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CHARLESTON COUNTY COUNCIL
LONNIE HAMILTON, III PUBLIC SERVICES BUILDING
4045 BRIDGE VIEW DRIVE
CHARLESTON, SOUTH CAROLINA
29405-7464

March 9, 2010

Ann & James Irvin
6775 Bears Bluff Road
Wadmalaw Island, SC 29487

Dear Mr. & Mrs. Irvin

County Council has granted approval of your request for a change in land classification. The Zoning Ordinance was legislatively amended to incorporate this zoning change, effective March 2, 2010.

Case: ZPDA-10-09-5860

Area: 6775 Bears Bluff

Parcel Identification: 133-00-00-041

Acres: 48 Acres

Request to amend text to adjust building sizes from
Planned Development (PD-94A) to Planned Development (PD-94B)

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,

A handwritten signature in cursive script, appearing to read "Beverly T. Craven".

Beverly T. Craven
Clerk of Council

BTC: wes

I. STATEMENT OF PURPOSE, INTENT, AND OBJECTIVES

Ann and Jim Irvin own approximately 48 acres at 6775 Bears Bluff Road nearly 3.5 miles southwest of the intersection of Bears Bluff, Harts Bluff, and Liberia Road on Wadmalaw Island. The property is bound by property owned by Blanch Brumley to the south and west, and by property owned by the Jenkins Family Trust to the east. The TMS number for subject property is TMS# 133-00-00-041.

The concept envisioned by the owners is to create an atmosphere similar to the small family owned and operated wineries, which they have visited throughout the United States of America. Their vision includes an eleven and one half acre vineyard of Muscadine grapes, a building for the making of wine and spirits, with an attached "tasting room" that will have a small gift area. Adjacent to the winery is a building for special events. The Irvin's also envision distilling their wines into brandies and to blend these brandies with the wine to make Sherries and Ports and to import raw spirits that they will improve by blending and redistilling to finer spirits and flavored spirits. They envision using this location on Wadmalaw Island as the "HOME" of Irvin-House Vineyards and Firefly Distillery for the development of new products and the manufacture of wines and spirits. This can all be done in existing buildings and within the expansion. No requests for additional facilities will be requested and both the Irvin-House Vineyards and Firefly Distillery will be operated in the boutique fashion both in style and in production. The architectural style is that of a low country farm. All the structures are surrounded by and covered with a canopy of live Oaks. If any issue is not addressed within this document, Charleston County Zoning standards for AG-15 will apply.

II. LAND USE

The proposed development contains one building for wine and spirits making with areas dedicated to such uses as storage for both and also areas for offices and a tasting room/gift shop. The total area for this building will not exceed 12,000 sq. ft. Another building is for special events and will not exceed 1,300 sq. ft. with an apartment above not to exceed 450 sq. ft. The property also contains a residence and two small buildings for the SCDHEC mandated public transient water system.

Zoning and buildings will follow Charleston County standards AG-15 Zoning District. Special events are also planned for this site as they relate to the winery and distillery. There will be no more than four special events per year and they will be finished by 6 pm of that day. There will be no off-premises signs associated with the development. All buildings will comply with Charleston County Zoning and Building Code requirements.

III. SETBACK

All buildings are in excess of 1,400 feet from Bears Bluff Road with no visibility from Bears Bluff Road. The closest side setback is in excess of 150 feet. We plan to plant a buffer of pine trees in a staggered arrangement in this area.

IV. ARCHITECTURAL STANDARDS

The buildings are in a majestic setting of Live Oaks. The vineyard is surrounded by oaks, pines, magnolias, myrtles, and all that is synonymous with a low Country farm.

V. LIGHTING PLAN

The lighting plan is that of sufficiency of the running of a farm.

VI. SIGNS

On either side of the entrance to the property there are two 33" columns approximately nine feet tall. Two signs will be permitted, one on each entrance column and each sign will not exceed 32" wide X 36" tall. The signs will be made of ornamental metal.

VII. PARKING

Parking spaces for ten cars shall be provided by the winery. There are two areas delineated on the plan for overflow parking. All parking is in excess of 1400 feet and not in view of Bears Bluff Road.

VIII. TRUCK TRAFFIC

Currently for the winery and residence there are about seven visits a week by both Fedex size trucks and about 1.5 larger trucks per week. With the addition of the spirits there will be a total of nine Fedex size trucks and 2.5 larger trucks per week, all of which will be in normal business hours. All of the trucks will load and unload in the back by the Storage Section as depicted on site plan.

IX. HOURS OF OPERATION

The employees of the winery and distillery work from 8:00am to 5:00 pm Monday through Friday, and during special events, the employees may work until 6pm. Hours of operation to the public are 10:00 am to 5:00 pm. Wednesday through Saturday. Employees may work after special events as needed for clean-up.

PARKING:
EXISTING SPACES AMONGST TREES. PROPOSED ADDITIONS OF A/DI CURB STOPS AND VAN ACCESSIBLE SPACE DESIGNATED IN PROXIMITY OF UNDESIGNATED SPACES AND OVERFLOW AVAILABLE IN PROXIMITY OF BUILDINGS.

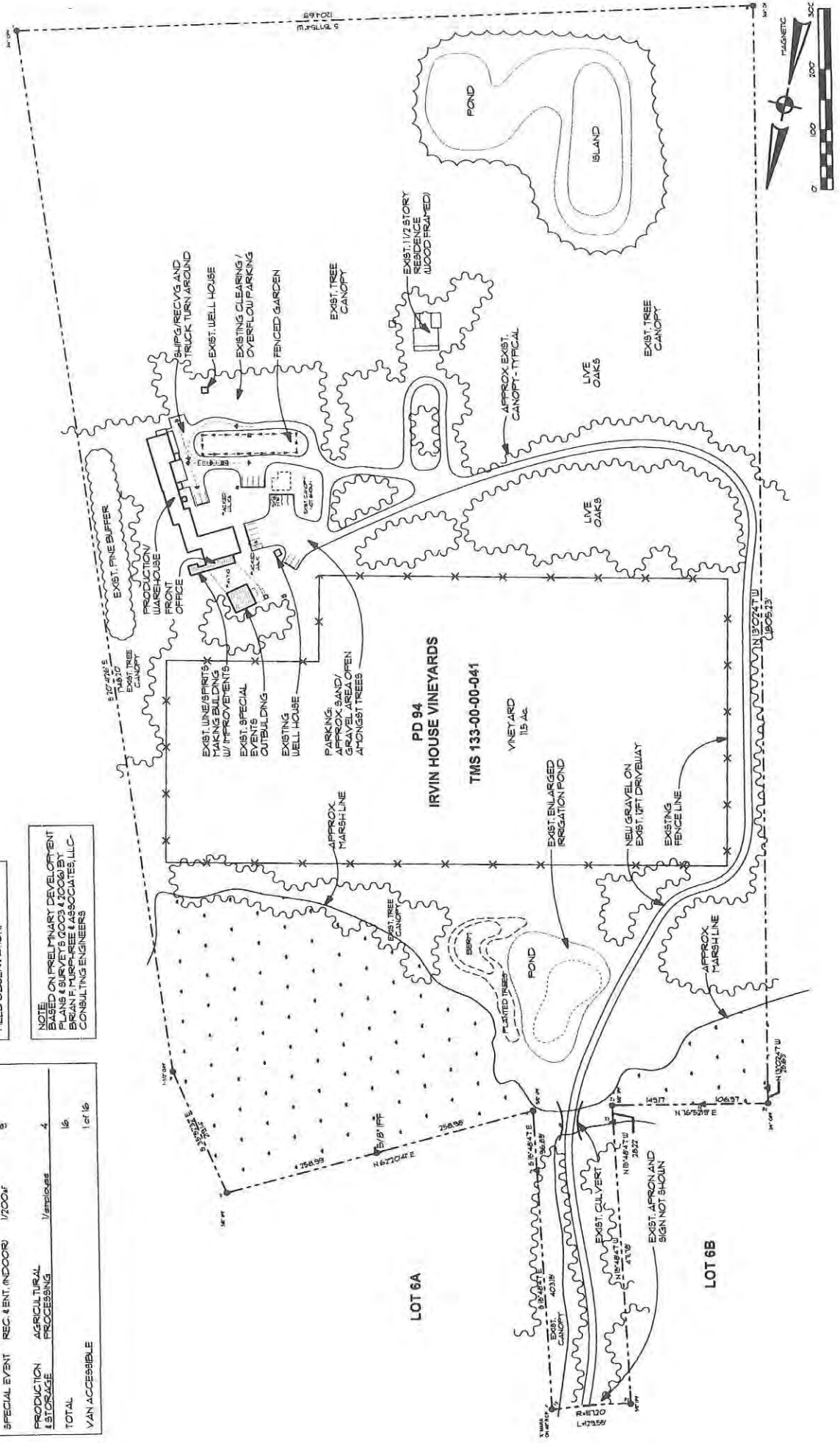
APPROX. SPOTS PROVIDED (ADDITIONAL AVAILABLE):

SPACE	DESIGNATION	RATE	SPACES
OFFICE & RETAIL	OFFICE & RETAIL	1/3000'	3
SPECIAL EVENT	REC. & ENT. (INDOOR)	1/2000'	3
PRODUCTION & STORAGE	AGRICULTURAL PROCESSING	1/employees	4
TOTAL			16
	VAN ACCESSIBLE		1 of 16

NOTE:
ALL EXISTING TREES TO RETAIN INCLUDING ALL GRAND TREES. EXISTING GRAVEL PARKING AND TRAFFIC AREAS CONFIGURED TO PRESERVE TREES.

NOTE:
PLAN REPRESENTS BEST AVAILABLE INFORMATION FROM EXISTING SURVEYS AND FIELD OBSERVATION.

NOTE:
BASED ON PRELIMINARY DEVELOPMENT PLANS & SURVEYS 0003 & 2006 BY BRIAN F. MURPHY & ASSOCIATES, LLC. CONSULTING ENGINEERS



BEARS BLUFF RD.



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: July 30, 2024

SUBJECT: PD-94A, Irvin House PD

This memo serves as clarification for the following items in the approved Irvin House Planned Development (PD-94A):

- The current ZLDR in effect for the AG-15 Zoning District shall apply to all areas of this PD where not covered by the PD regulations and guidelines per the approved PD. This includes, but is not limited to, applying the AG-15 cap on attendance at the four special events allowed per calendar year.