Town of James Island

FILE COPY

Mary Clark
Mayor

Council
Joe Qualey
Rev. Parris L. Williams
Bill Woolsey
Bill "Cubby" Wilder

October 2, 2003

Ms. Sharon Roland
St. James Foundation
1314 Secessionville Road
James Island, South Carolina 29412

Dear Ms. Roland:

Town Council has granted approval of your request for a change in land classification. The Zoning Ordinance was legislatively amended to incorporate this zoning change on June 3, 2003:

Case #3193-J
James Island: 1981 Grimball Road
9.75 Acres
Parcel Identification 334-07-00-048
Request to change from Rural Residential (RR-1) District
To Planned Development-91 District

This letter will serve as final notification. Please contact the Charleston County Planning Department and the Charleston County Department of Building Inspections for the necessary permits before executing your plans.

Sincerely,

Marie B. Copeland
Clerk-Treasurer

PLANNED UNIT DEVELOPMENT APPLICATION
THE PALMETTO ISLAND ESTATES

Town of James Island, South Carolina

March 10, 2003

Owned By:

The St. James Foundation
1314 Secessionville Road
Charleston, South Carolina 29412
(843) 795-3959 Ext. 113

Prepared By:
The St. James Foundation

PD-92
Case 3193-J

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I. PROJECT SUMMARY

Currently zoned RR-1 under the Charleston County Zoning Ordinance and Land Development Regulations, The St. James Foundation proposes to develop the property with guidance by the recommendations from the Charleston County Planning and Zoning Ordinance and documentation contained within these Planned Development Guidelines.

It is the intention of the Owner of the Palmetto Island Estates to develop on James Island an environmentally sensitive community of affordable housing focused on Seniors Citizens. The property will be developed in three phases. Phase I will include an 81 unit independent living apartment complex for persons age 62 and older under Plan 221d.4 of the Department of Housing and Urban Development. Phase II will be a memorial garden of 2,231 burial plots. Phase III will include a 58 bed assisted living facility with an Alzheimer's wing. The Planned Unit Development is designed to meet a variety of needs for residents living on the site, while providing a familiar site as residents advance in age. This location will provide residents easy access to necessary retail and community services. Upon approval, no changes to the Master Plan will be made without prior approval of the Charleston County Planning and Zoning Ordinance.

Phase I

An Independent Living Apartment Complex for the elderly with a laundry room, fifteen (15) covered garage spaces that doubles as storage areas and an amenity center that will serve as a dining facility for the convenience of the residents. This will be an eighty-one (81) multi-family independent living facility, three stories maximum, on a 4.15 acres parcel of land facing Grimball Road, across from Seawater and Cuffy Lanes. This facility will provide a comfortable and safe environment enhanced with a quiet gathering room for family members and their guests or small group gathering. Total square footage for the apartment building is 71,612 square feet and for the amenity center, 7,033 square feet, respectively.

Phase II

A Memorial Garden with above and below ground interment is planned for the east (or rear) end of the development tract comprising 2.4 acres. The Memorial Garden is planned for 1,751 below ground burial plots and 480 above ground burial plots in two mausoleums of 240 each. The Owner plans initially to build one mausoleum and reserve space for future construction of the second.

Phase III

An Assisted Living Facility of fifty-eight (58) beds, providing care and other services as defined by the Department of Housing and Urban Development. The facility will include an Alzheimer wing. This one story building will be approximately 26,044 square feet on 3.04 acres.

The property site is located in the Town of James Island, Charleston County, South Carolina on the East side of Grimball Road, Southeast of Cuffy Lane and Seawater Drive. The site is comprised of 9.74 acres of open agricultural land being used in the past solely for planting and harvesting. This tract of land has no trees except those that line the frontage on Grimball Road. The property was most recently surveyed by Ashley Surveying, Inc. on November 3, 2000, and is identified in the Charleston Country Property records as TMS No. 334-07-00-048. The Owner envisions that completion of all three phases of the planned development including buildings, memorial garden, road, parking, utilities, buffers and setbacks will require the use of the entire 9.74 acres.

Access to all three (3) sub-divided properties within the development will be via a two-lane 30 feet wide right of way.

The property has a 375.5 feet frontage on the East side of Grimball Road. It is well located to accommodate those familiar to the James Island and Folly Beach communities. It is strategically located to attract and accommodate the growing moderate and middle income community on James Island and those served by the anticipated development of the Grimball Tract directly across Grimball Road. Appropriate buffer footage will be created along the roadway and all great trees on the frontage will remain except as approved by the Charleston County Planning and Zoning Ordinance. Access from Grimball Road will accommodate residents and their guests. All construction traffic, maintenance and delivery vehicles and employees will use the Grimball Road entry. However, the Planned Unit

Development calls for special loading and unloading areas for delivery, vendor, maintenance and service vehicles. Designated parking will be provided for employees. Buffers of various depths (include hedges, shrubbery and trees) as approved by the Charleston County Planning & Zoning Ordinance will be addressed.

The property is owned by The St. James Foundation a State of South Carolina not-for-profit, 501.c.3 tax-exempted organization. The Owner is committed to following the existing density guidelines established by Charleston County's Planning and Zoning Ordinance. The Owner is committed to meeting all requirements of the Department of Housing and Urban Development and will operate all related HUD facilities under a Limited Liability Company (LLC).

This application seeks zoning to accommodate the Planned Unit Development from which the property is currently zoned.

II. LAND USE

Each tract (unit) of land or improvements within the property shall be designated one or more of the following land use classes to which the parcel is designed. The Master Plan upon approval by the Charleston County Planning Board will not be changed without the approval of the Charleston County Planning Board. The land Use Plan for The Palmetto Island Estates consists of five categories:

1. Residential
2. Amenity Center
3. Memorial Garden
4. Easements
5. Buffers

1. The Residential areas of the site are clearly defined on the Master Plan. The Apartment Building for Independent Living and the Assisted Living Building for those requiring some care or other services as defined by the Department of Housing and Urban Development. The Apartment Building totals 71,612 square feet, is a three-story structure equipped with an elevator. The Assisted Living Building total 26,044 square feet and is a one story structure.

2. The Amenity Center will house a 245 seat capacity dinning/assembly facility to accommodate the residents of the apartment building. It will be a one story building of 7,033 square feet connected to the apartment building by a 25 feet porch covered walkway. The center will also include an administrative office and three retail spaces to provide other services to the residents.

3. The Memorial Garden will comprise the 2.40 acres at the Eastern end of the tract and provide free burial plots for the members and their families of St. James Presbyterian Church (USA), the related church that has given birth to The St. James Foundation and The Palmetto Island Estates. The Memorial Garden will include 1,751 below ground burial plots and a mausoleum (870

square feet) for 240 above ground burials with reserved space for a second mausoleum of equal size. A small shed (1,050 square feet) will be constructed at the extreme Eastern end for storing and securing burial equipment.

4. Right of way access to all three (3) tracts of land will be made possible by a 30 feet wide road off Grimball Road. All traffic will use this right of way. However, vendors, delivery, maintenance and employee parking will be designated to avoid excess contact with normal residential traffic and parking.

5. Buffer creation of five (5) feet will be placed around the memorial garden. The buffer will contain natural vegetation which may be supplemented by additional plantings. The buffer will meet or exceed Charleston County regulations.

6. Project Land Use Calculations (See Master Plan For Details)

a.	Residential Apartments	Tract 1		
	Amenity Building	Tract 1	4.15 Acres	43.3%
b.	Memorial Garden	Tract 2	2.40 Acres	25.0%
c.	Assisted Living Facility	Tract 3	3.04 Acres	31.7%
	Total Developed Areas		9.59 Acres	100.0%

III. GENERAL GUIDELINES

Except as noted below, all rules and regulations regarding property development within Charleston County will apply.

Each building within The Palmetto Island Estates will be carefully located so that each resident will have a reasonable view and privacy. Consideration will be given to each tract regarding the topography, the protection of existing trees and/or other aesthetic or environmental conditions. All sites will be approved by the Owner/Developer.

1. Setback Criteria

The Owner's Board of Directors will carefully select the location of each building in consultation with an architect and engineer. All setbacks will meet at least the minimum requirements of the Charleston County Zoning and Land Development Regulations (CCZLDR).

Minimum setback from	Front	Side	Rear
Property lines	81'	20'	25'
Memorial Garden	5'	5'	5'

2. Buildings Size and Height

The Buildings proposed for this project are as follows:

a.	Apartment Building	71,612 sq/ft. 44'9"
b.	Amenity Center	7,033 sq/ft. 18'0"
c.	Assisted Living Facility	26,044 sq/ft. 20'0"
d.	Mausoleums (2X870sq.ft.)	1,740 sq/ft. 18'0"
e.	Maintenance Shed	1,050 sq/ft. 18'0"

The buildings height is measured to the top most ridgeline for the highest roof structure of the building. This measurement meets the requirements of the CCZLDR.

3. Parking

The Apartment Building will require 1.5 parking spaces for each apartment or 121 spaces with 40 additional spaces to accommodate the amenities center. This will allow for employee and vendor parking. HUD requires non-discriminatory use of the amenities center, thus additional parking has been provided for special private functions of the residents and the general public. The Assisted living facility will be provided with 45 parking spaces. The Memorial Garden will require no parking spaces. The minimum parking space shall be 9 feet by 18 feet. Adequate area for ingress and egress shall also be included. The parking spaces will be either hard surfaced, pervious material or grass based upon its location and estimated amount of use, as approved by The Charleston County site plan review process. Within the amount of total parking spaces provided will be the mandated number of handicapped spaces according to ADA guidelines which are: 101 to 150 parking spaces requires 5 handicap spaces. From 151 to 200 spaces requires 6 spaces.

4. Service Yards

Garbage receptacles will be in designated enclosed areas. Window unit air conditioners will not be allowed. Television and radio antennas will not be permitted on the roof of any building. Also, satellite dish will not be allowed.

5. Tree and Bush Removal

No trees of any king above 8" in diameter at breast height above the ground level other than trees in the entries off Grimball Road may be removed by the Owner, its successors and assigns unless a tree removal variance from Charleston County is prior attained.

6. Subdivision of Property

The development of the land into three (3) distinct usage will require that three (3) tracts be established, each separately deeded. Any recorded plat defining the subdividing of the property must be approved by Charleston County. Each tract will be responsible for its impact fees, sewer and water connection costs, etc.

7. Utilities

The Commissioners of Public Works will provide water. Sewage service and garbage pick-up will be provided by the James Island Public Service District. South Carolina Electric and Gas will provide electricity and gas services. Cable Television will be provided by a local cable company. Fire protection will be provided by the James Island Fire District and telephone lines by Bell South. Locations of sewage, electric, telephone and gas lines will be pre-approved as required by Charleston County.

8. Signs

A sign identifying the project will be placed in one location along Grimball Road. This sign will be placed within the limits of the property, inside the buffer and will not be obstructive to traffic traveling along the road. The maximum size will be 32 square feet. The sign will be attractively landscaped and may be discretely illuminated. The overall height from the ground to the top of the sign will not be higher than 8.5 feet. The sign will be set back from the right-of-way a minimum of 15 feet in order that the right-of-way clearance at the property entrance is not obstructed. The sign location and lighting is subject to the site plan review process of Charleston County.

9. Lighting Plan

The overall lighting for The Palmetto Island Estates will be tastefully designed and implemented to enhance the related buildings as one unified campus. Exterior lighting for all buildings will be installed in consultation with lighting professionals to maximize security. The sign at the Grimball Road entrance may be lighted. If so, it will be in a subdued fashion to enhance visibility of the sign, yet not created glare along the roadway. There will be 24 hour security lighting at the Amenity Center, parking and memorial shed. The lighting plan is subject to the site plan review process of Charleston County.

10. Tree Survey

A tree survey will be commissioned by the Owner. Trees are only located on the West side or property frontage beyond a positive drain ditch. The area of the property that is proposed for construction and memorial garden **has no trees.** This was previously farm land. Except for entry onto the property, great care will be taken to minimize disturbance to the trees as possible.

11. Landscaping

Landscaping will provide a screening of the parking from Grimball Road using the natural buffer, existing vegetation and installing sufficient canopy trees, understory trees and shrubs to meet and exceed the requirements of the Development Regulations.

12. Phasing

Development of the land is programmed to take several years. The current plan is to complete Phase I and Phase II. Phase III is planned as market studies reveal the need for additional assisted living beds in the market area.

Phase I	Immediate	Apartment Building
	Immediate	Amenities Center
Phase II	Immediate	Memorial Garden
Phase III	Two Years	Assisted Living with Alzheimer's Wing

Significant changes in economic factors could result in phasing the number of beds for the assisted living facility.

13. Fences

The Memorial Garden will have front fencing to the West with gated entrance. The memorial garden equipment storage shed will be entirely fenced in for security purposes. Appropriate shrubbery and trees will be planted as a buffer ground the garden to enhance its appeal and improve its visible ecstatic as a place of eternal rest and comfort. Installation of the fence, shrubbery and trees are subject to the planning review of Charleston County.

IV. MASTER PLAN

This is the Master Plan for the development of The Palmetto Island Estates. It consists of two drawings. The first (Page 6-B) is a representation of the full tract, a plan proposing an apartment complex with amenity center, memorial garden and assisted living facility. The second (Page 6-C) is a plan proposing the memorial garden that include a mausoleum, equipment storage shed and reserved space for a second mausoleum. The third (Page 6-D) is a plan proposed for landscaping of the entire tract. Considered together, these drawings provide the perspective of the development plans for The Palmetto Island Estates. A plat (Page 6-E) showing the property is also included.

V. LETTERS OF APPROVAL AND PROOF OF COORDINATION

Charles Rhodes, Chairman
Donald Hollingsworth, Vice-Chairman
June Waring, Secretary
Nancy Hadley
Raymond Patterson
Eugene Platt
Inez Brown-Crouch
Robert Wise, Interim District Manager

1739 Signal Point Road
PO Box 12140
Charleston, SC 29422-2140

M. Chris Seabolt, Interim Fire Chief

Phone (843) 795-2094
Fax (843) 762-5254

JAMES ISLAND PUBLIC SERVICE DISTRICT
FIRE DEPARTMENT

December 16, 2002

Sharon L. Roland, Chief Executive Officer
The St. James Foundation
1314 Secessionville Road
Charleston, SC 29412

Mrs. Roland,

Please consider this letter confirmation that the James Island Public Service District Fire Department will be able to provide Fire Protection to The St. James Foundation. I apologize for the late confirmation and hope this has not caused you any inconvenience. Our Chief Fire Inspector Shirley Rush will be contacting you with any special needs you may have and will be conducting regular fire inspections. If you have any other questions please feel free to contact me.

Respectfully,

M. Chris Seabolt, Interim Fire Chief
James Island PSD Fire Department

SCE&G®
A SCANA COMPANY

December 11, 2002

Ms. Sharon L. Roland
Chief Executive Officer
The St. James Foundation
1314 Secessionville Road
Charleston, SC 29412

Re: Palmetto Island Estates on Grimball Rd. – TMS # 334-07-00-048

Dear Ms. Roland,

This letter will verify that South Carolina Electric and Gas Company has sufficient electrical capacity to serve the referenced project. Please note that natural gas is also available in the area. We understand that this project will be a mixed-use development on 9.74 acres, with an Independent Living Facility for the elderly, an Assisted Living Facility/Alzheimer's Unit, a Community Building, and a Memorial Garden.

Once the project design is finalized, please forward a full sized copy of the final site and utility plan to my attention. Also, please have the electrical consultant send the connected load and peak load information when it becomes available. We can provide single phase 120/240v service, or three phase 120/208v or 277/480v service. Any associated customer contribution will be determined when equipment loads and projected revenues are analyzed.

I have enclosed a copy of our "Commercial Construction Standards" booklet that addresses customer responsibilities and includes helpful drawings. Please give this booklet to the general contractor and keep us updated regarding the construction schedule. We appreciate the opportunity to serve the energy needs of this new project, and please call me at 843-576-8451 if I can be of assistance.

Sincerely,

Paul D. Thompson

Paul D. Thompson
Customer Service Engineering

COMMISSIONERS:

Elected:
Howard F. Burky, Chairman
Thomas B. Pritchard, Vice-chairman
Terry Seabrook

Ex-Officio
Joseph P. Riley, Jr., Mayor
Louis L. Waring, Councilmember

OFFICERS:
William E. Koopman, Jr., General Manager
John B. Cook, P.E., Asst. General Manager/Engineer
Kin Hill, P.E., Director of Operations
Dorothy G. Harrison, Dir.of Admin. Services

COMMISSIONERS OF PUBLIC WORKS

Of the City of Charleston
South Carolina

December 18, 2002

The St. James Foundation
1314 Secessionville Road
Charleston, South Carolina 29412
Attention: Sharon L. Roland

MY DIRECT LINE IS:
(843) 727-6886

Re: Water Availability to TMS #334-07-00-048

Dear Ms. Roland:

This letter is to certify our willingness and ability to provide water to the above referenced site in Charleston, South Carolina. We currently have a 6" water main in the shoulder of Grimball Road with pressures and quantities to adequately serve this site.

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

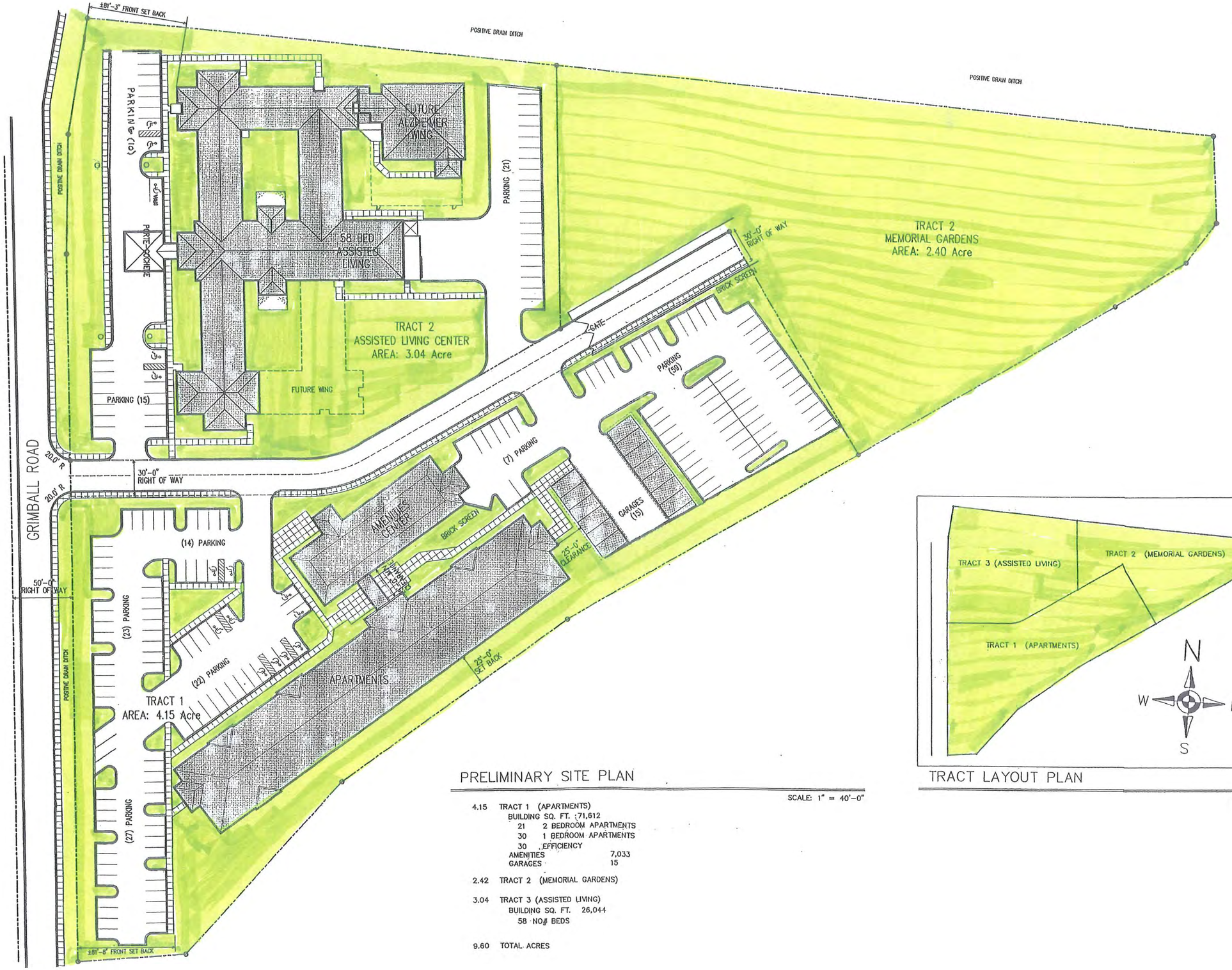
This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6886. With best regards, I am

Very truly yours,

Clifford C. Wooten
Technical Services Supervisor

cc: Robert L. Horner, PE
File



PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

4.15 TRACT 1 (APARTMENTS)
BUILDING SQ. FT. :71,612
21 2 BEDROOM APARTMENTS
30 1 BEDROOM APARTMENTS
30 EFFICIENCY
AMENITIES 7,033
GARAGES 15

2.42 TRACT 2 (MEMORIAL GARDENS)

3.04 TRACT 3 (ASSISTED LIVING)
BUILDING SQ. FT. 26,044
58 NO# BEDS

9.60 TOTAL ACRES

TRACT LAYOUT PLAN

NTS

12B

A. DALE GILLILAND, ARCHITECT AIA
304-C S. BUNCOMBE ROAD GREER, S.C. 29650

OWNER
ST. JAMES FOUNDATION
1314 SECESSION VILLE RD
CHARLESTON, SOUTH CAROLINA

PROJECT
NEW APARTMENTS
FOR ST. JAMES FOUNDATION
GRIMBALL ROAD
JAMES ISLAND, SOUTH CAROLINA

ARCHITECTURAL
SITE PLAN

COMM. 9823	SHEET NO. S1.1
DATE: 01/30/03	
DWN. BY: JSC	OF:_____
CKD. BY: ADG	TOTAL:_____

1 / A-1 SITE PLAN
SCALE: 1" = 20'-0"

12 - C

PLAN NORTH

GENERAL NOTES:

1. TRACT 1, CEMETERY IS 2.0 + ACRES.
2. TOTAL OF 306 BENEATH GRADE GRAVES POSSIBLE WITH UPRIGHT STONES.
3. TOTAL OF 695 BENEATH GRADE GRAVES POSSIBLE WITH FLAT STONES.
4. TOTAL OF 698 BENEATH GRADE GRAVES POSSIBLE WITH FLAT STONES, WITH COMPANION BURIAL SYSTEM.
5. TOTAL OF 51 BENEATH GRADE CHILDREN'S GRAVES POSSIBLE FLAT STONES.
6. TOTAL OF 240 MAUSOLEUM TOMBS LOCATED IN MAUSOLEUM
7. TOTAL OF 240 MAUSOLEUM TOMBS LOCATED IN FUTURE MAUSOLEUM.
8. TOTAL OF 1,750 BENEATH GRADE GRAVES AND 240 MAUSOLEUM SPACES, PLUS 240 FUTURE MAUSOLEUM SPACES
9. GRAND TOTAL CAPACITY FOR SITE (2,230).

Rev.	Description	Date

Project :

Saint James Foundation
Cemertary
Grimball Road
James Island, South Carolina

PROPOSED
CEMETERY

STUDIO G
ALPHONSO GRAYSON
CHARLESTON, S.C. 29414
(843) 556-2886

FIELDING
HOME FOR FUNERALS
122 LOGAN STREET
CHARLESTON, S.C. 29401
(843) 722-5548

A-

JOB NO: 006

DATE: 09 Dec.