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Teddie E. Pryor, Sr.
Charles T. Wallace, M.D.

FILE COPY



Beverly T. Craven, Clerk
(843) 958-4030
1-800-524-7832
FAX (843) 958-4035
E-mail: bcraven@charlestoncounty.org

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

August 24, 2005

Piedmont Companies, Inc.
PO Box 1732
Lincolnton, NC 28093

Ladies and Gentlemen:

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 August 23, 2005:

Case 3324-C
James Island: 930 through 936 Folly Road
Parcel Identification 425-06-00-004
2.49 Acres
Request to change from Planned Development (PD-97) District
to Planned Development (PD-97A) 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,

A handwritten signature in cursive script that reads "Beverly T. Craven".

Beverly T. Craven
Clerk of Council

BTC:JJM/jb

c: Michael Schmitt
171 Church Street Suite 215
Charleston, SC

PLANNED DEVELOPMENT GUIDELINES

Submitted to
Charleston County, South Carolina

by

PIEDMONT COMPANIES, INC;

March 10, 2005

SUBMITTED BY:

William L. Heafner
Piedmont Companies, Inc.
2671 East Main Street
Lincolnton, NC 28092
704/736-4331

PREPARED BY:

W. Neill Fortune, Architect
8510 McAlpine Park Drive
Suite 204
Charlotte, NC 28211
704/366-3639

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I. Statement of Purpose, Intent and Objectives

This property was approved for Planned Development Zoning by the Town of James Island in November 2003. Goodwill Industries of Lower South Carolina, current retail building tenant, has exercised an option within their lease to buy the finished store site located at 936 Folly Rd. with the tax-free bond financing recently approved. As developer of the property, we would like to subdivide the property into two parcels to enable this sale and are requesting modifications to the original Planned Development Guidelines to allow for the subdivision.

There were two conditions for approval of the original Planned Development request. The first condition was to provide an access to Calvary Baptist Church, adjoining property owner to the south. The access is in place as shown on the Proposed Site Plan included in Appendix A of this document and is placed on the site as per the church's request. This access allows the church to use the project parking lot as overflow parking.

The second condition for approval of this Planned Development was one right-in-right-out driveway connection to Folly Road in an effort to keep traffic flowing on Folly Road. This connection to Folly Road is in place as requested reducing the original number of curb cuts for this property from three to one.

Both conditions have been met and will continue to be met.

The site is a total of 2.478 acres of land identified as at Lot11 and located on Folly Road approximately 480 feet south of the Folly Road and Camp Road intersection. This site is further identified as TMS number 425-06-00-004. This property is bound by a lot to the north zoned OG, a lot south zoned RSL (utilized by Calvary Baptist Church as a parking area), Folly Road to the west and a lot to the east zoned RSL.

Two one-story buildings have been constructed on the site. A professional office/retail building and a retail building, currently leased by Goodwill Industries of Lower South Carolina. The buildings exterior designs are visually and stylistically congruent.

The site development concept envisioned by the owner is a campus style development of professional office and retail buildings tucked under a dense canopy of live oaks and other native vegetation. The intention of the layout is to minimize any noise and maximize the natural qualities of the site. The layout of the site provides for the traffic pattern and the parking to occur within the interior and to the rear of the property with substantial buffering along all perimeter property lines. This development is thoughtfully designed to offer a transition between the adjacent commercial parcels on the north and the adjacent parcels to the south (church parking lot) and to the east (residential).

The architecture is designed to fit within the context of the surrounding built environment. The building entrances are designed to address the interior of the site to further minimize the noise generation. The location and footprint of the buildings are in response to the existing site conditions including the bountiful amount of trees. An arborist was employed by the owner insuring that all grand trees were protected and nurtured during the construction process.

As per the allowable uses for commercial development, the professional office/retail building will have offices/retail space or sales area, restrooms and storage. The retail building has a sales area, storage/workroom area, restrooms and receiving area. Any service area screened from view.

If any issue is not addressed within this document, Charleston County standards will apply. This development will address and conform to all South Carolina Department of Transportation standards and regulations.

II. Land Use

The proposed development will contain two buildings for professional offices and/or retail use. The site is heavily landscaped with pre-existing and new natural vegetation.

Commercial:

Uses as allowed in Commercial Transition Zoning District (CT) as described in the Charleston County Land and Development Regulations and uses including thrift store operations.

III. Lot Standards

Proposed Density/Intensity and Dimensional Standards:

Minimum Lot Area	30,000 s.f.
Minimum Lot Width	50 feet
Minimum Setbacks	
Front/Street	25 feet
Side	15 feet
Rear	25 feet
Maximum Building Cover	25%
Maximum Building Height	35 feet

Landscaping Note:

Buffer landscaping will meet current Charleston County standards for Folly Road and Community Commercial districts with extra evergreen plantings.

IV. Architectural Standards

Building design shall enhance the natural character and landscape of the area, with predominant materials, elements and features similar to the surrounding built environment. Buffer plantings shall include all possible pre-existing vegetation. All four elevations of the two buildings are congruent in material color and detail.

V. Lighting Plan

The site lighting will be designed to minimize spillover into adjacent properties. All lighting will be primarily small commercial in style, such as lantern lampposts, landscape lighting, and pedestrian walk lighting. See Section XII for lighting of on- premise signage. All lighting shall comply with site plan review requirements.

VI. Off-Street Parking and Circulation

All parking will be designed as per the Charleston County Zoning and Land Development Standards. The layout allows for parking areas to be located around and among existing trees and vegetation where possible. Parking spaces will be a minimum 9'x18'. Curb cuts on the site have been reduced from the three pre-existing curb cuts to one.

VII. Tree Survey

After consulting with staff members with the Charleston County Planning Staff, the site plan was designed to incorporate all of the healthy existing Grand Trees. The owner employed the services of a local certified arborist in order to insure the protection of the Grand Trees in addition to maximize the saved overall tree count on the site. The development will meet the requirements of Charleston County Tree Ordinance.

VIII. Screening and Buffer Areas

1. A Right Of Way buffer shall be installed along Folly Road as per the standards of Charleston County.
2. Land Use buffers will be primarily evergreen plantings, and meet Charleston County standards

IX. Fences and Walls

There is existing fencing along the east side of the development owned by the adjacent property owner. Any additional fencing and/or screen walls shall be of similar material and design as the proposed architecture.

X. Streets and Drainage

Storm water run-off and detention were designed to minimize the use of invasive piping and is installed and approved. Final design of the street/parking layout and paving design meets the site plan requirements.

XI. Phases

The proposed construction will occur in phases. The first phase of development being a retail building and applicable site improvements. The second phase being a professional office/retail building (tenant(s) not yet determined) and applicable site improvements. The shell of the professional building exists with interior upfit to be completed upon lease and/or sale of the entire building or individual office space requirements of future tenants.

XII. Signs

There shall be one monument sign per parcel for a total of two signs within the development. Signs shall meet the requirements of the Charleston County Zoning and Land Development Standards.

XIII. Appendices

A. Proposed Site Plan

Appendix A



Schematic Site Plan

1" = 40' James Island, SC
 3.11.05 Piedmont Companies, Inc.



3324-C Recommendation

- The County of Charleston *Comprehensive Plan* recommends this parcel for Suburban Development.
- The property has been developed in compliance with the approved Planned Development.
- The subject parcels are surrounded by a mix of zoning and uses.
- Objective LU 1, Policy 2: “Adopt revised Land Development Regulations that include permitted uses and densities that will encourage a mix of residential and supporting commercial uses at moderate densities within the Suburban Area.”

STAFF RECOMMENDATION: Approval with the conditions as approved by the Town of James Island for PD-97, including:

1. An access shall be provided to Calvary Baptist Church (parcel to the south).
2. A right-in-right-out only driveway connection to Folly Road shall be installed.

If approved, the project must meet all requirements of the ZLDR and complete site plan review. It also must meet the requirements of all other applicable agencies.