

Note to file:

Per the attached letter from Rob Wilson and Calvin Nester, the following uses are not allowed in the commercial portion (TMS 3010000034) of PD-73E:

- Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes);
- Tobacconists;
- Hotels or Motels;
- Retail Liquor Stores;
- Gas Stations; and
- Convenience Stores.

1/7/25

Andrea N. Melocik-White, AICP, Deputy Director



August 18, 2021

Andrea Melocik  
Charleston County Planning Department  
4045 Bridge View Drive  
North Charleston, South Carolina, 29405

RE: ZREZ-03-21-00126, Hunt Club Planned Development Amendment Request (TMS# 301-00-00-034)

Dear Ms. Melocik,

Please accept this letter as clarification that the above-referenced request to amend the Hunt Club Planned Development (the "PD") applies solely to TMS# 301-00-00-034 and, more specifically, that portion of TMS# 301-00-00-034 that is designated for commercial use per the original PD (the "Property"). The request does not include the entire Hunt Club Planned Development or the properties listed in the amendment at the last Charleston County Council meeting.

The neighborhood supports our request to amend the PD only as it relates only to the Property, which is what we have conveyed to them throughout the process. We have asked them to contact you separately to confirm their support.

For clarity, please find attached the revised list of requested amendments, which has resulted from our discussions with the community. Note that we are no longer requesting Repair and Maintenance Services (Vehicle Service, Limited, including Automotive Oil Change or Lubrication Ships, or Car Washes); Tobacconists; Hotels or Motels; and Retail Liquor Stores be included in the list of allowed uses. In addition, we are asking that Gas Stations and Convenience Stores be deleted as an allowed use and, in conjunction with that request, the request to amend the provisions specific to Service Station/Gas Stations is withdrawn (canopy location and buffer requirements).

Please do not hesitate to contact me if you have any questions or wish to discuss this matter in further detail.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Wilson'.

---

Rob Wilson  
Applicant  
Verus Development Partners

A handwritten signature in black ink, appearing to read 'Calvin Nester'.

---

Calvin Nester  
Property Owner  
Hunt Club Properties, LLC

Hunt Club PD Amendment Request  
ZREZ-03-21-00126

1. Include these allowed uses on TMS # 301-00-00-034 (portion designated for commercial use):

**DAY CARE SERVICES**

- Adult Day Care Facilities
- Child Day Care Facilities, including Group Day Care Home or Child Care Center

**EDUCATIONAL SERVICES**

- Personal Improvement Education, Professional tutorial Education, including Fine Arts Schools or Automobile Driving Schools

**HEALTH CARE SERVICES**

- Medical Office or Outpatient Clinic, including Psychiatrist Offices, Chiropractic Facilities, or Ambulatory Surgical Facilities, orthodontia, dental
- Health Care Laboratories, including Medical Diagnostic or Dental Laboratories

**ANIMAL SERVICES**

- Kennel
- Pet Stores or Grooming Salons
- Veterinarian Services

**FINANCIAL SERVICES**

- Banks
- Financial Services

**FOOD SERVICES AND DRINKING PLACES**

- Restaurant, Fast Food, including Snack or Nonalcoholic and alcoholic Beverage Bars
- Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants

**OFFICES**

- Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services
- Government Office
- Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services

**RENTAL AND LEASING SERVICES**

- Consumer Goods Rental Centers
- Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items

## **RETAIL SALES**

- Building Materials or Garden Equipment and Supplies Retailers
- Hardware Stores
- Home Improvement Centers
- Garden Supplies Centers
- Outdoor Power Equipment Stores
- Paint, Varnish, or Wallpaper Stores
- Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops
- Beer or Wine Sales
- Retail Sales or Services, General
- Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store
- Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store
- Drug Stores or Pharmacies
- Duplicating or Quick Printing Services
- Electronics, Appliance, or Related Products Store
- Florist
- Furniture, Cabinet, Home Furnishings, or Related Products Store
- Private Postal or Mailing Service
- Retirement Housing
- Independent & Assisted Living
- Religious, Civic, Professional and Similar Organizations
- Business, Professional, Labor or Political Organizations
- Social or Civic Organizations
- Religious Assembly

2. Delete the following as a permitted use on TMS # 301-00-00-034:

- Gas stations/Convenience Stores

3. PD amendments specific to use (only applies to TMS # 301-00-00-034 portion designated for commercial use):

- Where retail development areas utilize shared parking and shared access easements and parking area or drive aisle is adjacent to and internal to the commercial development area, individual commercial parcels shall be exempt from the provisions of ZLDR 9.5.3.A. When perimeter parking is adjacent to a non-retail use, perimeter landscaping shall be required pursuant to ZLDR 9.5.3.A.



Joel H. Evans, PLA, AICP  
Director

ZONING/PLANNING DEPARTMENT

843.202.7200  
Fax: 843.202.7218  
Lonnie Hamilton, III  
Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405-7464

## MEMORANDUM

**TO:** File

**DATE:** March 15, 2023

**SUBJECT:** PD-73C, Hunt Club Planned Development

---

This memo serves as clarification for the following items in the approved Hunt Club Planned Development (PD-73C):

- The maximum height requirement for commercial buildings is 35’;
- Accessory structures must meet the principal structure setbacks identified in the PD guidelines, provided, however, that accessory dwelling units, including accessory dwelling units located above detached garages, are not permitted;
- Accessory dwelling units, including accessory dwelling units located above detached garages, are not permitted;
- The front yard setback for Single Family Residential (detached) is 25 feet, provided, however, that unheated, covered porches may extend no more than 3 feet into the required 25 foot front yard setback; and
- The Planning Director may approve the location of fences in wetland buffers provided that fences:
  - o Do not exceed 4 feet in height or as approved by the HOA; and
  - o Are not located more than 10 feet into the buffer.
- Signage for the commercial areas shall comply with the sign regulations in effect at the time of application submittal.

The current ZLDR in effect shall apply to all areas of this PD where not covered by the PD regulations and guidelines per County Council approval letter for PD-73A.

# *Hunt Club* Community

## Planned Development PD 73-E Guidelines

### I. PURPOSE, INTENT AND OBJECTIVES

The following guidelines have been created to direct the proposed Planned Development of 507.62 total acres (Approximately 265 Wetlands and 245 Uplands) along Bees Ferry Road in Charleston County (TMS # 301 - 00 - 00 - 034). This parcel is to be developed, as a single family residential and single family attached residential with front commercial acreage.

The Charleston County Planning Department has requested that Rainbow Development Group, LLC submit the Hunt Club Community as a Planned Development District. Rainbow Development Group, LLC has employed Mr. Will Connor, Connor Engineering, Inc., to prepare the necessary surveys, site planning and engineering design to assure an attractive community for the West Ashley, St. Andrews District.

### II. EXISTING SITE INFORMATION

Existing Owners – Rainbow Development Group, LLC  
1901 Ashley River Road, 7-B  
Charleston, SC 29407

Hunt Club Properties, LLC  
1901 Ashley River Road, 7-B  
Charleston, SC 29407

Owners Representative – Mr. Calvin R. Nester  
1901 Ashley River Road, 7-B  
Charleston, SC 29407

Existing zoning – Planned Development – 73

Site Soils:  
Mp - Mine pits and dumps  
Wa - Wadmalaw fine sandy loam  
Yo - Yorges loamy fine sand  
HoA - Hockley loamy fine sand 0 to 2% slopes  
HoB - Hockley loamy fine sand 2 to 6% slopes  
WgB - Wagram loamy fine sand

Sc - Santee clay loam

Potable water and sanitary sewer will be provided by the Charleston CPW. A copy of the CPW commitment letter is included in these planned development guidelines.

Water: 24" water main in Main Road and Bees Ferry Road R/W. New 16" water main in Bear Swamp Road R/W.

Sewer: Gravity sanitary sewer in Bear Swamp Road R/W.

Property is in flood zones A13 (Elev. 7), A15 (Elev.10), zone B and zone C as per community panel 455413 02256/455413 02866, dated July 15, 1988.

Existing topography averages between elevations 15 and 5 with attractive slopes throughout the property.

### III. LAND USE/SITE DEVELOPMENT CONCEPT

Our client, Rainbow Development Group, has worked with your staff to develop a comprehensive site plan for the Hunt Club Community that follows the recommendations from the Planning Department staff. Connor Engineering has prepared a plan for the zoning of approximately 245 acres of land that includes: 505 single family detached and attached residential units; Residential recreational facilities; 15 acres of Bees Ferry frontage property for light commercial properties; 34 acres of property adjoining the Bees Ferry Land fill for self storage facilities; and, an Assisted Living Facility fronting on Bear Swamp Road as previously approved. The resulting site plan sensitively responds to 265 acres of undisturbed wetlands and other site features in a way to maximize tree preservation and enhance the site's natural beauty. The natural beauty of the wetlands with its magnificent trees and plant life are part of the overall nature theme of the Hunt Club. As noted in the Charleston County Ordinance "Trees enhance the Low country quality of life as a sacred and inseparable part of its historical legacy." Both the residential and commercial lots of this new community will meet all zoning requirements necessary for compliance.

There is a courtly entrance area from Bees Ferry Road, beautifully landscaped, leading through the commercial properties to the residential semi-private neighborhood. The Hunt Club Recreational Facility will allow residents joyful access to relaxation and group gatherings in a natural setting. Walking trails through the wetlands will allow a nice stroll or jog. The untouched wetlands will also maintain a sense of seclusion for the neighborhood setting.

The commercial properties shall blend in with the natural habitat. The intent of the commercial development is to allow a harmonious and homogeneous transition into the residential development. Building design shall be of a commercial/residential village nature with the purpose of introducing the community and visitors to the natural beauty of the low country setting.

1. Allowed Commercial /Office/Residential Uses:
  - a. Small Animal Boarding (enclosed building)
  - b. Financial Services
  - c. Safety Services
  - d. Food Sales
  - e. Liquor Sales
  - f. Offices
  - g. Condominiums
  - h. Personal Improvement Services
  - i. Retail Services and Sales
  - j. Self- Storage
  - k. Single family attached and detached
  - l. Allow residential use (condominiums) one or more floor levels above retail commercial uses.
  - m. Allow for a borrow pit (excavating) only to create recreational lakes along the portion of the property (approximately 60 acres) adjoining the Bees Ferry Landfill. Dirt shall be removed offsite.
  - n. All as defined in the Charleston County Zoning & Land Development Regulations except as noted.
2. The following are additional allowed land uses for the commercial portion of TMS# 301-00-00-034 and not for the other commercial properties in the PD or the residential portion of TMS# 301-00-00-034:
  - a. DAY CARE SERVICES
    - i. Adult Day Care Facilities
    - ii. Child Day Care Facilities, including Group Day Care Home or Child Care Center
  - b. EDUCATIONAL SERVICES
    - i. Personal Improvement Education, Professional tutorial Education, including Fine Arts
    - ii. Schools or Automobile Driving Schools
  - c. HEALTH CARE SERVICES
    - i. Medical Office or Outpatient Clinic, including Psychiatrist Offices, Chiropractic Facilities, or Ambulatory Surgical Facilities, orthodontia, dental
    - ii. Health Care Laboratories, including Medical Diagnostic or Dental Laboratories
  - d. ANIMAL SERVICES
    - i. Kennel
    - ii. Pet Stores or Grooming Salons
    - iii. Veterinarian Services
  - e. FINANCIAL SERVICES
    - i. Banks

- ii. Financial Services
- f. FOOD SERVICES AND DRINKING PLACES
  - i. Restaurant, Fast Food, including Snack or Nonalcoholic and alcoholic Beverage Bars
  - ii. Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants
- g. OFFICES
  - i. Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services
  - ii. Government Office
  - iii. Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services
- h. RENTAL AND LEASING SERVICES
  - i. Consumer Goods Rental Centers
  - ii. Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items
- i. RETAIL SALES
  - i. Building Materials or Garden Equipment and Supplies Retailers
  - ii. Hardware Stores
  - iii. Home Improvement Centers
  - iv. Garden Supplies Centers
  - v. Outdoor Power Equipment Stores
  - vi. Paint, Varnish, or Wallpaper Stores
  - vii. Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops
  - viii. Beer or Wine Sales
  - ix. Retail Sales or Services, General
  - x. Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store
  - xi. Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store
  - xii. Drug Stores or Pharmacies
  - xiii. Duplicating or Quick Printing Services
  - xiv. Electronics, Appliance, or Related Products Store
  - xv. Florist
  - xvi. Furniture, Cabinet, Home Furnishings, or Related Products Store
  - xvii. Private Postal or Mailing Service
  - xviii. Retirement Housing
  - xix. Independent & Assisted Living
  - xx. Religious, Civic, Professional and Similar Organizations
  - xxi. Business, Professional, Labor or Political Organizations
  - xxii. Social or Civic Organizations

xxiii. Religious Assembly

3. The following are prohibited uses for TMS# 301-00-00-034:

- a. GAS Stations/Convenience Stores
- b. Retail Liquor Stores

IV. SETBACK/LOT/HEIGHT/COVERAGE/WETLANDS AND WATERWAY CRITERIA

1. The entire property shall comply with setback requirements as set forth in the Charleston County Zoning Ordinance except where noted. Any proposed change to the approved Planned Development Guidelines for the Hunt Club Planned Development (73) shall require an amendment to the Planned Development that shall be processed as a Planned Development amendment following the procedures prescribed in the Charleston County Zoning and Land Development Regulations Ordinance.

2. Setbacks:

|                                    | Front yard | Rear yard | Side yard |
|------------------------------------|------------|-----------|-----------|
| Single Family Residential          | 22         | 25        | 5'8'      |
| Single Family Attached Residential | 20         | 10        | 10*       |
| Commercial Lots                    | 25         | 10        | 5         |

\* On all non-attached sides

- 3. Building height for single family residential shall be 40' maximum.
- 4. Maximum building coverage will be 35% for single family residential.
- 5. Maximum building coverage will be 60% for single family attached.
- 6. On lots having more than one side fronting on a street, one side shall be designated the front and one side shall be designated the side. The setbacks for the front and side yards shall then be applied.
- 7. Maximum commercial building coverage will be 50%.
- 8. Minimum lot width of 70' for single family residential, except cul-de-sacs, and in roadway curves which shall have a minimum frontage of 30'. Minimum lot size of 8,000 sq ft. unless otherwise noted.
- 9. Minimum lot width of 18' for single family attached residential. Minimum lot size of 1,400 sq ft. unless otherwise noted.
- 10. Attached single family residential shall contain no more than 8 units per building structure.
- 11. Wetlands and Waterway standards are intended to provide an unobstructed, unoccupied open area between the furthestmost projection of a structure and all waterways and salt water critical lines. The purpose of these required buffers is to provide a visual and spatial buffer between development and the County's salt water wetlands and waterways

and to protect water quality and wildlife habitat. Buffers with a minimum depth of 35 feet shall be provided along all waterways (not drainage ditches) and saltwater critical lines. The minimum lot width standards of the underlying zoning district shall apply at the required buffer setback line. Vision corridors may be established within required waterway and wetland buffers, provided that they not exceed 33 percent of the total buffer length. Vision corridors may be free of vegetation, provided that the following shall never be removed: A. live oaks with a diameter breast height of 12 inches or greater; and, B. any tree (except a pine) with a diameter breast height of 18 inches or greater. All existing vegetation shall be preserved within required buffers, unless expressly approved by the Planning Director, and the Homeowners Association (HOA). When no vegetation exists within required buffers, the buffers shall be landscaped with a minimum of 4 canopy trees, 6 understory trees and 15 shrubs per 100 linear feet of buffer area. Plant material shall be selected from the List of Native and Naturalized Species or such other species that is expressly approved by the Planning Director and the HOA. Every part of a required waterway or wetland buffer must be open and unobstructed from the ground to the sky except for trees, shrubbery or other landscape features; bulkheads; docks; rip rap; and unpaved walkways.

12. Buffering on Bees Ferry Road shall be in accordance with the Charleston County Unified Development Ordinance.

## V. OFF STREET PARKING

1. Parking will meet residential requirements for residential areas and commercial requirements for commercial areas.

## VI. LANDSCAPING REQUIREMENTS

1. Landscaping shall flow throughout the community and will follow or surpass the Charleston County standards unless other wise noted.
2. The Hunt Club theme promotes tree protection and preservation. As described in the Charleston County Ordinance, "Trees play a critical role in purifying air and water, providing wildlife habitat, and enhancing natural drainage of storm water and sediment control." Tree Protection shall be a priority for the community and shall follow Charleston County Standards.
3. Where retail development areas utilize shared parking and shared access easements and parking area or drive aisle is adjacent to and internal to the commercial development area, individual commercial parcels shall be exempt from the provisions of ZLDR 9.5.3.A. When perimeter parking is adjacent to a non-retail use, perimeter landscaping shall be required pursuant to ZLDR 9.5.3.A.

## VII. SIGNAGE

1. Entrance identification signage and landscaping will blend in with the nature theme and be allowed at the entrance into the residential area as shown on the plans and will adhere to guidelines set forth in the Charleston County Zoning Ordinance.

## VIII. STREET/STORM DRAINAGE

1. The road system shall be asphalt with roadside ditches from the Bees Ferry entrance through the commercial property up to the residential entrance as shown on the site plans. All right of way widths shall be a minimum of 50 feet and roads shall be constructed to Charleston County Road Standards for Paved Streets.
2. Paving of the road system shall be asphalt, must meet county approvals, and will be dedicated to the public unless other wise noted.
3. Storm drainage must be approved by the Charleston County Public Works Department. Water runoff from buildings, drives and parking areas shall be managed and treated to meet the necessary agency approvals and preserve environmental standards.
4. A comprehensive drainage study for the project will be submitted to and approved by the Charleston County Public Works Department prior to the approval of any phase of the proposed construction. The study will include upstream drainage areas as determined from aerial photos, USGS quadrangle maps, and ground investigation. Downstream drainage will also be addressed to US 17 and will continue as needed downstream to the marsh. Wetland hydrology will be determined, to include the 25-year crest elevation, the 100- year flood zone (as shown on the FEMA flood maps), the normal water elevation in the wetlands, necessary pond outfall elevations, and the impact of lowland flooding. The FEMA flood map indicates a varying 100-year flood elevation of 7.00 MSL to 10.00 MSL in the vicinity. Finished floor elevations will be mandated significantly higher than 10.00 MSL. Any improvements to the existing drainage system called for by the drainage study must be identified and associated with a defined construction phase.
5. Construction traffic will be handled to ensure construction vehicles will be routed away from newly approved roadways. The construction accesses (by phase) are shown on the planned development layout plan.
6. We have met with the OCRM (Rob Mikell and Jeff Thompson) concerning the wetland master plan and the proposed plan is feasible. The road crossings as shown are typical for this type project. The Corps of Engineers typically permits these types of crossings based on compliance with state, federal, and local agencies comments. OCRM has indicated the standard requirements of undisturbed wetland buffers, crossing pipes, erosion control and Best Management practices. The wetlands have been delineated and the delineation has

been approved by the Corps of Engineers. Wetland fill permits have also been approved for the required wetland crossings.

## IX. UTILITIES

1. The appropriate utilities have been contacted and the utilities will be extended per the phasing of the project, as the project is constructed. Commitments have been made by Charleston CPW, SCE&G, and BellSouth for sewer, water, power, and phone. The SCDOT, St. Andrews Fire Department, and St. Andrews PSD have reviewed the development plan and have indicated no problems with the conceptual plan.

## X. DEVELOPMENT SCHEDULE

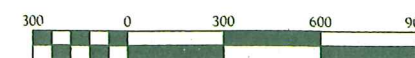
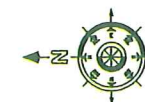
1. Phase I construction is complete. This phase consisted of the build out of approximately 3889 LF of road, water, and sewer to accommodate approximately 65 lots.
2. Phase II construction is complete. This phase consisted of the build out of approximately 3,700 LF of road, water, and sewer to accommodate approximately 77 lots.
3. Phase III is currently under construction. This will encompass the build out of approximately 1668 LF of road, water and sewer to accommodate 33 lots. The estimated remaining build out time for Phase III is 3 months.
4. The development of the remaining residual property will be phased as the market demands. This will allow the marketing trends to help guide the continuing build-out of Hunt Club. A maximum of 330 total single family residential and/or single family attached units will be developed. The total number of 505 dwelling units will remain unchanged from the previously approved Planned Development PD-73.



# HUNT CLUB

RAINBOW DEVELOPMENT, L.L.C. • ST. ANDREW'S PARISH  
CHARLESTON COUNTY, SC

9.21.04



SCALE 1" = 300'