FERRY ROAD). FILE NO. 10.036998A.
- 5) PLAT BY BP BARBER DATED SEPTEMBER 14, 2010. RECORDED IN PLAT BOOK L11, PAGE 0231, CHARLESTON COUNTY RMC.
- 6) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED JULY 1, 2019. RECORDED IN PLAT BOOK L19, PAGE XXXX, CHARLESTON COUNTY RMC.

NOTES:

- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
- 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 4) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 6) THE PROPERTY IS CURRENTLY ZONED I (INDUSTRIAL DISTRICT).
- 6) FRONT/ STREET SETBACKS 50', REAR SETBACKS NONE, INTERIOR SIDE SETBACKS NONE.
- 7) TMS NO. 301-00-00-038
- 8) THERE ARE NO APPLICABLE OCRM CRITICAL LINE BUFFERS OR SETBACKS ON THIS PROPERTY.
- 9) ALL ELEVATIONS ARE BASED ON NGVD 29 DATUM.
- 10) NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.

FLOOD NOTE:

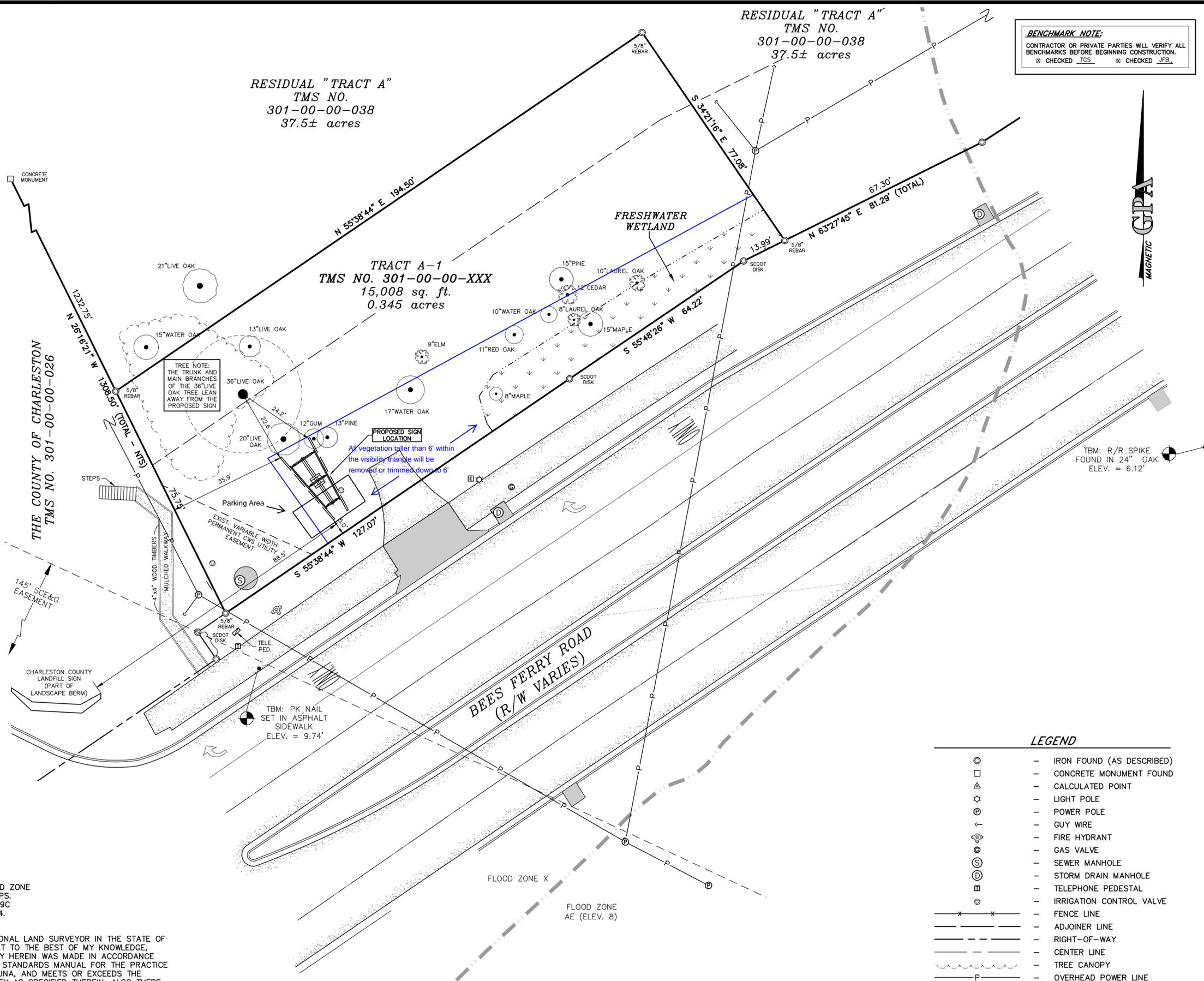
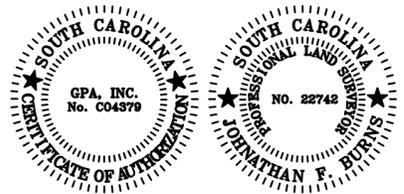
THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAPS. PANEL NO. 45019C 0480J AND 45019C 0486J, EFFECTIVE NOVEMBER 17, 2004.

I, JOHNNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF 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, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7TH DAY OF OCTOBER, 2019.

*Johnathan F. Burns*  
JOHNNATHAN F. BURNS, PLS-22742



**BENCHMARK NOTE:**  
CONTRACTOR OR PRIVATE PARTIES WILL VERIFY ALL BENCHMARKS BEFORE BEGINNING CONSTRUCTION.  
X CHECKED TCS X CHECKED JFB



**GPA**  
PROFESSIONAL LAND SURVEYORS  
EST. 1987

GPA, INC.  
SERVING SOUTH CAROLINA AND NORTH CAROLINA

**CHARLESTON AREA**  
281 TREELAND DR. SUITE B  
LADSON SC 29456  
OFFICE (843) 285-2424

**CHARLOTTE AREA**  
605 PHILLIP DAVIS DRIVE  
CHARLOTTE NC 28236-6916  
OFFICE (704) 335-8600

RALEIGH NC (919) 723-9999  
CHARLESTON SC (843) 971-9099  
FT. MILL SC (803) 802-9835

"Integrity Without Boundaries"  
www.gpaland.com

SCALE  
1"=20'

FLD. BK. PG.

JOB NO.  
175198

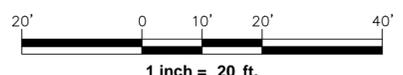
DATE  
07/8/2019

DRAWN BY  
LHS

CHECKED BY  
JFB

**LEGEND**

⊙	- IRON FOUND (AS DESCRIBED)
□	- CONCRETE MONUMENT FOUND
△	- CALCULATED POINT
☆	- LIGHT POLE
⊕	- POWER POLE
⋈	- GUY WIRE
⊕	- FIRE HYDRANT
⊕	- GAS VALVE
⊕	- SEWER MANHOLE
⊕	- STORM DRAIN MANHOLE
⊕	- TELEPHONE PEDESTAL
⊕	- IRRIGATION CONTROL VALVE
⊕	- FENCE LINE
⊕	- ADJOINER LINE
⊕	- RIGHT-OF-WAY
⊕	- CENTER LINE
⊕	- TREE CANOPY
⊕	- OVERHEAD POWER LINE
⊕	- FLOOD LINE
⊕	- CONCRETE



SHOWING A PROPOSED BILBOARD SIGN  
ON TRACT A-1 - TMS NO. 301-00-00-XXX  
OWNED BY HENRY KUZNIK  
LOCATED NEAR THE CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA

**SITE PLAN**

PREPARED FOR  
ADAMS  
OUTDOOR  
ADVERTISING

DATE	REVISION	BY

SHEET	OF
1	1

Billboard will be 88.5 ft. from the Charleston County Landfill Sign. There are no billboards within 1,000 ft. of the proposed billboard.

Exhibit B - Mock Up (35' overall height)



For illustration purposes only, not to scale

# Exhibit C - Vegetation & Tree Survey

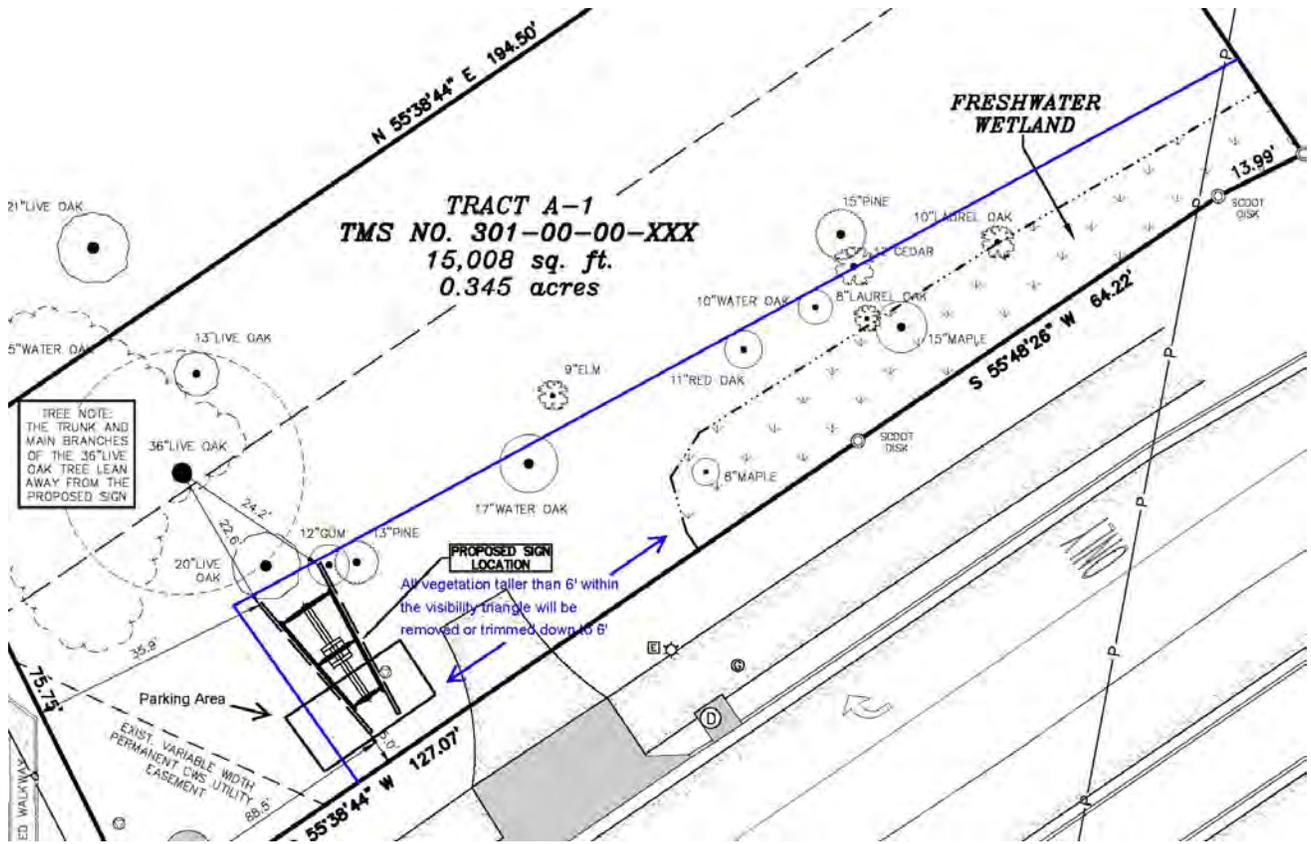


Exhibit D - Aerial Overlay



Construction/vehicular entrance will use existing curb cut

Exhibit E - Letters of Coordination



July 2, 2019

Derek Arsenault  
Adams Outdoor Advertising  
4845 O'Hear Avenue  
North Charleston, SC 29405

Re: TMS# 301-00-00-038; Bees Ferry Rd., Charleston, SC 29414

To Mr. Derek Arsenault:

I am pleased to inform you that Dominion Energy will be able to provide electric service to the above referenced project. Electric service will be provided in accordance with Dominion Energy South Carolina, Inc.'s General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. Any associated customer contribution will be determined when equipment loads and projected revenues are analyzed. In order to begin engineering work for the project, the following information will need to be provided:

- Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer location.
- Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- Electric load breakdown by type with riser diagrams
- Signed copy of this letter acknowledging its receipt and responsibility for its contents and authorization to begin engineering work with the understanding that Dominion Energy South Carolina, Inc. intends to serve the referenced project.

Dominion Energy South Carolina, Inc. construction standards and specifications are available at [www.SCEG.com/en/builder-services/resources](http://www.SCEG.com/en/builder-services/resources). For more information or questions, please contact me by phone at (843) 576-8737 or at [william.w.reid@scana.com](mailto:william.w.reid@scana.com).

Sincerely,

William W. Reid  
Customer Service Engineering  
Dominion Energy South Carolina, Inc.

AUTHORIZED SIGNATURE: WR Reid DATE: 7/23/19  
TITLE: Real Estate Manager PHONE: \_\_\_\_\_



## **St. Andrews Fire Department**

Kevin A. Berkel, Captain

kberkel@standrewspsd.org

843-556-8951

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**July 19, 2019**

**Letter of Coordination**

**TMS # 301-00-00-038**

Sir,

I have reviewed the above plans for construction of an electronic billboard on the above referenced property. This property is within the St. Andrews Fire Department jurisdiction.

St. Andrews Fire Department (SAFD), a 60-personnel career department, provides fire, rescue, and first responder services to the unincorporated area of West Ashley in Charleston County, South Carolina. The operational staff is divided into a ladder company, a rescue company, three engine companies, and a quick response vehicle (QRV) operating out of four fire stations. Each company is staffed with a minimum of three members on a daily basis under the direction of a Battalion Chief. Through a commitment of automatic aid, they assist the fire departments of North Charleston, St. John's, James Island and City of Charleston in meeting their missions on a daily basis.

Sincerely,

Fire Marshal/Captain Kevin A. Berkel

Inspections, Investigations and Fire Prevention

St. Andrews Fire Department

1775 Ashley River Road

Charleston, SC 20407

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"Our mission is to provide a prepared professional response to our customers. As a model of fire service efficiency our vision is to enhance, protect, and preserve the lives of our customers."

## Exhibit E - Letters of Coordination

### Derek Arsenault

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**From:** Melvin, Keith C <MelvinKC@scdot.org>  
**Sent:** Friday, July 12, 2019 1:49 PM  
**To:** Derek Arsenault  
**Cc:** Amaker, Nikki D.; Johnson, Wendy L.  
**Subject:** RE: Letter request stating an SCDOT permit is not needed for a billboard on Bees Ferry Road in Charleston, SC

Good afternoon Derek,

Bees Ferry Road (State Rd S-10-57) in Charleston County is not a road that is regulated for the purpose of issuing State outdoor advertising permits (unless the advertising device is visible from SC 61 or US 17) , therefore a State permit is not required. I would recommend that you check with the local jurisdiction as it relates to their permitting requirements.

Don't hesitate to let me know if I may assist you further.

Thanks  
Keith

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**From:** Derek Arsenault <darsenault@adamsoutdoor.com>  
**Sent:** Thursday, July 11, 2019 2:41 PM  
**To:** Melvin, Keith C <MelvinKC@scdot.org>  
**Subject:** FW: Letter request stating an SCDOT permit is not needed for a billboard on Bees Ferry Road in Charleston, SC

\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\*

Hi Keith,

Please see below.

Thanks,

**Derek Arsenault**  
Real Estate Manager  
**Adams Outdoor Advertising**  
4845 O'Hear Avenue  
North Charleston, SC 29405  
843.207.1770 (office)  
843.376.2419 (direct)  
843.207.1212 (fax)  
[www.adamsoutdoor.com](http://www.adamsoutdoor.com)

Exhibit E - Letters of Coordination

Office of the Sheriff



County of Charleston

Sheriff J. Al Cannon, Jr.

May 17, 2019

Mr. Kevin Baker  
Real Estate Representative  
Adams Outdoor Advertising  
4845 O'Hear Avenue  
North Charleston, SC 29405

re: Letter of Coordination

Mr. Baker,

The Charleston County Sheriff's Office acknowledges your intention to build an electronic billboard on Bees Ferry Road (TMS number 301-00-00-038).

If off-duty deputies are needed for security, a contract outlining the stipulations must be reviewed and signed by the coordinator at least ten (10) days prior to the event. This can be accomplished by applying online at:

<http://sheriff.charlestoncounty.org/off-duty-request.php>.

Please understand that *all* law enforcement matters will need to be reported to this agency. This can be accomplished by calling the **Charleston County Consolidated Dispatch Center** at **843-743-7200** or dialing **911 for emergencies**. Additional information can be accessed on our agency website at [www.ccsso.charlestoncounty.org](http://www.ccsso.charlestoncounty.org).

If you have any questions, feel free to contact this office via telephone or by email.

Regards,

*Lt. R. Avila*

Lieutenant Rita Avila  
Off Duty Coordinator  
Charleston County Sheriff's Office  
(843) 529-6220  
[rzelinsky@charlestoncounty.org](mailto:rzelinsky@charlestoncounty.org)

**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

Exhibit E - Letters of Coordination



**Emergency Medical Services**

DAVID ABRAMS, JD  
Director

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 28, 2019

Mr. Steven Baker  
Adams Outdoor  
4845 O'Hear Avenue  
North Charleston, SC 29405

RE: TMS # 301-00-00-038

Dear Mr. Baker,

The Charleston County Emergency Medical Services (EMS) Department acknowledges your intention to rezone the above referenced properties. 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 the Charleston County Consolidated Dispatch Center by dialing 911.

EMS staff will be available to attend your scheduled Site Plan Review with Charleston County Planning Staff should our input be needed.

Sincerely,

  
James Ciali  
Assistant Chief

## Exhibit E - Letters of Coordination

**From:** Ryan Clarey <ryan@newkirkenv.com>  
**Sent:** Wednesday, August 14, 2019 11:14 AM  
**To:** Derek Arsenault  
**Subject:** SAC-2019-01252 (Adams Outdoor Tract)

7 SAC.RD.Charleston [mailto:SAC.RD.Charleston@usace.army.mil]  
Sent: Tuesday, August 06, 2019 10:53 AM  
To: Nelson Mills <nelson@newkirkenv.com>  
Cc: Sanders, Tracy D CIV USARMY CESAC (US) <Tracy.D.Sanders@usace.army.mil>  
Subject: SAC-2019-01252 (Adams Outdoor Tract)

The Charleston District Corps of Engineers has received your application

SAC Number: SAC-2019-01252  
Applicant: Derek Arsenault; Adams Outdoor Advertising  
Project: Adams Outdoor Tract  
Project Manager: Tracy Sanders (cc'd)

Direct all future inquiries to your Project Manager by email or at (843) 329-8190.

Additional information about the Charleston District Regulatory Program and Public Notice postings can be found on our web site at  
<https://nam04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sac.usace.army.mil%2FMissions%2FRegulatory%2FPermitting-Process%2F&data=02%7C01%7Cdarsenault%40adamsoutdoor.com%7Ccde4527cbb4047937b8208d720ca1855%7C63ff7d38a58e4535907310b1b096629b%7C0%7C0%7C637013924680321512&reserved=0>

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